

CITY OF LAKE ELSINORE



Researched for:



Economic Development Department

**RIVERSIDE COUNTY,
CALIFORNIA**

Contact:

*Gina Gonzalez, M-URP, CEcD, ACE
Director of Economic Development and
Legislative Affairs*

951.674.3124 ext. 919

ggonzalez@lake-elsinore.org

*Demographic
Marketing
Report*

Researched and Prepared By:

Lisa and Mark Derrigo



760.310.9904

mark@derrigostudies.com

May 2025

TABLE OF CONTENTS

CHAPTER

PAGE

I. EXECUTIVE SUMMARY

(1)	Purpose Study Areas	1
(2)	Summary of Findings	1
	Retail Overview	
	Residential Pipeline	
	Conclusion	
(3)	City Overview	2
(4)	Key Development Highlights	2
(5)	Current Demographics	3
(6)	Transportation and Access	3
(7)	Retail Development	4
(8)	Residential Development Overview	4
(9)	Methodology	5

II. ILLUSTRATIONS

(1)	Lake Elsinore City Limits / Zoning Map	6
(2)	Demographic Analysis Aerial Illustration	7
(3)	Subdivision Activity Aerial Illustration	8

III. TRADE AREA ANALYSIS

(1)	Lake Elsinore City Limits	
	Existing Demographics	9
(2)	Lake Elsinore City Limits	
	Future Population	10
(3)	Lake Elsinore Retail Trade Area	
	Existing Demographics	11
(4)	Lake Elsinore Retail Trade Area	
	Future Population	13

IV. SUBDIVISION ACTIVITY LISTING

(1)	Residential Project Listing	14
(2)	Specific Plan Listing	19
(3)	Basis of Estimates	20

CHAPTER I

EXECUTIVE SUMMARY

Demographic and Development Analysis Report

City of Lake Elsinore, Riverside County, California

Purpose and Study Areas

Derrigo Studies Inc., a land development consulting firm with over 37 years of experience in commercial and residential advisory services, presents this updated demographic analysis of the City of Lake Elsinore. This report summarizes findings related to the city's current and planned residential, commercial, and industrial development. For reference, see the Vicinity Map on page 6, and full-size illustrations on pages 6 through 8.

The focus is on two key geographies:

- **Lake Elsinore City Limits**
 - **Lake Elsinore Retail Trade Area** (generally bounded by Clinton Keith Road to the south, Ethanac Road to the north, Audie Murphy Ranch to the east, and a mountain range to the west)
-

Summary of Findings

Retail Overview – Two Primary Hubs

1. Central Avenue/Highway 74 and I-15

This retail corridor is a regional power center featuring five major shopping destinations.

Anchor tenants include:

- **Costco, Lowe's, Target, Walmart Supercenter, Grocery Outlet, Home Depot, PetSmart, Aldi, Dollar Tree, Ulta, Five Below, Marshalls, Skechers, Tractor Supply, Petco, and LA Fitness**
- **Proposed Retailer: Stater Bros**

2. Railroad Canyon Road and I-15

This hub serves primarily local neighborhoods and includes:

- **Stater Bros, Cardenas, CVS, Walgreens, Planet Fitness, Diamond 8 Cinemas, and Dollar Tree**
- **City Center** is undergoing active redevelopment and now features:
 - **EOS Fitness, O'Reilly Auto Parts, and Inland Boat Center**

In total, **21 existing or proposed retail centers** are located within the study area.

Residential Pipeline

Approximately 22,314 residential units are currently in the development pipeline within Lake Elsinore city limits. Full build-out of these projects is expected to increase the population by 80,239 residents—an impressive 103% rise. This chart features current trade area statistics. Please note that new home sales, ranging from \$550,000 to \$750,000, reflect a continued and significant rise in both trade area household incomes and housing values.

DEMOGRAPHIC CHARACTERISTICS		
TRADE AREA BOUNDARIES ON AERIAL ILLUSTRATIONS - PAGES 7 & 8		
	LAKE ELSINORE CITY LIMITS	LAKE ELSINORE RETAIL TRADE AREA
MAY 2025 UPDATED POPULATION	77,636	163,277
MAY 2027 PROJECTED POPULATION	80,793	167,881
TOTAL POPULATION AT BUILD OUT OF ALL ACTIVE RESIDENTIAL UNITS	157,875	253,211
AVERAGE PERSONS PER HOUSEHOLD (2025)	3.6	3.54
AVERAGE HOUSEHOLD INCOME (2025)	\$107,433	\$112,085
MEDIAN HOUSEHOLD INCOME (2025)	\$97,667	\$101,896
MEDIAN VALUE OF HOUSING (2025)	\$545,259	\$572,612
For details on how we arrive at our estimates, please reference Chapter III, page 9.		

Conclusion

Lake Elsinore is a fast-growing community with substantial retail infrastructure existing and proposed, housing development, and regional accessibility. Anchored by two major commercial corridors and supported by over 22,000 housing units in the pipeline, the city is well-positioned for continued economic and residential growth. This area includes multiple neighborhood commercial sites ready for development, supported by market research indicating strong projected grocery sales volumes.

City Overview

Lake Elsinore is a dynamic and fast-growing city located in the southwest region of Riverside County, California. Home to an estimated **77,636 residents** in 2025, the city is best known for its scenic 3,000-acre natural lake, historic downtown district, and proximity to regional employment centers. Lake Elsinore has emerged as a desirable destination for both families and businesses due to its affordable housing, recreational amenities, and strong regional connectivity via **Interstate 15** and **Highway 74**.

The city's growth is supported by a combination of market-rate and master-planned residential development, diverse retail centers, and a business-friendly environment. Major commercial activity is concentrated along **Central Avenue (Hwy 74)** and **Railroad Canyon Road**, where national retailers and shopping centers draw customers from a broader trade area exceeding **160,000 residents**.

Lake Elsinore's strategic location—positioned between **Corona, Murrieta, Temecula, and Menifee**—makes it an attractive hub for commuters and a natural anchor for future growth in southwestern Riverside County. With nearly **23,000 housing units in the pipeline**, the city is expected to more than double its current population at full buildout. Paired with expanding commercial infrastructure and public investment in roads and services, Lake Elsinore is positioned as one of the Inland Empire's leading growth markets.

Key Development Highlights

- **Stater Bros (Planned):** A new location is planned within the Central/Highway 74 and I-15 retail hub.
- **Elsinore Hills (Pacific Coves Investments LLC):** A 553-acre mixed-use project featuring 1,452 residential units, with construction expected to begin soon.

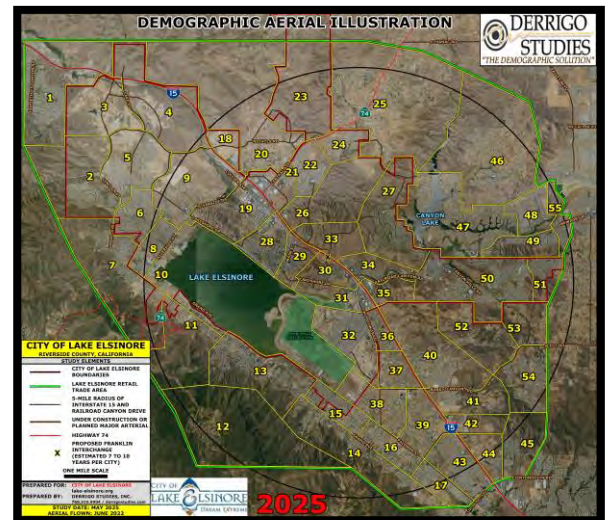
- **Alberhill Villages (Pulte Homes, Centex Homes):** A large-scale specific plan with 12,798 approved units; 530 homes have been completed to date.
- **Carrera and Villa Real at Terracina (KB Home):** A 150.8-acre development with 452 approved units currently under construction.

Approximately 22,314 residential units are in the planning pipeline, with an estimated 878 units projected for completion by Q2 2027. Detailed residential project information is included later in this report.

Current Demographics

As illustrated on page 7, snapshot here:

- Trade areas are divided into “Sectors” for detailed analysis.
- Key metrics include population, housing units, persons per household, median income, and housing value:
 - **Median Household Income:** \$97,667 and \$101,896
 - **Median Home Value:** \$545,259 and \$572,612



Detailed data by Sector is in Chapter III (page 9).

Transportation and Access

Lake Elsinore benefits from its proximity to regional employment markets and strong connectivity via:

- **Interstate 15** – Direct access north (Corona, Riverside) and south (Wildomar, Murrieta)
- **Central Avenue (Hwy 74)** – Connects to Perris and I-215
- **Railroad Canyon Road** – Links to Menifee and I-215
- **Highway 74 (Ortega Hwy)** – Access to Rancho Mission Viejo, Ladera Ranch, and San Juan Capistrano

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		

Average daily traffic counts on these corridors support both retail demand and residential commute viability. See this chart for estimates:

Retail Development

Anchor retailers are mapped with red numbers (snapshot aerial on following page, full-size on page 8). Major retail corridors: Interstate 15, Highway 74 and Railroad Canyon

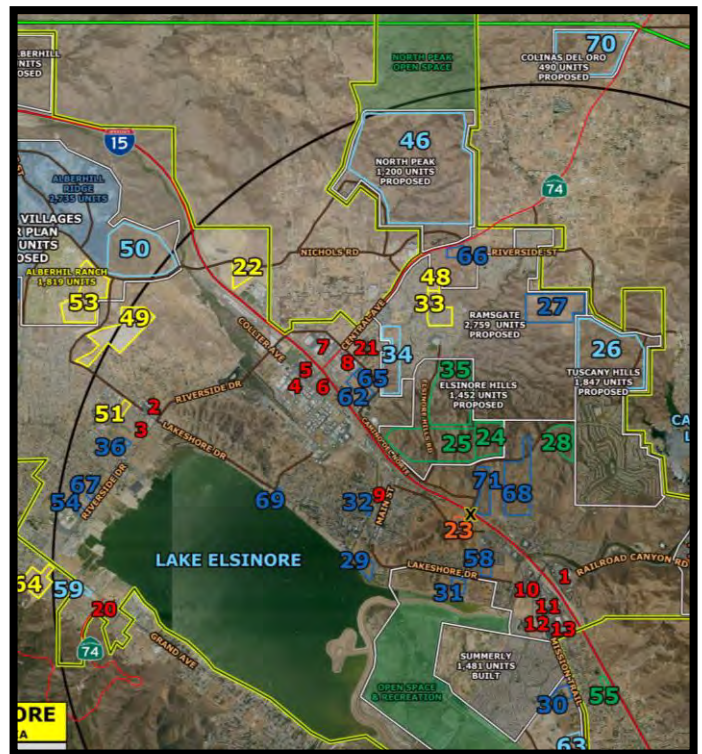
- **Anchor Retailers:**
 - Central Avenue, Highway 74 and 15 (Positions **4** through **8**)
 - Railroad Canyon and 15 (Positions **10** through **13**, and **1**)
- **Upcoming Retailers:**
 - Planned Stater Bros (Position **21**)
 - Proposed Sprouts Farmers Market (Position **19**, over five miles south in the City of Wildomar)

A total of 21 retail centers are either existing or proposed.



Residential Development Overview

- Illustrated on aerial below, see full coverage on page 8, are **73 tentative tract maps**, and **15 specific plans**.
- **Active Construction:** 857 units under construction across eleven communities.
- **Notable Projects:**
 - **Alberhill Villages (Pulte Homes and Centex Homes):** 344 units (Position **53**) Under Construction
 - **Highland and Hilltop at Nichols Ranch (Meritage Homes):** 168 units (Position **22**) Under Construction
 - **Carrera and Villag Real at Terracina (KB Home):** 452 homes (Position **49**) Under Construction
- **Projected 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 and Elsinore Hills representing thousands of units. *All residential activity in the study area embodies roughly 29,684 units (22,314 in Lake Elsinore City Limits and 25,373 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 14).

Breakdown of Residential Unit Build Out							
Trade Area	2025 Population	2 Year Unit Build Out	2 Year Pop. % Increase	2027 Projected Population	Other Active Units	Total Pop. % Increase	Total Population at Build Out of All Active Units
Lake Elsinore City Limits	77,636	878	4%	80,793	21,436	103%	157,875
Lake Elsinore Retail	163,217	1,299	2.8%	167,881	24,074	55%	253,211

Methodology

1. Demographic Aerial Illustration

- Sector-based estimates for population, housing units, household size, income, and housing value (appraised from current values).
- Data sources and estimation methodology are outlined in “Basis of Estimates.”

2. Subdivision Activity Aerial Illustration

- Residential data sourced from planning departments and 75–95% of active developers.
- Development statuses are color-coded; specific plans are labeled in white.
- Includes major retail and road infrastructure projects.

3. Trade Area Analysis & Subdivision Listing

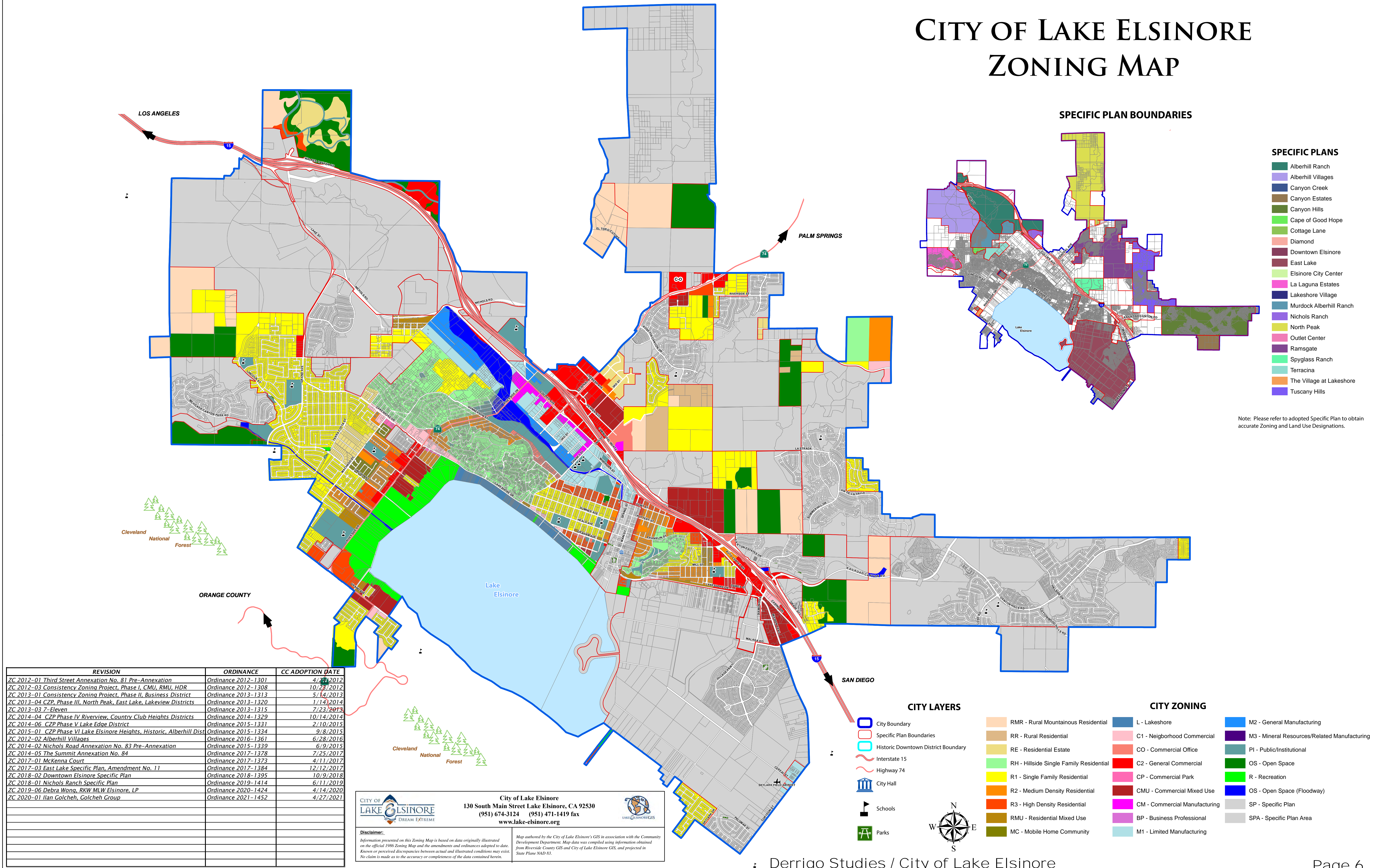
- Combines demographic and subdivision data to forecast future growth.
- Existing and future population estimates calculated for each sector.
- “Subdivision Activity Listing” includes developer interviews and project-level details (matched by aerial location number).

CHAPTER II

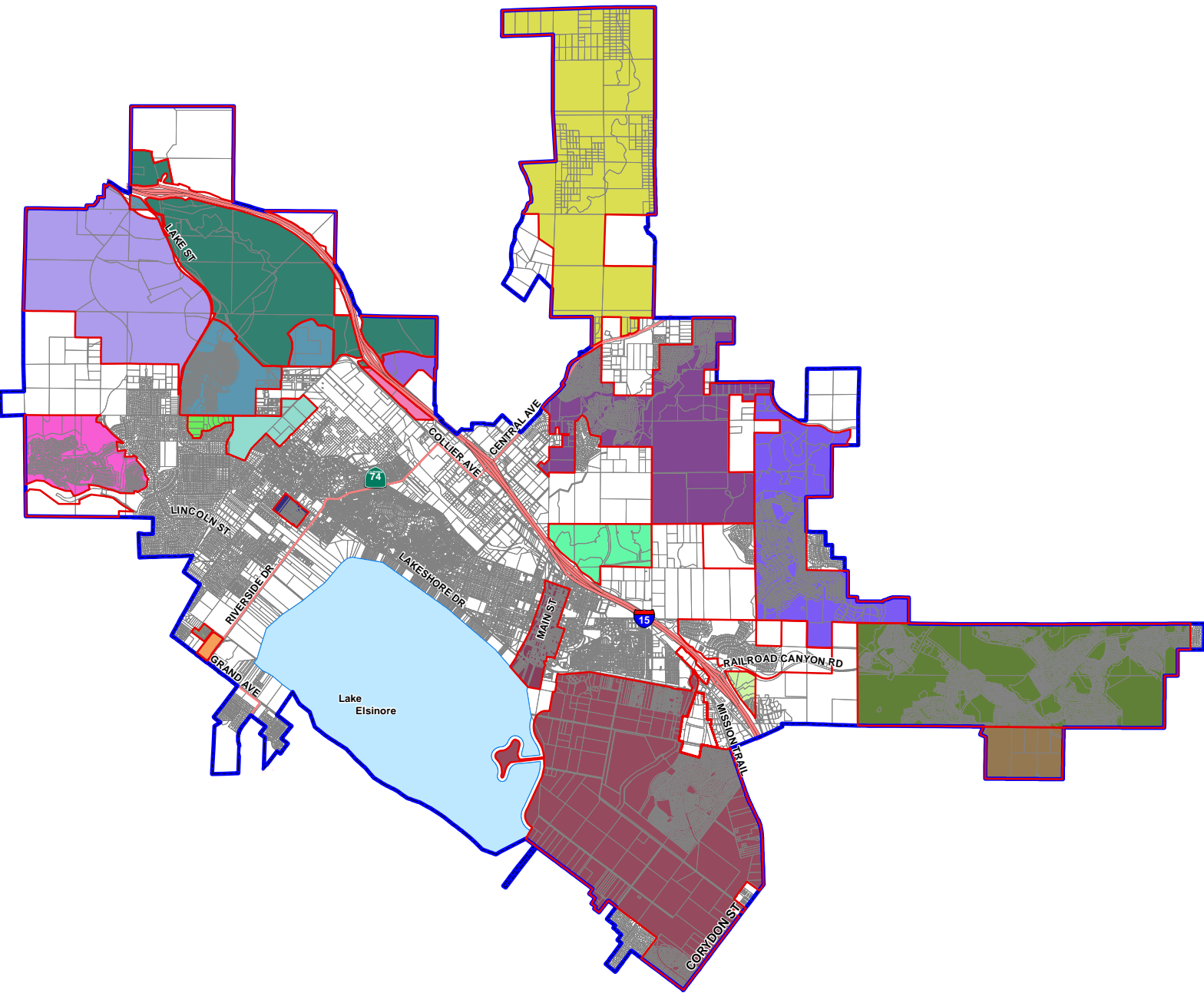
ILLUSTRATIONS

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
DREAM EXTREME

City of Lake Elsinore
130 South Main Street Lake Elsinore, CA 92530
(951) 674-3124 (951) 471-1419 fax
www.lake-elsinore.org

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.

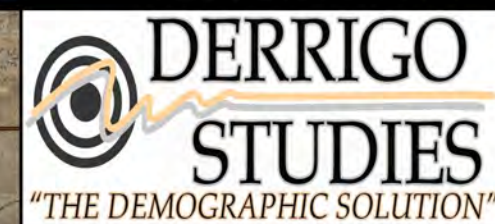
CITY LAYERS

- 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 2025	MEDIAN HOUSEHOLD INCOME 2025	MEDIAN VALUE OF HOUSING 2025
1	6,913	37%	1,975	3.50	\$135,000	\$600,000
2	2,531	52%	703	3.60	\$118,000	\$620,000
3	3	30%	1	3.30	\$100,000	\$550,000
4	3	30%	1	3.30	\$100,000	\$550,000
5	5,411	52%	1,503	3.60	\$118,000	\$620,000
6	5,348	55%	1,573	3.40	\$110,000	\$650,000
7	3,696	65%	1,120	3.30	\$95,000	\$600,000
8	8,048	74%	2,175	3.70	\$78,000	\$420,000
9	4,241	65%	1,285	3.30	\$98,000	\$550,000
10	1,650	75%	550	3.00	\$79,000	\$410,000
11	1,470	50%	490	3.00	\$98,000	\$500,000
12	528	20%	160	3.30	\$160,000	\$900,000
13	4,385	65%	1,185	3.70	\$82,000	\$450,000
14	2,214	55%	615	3.60	\$98,000	\$550,000
15	3,528	50%	980	3.60	\$94,000	\$540,000
16	2,250	65%	625	3.60	\$92,000	\$470,000
17	2,592	40%	720	3.60	\$110,000	\$650,000
18	3	52%	1	3.40	\$115,000	\$660,000
19	1,159	60%	305	3.80	\$99,000	\$550,000
20	1,854	70%	515	3.60	\$85,000	\$370,000
21	1,172	60%	355	3.30	\$60,000	\$300,000
22	3,200	30%	800	4.00	\$105,000	\$650,000
23	11	30%	3	3.70	\$100,000	\$650,000
24	2,580	30%	645	4.00	\$108,000	\$650,000
25	3,330	80%	900	3.70	\$72,000	\$390,000
26	4	36%	1	3.50	\$110,000	\$650,000
27	3,312	38%	1,035	3.20	\$130,000	\$680,000
28	6,688	72%	1,760	3.80	\$65,000	\$330,000
29	2,220	75%	600	3.70	\$55,000	\$300,000
30	2,204	70%	565	3.90	\$87,000	\$440,000
31	1,194	65%	398	3.00	\$70,000	\$395,000
32	6,005	37%	1,623	3.70	\$110,000	\$580,000
33	4	30%	1	3.50	\$110,000	\$650,000
34	1,287	38%	390	3.30	\$115,000	\$600,000
35	518	40%	144	3.60	\$90,000	\$400,000
36	2,465	68%	725	3.40	\$75,000	\$350,000
37	2,160	63%	540	4.00	\$90,000	\$430,000
38	2,261	45%	595	3.80	\$95,000	\$600,000
39	2,145	50%	550	3.90	\$88,000	\$540,000
40	2,905	46%	785	3.70	\$110,000	\$540,000
41	1,092	46%	295	3.70	\$109,000	\$600,000
42	88	45%	25	3.50	\$115,000	\$650,000
43	6,156	40%	1,710	3.60	\$115,000	\$670,000
44	972	39%	270	3.60	\$122,412	\$675,000
45	1,458	39%	405	3.60	\$122,412	\$675,000
46	4,473	55%	1,278	3.50	\$90,417	\$520,000
47	14,918	30%	4,662	3.20	\$122,412	\$750,000
48	4,057	33%	1,127	3.60	\$99,000	\$670,000
49	1,489	33%	408	3.65	\$107,308	\$650,000
50	13,012	33%	3,565	3.65	\$104,500	\$630,000
51	1,188	33%	330	3.60	\$104,500	\$690,000
52	167	28%	45	3.70	\$97,371	\$780,000
53	703	38%	190	3.70	\$83,463	\$450,000
54	3,587	38%	1,055	3.40	\$104,500	\$585,000
55	2,430	35%	675	3.60	\$112,703	\$700,000
Totals	159,278	49%	44,937			

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

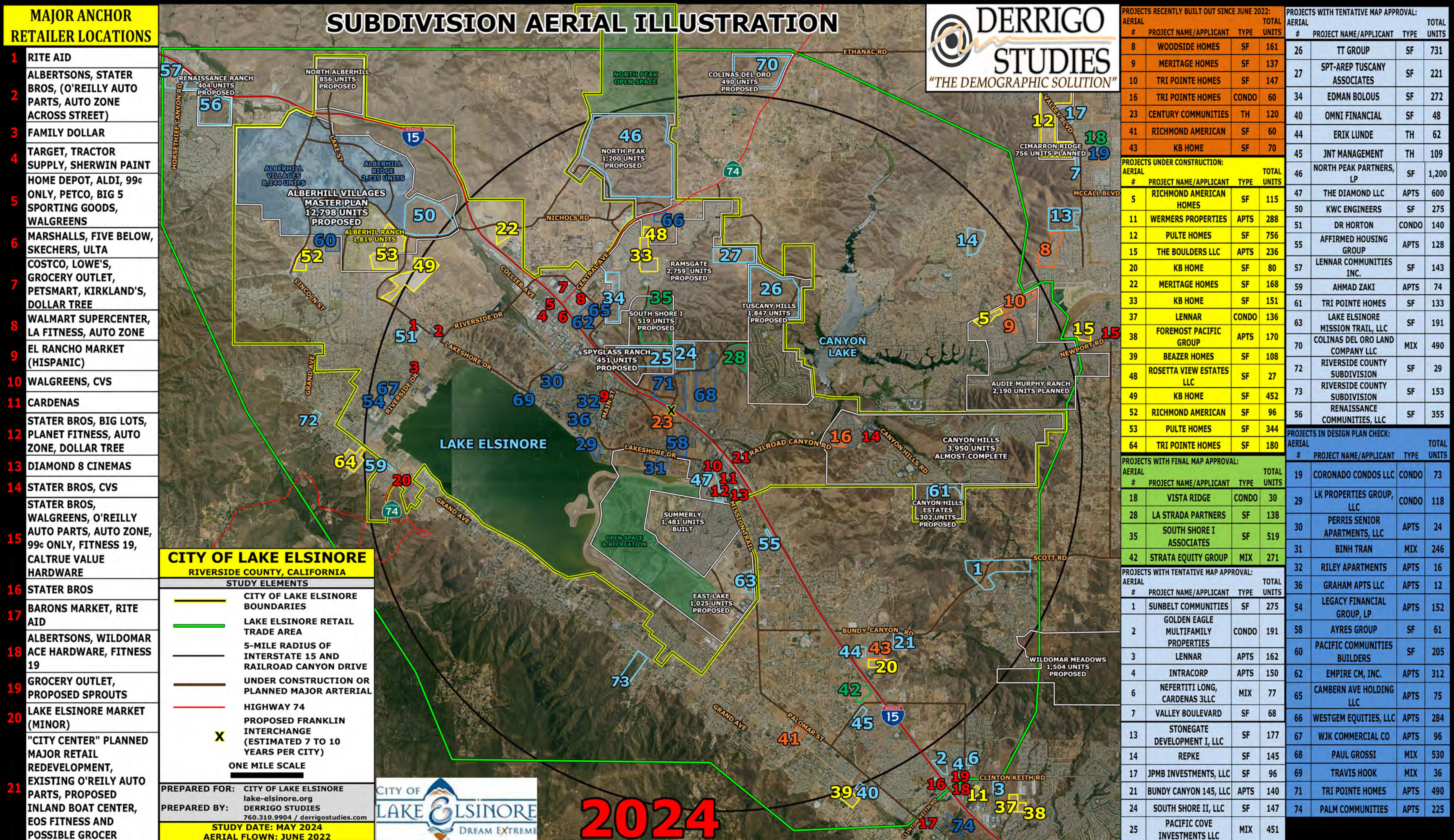
- CITY OF LAKE ELSINORE BOUNDARIES
- LAKE ELSINORE RETAIL TRADE AREA
- 5-MILE RADIUS OF INTERSTATE 15 AND RAILROAD CANYON DRIVE
- UNDER CONSTRUCTION OR PLANNED MAJOR ARTERIAL
- HIGHWAY 74
- PROPOSED FRANKLIN INTERCHANGE (ESTIMATED 7 TO 10 YEARS PER CITY)

ONE MILE SCALE

PREPARED FOR: CITY OF LAKE ELSINORE
 lake-elsinore.org
 PREPARED BY: DERRIGO STUDIES, INC.
 760.310.9904 / derrigostudies.com
 STUDY DATE: MAY 2025
 AERIAL FLOWN: JUNE 2022



2025



CHAPTER III

TRADE AREA ANALYSIS

LAKE ELSINORE CITY LIMITS - EXISTING DEMOGRAPHICS									
SECTOR NUMBER	POPULATION ESTIMATE JUNE 2022	PERCENT HISPANIC POP. JUNE 2022	HOUSING UNITS JUNE 2022	LAKE ELSINORE CITY LIMITS			APPH 2025	MEDIAN HOUSEHOLD INCOME 2025	MEDIAN VALUE OF HOUSING 2025
				% WITHIN	POPULATION	HOUSING UNITS			
2	2,531	52%	703	100.00%	2,531	703	3.60	\$118,000	\$620,000
3	3	30%	1	100.00%	3	1	3.30	\$100,000	\$550,000
4	3	30%	1	100.00%	3	1	3.30	\$100,000	\$550,000
5	5,411	52%	1,503	100.00%	5,411	1,503	3.60	\$118,000	\$620,000
6	5,348	55%	1,573	98.00%	5,241	1,542	3.40	\$110,000	\$650,000
7	3,696	65%	1,120	19.00%	702	213	3.30	\$95,000	\$600,000
8	8,048	74%	2,175	100.00%	8,048	2,175	3.70	\$78,000	\$420,000
9	4,241	65%	1,285	100.00%	4,241	1,285	3.30	\$98,000	\$550,000
10	1,650	75%	550	36.00%	594	198	3.00	\$79,000	\$410,000
11	1,470	50%	490	38.00%	559	186	3.00	\$98,000	\$500,000
15	3,528	50%	980	71.00%	2,505	696	3.60	\$94,000	\$540,000
18	3	52%	1	100.00%	3	1	3.40	\$115,000	\$660,000
19	1,159	60%	305	100.00%	1,159	305	3.80	\$99,000	\$550,000
21	1,172	60%	355	100.00%	1,172	355	3.30	\$60,000	\$300,000
22	3,200	30%	800	100.00%	3,200	800	4.00	\$105,000	\$650,000
23	11	30%	3	100.00%	11	3	3.70	\$100,000	\$650,000
24	2,580	30%	645	100.00%	2,580	645	4.00	\$108,000	\$650,000
26	4	36%	1	100.00%	4	1	3.50	\$110,000	\$650,000
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	\$65,000	\$330,000
29	2,220	75%	600	100.00%	2,220	600	3.70	\$55,000	\$300,000
30	2,204	70%	565	100.00%	2,204	565	3.90	\$87,000	\$440,000
31	1,194	65%	398	100.00%	1,194	398	3.00	\$70,000	\$395,000
32	6,005	37%	1,623	100.00%	6,005	1,623	3.70	\$110,000	\$580,000
33	4	30%	1	100.00%	4	1	3.50	\$110,000	\$650,000
34	1,287	38%	390	100.00%	1,287	390	3.30	\$115,000	\$600,000
35	518	40%	144	100.00%	518	144	3.60	\$90,000	\$400,000
50	13,012	33%	3,565	100.00%	13,012	3,565	3.65	\$104,500	\$630,000
51	1,188	33%	330	100.00%	1,188	330	3.60	\$104,500	\$690,000
TOTAL									
POPULATION: 81,689 75,597									
TOTAL HOUSING UNITS: 22,902 21,023									
			TRADE AREA WEIGHTED AVERAGES:				3.60	\$97,667	\$545,259

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						75,597
(B). UNITS RECENTLY BUILT	567	X	3.60	=	2,039	
(C). UNITS TO BE BUILT WITHIN 2 YEARS	878	X	3.60	=	3,157	
(D). BUILD OUT OF ALL OTHER UNITS	21,436	X	3.60	=	77,081	
(E). MAY 2025 UPDATED POPULATION						77,636
(F). MAY 2027 PROJECTED POPULATION						80,793
(G). TOTAL POPULATION AT BUILD OUT OF ALL UNITS PROPOSED						157,875
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			MEDIAN		MEDIAN
				%	POPULATION	HOUSING	APPH	HOUSEHOLD	VALUE OF
							2025	2025	2025
1	6,913	37%	1,975	100.00%	6,913	1,975	3.50	\$135,000	\$600,000
2	2,531	52%	703	100.00%	2,531	703	3.60	\$118,000	\$620,000
3	3	30%	1	100.00%	3	1	3.30	\$100,000	\$550,000
4	3	30%	1	100.00%	3	1	3.30	\$100,000	\$550,000
5	5,411	52%	1,503	100.00%	5,411	1,503	3.60	\$118,000	\$620,000
6	5,348	55%	1,573	100.00%	5,348	1,573	3.40	\$110,000	\$650,000
7	3,696	65%	1,120	100.00%	3,696	1,120	3.30	\$95,000	\$600,000
8	8,048	74%	2,175	100.00%	8,048	2,175	3.70	\$78,000	\$420,000
9	4,241	65%	1,285	100.00%	4,241	1,285	3.30	\$98,000	\$550,000
10	1,650	75%	550	100.00%	1,650	550	3.00	\$79,000	\$410,000
11	1,470	50%	490	100.00%	1,470	490	3.00	\$98,000	\$500,000
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	\$82,000	\$450,000
14	2,214	55%	615	100.00%	2,214	615	3.60	\$98,000	\$550,000
15	3,528	50%	980	100.00%	3,528	980	3.60	\$94,000	\$540,000
16	2,250	65%	625	100.00%	2,250	625	3.60	\$92,000	\$470,000
17	2,592	40%	720	100.00%	2,592	720	3.60	\$110,000	\$650,000
18	3	52%	1	100.00%	3	1	3.40	\$115,000	\$660,000
19	1,159	60%	305	100.00%	1,159	305	3.80	\$99,000	\$550,000
20	1,854	70%	515	100.00%	1,854	515	3.60	\$85,000	\$370,000
21	1,172	60%	355	100.00%	1,172	355	3.30	\$60,000	\$300,000
22	3,200	30%	800	100.00%	3,200	800	4.00	\$105,000	\$650,000
23	11	30%	3	100.00%	11	3	3.70	\$100,000	\$650,000
24	2,580	30%	645	100.00%	2,580	645	4.00	\$108,000	\$650,000
25	3,330	80%	900	100.00%	3,330	900	3.70	\$72,000	\$390,000
26	4	36%	1	100.00%	4	1	3.50	\$110,000	\$650,000
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	\$65,000	\$330,000
29	2,220	75%	600	100.00%	2,220	600	3.70	\$55,000	\$300,000
30	2,204	70%	565	100.00%	2,204	565	3.90	\$87,000	\$440,000
31	1,194	65%	398	100.00%	1,194	398	3.00	\$70,000	\$395,000
32	6,005	37%	1,623	100.00%	6,005	1,623	3.70	\$110,000	\$580,000
33	4	30%	1	100.00%	4	1	3.50	\$110,000	\$650,000

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 2025	MEDIAN HOUSEHOLD INCOME 2025	MEDIAN VALUE OF HOUSING 2025
				%					
				WITHIN	POPULATION	HOUSING UNITS			
34	1,287	38%	390	100.00%	1,287	390	3.30	\$115,000	\$600,000
35	518	40%	144	100.00%	518	144	3.60	\$90,000	\$400,000
36	2,465	68%	725	100.00%	2,465	725	3.40	\$75,000	\$350,000
37	2,160	63%	540	100.00%	2,160	540	4.00	\$90,000	\$430,000
38	2,261	45%	595	100.00%	2,261	595	3.80	\$95,000	\$600,000
39	2,145	50%	550	100.00%	2,145	550	3.90	\$88,000	\$540,000
40	2,905	46%	785	100.00%	2,905	785	3.70	\$110,000	\$540,000
41	1,092	46%	295	100.00%	1,092	295	3.70	\$109,000	\$600,000
42	88	45%	25	100.00%	88	25	3.50	\$115,000	\$650,000
43	6,156	40%	1,710	100.00%	6,156	1,710	3.60	\$115,000	\$670,000
44	972	39%	270	100.00%	972	270	3.60	\$122,412	\$675,000
45	1,458	39%	405	100.00%	1,458	405	3.60	\$122,412	\$675,000
46	4,473	55%	1,278	100.00%	4,473	1,278	3.50	\$90,417	\$520,000
47	14,918	30%	4,662	100.00%	14,918	4,662	3.20	\$122,412	\$750,000
48	4,057	33%	1,127	100.00%	4,057	1,127	3.60	\$99,000	\$670,000
49	1,489	33%	408	100.00%	1,489	408	3.65	\$107,308	\$650,000
50	13,012	33%	3,565	100.00%	13,012	3,565	3.65	\$104,500	\$630,000
51	1,188	33%	330	100.00%	1,188	330	3.60	\$104,500	\$690,000
52	167	28%	45	100.00%	167	45	3.70	\$97,371	\$780,000
53	703	38%	190	100.00%	703	190	3.70	\$83,463	\$450,000
54	3,587	38%	1,055	100.00%	3,587	1,055	3.40	\$104,500	\$585,000
55	2,430	35%	675	100.00%	2,430	675	3.60	\$112,703	\$700,000
TOTAL									
POPULATION:		159,278			159,278				
TOTAL HOUSING UNITS:			44,937			44,937			
			TRADE AREA WEIGHTED AVERAGES:				3.54	\$101,896	\$572,612

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						159,278
(B). UNITS RECENTLY BUILT	1,128	X	3.54	=	3,998	
(C). UNITS TO BE BUILT WITHIN 2 YEARS	1,299	X	3.54	=	4,604	
(D). BUILD OUT OF ALL OTHER UNITS	24,074	X	3.54	=	85,330	
(E). MAY 2025 UPDATED POPULATION						163,277
(F). MAY 2027 PROJECTED POPULATION						167,881
(G). TOTAL POPULATION AT BUILD OUT OF ALL UNITS PROPOSED						253,211
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	CONDO	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	RB	115		115					624+	2272-3135	951.226.3993	AUDIE MURPHY RANCH	PROJECT COMPLETED
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	THE CROFT	WERMERS PROPERTIES	PA 20-0044	APTS	UC	288			288						858.623.4962		12.89 ACRES
MENIFEE	12	GREENWAY, MEADOWS, ARBOR, TRELLIS AND PATHWAY AT CIMARRON RIDGE	PULTE HOMES	TM 36658, 36657	SF	UC	756		110	45	601			538+	1959 +	951.416.3046	CIMARRON RIDGE	240 ACRES
MENIFEE	13	ENCLAVE	KB HOME	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	234			234						951.501.0122		9.92 ACRES. CERTIFICATE OF OCCUPYANCE IS ANTICIPATED APRIL/MAY

RB=RECENTLY BUILT; UC=UNDER CONSTRUCTION; FM=FINAL MAP APPROVAL; TM=TENTATIVE MAP APPROVAL; DP=DESIGN PLAN CHECK

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	16	RIDGELINE AT WESTRIDGE	TRI POINTE HOMES	TM 38008	CONDO	RB	60		60					506-542	1794-2288	888.639.4172	CANYON HILLS	9.07 ACRES
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	TM	73					73						6.5 ACRES
WILDOMAR	20	VERANO	KB HOME	TGM 37476	SF	RB	80		80					630+	1508-2238	888.720.1547		38.22 ACRES. PROJECT SOLD OUT
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		110	15	43			614+	2020-2427	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		PROJECT COMPLETED
LAKE ELSINORE	24	SOUTH SHORE II	PACIFIC COVES INVESTMENTS LLC	TM 36567	SF	FM	147				147					714.318.3500	ELSINORE HILLS	67.69 ACRES
LAKE ELSINORE	25	SPYGLASS RANCH	PACIFIC COVES INVESTMENTS LLC	TM 35337	MIX	FM	835				835					714.318.3500	ELSINORE HILLS	258.9 ACRES. FIRST TWO PHASES HAVE BEEN RECORDED. MIX RESIDENTIAL USES INCLUDING 445 SF UNITS
LAKE ELSINORE	26	TUSCANY HILLS	TT GROUP	TM 31370	SF	TM	807					807					TUSCANY HILLS	368.4 ACRES
LAKE ELSINORE	27	TUSCANY CREST	KB HOME	PA 2024-019	SF	DP	336						336				RAMSGATE	90 ACRES. UNDER CITY REVIEW. SUBMITTED 1-2025
LAKE ELSINORE	28	LAKE ELSINORE SUBDIVISION	LA STRADA PARTNERS	TM 32077	SF	FM	138				138							LOTS GRADED. NO ACTIVITY FOR SOMETIME
LAKE ELSINORE	29	LAKESHORE TOWN CENTER	LK PROPERTIES GROUP, LLC	PA 2018-088	CONDO	DP	118						118					24.5 ACRES. MIX-USE PROJECT TO INCLUDE HOTEL, RETAIL AND RESIDENTIAL. EIR IN PROCESS.
LAKE ELSINORE	30	VIENTO AZUL	INTEGRAL COMMUNITIES	PA 2024-017	SF	DP	253						253					21.5 ACRES. UNDER CITY REVIEW. PROJECT SUBMITTED 2-2025
LAKE ELSINORE	31	EAST LAKE VILLAS	BINH TRAN	PA 2019-079	MIX	DP	246						246				EAST LAKE	9.9 ACRES. SENIOR LIVING

RB=RECENTLY BUILT; UC=UNDER CONSTRUCTION; FM=FINAL MAP APPROVAL; TM=TENTATIVE MAP APPROVAL; DP=DESIGN PLAN CHECK

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	32	RILEY APARTMENTS	RILEY APARTMENTS	PA 2021-002	APTS	DP	16						16					SENIOR APTS
LAKE ELSINORE	33	CRIMSON HILLS	KB HOME	TM 30698	SF	UC	151		141	10				576-700	1551-2874	949,998.1773	RAMSGATE	
LAKE ELSINORE	34	WASSON CANYON	NOVA HOMES	PA 2017-032 / PA 2017-33 / TM 37381, 37382	SF	TM	272					272					RAMSGATE	75.14 ACRES. EOT FILED
LAKE ELSINORE	35	SOUTH SHORE	PACIFIC COVES INVESTMENTS LLC	TM 31593	SF	FM	490				490					714,318.3500	ELSINORE HILLS	FINAL MAP WAS APPROVED APRIL 2022
LAKE ELSINORE	36	VISTA ORTEGA VILLAGE	CHEN TIM	PA 2018-080	MIX	DP	16						16					PROJECT INCLUDES RETAIL AND ON HOLD
WILDOMAR	37	LENNAR AT HORIZON PLACE	LENNAR		CONDO	UC	138		65	73				475-512	1378-1692	844,245.4924		10 UNITS LEFT FOR SALE
WILDOMAR	38	ALITA	FOREMOST PACIFIC GROUP	PA 13-0089	APTS	RB	170		170							714,722.1170		9.22 ACRES. PROJECT COMPLETED
WILDOMAR	39	BOULDER CREEK	BEAZER HOMES	TM 31667	SF	RB	108		108					750-850				35.2 ACRES. PROJECT COMPLETED
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 AND IS BEING GRADED
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	
RIVERSIDE COUNTY	47	RIVERSIDE COUNTY SUBDIVISION	PRIME DEVELOPMENT	CUP 03776	MBLHM	DP	71						71					10 ACRES. SUBMITTED 10-2024
LAKE ELSINORE	48	ROSETTA VIEW ESTATES	ROSETTA VIEW ESTATES LLC	TM 32129	SF	UC	27			27							RAMSGATE	

RB=RECENTLY BUILT; UC=UNDER CONSTRUCTION; FM=FINAL MAP APPROVAL; TM=TENTATIVE MAP APPROVAL; DP=DESIGN PLAN CHECK

RESIDENTIAL PROJECT LISTING

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SO. FT.	DEV. #	S.P.	OTHER
LAKE ELSINORE	49	CARRERA AND VILLA REAL AT TERRACINA	KB HOME	TM 36577	SF	UC	452		55	40	357			538-617	1539-2517	951.498.4161		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	UC	140			25	115							9.71 ACRES. PROJECT IS GRADED
LAKE ELSINORE	52	RUNNING DEER ESTATES	RICHMOND AMERICAN	TM 31957	SF	RB	96		96					650-710	2010-2380	951.234.0272		34.2 ACRES. PROJECT COMPLETED
LAKE ELSINORE	53	RIDGELINE, LINDEN, CRESTLY AND FAIRFIELD AT ALBERHILL RANCH	PULTE HOMES, CENTEX HOMES	PA 2018-064	SF	UC	344		55	75	150	64		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	FM	128				128					858.265.5170		8.98 ACRES. GRADING PERMIT HAS BEEN ISSUED
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 HILLS ESTATES	81.32 ACRES
LAKE ELSINORE	62	DEXTER VILLAGE	EMPIRE CM, INC.	PA 2022-001	APTS	DP	451						451					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		45	25	110			555+	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

RB=RECENTLY BUILT; UC=UNDER CONSTRUCTION; FM=FINAL MAP APPROVAL; TM=TENTATIVE MAP APPROVAL; DP=DESIGN PLAN CHECK

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	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
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
LAKE ELSINORE	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
TOTALS							15,572	322	1,583	857	3,415	5,959	3,436					

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	55	75	150	339		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	228					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		110	45	601			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	ELSINORE HILLS	PACIFIC COVES INVESTMENTS LLC	MIX	1,452				1,452			0	714.318.3500	553 ACRES. DEVELOPER TO START CONSTRUCTION SOON
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	141	37	272	336		173	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
WILDOMAR	THE BLUFFS AT HIDDEN SPRINGS	THE BLUFFS AT HIDDEN SPRINGS, LLC	MIX	969							969	951.677.7751	165 ACRES. MIX USE PROJECT INCLUDING SF, MULTI. SPORTS PARK, HOTEL AND RETAIL. RECENTLY SUBMITTED AND UNDER CITY REVIEW
LAKE ELSINORE	TUSCANY HILLS	TT GROUP	MIX	1,847	1,035				807		5	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				32,502		594	157	2,475	3,851	246	16,017		

BASIS OF ESTIMATES

The following methodologies were used by Derrigo Studies to derive demographic and development estimates for the City of San Jacinto:

A. Population Estimates (June 2022)

Calculated by multiplying the number of housing units by the average persons per household.

B. Housing Unit Count (June 2022)

Derived through rooftop counts using June 2022 aerial imagery.

C. Average Persons per Household (2025)

Based on 2023 U.S. Census data, adjusted by Derrigo Studies as needed according to housing unit type.

D. Median Household Income Estimates (2025)

Estimated for each sector based on the composition and type of housing units.

E. Median Housing Value Estimates (2025)

Calculated by evaluating value of housing unit types and current market conditions within each sector.

F. Population Projections

Each residential development project was evaluated individually. Unit build-out timelines were projected based on input from developers, including:

- Construction schedules
- Monthly sales rates
- Financing status
- Water availability

Disclaimer: The information in this report is based on sources deemed reliable. While we have no reason to doubt its accuracy, it is not guaranteed.