

# CITY OF LAKE ELSINORE



Researched for:



*Economic Development Department*

**RIVERSIDE COUNTY,  
CALIFORNIA**

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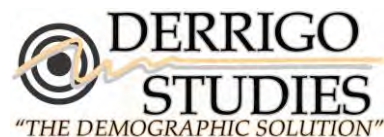
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*Demographic  
Marketing  
Report*

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**May 2024**

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# **CHAPTER I**

## **EXECUTIVE SUMMARY**

# **DEMOGRAPHIC ANALYSIS REPORT ON THE CITY OF LAKE ELSINORE, RIVERSIDE COUNTY, CALIFORNIA**

## **Purpose:**

With over thirty-eight years of experience in retail and residential development, Derrigo Studies has examined demographic characteristics for the City of Lake Elsinore. Existing and future demographic statistics, retail uses, and residential activity were researched in detail to determine specific estimates. For accuracy and visual aid, please see full size illustrations referenced throughout this report and included in this analysis, pages 7 through 9.

## **SUMMARY OF FINDINGS**

Completed for the City of Lake Elsinore's Economic Development Department, this study analyzes two trade areas: Lake Elsinore City Limits and Lake Elsinore Retail Trade Area. The city has much to offer with thousands of approved residential units ready for development, numerous retail opportunities along Interstate 15, and existing attractions brings 2+ million annual visitors to the immediate region. Key results of our research are listed below:

◆ Two major “retail hubs” are featured in Lake Elsinore. A power center mecca is at Interstate 15 and 74 Central Avenue. Five anchor shopping centers are featured including national tenants of Costco, Lowe’s, Grocery Outlet, PetSmart, Kirkland’s, Dollar Tree, Walmart Supercenter, LA Fitness, Auto Zone, Home Depot, Aldi, 99¢ Only, Petco, Big 5 Sporting Goods, Walgreens, Marshalls, Five Below, Skechers, Ulta, Target, Tractor Supply, and Sherwin Paint.

The second substantial commercial intersection in Lake Elsinore is at Interstate 15 and Railroad Canyon Road. Neighborhood shopping centers are primarily in operation here with Stater Bros, Cardenas, Walgreens, CVS, Big Lots, Planet Fitness, Auto Zone, Dollar Tree, and Diamond 8 Cinemas. On the east side of Interstate 15 along Railroad Canyon Road is “Center City Shopping Center”. This center is under redevelopment with proposed tenants to join O’Reilly Auto Parts including Inland Boat Center, EOS Fitness and a possible grocery facility. Numerous retail opportunities are now available to join the city’s impressive commercial line-up not only at these two retail hubs but throughout its boundaries!

◆ Residential activity in Lake Elsinore is substantial with roughly 22,520 units in the development pipeline. With approximately 152 units currently under construction, Derrigo Studies projects another 1,674 units will be completed by 2Q2026. A 7.8% increase in population in 2 years to 82,285 residents in the City of Lake Elsinore.

◆ Listed here are demographic estimates for both regions analyzed in this report:

DEMOGRAPHIC CHARACTERISTICS		
TRADE AREA BOUNDARIES ON AERIAL ILLUSTRATIONS - PAGES 8 & 9		
	LAKE ELSINORE CITY LIMITS	LAKE ELSINORE RETAIL TRADE AREA
MAY 2024 UPDATED POPULATION	76,280	161,427
MAY 2026 PROJECTED POPULATION	82,285	171,714
TOTAL POPULATION AT BUILD OUT OF ALL ACTIVE RESIDENTIAL UNITS	154,708	252,460
AVERAGE PERSONS PER HOUSEHOLD (2024)	3.59	3.54
AVERAGE HOUSEHOLD INCOME (2024)	\$97,080	\$101,365
MEDIAN HOUSEHOLD INCOME (2024)	\$88,255	\$92,150
MEDIAN VALUE OF HOUSING (2024)	\$527,297	\$561,189
For details on how we arrive at our estimates, please reference Chapter III, page 10.		

## City of Lake Elsinore:

The City of Lake Elsinore is located along Interstate 15 between the cities of Corona / Riverside to the north and Wildomar / Murrieta to the south. Over the last several decades, Lake Elsinore has become a region covered with quality master planned communities and residential tentative tract maps. Today, the city has approximately 22,520 units in some phase of development within 10 approved specific plans and 37 residential tract maps. Lake Elsinore's area affordability, easy access, and its proximity to employment centers in San Diego, Orange, Riverside and Los Angeles counties make it an attractive location for families looking for a good quality of life region in Southern California. Its array of activity attractions, referenced as "Dream Extreme", are also a major asset for Lake Elsinore attracting millions of annual visitors (per Placer ai). With a 3,300-acre natural lake, the city is known for boating, jet skiing, sky diving, and hang gliding (lake pictured here). If baseball is your thing, Lake Elsinore is home to "Storm", a minor league baseball Class A team. An outlet mall with sought-after deals is also available at "Lake Elsinore Outlet Mall".

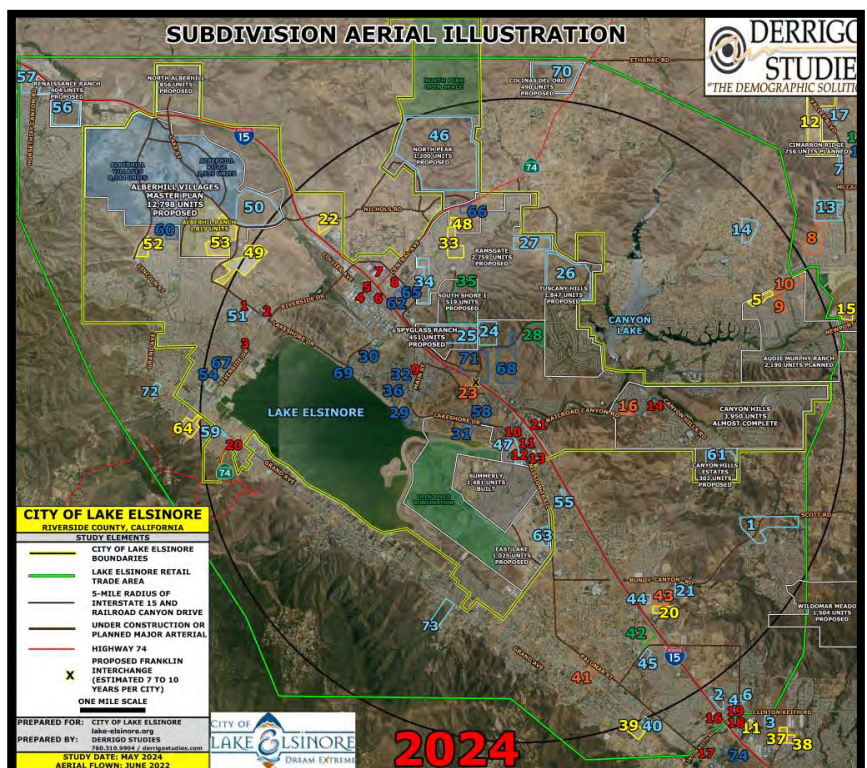


AVERAGE DAILY TRAFFIC COUNT / BOTH DIRECTIONS		
Location	Count	Date
Interstate 15 @ 74 Central Avenue	123,000	2022
74 Central Avenue @ Interstate 15	37,000	2022
Interstate 15 @ Railroad Canyon Rd	124,000	2022
Railroad Canyon Rd @ Interstate 15	45,942	2021
Highway 74 @ Orange/Riverside County Line	10,700	2022
Source: Caltrans and City of Lake Elsinore		

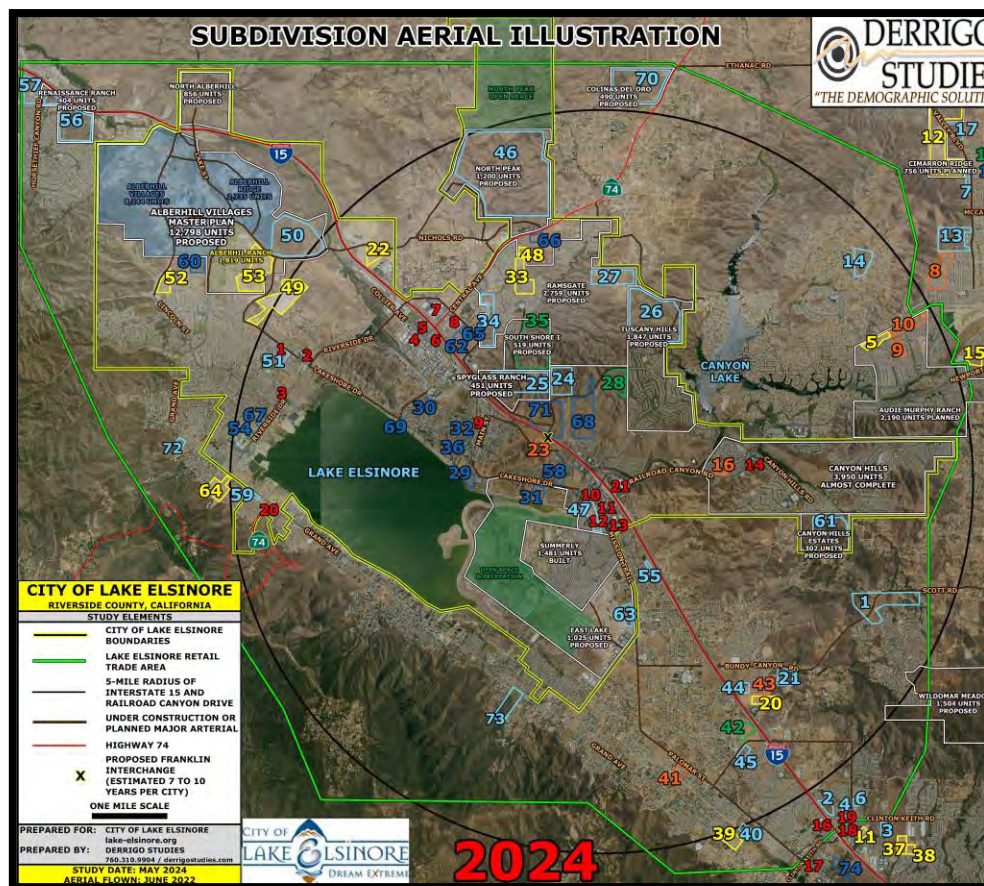
Primary routes in Lake Elsinore are Interstate 15, 74 Central Avenue, Highway 74, and Railroad Canyon Road. Average daily traffic counts on these key arteries are listed here. All of these roadways provide direct access to Lake Elsinore from surrounding

cities. Interstate 15 is obvious for northern and southern cities mentioned earlier. 74 Central Avenue connects to Perris and Interstate 215 while Railroad Canyon Road due east connects to the City of Menifee and Interstate 215. Highway 74 on the west side of Lake Elsinore provides a short-cut to Orange County areas including Rancho Mission Viejo, Ladera Ranch and San Juan Capistrano.

To determine the existing and future potential of the City of Lake Elsinore, two areas are analyzed in this report including the city's limits (highlighted on this aerial in "yellow / black") and a Lake Elsinore Retail Trade Area (highlighted in "green"). The Lake Elsinore Retail Trade Area boundaries are generally Clinton Keith Road on the south, west to a mountain range, Audie Murphy Ranch Community to the east and



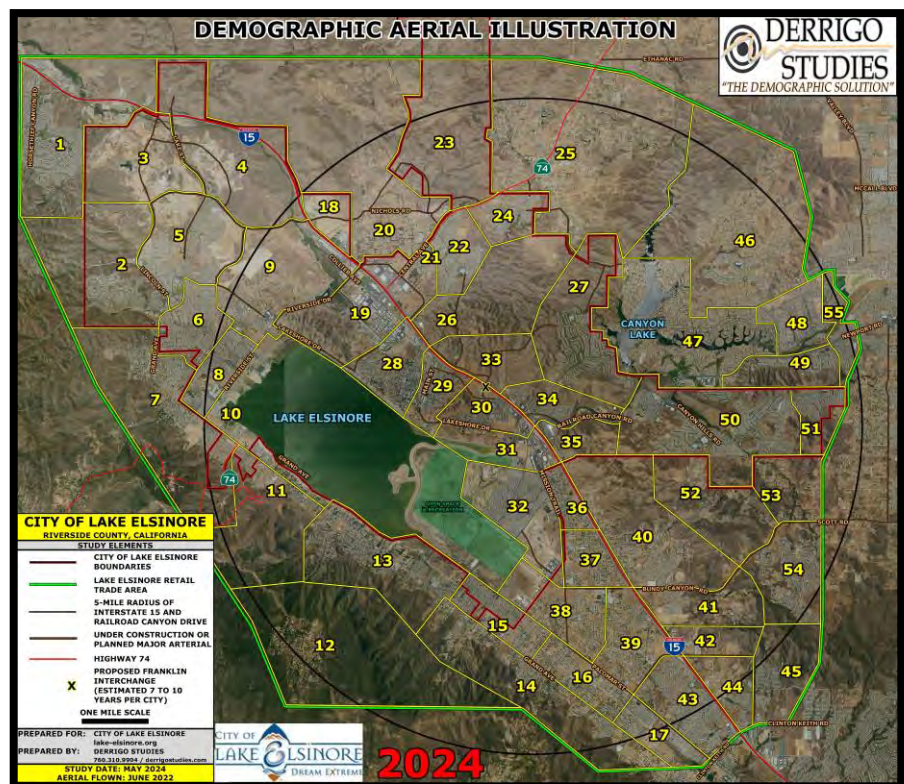




north to Ethanac Road, see full size aerial on page 9. This region is believed to be the primary trade area that will service future anchor retailers (see zoning map on page 7 for city retail zoned properties). This large region was surveyed to ensure all area statistics were accounted for in our calculations and to supply a complete visual aid when reviewing the existing and proposed anchor retail base.

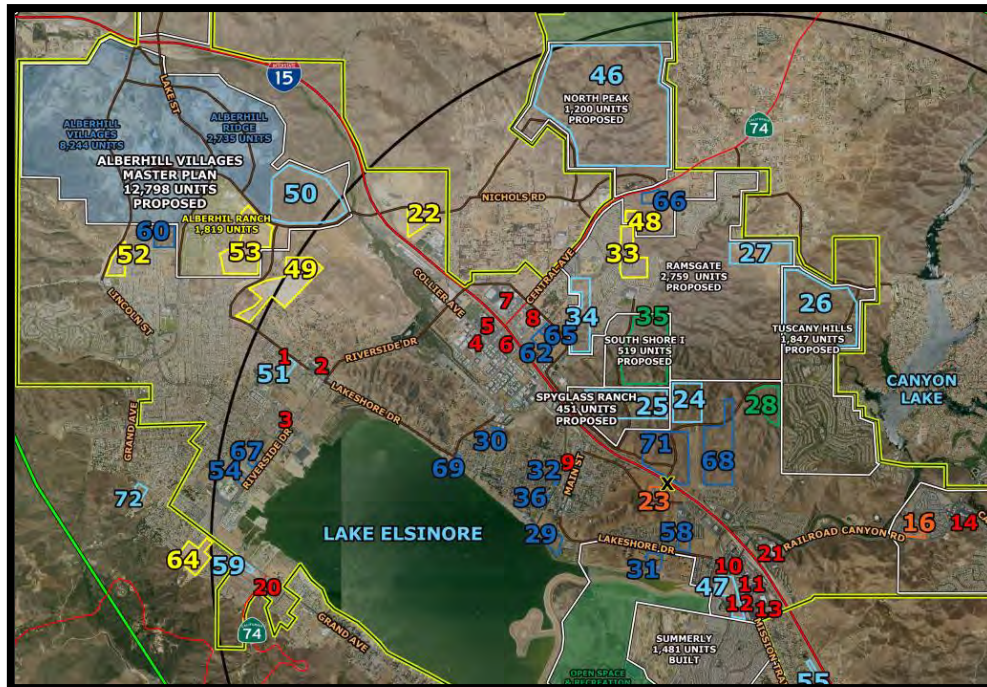
## Existing Demographics:

The aerial on page 8, snapshot here, breaks down the study area into Sectors. Existing demographic statistics are outlined for each Sector including population, number of housing units, average persons per household, median household income and median value of housing. By breaking down Lake Elsinore's City Limits and Lake Elsinore Retail Trade Area, Derrigo Studies can provide the most accurate demographic numbers possible including median household income estimates at \$88,255 and \$92,150. In comparison, Riverside County's median household income is \$86,748 (2022 Census). For a detailed breakdown of figures used in each trade area, see Chapter III, beginning on page 10.





## Lake Elsinore's Retail:



Major anchor retailer locations are highlighted with "red" numbers on this aerial illustration, full size page 9. The two major retail hubs for the city are clearly outlined here. The power centers at Interstate 15 and Highway 74 are at numbers 4 through 8. The impressive

retailer line-up in this region includes Target, Walmart Supercenter, Home Depot, Marshalls, Costco, Lowe's and many more! Just over two miles south along Interstate 15 at Railroad Canyon Road is the second major retail draw mentioned earlier includes numbers 10 through 13 and 21. Neighborhood shopping centers are featured here providing anchor retailers including Stater Bros, Cardenas, Big Lots, Diamond 8 Cinemas, Walgreens, CVS, Planet Fitness, Dollar Tree, and Auto Zone. City Center is at number 21 which is undergoing an exciting redevelopment. Current planned retailers coming to Center City include EOS Fitness, a possible grocery facility and Inland Boat Center which will feasibly be successful while servicing the lake's activities and the Canyon Lake community (approximately 14,918 people included in the Lake Elsinore Retail Trade Area's population). Additional national anchor grocery facilities in Lake Elsinore include Albertsons and Stater Bros at number 2 along with an additional Stater Bros at number 14.

In the City of Wildomar, over five miles south of Railroad Canyon Road on Interstate 15, one more planned anchor retailer is proposed the study area. Sprouts Farmers Market is projected to be located at a mixed-use project "Wildomar Crossroads", number 19. Located at the Wildomar Trail and Clinton Keith Road, Wildomar Crossroads is approved to include roughly 35,422 square feet of commercial space and 150 apartments. Overall, a total of 21 existing or proposed centers are located within the study area. A detailed listing of anchor tenants in each center is outlined on the aerial's legend.

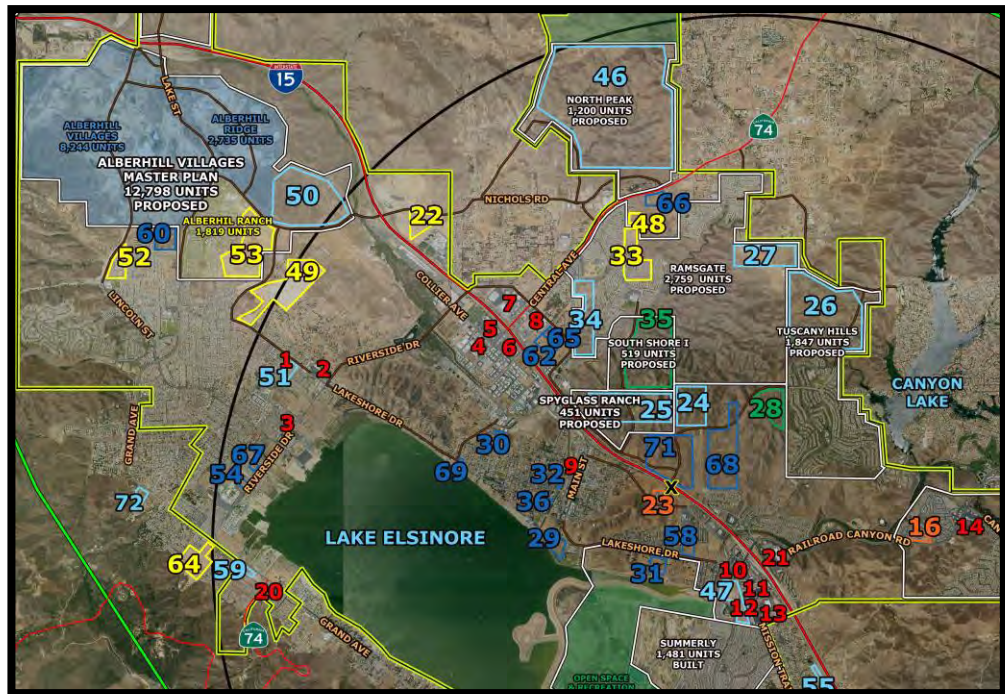
## Residential Activity:

Once again, the above aerial is utilized. This time to display residential activity including 74 tentative tract maps and 15 specific plans active in the study area, full size on page 9. Seventeen communities currently have 984 units under construction. Alberhill Villages has Pulte Homes underway on four neighborhoods including Ridgeline, Lindel, Crestly, and Fairfield with 344 units (25 homes now under construction at number 53). Meritage Homes is selling product at Highland and Hilltop at Nichols Ranch, number 22, including 168 homes

selling at \$640,000+. KB Home already has roughly 15 units completed out of the 452 homes in Carrera and Villa Real at Terracina, number 49.

Along Highway 74, KB Home has Crimson Hills underway at number 33 next to Rosetta View Estates at number 48. Both of these neighborhoods are in the

Ramsgate Specific Gate which will have approximately 2,759 units upon build out.



Per Lake Elsinore's Planning Department, developers are in discussions with the city to begin development in several master plans including Tuscany Hills, South Shore I, and Spyglass Ranch representing thousands of units. *All residential activity in the study area embodies roughly 29,464 units (21,862 in Lake Elsinore City Limits and 25,715 in Lake Elsinore Retail Trade Area).* To get an idea of projected build out rates, see chart below (details on each residential project are in Chapter IV, page 15).

Breakdown of Residential Unit Build Out							
Trade Area	2024 Population	2 Year Unit Build Out	2 Year Pop. % Increase	2026 Projected Population	Other Active Units	Total Pop. % Increase	Total Population at Build Out of All Active Units
Lake Elsinore City Limits	76,280	1,674	7.8%	82,285	20,188	103%	154,708
Lake Elsinore Retail	161,427	2,906	6.3%	171,714	22,809	56%	252,460

## Methodology:

The three items listed below outline details on how we arrive at our estimates:

### (1) **DEMOGRAPHIC AERIAL ILLUSTRATION:**

**DEMOGRAPHIC DATA** - Broken down by Sectors, this data consists of estimated updates on population, number of housing units, average persons per household, median household income and finally median value of housing. All this data is estimated and gathered in several diverse ways depending on the area that is being studied. For details on how Derrigo Studies arrives at these figures in this study, please reference "Basis of Estimates" at the end of this report.

### (2) **SUBDIVISION ACTIVITY AERIAL ILLUSTRATION:**

**RESIDENTIAL SUBDIVISION ACTIVITY** - This information is gathered from the respective planning departments. In addition, Derrigo Studies called approximately 75% -



95% of the residential developers with active subdivisions within the subject area. The purpose of this data is to forecast how many more people will be living in the area in the future. The Subdivision Activity Illustration, page 9 attached, shows all active residential developments with a status of Design Plan Check to Recently Built. To define the status, look at the color of tape with which the subdivision is outlined. The status and respective border color are defined on the "Legend" located on the Subdivision Activity Aerial Illustration. In addition, a number is outlined in each subdivision. To review more data on each subdivision, simply match the number with its appropriate tag also located on the Subdivision Activity Aerial Illustration.

Specific Plans on this illustration are outlined in white and labeled. Specific Plans are large residential developments. The residential units in these developments are broken down into several categories and are listed in the Specific Plan section of this report. Retail competition and major road extensions are listed on both aerial illustrations outlined above.

### **(3) TRADE AREA ANALYSIS AND SUBDIVISION ACTIVITY LISTING:**

**RESULTS OF STUDY** - This section ties together all the data on the Demographic Aerial Illustration and the Subdivision Activity Aerial Illustration to produce concrete existing and future population figures for Lake Elsinore's City Limits and Lake Elsinore Retail Trade Area. On the "Existing Demographic Chart", beginning on pages 10 and 12, data is displayed on the Demographic Aerial Illustration, page 8. This analysis calculates an updated population estimate for each trade area. Also calculated per area is the number of existing housing units. With respect to average persons per household, median household income and median value of housing, this analysis outlines averages for each trade area. To define which area is being analyzed, reference the boxed area at the top of the chart.

The next chart is the "Future Population Chart". On each area, Lake Elsinore City Limits and Lake Elsinore Retail Trade Area, there is both an "Existing Demographic Chart" and a "Future Population Chart". The two tie together in the following manner - Column 5 on the Existing Demographic Chart provides an updated estimated population number for the subject area. By taking this number over to Column 4 on the Future Population Chart, we can now move forward in defining further population growth.

The Future Population Chart essentially breaks down the data displayed on the Subdivision Activity Illustration. By calculating the number of dwelling units that fall within each area, we can determine how many units will be built.

To understand what type of units are used to arrive at future population estimates, please reference the "Basis of Estimates" at the end of this report, page 21. We have found that this calculation must be tailored to the city or region that is under analysis.

The concluding section of this report is called the "Subdivision Activity Listing", page 15. Basically, this section gives details on residential subdivisions that are outlined on the Subdivision Activity Aerial Illustration. Please note, the subdivisions in this report have aerial location numbers, so easy reference is made to the specific location on the Subdivision Activity Aerial Illustration. As mentioned earlier, Derrigo Studies called most residential developers active in the subject area. The details of these conversations are found in this section and are often helpful in understanding the potential growth outlined in this study.

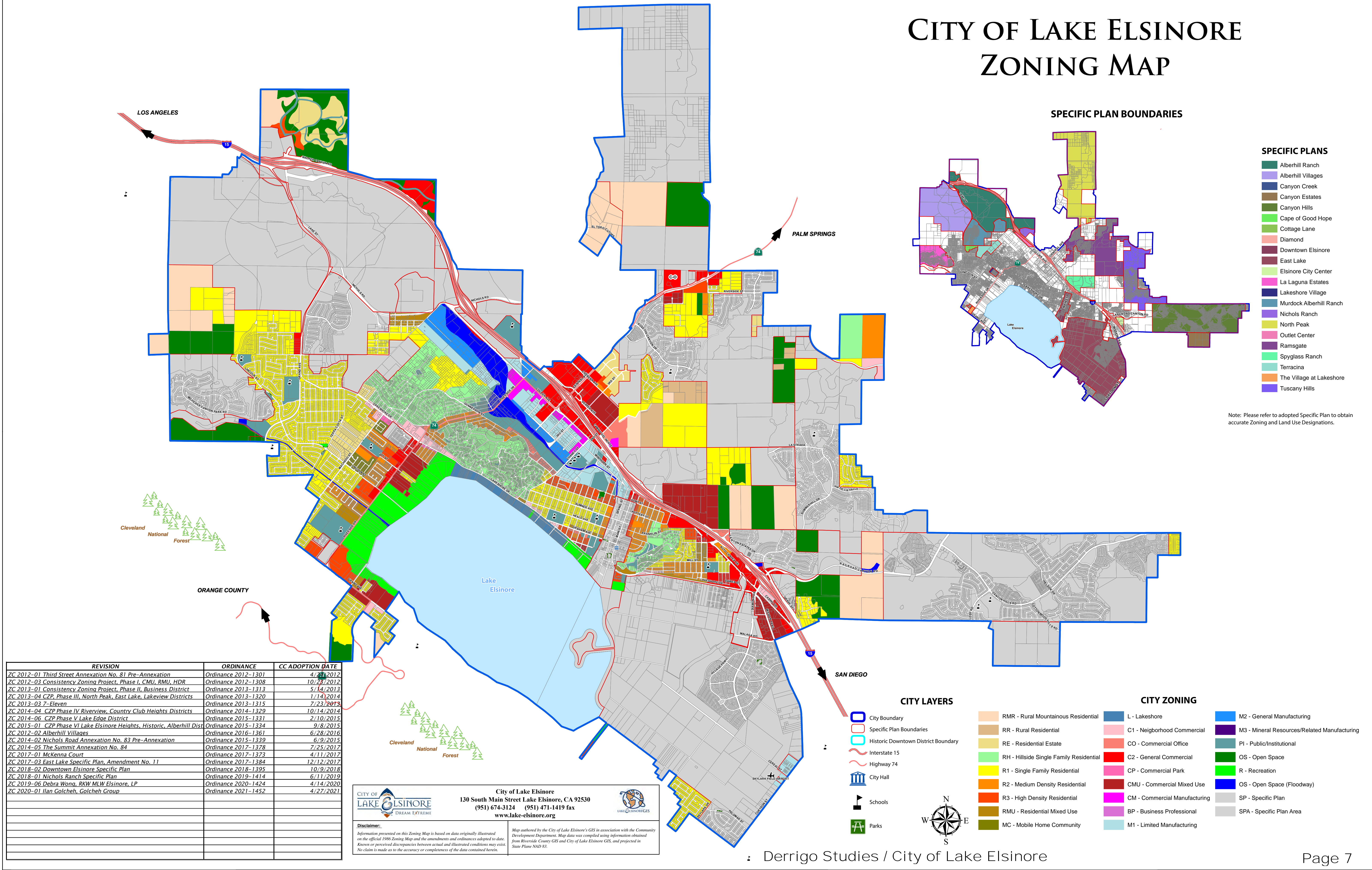
# **CHAPTER II**

## **ILLUSTRATIONS**

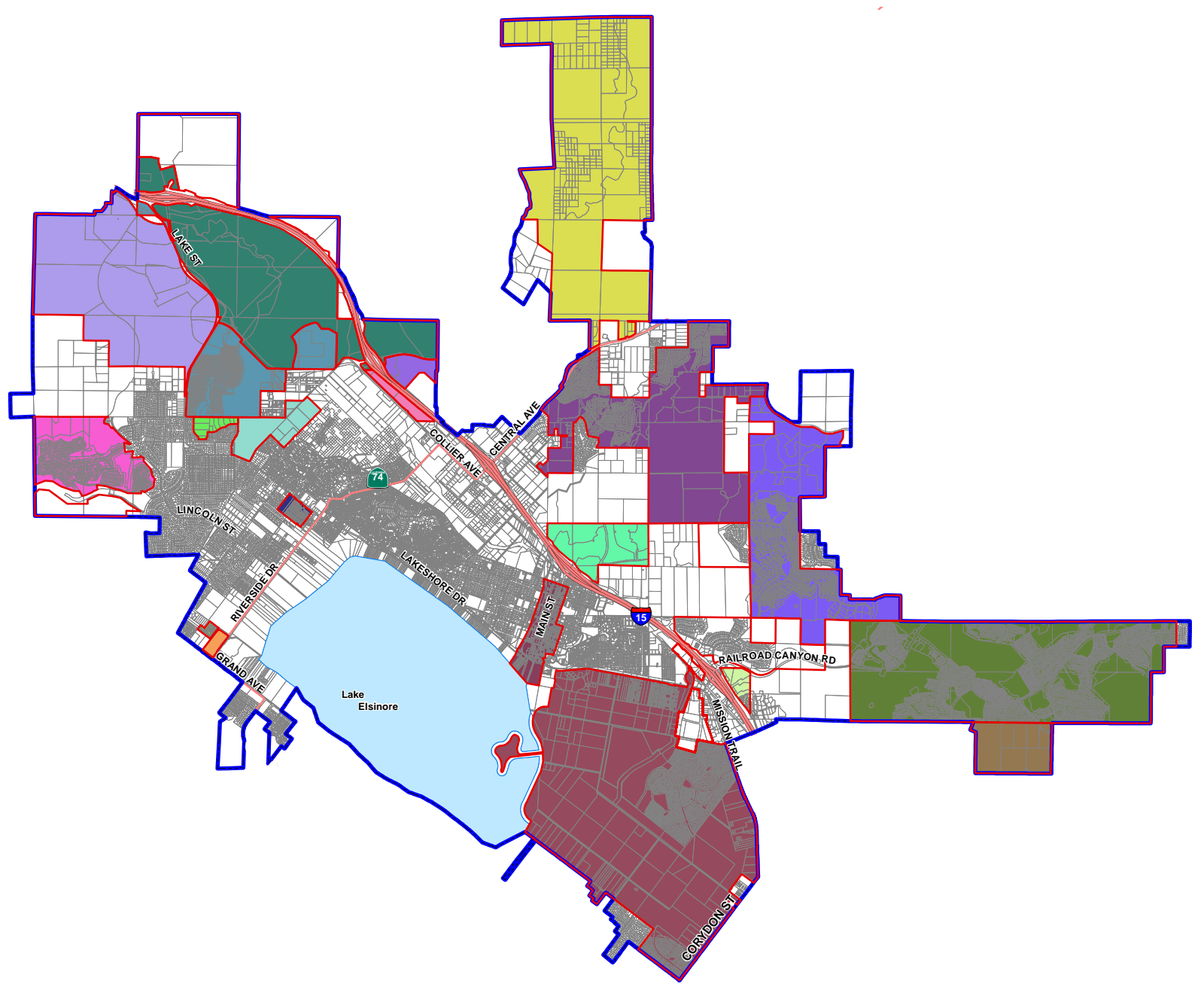


# CITY OF LAKE ELSINORE

## ZONING MAP



### SPECIFIC PLAN BOUNDARIES



### SPECIFIC PLANS

- Alberhill Ranch
- Alberhill Villages
- Canyon Creek
- Canyon Estates
- Canyon Hills
- Cape of Good Hope
- Cottage Lane
- Diamond
- Downtown Elsinore
- East Lake
- Elsinore City Center
- La Laguna Estates
- Lakeshore Village
- Murdock Alberhill Ranch
- Nichols Ranch
- North Peak
- Outlet Center
- Ramsgate
- Spyglass Ranch
- Terracina
- The Village at Lakeshore
- Tuscany Hills

Note: Please refer to adopted Specific Plan to obtain accurate Zoning and Land Use Designations.

REVISION	ORDINANCE	CC ADOPTION DATE
ZC 2012-01 Third Street Annexation No. 81 Pre-Annexation	Ordinance 2012-1301	4/23/2012
ZC 2012-03 Consistency Zoning Project, Phase I, CMU, RMU, HDR	Ordinance 2012-1308	10/23/2012
ZC 2013-01 Consistency Zoning Project, Phase II, Business District	Ordinance 2013-1313	5/14/2013
ZC 2013-04 CZP, Phase III, North Peak, East Lake, Lakeview Districts	Ordinance 2013-1320	1/14/2014
ZC 2013-03 7-Eleven	Ordinance 2013-1315	7/23/2013
ZC 2014-04 CZP Phase IV Riverview, Country Club Heights Districts	Ordinance 2014-1329	10/14/2014
ZC 2014-06 CZP Phase V Lake Edge District	Ordinance 2015-1331	2/10/2015
ZC 2015-01 CZP Phase VI Lake Elsinore Heights, Historic, Alberhill Dist	Ordinance 2015-1334	9/8/2015
ZC 2012-02 Alberhill Villages	Ordinance 2016-1361	6/28/2016
ZC 2014-02 Nichols Road Annexation No. 83 Pre-Annexation	Ordinance 2015-1339	6/9/2015
ZC 2014-05 The Summit Annexation No. 84	Ordinance 2017-1378	7/25/2017
ZC 2017-01 McKenna Court	Ordinance 2017-1373	4/11/2017
ZC 2017-03 East Lake Specific Plan, Amendment No. 11	Ordinance 2017-1384	12/12/2017
ZC 2018-02 Downtown Elsinore Specific Plan	Ordinance 2018-1395	10/9/2018
ZC 2018-01 Nichols Ranch Specific Plan	Ordinance 2019-1414	6/11/2019
ZC 2019-06 Debra Wong, RKW MLW Elsinore, LP	Ordinance 2020-1424	4/14/2020
ZC 2020-01 Ilan Golcheh, Golcheh Group	Ordinance 2021-1452	4/27/2021

**CITY OF LAKE ELSINORE**  
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LAKE ELSINORE GIS

**Disclaimer:**  
Information presented on this Zoning Map is based on data originally illustrated on the official 1986 Zoning Map and the amendments and ordinances adopted to date. Known or perceived discrepancies between actual and illustrated conditions may exist. No claim is made as to the accuracy or completeness of the data contained herein.

Map authored by the City of Lake Elsinore's GIS in association with the Community Development Department. Map data was compiled using information obtained from Riverside County GIS and City of Lake Elsinore GIS, and projected in State Plane NAD 83.

### CITY LAYERS

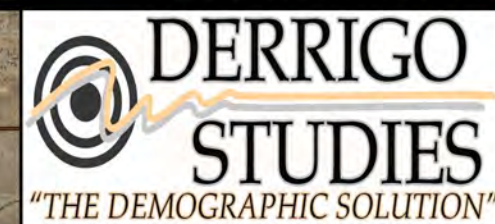
- City Boundary
- Specific Plan Boundaries
- Historic Downtown District Boundary
- Interstate 15
- Highway 74
- City Hall
- Schools
- Parks

### CITY ZONING

- RMR - Rural Mountainous Residential
  - RR - Rural Residential
  - RE - Residential Estate
  - RH - Hillside Single Family Residential
  - R1 - Single Family Residential
  - R2 - Medium Density Residential
  - R3 - High Density Residential
  - RMU - Residential Mixed Use
  - MC - Mobile Home Community
- L - Lakeshore
  - C1 - Neighborhood Commercial
  - CO - Commercial Office
  - C2 - General Commercial
  - CP - Commercial Park
  - CMU - Commercial Mixed Use
  - CM - Commercial Manufacturing
  - BP - Business Professional
  - M1 - Limited Manufacturing
- M2 - General Manufacturing
  - M3 - Mineral Resources/Related Manufacturing
  - PI - Public/Institutional
  - OS - Open Space
  - R - Recreation
  - OS - Open Space (Floodway)
  - SP - Specific Plan
  - SPA - Specific Plan Area



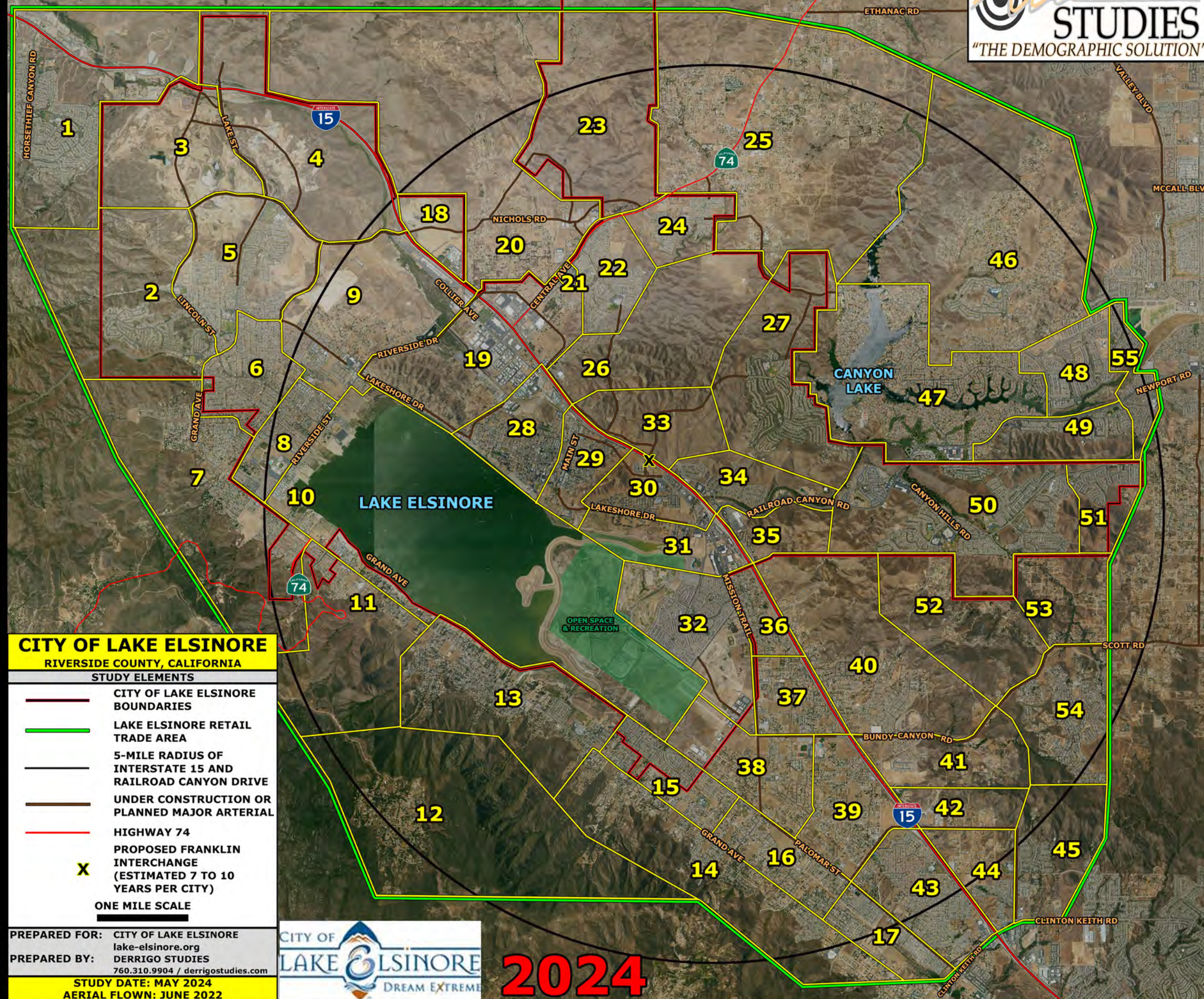
# DEMOGRAPHIC AERIAL ILLUSTRATION



## SECTOR DEMOGRAPHIC BREAKDOWN

SECTOR NUMBER	POPULATION ESTIMATE JUNE 2022	PERCENT HISPANIC POP. JUNE 2022	HOUSING UNITS JUNE 2022	APPH 2024	MEDIAN HOUSEHOLD INCOME 2024	MEDIAN VALUE OF HOUSING 2024
1	6,913	37%	1,975	3.50	\$130,000	\$600,000
2	2,531	52%	703	3.60	\$110,000	\$590,000
3	3	30%	1	3.30	\$98,000	\$580,000
4	3	30%	1	3.30	\$100,000	\$580,000
5	5,411	52%	1,503	3.60	\$110,000	\$590,000
6	5,348	55%	1,573	3.40	\$88,000	\$600,000
7	3,696	65%	1,120	3.30	\$79,000	\$570,000
8	8,048	74%	2,175	3.70	\$65,000	\$420,000
9	4,241	65%	1,285	3.30	\$80,000	\$420,000
10	1,650	75%	550	3.00	\$75,000	\$390,000
11	1,470	50%	490	3.00	\$95,000	\$490,000
12	528	20%	160	3.30	\$160,000	\$900,000
13	4,385	65%	1,185	3.70	\$73,000	\$450,000
14	2,214	55%	615	3.60	\$90,000	\$500,000
15	3,528	50%	980	3.60	\$89,000	\$540,000
16	2,250	65%	625	3.60	\$85,000	\$470,000
17	2,592	40%	720	3.60	\$95,000	\$625,000
18	3	52%	1	3.40	\$110,000	\$625,000
19	1,159	60%	305	3.80	\$95,000	\$550,000
20	1,854	70%	515	3.60	\$80,000	\$370,000
21	1,172	60%	355	3.30	\$50,000	\$300,000
22	3,200	30%	800	4.00	\$98,000	\$675,000
23	11	30%	3	3.70	\$98,000	\$650,000
24	2,580	30%	645	4.00	\$98,000	\$650,000
25	3,330	80%	900	3.70	\$68,000	\$390,000
26	4	36%	1	3.50	\$95,000	\$600,000
27	3,312	38%	1,035	3.20	\$130,000	\$680,000
28	6,688	72%	1,760	3.80	\$55,000	\$330,000
29	2,220	75%	600	3.70	\$50,000	\$300,000
30	2,204	70%	565	3.90	\$74,000	\$440,000
31	1,194	65%	398	3.00	\$65,000	\$395,000
32	6,005	37%	1,623	3.70	\$100,000	\$600,000
33	4	30%	1	3.50	\$98,000	\$500,000
34	1,287	38%	390	3.30	\$120,000	\$675,000
35	518	40%	144	3.60	\$88,000	\$400,000
36	2,465	68%	725	3.40	\$65,000	\$350,000
37	2,160	63%	540	4.00	\$79,000	\$460,000
38	2,261	45%	595	3.80	\$84,000	\$610,000
39	2,145	50%	550	3.90	\$78,000	\$510,000
40	2,905	46%	785	3.70	\$95,000	\$580,000
41	1,092	46%	295	3.70	\$105,000	\$640,000
42	88	45%	25	3.50	\$90,000	\$580,000
43	6,156	40%	1,710	3.60	\$108,000	\$670,000
44	972	39%	270	3.60	\$100,000	\$680,000
45	1,458	39%	405	3.60	\$100,000	\$690,000
46	4,473	55%	1,278	3.50	\$82,000	\$480,000
47	14,918	30%	4,662	3.20	\$111,000	\$750,000
48	4,057	33%	1,127	3.60	\$89,000	\$670,000
49	1,469	33%	408	3.60	\$98,000	\$650,000
50	12,834	33%	3,565	3.60	\$98,000	\$600,000
51	1,188	33%	330	3.60	\$98,000	\$600,000
52	167	28%	45	3.70	\$88,000	\$780,000
53	703	38%	190	3.70	\$75,000	\$440,000
54	3,587	38%	1,055	3.40	\$88,000	\$570,000
55	2,430	35%	675	3.60	\$98,000	\$650,000
<b>Totals</b>	<b>159,080</b>	<b>49%</b>	<b>44,937</b>			

SOURCE: POPULATION = HOUSING UNITS MULTIPLIED BY A.P.P.H.  
 # OF HOUSING UNITS = COUNTED ROOF TOPS ON JUNE 2022 AERIAL  
 A.P.P.H. = 2021 FIGURES ADJUSTED BY SECTOR  
 MEDIAN HSHLD. INCOME = ESTIMATED BASED ON CURRENT HOME SALES  
 MEDIAN VALUE OF HOUSING = ESTIMATED BASED ON CURRENT HOME SALES



### CITY OF LAKE ELSINORE RIVERSIDE COUNTY, CALIFORNIA

- STUDY ELEMENTS**
- CITY OF LAKE ELSINORE BOUNDARIES
  - LAKE ELSINORE RETAIL TRADE AREA
  - 5-MILE RADIUS OF INTERSTATE 15 AND RAILROAD CANYON DRIVE
  - UNDER CONSTRUCTION OR PLANNED MAJOR ARTERIAL
  - HIGHWAY 74
  - PROPOSED FRANKLIN INTERCHANGE (ESTIMATED 7 TO 10 YEARS PER CITY)
  - ONE MILE SCALE

PREPARED FOR: CITY OF LAKE ELSINORE  
 lake-elsinore.org  
 PREPARED BY: DERRIGO STUDIES  
 760.310.9904 / derrigostudies.com  
 STUDY DATE: MAY 2024  
 AERIAL FLOWN: JUNE 2022



**2024**







# **CHAPTER III**

## **TRADE AREA ANALYSIS**



LAKE ELSINORE CITY LIMITS - EXISTING DEMOGRAPHICS									
SECTOR NUMBER	POPULATION ESTIMATE JUNE 2022	PERCENT HISPANIC C POP. JUNE 2022	HOUSING UNITS JUNE 2022	LAKE ELSINORE CITY LIMITS			APPH 2024	MEDIAN HOUSEHOLD INCOME 2024	MEDIAN VALUE OF HOUSING 2024
				% WITHIN	POPULATION	HOUSING UNITS			
2	2,531	52%	703	100.00%	2,531	703	3.60	\$110,000	\$590,000
3	3	30%	1	100.00%	3	1	3.30	\$98,000	\$580,000
4	3	30%	1	100.00%	3	1	3.30	\$100,000	\$580,000
5	5,411	52%	1,503	100.00%	5,411	1,503	3.60	\$110,000	\$590,000
6	5,348	55%	1,573	98.00%	5,241	1,542	3.40	\$88,000	\$600,000
7	3,696	65%	1,120	19.00%	702	213	3.30	\$79,000	\$570,000
8	8,048	74%	2,175	100.00%	8,048	2,175	3.70	\$65,000	\$420,000
9	4,241	65%	1,285	100.00%	4,241	1,285	3.30	\$80,000	\$420,000
10	1,650	75%	550	36.00%	594	198	3.00	\$75,000	\$390,000
11	1,470	50%	490	38.00%	559	186	3.00	\$95,000	\$490,000
15	3,528	50%	980	71.00%	2,505	696	3.60	\$89,000	\$540,000
18	3	52%	1	100.00%	3	1	3.40	\$110,000	\$625,000
19	1,159	60%	305	100.00%	1,159	305	3.80	\$95,000	\$550,000
21	1,172	60%	355	100.00%	1,172	355	3.30	\$50,000	\$300,000
22	3,200	30%	800	100.00%	3,200	800	4.00	\$98,000	\$675,000
23	11	30%	3	100.00%	11	3	3.70	\$98,000	\$650,000
24	2,580	30%	645	100.00%	2,580	645	4.00	\$98,000	\$650,000
26	4	36%	1	100.00%	4	1	3.50	\$95,000	\$600,000
27	3,312	38%	1,035	100.00%	3,312	1,035	3.20	\$130,000	\$680,000
28	6,688	72%	1,760	100.00%	6,688	1,760	3.80	\$55,000	\$330,000
29	2,220	75%	600	100.00%	2,220	600	3.70	\$50,000	\$300,000
30	2,204	70%	565	100.00%	2,204	565	3.90	\$74,000	\$440,000
31	1,194	65%	398	100.00%	1,194	398	3.00	\$65,000	\$395,000
32	6,005	37%	1,623	100.00%	6,005	1,623	3.70	\$100,000	\$600,000
33	4	30%	1	100.00%	4	1	3.50	\$98,000	\$500,000
34	1,287	38%	390	100.00%	1,287	390	3.30	\$120,000	\$675,000
35	518	40%	144	100.00%	518	144	3.60	\$88,000	\$400,000
50	12,834	33%	3,565	100.00%	12,834	3,565	3.60	\$98,000	\$600,000
51	1,188	33%	330	100.00%	1,188	330	3.60	\$98,000	\$600,000
TOTAL									
POPULATION:		81,510			75,419				
TOTAL HOUSING UNITS:				22,902		21,023			
			TRADE AREA WEIGHTED AVERAGES:				3.59	\$88,255	\$527,297

SOURCE: \*SEE BASIS OF ESTIMATES\* AT END OF REPORT.

LAKE ELSINORE CITY LIMITS - FUTURE POPULATION						
	TOTAL UNITS		AVERAGE PERSON PER HOUSEHOLD		ADDITIONAL POPULATION	POPULATION ESTIMATE
COLUMNS:	(1)		(2)		(3)	(4)
(A). JUNE 2022 POPULATION						75,419
(B). UNITS RECENTLY BUILT	240	X	3.59	=	861	
(C). UNITS TO BE BUILT WITHIN 2 YEARS	1,674	X	3.59	=	6,005	
(D). BUILD OUT OF ALL OTHER UNITS	20,188	X	3.59	=	72,422	
(E). MAY 2024 UPDATED POPULATION						76,280
(F). MAY 2026 PROJECTED POPULATION						82,285
(G). TOTAL POPULATION AT BUILD OUT OF ALL UNITS PROPOSED						154,708
SOURCE: (1)=SEE SUBDIVISION ACTIVITY REPORT						
(2),(4)=SEE EXISTING DEMOGRAPHIC CHART-LAKE ELSINORE CITY LIMITS						
(3)=(1) X (2)						

LAKE ELSINORE RETAIL TRADE AREA - EXISTING DEMOGRAPHICS									
SECTOR NUMBER	POPULATION ESTIMATE JUNE 2022	PERCENT HISPANIC POP. JUNE 2022	HOUSING UNITS JUNE 2022	RETAIL TRADE AREA			APPH 2024	MEDIAN HOUSEHOLD INCOME 2024	MEDIAN VALUE OF HOUSING 2024
				% WITHIN	POPULATION	HOUSING UNITS			
1	6,913	37%	1,975	100.00%	6,913	1,975	3.50	\$130,000	\$600,000
2	2,531	52%	703	100.00%	2,531	703	3.60	\$110,000	\$590,000
3	3	30%	1	100.00%	3	1	3.30	\$98,000	\$580,000
4	3	30%	1	100.00%	3	1	3.30	\$100,000	\$580,000
5	5,411	52%	1,503	100.00%	5,411	1,503	3.60	\$110,000	\$590,000
6	5,348	55%	1,573	100.00%	5,348	1,573	3.40	\$88,000	\$600,000
7	3,696	65%	1,120	100.00%	3,696	1,120	3.30	\$79,000	\$570,000
8	8,048	74%	2,175	100.00%	8,048	2,175	3.70	\$65,000	\$420,000
9	4,241	65%	1,285	100.00%	4,241	1,285	3.30	\$80,000	\$420,000
10	1,650	75%	550	100.00%	1,650	550	3.00	\$75,000	\$390,000
11	1,470	50%	490	100.00%	1,470	490	3.00	\$95,000	\$490,000
12	528	20%	160	100.00%	528	160	3.30	\$160,000	\$900,000
13	4,385	65%	1,185	100.00%	4,385	1,185	3.70	\$73,000	\$450,000
14	2,214	55%	615	100.00%	2,214	615	3.60	\$90,000	\$500,000
15	3,528	50%	980	100.00%	3,528	980	3.60	\$89,000	\$540,000
16	2,250	65%	625	100.00%	2,250	625	3.60	\$85,000	\$470,000
17	2,592	40%	720	100.00%	2,592	720	3.60	\$95,000	\$625,000
18	3	52%	1	100.00%	3	1	3.40	\$110,000	\$625,000
19	1,159	60%	305	100.00%	1,159	305	3.80	\$95,000	\$550,000
20	1,854	70%	515	100.00%	1,854	515	3.60	\$80,000	\$370,000
21	1,172	60%	355	100.00%	1,172	355	3.30	\$50,000	\$300,000
22	3,200	30%	800	100.00%	3,200	800	4.00	\$98,000	\$675,000
23	11	30%	3	100.00%	11	3	3.70	\$98,000	\$650,000
24	2,580	30%	645	100.00%	2,580	645	4.00	\$98,000	\$650,000
25	3,330	80%	900	100.00%	3,330	900	3.70	\$68,000	\$390,000
26	4	36%	1	100.00%	4	1	3.50	\$95,000	\$600,000
27	3,312	38%	1,035	100.00%	3,312	1,035	3.20	\$130,000	\$680,000
28	6,688	72%	1,760	100.00%	6,688	1,760	3.80	\$55,000	\$330,000
29	2,220	75%	600	100.00%	2,220	600	3.70	\$50,000	\$300,000
30	2,204	70%	565	100.00%	2,204	565	3.90	\$74,000	\$440,000
31	1,194	65%	398	100.00%	1,194	398	3.00	\$65,000	\$395,000
32	6,005	37%	1,623	100.00%	6,005	1,623	3.70	\$100,000	\$600,000
33	4	30%	1	100.00%	4	1	3.50	\$98,000	\$500,000
34	1,287	38%	390	100.00%	1,287	390	3.30	\$120,000	\$675,000
35	518	40%	144	100.00%	518	144	3.60	\$88,000	\$400,000



LAKE ELSINORE RETAIL TRADE AREA - EXISTING DEMOGRAPHICS									
SECTOR NUMBER	POPULATION ESTIMATE JUNE 2022	PERCENT HISPANIC POP. JUNE 2022	HOUSING UNITS JUNE 2022	RETAIL TRADE AREA			APPH 2024	MEDIAN HOUSEHOLD INCOME 2024	MEDIAN VALUE OF HOUSING 2024
				%	POPULATION	HOUSING UNITS			
				WITHIN					
36	2,465	68%	725	100.00%	2,465	725	3.40	\$65,000	\$350,000
37	2,160	63%	540	100.00%	2,160	540	4.00	\$79,000	\$460,000
38	2,261	45%	595	100.00%	2,261	595	3.80	\$84,000	\$610,000
39	2,145	50%	550	100.00%	2,145	550	3.90	\$78,000	\$510,000
40	2,905	46%	785	100.00%	2,905	785	3.70	\$95,000	\$580,000
41	1,092	46%	295	100.00%	1,092	295	3.70	\$105,000	\$640,000
42	88	45%	25	100.00%	88	25	3.50	\$90,000	\$580,000
43	6,156	40%	1,710	100.00%	6,156	1,710	3.60	\$108,000	\$670,000
44	972	39%	270	100.00%	972	270	3.60	\$100,000	\$680,000
45	1,458	39%	405	100.00%	1,458	405	3.60	\$100,000	\$690,000
46	4,473	55%	1,278	100.00%	4,473	1,278	3.50	\$82,000	\$480,000
47	14,918	30%	4,662	100.00%	14,918	4,662	3.20	\$111,000	\$750,000
48	4,057	33%	1,127	100.00%	4,057	1,127	3.60	\$89,000	\$670,000
49	1,469	33%	408	100.00%	1,469	408	3.60	\$98,000	\$650,000
50	12,834	33%	3,565	100.00%	12,834	3,565	3.60	\$98,000	\$600,000
51	1,188	33%	330	100.00%	1,188	330	3.60	\$98,000	\$600,000
52	167	28%	45	100.00%	167	45	3.70	\$88,000	\$780,000
53	703	38%	190	100.00%	703	190	3.70	\$75,000	\$440,000
54	3,587	38%	1,055	100.00%	3,587	1,055	3.40	\$88,000	\$570,000
55	2,430	35%	675	100.00%	2,430	675	3.60	\$98,000	\$650,000
TOTAL									
POPULATION:		159,080			159,080				
TOTAL HOUSING UNITS:			44,937		44,937				
			TRADE AREA WEIGHTED AVERAGES:				3.54	\$92,150	\$561,189

SOURCE: \*SEE BASIS OF ESTIMATES\* AT END OF REPORT.

LAKE ELSINORE RETAIL TRADE AREA - FUTURE POPULATION						
	TOTAL UNITS		AVERAGE PERSON PER HOUSEHOLD		ADDITIONAL POPULATION	POPULATION ESTIMATE
COLUMNS:	(1)		(2)		(3)	(4)
(A). JUNE 2022 POPULATION						159,080
(B). UNITS RECENTLY BUILT	663	X	3.54	=	2,347	
(C). UNITS TO BE BUILT WITHIN 2 YEARS	2,906	X	3.54	=	10,287	
(D). BUILD OUT OF ALL OTHER UNITS	22,809	X	3.54	=	80,745	
(E). MAY 2024 UPDATED POPULATION						161,427
(F). MAY 2026 PROJECTED POPULATION						171,714
(G). TOTAL POPULATION AT BUILD OUT OF ALL UNITS PROPOSED						252,460
SOURCE: (1)=SEE SUBDIVISION ACTIVITY REPORT						
(2),(4)=SEE EXISTING DEMOGRAPHIC CHART-LAKE ELSINORE RETAIL TRADE AREA						
(3)=(1) X (2)						

# **CHAPTER IV**

## **SUBDIVISION ACTIVITY LISTING**



**RESIDENTIAL PROJECT LISTING**

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
WILDOMAR	1	OAK CREEK CANYON	SUNBELT COMMUNITIES	TM 36388	SF	TM	275					275				949.218.6023		INCLUDES 5 ACRES COMMERCIAL. PROJECT WAS APPROVED IN 2013
WILDOMAR	2	WESTPARK PROMENADE	GOLDEN EAGLE MULTIFAMILY PROPERTIES	TM 36122	CONDOS	TM	191					191				714.334.6711		27.6 ACRES. MIX USE PROJECT INCLUDING 13.43 COMMERCIAL ACRES
WILDOMAR	3	GROVE PARK	LENNAR	P 14-0069	APTS	TM	162					162				858.546.0900		MIX USE PROJECT ON 20 ACRES TO INCLUDE COMMERCIAL
WILDOMAR	4	WILDOMAR CROSSROADS	INTRACORP	PA 21-0145	APTS	TM	150					150				949.293.5737		MIX USE PROJECT TO INCLUDE COMMERCIAL ANCHORED BY SPROUTS
MENIFEE	5	NOBLE AT AUDIE MURPHY RANCH	RICHMOND AMERICAN HOMES		SF	UC	115		90	25				624+	2272-3135	951.226.3993	AUDIE MURPHY RANCH	
WILDOMAR	6	WILDOMAR RIDGE RESIDENTIAL	NEFERTITI LONG, CARDENAS 3LLC	TM 36952	MIX	TM	77					77				909.315.2644		11.25 ACRES. PROJECT APPROVED 2017
MENIFEE	7	MENIFEE SUBDIVISION	VALLEY BOULEVARD	TM 36911	SF	TM	68					68						21.66 ACRES. PROJECT IN FINAL ENGINEERING
MENIFEE	8	SKY VIEW	WOODSIDE HOMES	TM 28859	SF	RB	161	51	110					584+	1755-3080	951.870.8326		25 ACRES
MENIFEE	9	JASPER AT AUDIE MURPHY RANCH	MERITAGE HOMES	TM 36485-6	SF	RB	137	92	45						1910-2948	877.275.6374	AUDIE MURPHY RANCH	PROJECT SOLD OUT
MENIFEE	10	COMPASS AT AUDIE MURPHY RANCH	TRI POINTE HOMES		SF	RB	147	79	68					620+	2436-3741	951.397.0521	AUDIE MURPHY RANCH	PROJECT ALMOST SOLD OUT
WILDOMAR	11	OAK SPRINGS RANCH II	WERMERS PROPERTIES	PA 20-0044	APTS	UC	288			288						858.623.4962		12.89 ACRES
MENIFEE	12	GREENWAY, MEADOWS AND PATHWAY AT CIMARRON RIDGE	PULTE HOMES	TM 36658, 36657	SF	UC	756			15	300	441		535+	1959 +	951.416.3046	CIMARRON RIDGE	240 ACRES
MENIFEE	13	STONEGATE	STONEGATE DEVELOPMENT I, LLC	TM 31456	SF	TM	177					177				949.367.9400		161 ACRES. SUBMITTED ROUGH GRADING PLANS
MENIFEE	14	QUAIL HILLS	REPKE	TM 32794, 37692	SF	TM	145					145						43.4 ACRES
MENIFEE	15	THE BOULDERS	THE BOULDERS LLC	PLN 20-0167	APTS	UC	236			236								9.92 ACRES. MIX USE PROJECT
LAKE ELSINORE	16	RIDGELINE AT WESTRIDGE	TRI POINTE HOMES	TM 38008	CONDOS	RB	60		60					506-542	1794-2288	888.639.4172	CANYON HILLS	9.07 ACRES

**RESIDENTIAL PROJECT LISTING**

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
MENIFEE	17	MENIFEE SUBDIVISION	JPMB INVESTMENTS, LLC	TM 38128	SF	TM	96					96						28.38 ACRES. TM APPROVED 6/2023
MENIFEE	18	VISTA RIDGE	VISTA RIDGE	2018-159	CONDO	FM	30				30							2.73 ACRES
MENIFEE	19	CORONADO CONDOS	CORONADO CONDOS LLC	DEV 2022-023	CONDO	DP	73						73					6.5 ACRES. UNDER CITY REVIEW
WILDOMAR	20	VERANO	KB HOME	TM 37476	SF	UC	80		20	20	40			563-681	1508-2238	888.720.1547		38.22 ACRES
WILDOMAR	21	BUNDY CANYON RESORT APTS	BUNDY CANYON 145, LLC	PA 16-0006	APTS	TM	140					140				805.379.2111		28.8 ACRES
LAKE ELSINORE	22	HIGHLAND AND HILLTOP AT NICHOLS RANCH	MERITAGE HOMES	PA 2017-029 / TM 37305	SF	UC	168		10	15	143			640+	2320-2948	844.812.6178		72.5 ACRES. PROJECT INCLUDES 14.5 ACRES OF RETAIL
LAKE ELSINORE	23	ASHLAND SPRINGS	CENTURY COMMUNITIES		TH	RB	120	70	50					532-630	1667-1995	909.906.7373		
LAKE ELSINORE	24	SOUTH SHORE II	SOUTH SHORE II, LLC	TM 36567	SF	TM	147					147						67.69 ACRES. TM TO EXPIRE APRIL 2023
LAKE ELSINORE	25	SPYGLASS RANCH	PACIFIC COVE INVESTMENTS LLC	TM 35337	MIX	TM	451					451					SPYGLASS RIDGE	259 ACRES.
LAKE ELSINORE	26	TUSCANY HILLS	TT GROUP	TM 31370	SF	TM	731					731					TUSCANY HILLS	368.4 ACRES
LAKE ELSINORE	27	TUSCANY CREST	SPT-AREP TUSCANY ASSOCIATES	PA 2020-104	SF	TM	221					221					RAMSGATE	52.6 ACRES
LAKE ELSINORE	28	LAKE ELSINORE SUBDIVISION	LA STRADA PARTNERS	TM 32077	SF	FM	138				138							LOTS GRADED. NO ACTIVITY FOR SOMETIME
LAKE ELSINORE	29	LAKE SHORE TOWN CENTER	LK PROPERTIES GROUP, LLC	PA 2018-088	CONDOS	DP	118						118					24.5 ACRES. MIX-USE PROJECT TO INCLUDE HOTEL, RETAIL AND RESIDENTIAL. EIR IN PROCESS.
LAKE ELSINORE	30	PERRIS SENIOR APARTMENTS	PERRIS SENIOR APARTMENTS, LLC	PA 2019-040	APTS	DP	24						24					UNDER CITY REVIEW
LAKE ELSINORE	31	EAST LAKE VILLAS	BINH TRAN	PA 2019-079	MIX	DP	246						246				EAST LAKE	9.9 ACRES. SENIOR LIVING
LAKE ELSINORE	32	RILEY APARTMENTS	RILEY APARTMENTS	PA 2021-02	APTS	DP	16						16					SENIOR APTS
LAKE ELSINORE	33	CRIMSON HILLS	KB HOME	TM 30698	SF	UC	151		95	25	31			565+	1551-2874	951.210.7864	RAMSGATE	

**RESIDENTIAL PROJECT LISTING**

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
LAKE ELSINORE	34	WASSON CANYON	EDMAN BOLOUS	PA 2017-032 / PA 2017-33 / TM 37381, 37382	SF	TM	272					272					RAMSGATE	75.14 ACRES. TENTATIVE MAPS EXPIRE 5-2025
LAKE ELSINORE	35	SOUTH SHORE I	SOUTH SHORE I ASSOCIATES	TM 31593	SF	FM	519				519						SOUTH SHORE I	FINAL MAP WAS APPROVED APRIL 2022
LAKE ELSINORE	36	GRAHAM APARTMENTS	GRAHAM APTS LLC	PA 2021-42	APTS	DP	12						12					ENTITLEMENTS NOT SUBMITTED YET
WILDOMAR	37	LENNAR AT HORIZON PLACE	LENNAR		CONDO	UC	136		70	30	36			510+		818,216.1482		
WILDOMAR	38	ALITA	FOREMOST PACIFIC GROUP	PA 13-0089	APTS	UC	170			170						714,722.1170		9.22 ACRES. PROJECT ALMOST COMPLETED
WILDOMAR	39	BOULDER CREEK	BEAZER HOMES	TM 31667	SF	UC	108		80	28						951,698.1350		35.2 ACRES
WILDOMAR	40	MC VICAR RESIDENTIAL	OMNI FINANCIAL	TM 32035	SF	TM	48					48				831,464.5021		19.2 ACRES
WILDOMAR	41	HOMESTEAD	RICHMOND AMERICAN	TM 32206	SF	RB	60		60							714,613.3073		PROJECT SOLD OUT
WILDOMAR	42	BAXTER VILLAGE MIXED USE PROJECT	STRATA EQUITY GROUP	TM 36674	MIX	FM	271				271					858,546.0900		35 ACRES. INCLUDES 67 SF AND 204 APTS. RETAIL IS IN PROJECT
WILDOMAR	43	SUMMERHILL PHASE I	KB HOME	TM 32024	SF	RB	70	30	40							951,691.5239		40 ACRES. PROJECT COMPLETED
WILDOMAR	44	MONTE VISTA II TH PROJECT	ERIK LUNDE	PA 21-0045	TH	TM	62					62				714,318.3500		6.47 ACRES
WILDOMAR	45	WILDOMAR TRAIL	JNT MANAGEMENT	PA 20-0039	TH	TM	109					109				951,280.3833		25.8 ACRES. INCLUDES COMMERCIAL USES
LAKE ELSINORE	46	NORTH PEAK	NORTH PEAK PARTNERS, LP		SF	TM	1,200					1,200					NORTH PEAK	
LAKE ELSINORE	47	THE DIAMOND	THE DIAMOND LLC		APTS	TM	600					600						
LAKE ELSINORE	48	ROSETTA VIEW ESTATES	ROSETTA VIEW ESTATES LLC	TM 32129	SF	UC	27			27								
LAKE ELSINORE	49	CARRERA AND VILLA REAL AT TERRACINA	KB HOME	TM 36577	SF	UC	452		15	35	402			561+	1539-2517			150.8 ACRES
LAKE ELSINORE	50	NORTH NICHOLS	KWC ENGINEERS	TM 35773	SF	TM	275					275					ALBERHILL VILLAGES	136.25 ACRES
LAKE ELSINORE	51	LAKESHORE DRIVE CONDOS	DR HORTON	PA 2021-038	CONDO	TM	140					140						9.71 ACRES. TM EXPIRES 3-2025



**RESIDENTIAL PROJECT LISTING**

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
LAKE ELSINORE	52	RUNNING DEER ESTATES	RICHMOND AMERICAN	TM 31957	SF	UC	96		60	25	11			650-710	2010-2380	951.234.0272		34.2 ACRES
LAKE ELSINORE	53	RIDGELINE, LINDEN, CRESTLY AND FAIRFIELD AT ALBERHILL RANCH	PULTE HOMES	PA 2018-064	SF	UC	344			25	319			600-730	2191-2850	714.458.3154	ALBERHILL VILLAGES	LINDEN 626.374.4319
LAKE ELSINORE	54	LAKEPOINTE APARTMENTS	LEGACY FINANCIAL GROUP, LP	PA 2022-015	APTS	DP	152						152					8.27 ACRES. PROJECT INCLUDES CLUB HOUSE AND POOL
WILDOMAR	55	WILDOMAR COTTAGES	AFFIRMED HOUSING GROUP	PA 23-0025	APTS	TM	128					128				858.265.5170		8.98 ACRES
RIVERSIDE COUNTY	56	RENAISSANCE RANCH	RENAISSANCE COMMUNITIES, LLC	TM 31210, 31485	SF	TM	355					355					RENAISSANCE RANCH	APPROX. 156 ACRES.
RIVERSIDE COUNTY	57	RIVERSIDE COUNTY SUBDIVISION	LENNAR COMMUNITIES INC.	TM 37002	SF	TM	143					143						APPROX. 14 ACRES
LAKE ELSINORE	58	LAKESHORE VIEW	AYRES GROUP	PA 2018-081	SF	DP	61						61					PROJECT ON HOLD
LAKE ELSINORE	59	BAMIYAN MARKETPLACE	AHMAD ZAKI	PA 2019-007	APTS	TM	74					74						12.6 ACRES. MIX USE PROJECT
LAKE ELSINORE	60	PACIFIC CORAL	PACIFIC COMMUNITIES BUILDERS	PA 2020-094	SF	DP	205						205					45.1 ACRES
LAKE ELSINORE	61	CANYON HILL ESTATES	TRI POINTE HOMES	PA 2021-043	SF	TM	133					133					CANYON HILL ESTATES	81.32 ACRES
LAKE ELSINORE	62	THE COVE	EMPIRE CM, INC.	PA 2022-001	APTS	DP	312						312					23 ACRES. UNDER CITY REVIEW
LAKE ELSINORE	63	MISSION TRAIL AT LEMON	LAKE ELSINORE MISSION TRAIL, LLC	PA 2022-003	SF	TM	191					191					EAST LAKE	17.21 ACRES. TM EXPIRES 12-2025
RIVERSIDE COUNTY	64	ECHO HIGHLANDS	TRI POINTE HOMES	TR 32585	SF	UC	180		15	20	145				1569-2775	951.397.0521		
LAKE ELSINORE	65	3RD AND CAMBERN APARTMENTS	CAMBERN AVE HOLDING LLC	PA 2022-018	APTS	DP	75						75					3.95 ACRES. LOW INCOME UNITS
LAKE ELSINORE	66	ROSETTA CANYON APARTMENTS	WESTGEM EQUITIES, LLC	PA 2022-022	APTS	DP	284						284					18 ACRES
LAKE ELSINORE	67	RIVERSIDE DRIVE APARTMENTS	WJK COMMERCIAL CO	PA 2023-006	APTS	DP	96						96					4.95 ACRES
LAKE ELSINORE	68	CANYON VIEW VILLAGE	PAUL GROSSI	PA 2023-025	MIX	DP	530						530					90 ACRES. PRE-APPLICATION IS COMPLETED. SINGLE FAMILY AND MULTI UNITS
LAKE ELSINORE	69	REFLECTIONS LAKE ELSINORE	TRAVIS HOOK	PA 2023-039	MIX	DP	36						36					1.2 ACRES

**RESIDENTIAL PROJECT LISTING**

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
RIVERSIDE COUNTY	70	COLLINAS DEL ORO	COLINAS DEL ORO LAND COMPANY LLC	TM 36450	MIX	TM	490					490					COLLINAS DEL ORO	126.4 ACRES. TM EXPIRES 2-2026
SP	71	COOPER'S TRACT	TRI POINTE HOMES		APTS	DP	490						490					105 ACRES. MIX USE PROJECT TO INCLUDE HOTEL, BUSINESS PARK, AUTOMALL
RIVERSIDE COUNTY	72	RIVERSIDE COUNTY SUBDIVISION	RIVERSIDE COUNTY SUBDIVISION	TM 32539	SF	TM	29					29						19.12 ACRES
RIVERSIDE COUNTY	73	RIVERSIDE COUNTY SUBDIVISION	RIVERSIDE COUNTY SUBDIVISION	TM 32026	SF	TM	153					153						89.82 ACRES. TM HAS FILED AN EXTENSION
WILDOMAR	74	TRES LAGOS	PALM COMMUNITIES	PA 21-0006	APTS	DP	225						225			949.878.9367		10.35 ACRES. UNDER CITY REVIEW
TOTALS							15,408	322	888	984	2,385	7,874	2,955					

**SPECIFIC PLAN LISTING**

AREA	SPECIFIC PLAN	DEVELOPER	UNIT TYPE	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	TO BE SUB.	DEV. #	OTHER
LAKE ELSINORE	ALBERHILL VILLAGES	PULTE, CASTLE & COOKE	MIX	12,798	475		25	319	275		11,704	951.674.3124	LARGE APPROVED PROJECT TO INCLUDE ALBERHILL RIDGE, VILLAGES, RANCH AND NORTH NICHOLS AND TERRA COTTA VILLAGES. VESTING TENTATIVE TRACT MAPS FOR ENTIRE SPECIFIC PLAN, TM 28214, TM 35001
MENIFEE	AUDIE MURPHY RANCH	BROOKFIELD HOMES	MIX	2,190	2,050	203	25				0		SP 209. APPROX. 1,100 ACRES. PROJECT IN FINAL STAGES
LAKE ELSINORE	CANYON HILLS	PARDEE CONSTRUCTION	MIX	3,950	3,890	60					0	310.475.3525	PROJECT RECENTLY COMPLETED
LAKE ELSINORE	CANYON HILLS ESTATES	TRI POINTE HOMES	SF	302					133		169		246 ACRES. TM HAS BEEN APPROVED
MENIFEE	CIMARRON RIDGE	PULTE HOMES	MIX	756			15	300	441		0	951.416.3046	PROJECT IS COMPLETELY GRADED. CONSTRUCTION HAS STARTED ON THREE NEIGHBORHOODS
RIVERSIDE COUNTY	COLLINAS DEL ORO	COLINAS DEL ORO LAND COMPANY LLC	MIX	490					490		0	805.568.0300	SP 364. APPROX. 126.4 ACRES. MIX USE PROJECT TO INCLUDE 243 SINGLE FAMILY UNITS AND 247 CONDOS. MIKE NAGGAR & ASSOC. 951.657.8594
LAKE ELSINORE	EAST LAKE	MCMILLIN COMMUNITIES	MIX	1,025					191	246	588	951.674.3124 X209	BALANCE OF UNITS TO BE BUILT IN THIS AREA. RESIDENTIAL UNITS COULD BE BUILT ON LAKE SHORE DR OR DOWN ON CORYDON
LAKE ELSINORE	NORTH ALBERHILL	LONG BEACH EQUITIES	MIX	856							856	951.674.3124	SP #89-2. NO ACTIVITY AT THIS TIME
LAKE ELSINORE	NORTH PEAK	NORTH PEAK PARTNERS, LP	MIX	1,200					1,200		0	951.674.3124	NORTH HALF OF PROJECT IS NOW OPEN SPACE. TENTATIVE TRACT MAP APPROVED FOR 1,200 UNITS
LAKE ELSINORE	RAMSGATE	KB HOME, TUSCANY ASSOCIATES, WESSON WEST L.P.	MIX	2,759	1,800	95	25	31	493		315	951.674.3124 x209	SEVERAL MAPS IN PROCESS
RIVERSIDE COUNTY	RENAISSANCE RANCH	RICDH LAND COMMUNITIES	SF	404					355		49	951.955.3025	SP 333. 157.1 ACRES. MIX USE PROJECT
LAKE ELSINORE	SOUTH SHORE I	SOUTH SHORE I, LLC	MIX	519				519			0	951.674.3124 x209	CITY PLANNING AREA. TENTATIVE MAP #31593. DEVELOPER IN TALKS WITH CITY
LAKE ELSINORE	SPYGLASS RANCH	PACIFIC COVE INVESTMENTS, LLC	MIX	451					451		0	951.674.3124 x209	259 ACRES. TENTATIVE TRACT MAP 35337 APPROVED IN PROJECT. PROJECT IN SIX PHASES. DEVELOPER IN TALKS WITH CITY
LAKE ELSINORE	TUSCANY HILLS	TT GROUP	MIX	1,847	1,035				731		81	951.674.3124	DEVELOPER IN TALKS WITH CITY
WILDOMAR	WILDOMAR MEADOWS	WILDOMAR MEADOWS, LLC	SF	1,504							1,504	951.677.7751	792 ACRES. RECENTLY SUBMITTED MIX USE PROJECT TO INCLUDE RETAIL, PARKS, OPEN SPACE. AKA FARM SPECIFIC PLAN
TOTALS				31,051		358	90	1,169	4,760	246	15,266		

# **BASIS OF ESTIMATES**

**(A). POPULATION ESTIMATES JUNE 2022:**

Housing units multiplied by Average Persons Per Household estimate.

**(B). NUMBER OF HOUSING UNITS JUNE 2022:**

Derrigo Studies counted roof tops on June 2022 aerial.

**(C). AVERAGE PERSONS PER HOUSEHOLD ESTIMATES 2024:**

2022 Census figures adjusted by Derrigo Studies where needed based on housing unit type.

**(D). MEDIAN HOUSEHOLD INCOME ESTIMATES 2024:**

Estimated based on housing unit types in each sector.

**(E). MEDIAN VALUE OF HOUSING ESTIMATES 2024:**

Estimated based on housing unit types in each sector.

**(F). POPULATION PROJECTIONS:**

Evaluated each project on an individual basis and added up the number of units to be built over the respective years depending on input gathered from each residential builder, (i.e., financing information, rate of monthly sales, construction schedules and water availability).

The information contained in this study is obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.