

OFFERING MEMORANDUM

0

— LORETTA AVE —  
MENIFEE, CALIFORNIA

40.56 ACRES PARCEL

EXCLUSIVELY LISTED BY:

**CHAD NASIR**

Vice President  
DRE # 02086093  
(949) 358-0056

[sales@realestateca.org](mailto:sales@realestateca.org)



**RESIDENTIAL LAND OFFERING**

// 1,766,793.6 SQ.FT. (40.56 ACRES)

# // Confidentiality Agreement



"eXp Commercial" (the "Agent") has been engaged as the exclusive sales representative for the sale of 40.56 Acres Parcel, Menifee CA, (the "Property") by 'Ownership' (the "Seller").

The Property is being offered for sale in an "as-is, where-is" condition, and the Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include confidential information and are being furnished solely for the purpose of review by prospective purchasers ("Purchasers") of the interest described herein for which it shall be fully and solely responsible. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with the Agent as a "Registered Potential Investor" or as a "Buyer's Agent" for an identified "Registered Potential Investor".

The use of this Offering Memorandum, and the information provided herein, is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by the Agent prior to delivery of this Brochure. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Agent or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to its accuracy or completeness. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Seller nor the Agent shall have any liability whatsoever for any other written or oral communication or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property.

The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from the market for sale at any time and for any reason without notice, to reject any and all expressions of interest or offers regarding the Property, and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the Seller. The Seller shall have no legal commitment or obligation to any recipient reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions required under the contract for title to pass from the Seller to the buyer have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents will be held and treated in the strictest of confidence; and (b) the recipient shall not contact employees, contractors, sub-contractors or lien-holders of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Agent or as otherwise provided in the Confidentiality Agreement executed and delivered by the recipient(s) to Agent.

The Seller will be responsible for any commission due to the Agent in connection with a sale of the Property. However, any broker engaged by Purchaser ("Buyer's Broker") shall seek its commission only from the Purchaser. Under no circumstances will the Agent or the Seller be liable for same and recipient will indemnify and hold the Agent and the Seller harmless from any claims by any brokers having dealt with recipient other than the Agent. Any Buyer's Broker must provide a registration signed by the recipient acknowledging said Buyer's Broker's authority to act on the recipient's behalf.

EXCLUSIVELY LISTED BY:

**CHAD NASIR**

Vice President  
DRE # 02086093  
(949) 358-0056  
sales@realestateca.org





**LORETTA AVE  
MENIFEE, CA**

**03**

PROPERTY  
OVERVIEW

**07**

SITE  
INFORMATION

**16**

AREA  
MAPS

EXCLUSIVELY LISTED BY:  
**CHAD NASIR**

Vice President  
DRE # 02086093  
(949) 358-0056  
sales@realestateca.org



## // Property Overview

---

**LORETTA AVE  
MENIFEE, CA**

EXCLUSIVELY LISTED BY:

**CHAD NASIR**

Vice President

DRE # 02086093

(949) 358-0056

[sales@realestateca.org](mailto:sales@realestateca.org)



# EXECUTIVE SUMMARY

Situated directly northwest of Scott Road and Leon Road in Menifee, CA, this 40.56-gross-acre residential land offering is part of a larger approximately 160-acre master area experiencing active development by national homebuilders. The property benefits from a strategic location west of SR-79 and east of I-215.

|                          |                                       |
|--------------------------|---------------------------------------|
| <b>LOCATION</b>          | NW of Scott Rd & Leon Rd, Menifee, CA |
| <b>TRACT MAP</b>         | TTM 39456 (Cannon Engineering)        |
| <b>APN#</b>              | 446-220-013 through 016               |
| <b>SITE AREA</b>         | 40.56 Gross Acres                     |
| <b>PROPOSED LOTS</b>     | 232                                   |
| <b>CURRENT ZONING</b>    | A-1-5 (Light Agriculture)             |
| <b>LAND USE</b>          | MHDR (Med. High Density Res.)         |
| <b>PROPOSED REZONING</b> | R-3 (General Residential)             |
| <b>GROSS DENSITY</b>     | ≈5.7 DU/AC                            |
| <b>FRONTAGE</b>          | Scott Rd & Leon Rd                    |
| <b>BEST USE</b>          | Planned Urban Development             |



**FOR SALE | OFFERING MEMORANDUM**  
 Menifee, CA | TTM 39456 | 232 Proposed Lots



# Loretta Ave

- 40.56 gross acres of prime infill land situated directly northwest of Scott Road and Leon Road in Menifee California
- TTM 39456 proposing 232 single-family lots with strong development potential
  - Direct frontage on Scott Road and Leon Road offering excellent visibility and access
- Currently zoned A-1-5 Light Agriculture with proposed rezoning to R-3 General Residential • MHDR General Plan designation supports 5 to 8 dwelling units per acre
- Surrounded by 25+ residential projects under construction with 11,000+ units in the pipeline — this prime Menifee development land offers exceptional opportunity in one of California's fastest-growing markets



"eXp Commercial" (the "Agent") has been engaged as the exclusive sales representative for the sale of 40.56 Acres Parcel, Menifee CA, (the "Property") by 'Ownership' (the "Seller").  
The Property is being offered for sale in an "as-is, where-is" condition, and the Seller and Agent make no representations or

[CLICK FOR VIDEO](#)

[CLICK FOR LOCATION](#)





FOR MORE INFORMATION,  
PLEASE CONTACT:

**CHAD NASIR**

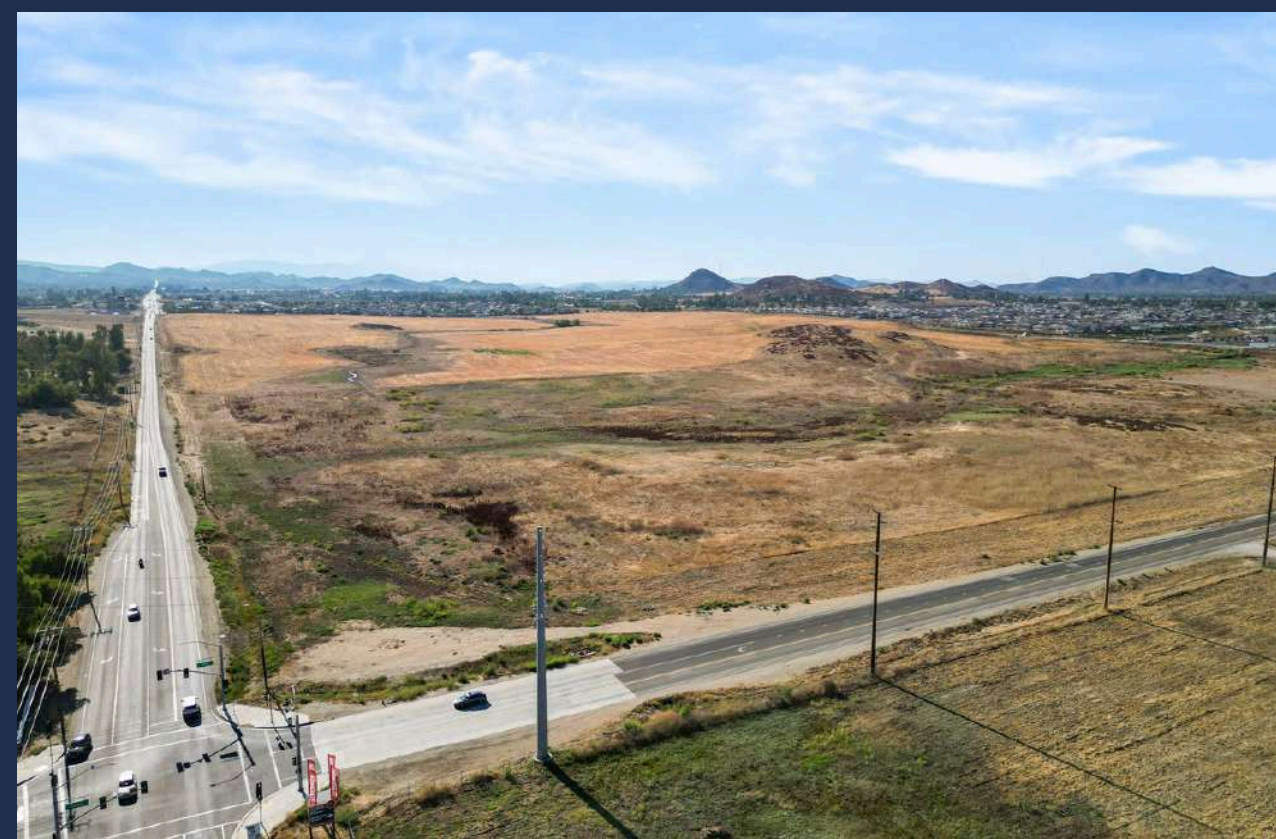
Vice President of Land & Acquisition

(949) 358-0056

sales@realestateca.org

CLICK FOR VIDEO

CLICK FOR LOCATION



## // Site Information

---

**LORETTA AVE  
MENIFEE, CA**

EXCLUSIVELY LISTED BY:

**CHAD NASIR**

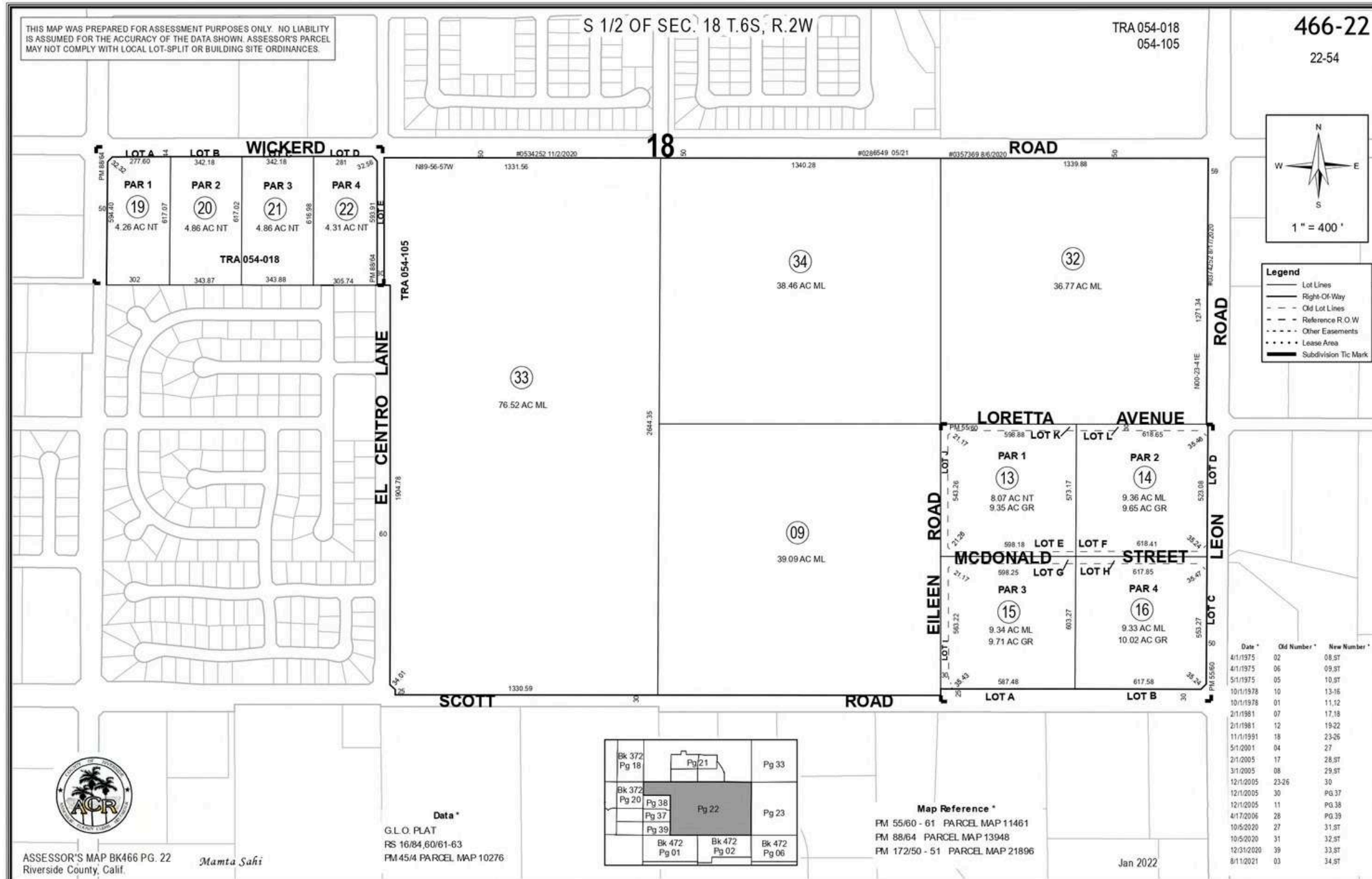
Vice President

DRE # 02086093

(949) 358-0056

[sales@realestateca.org](mailto:sales@realestateca.org)





### Assessor Map Overview

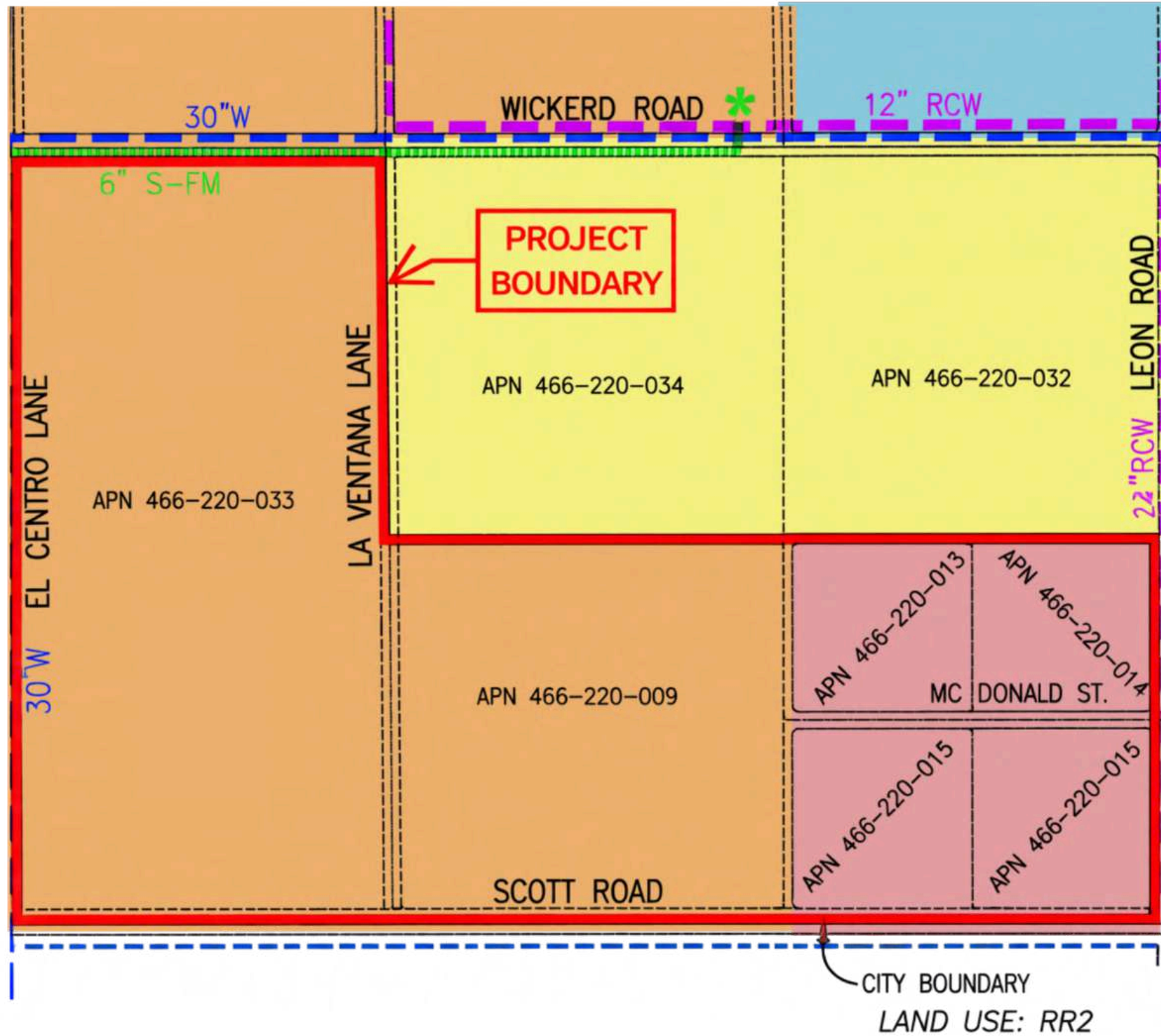
Parcel Configuration The 40.56-acre development site comprises four contiguous parcels under single ownership:

- APN 446-220-013 – North parcel, fronting Loretta Road
- APN 446-220-014 – Central north parcel
- APN 446-220-015 – Central south parcel
- APN 446-220-016 – South parcel, adjacent to Scott Road

**Property Boundaries** The assessor parcels are bounded by:

- North: South of Loretta Road
- South: North of Scott Road
- East: West of Leon Road
- West: East of El Centro Lane

**Site Characteristics** The combined parcels create a regular, rectangular configuration ideal for master-planned residential development. The flat topography and contiguous nature of the four parcels allow for efficient site planning and infrastructure layout, with multiple potential access points from surrounding roadways.



### Zoning Map Overview

Currently zoned A-1-5 (Light Agriculture). Proposed change to R-3 (General Residential) for 232-unit development. Site designated Medium High Density Residential (MHDR), permitting 5-8 dwelling units per acre. The 40.56-acre parcel achieves approximately 5.7 units per acre, within permitted range. General Plan Amendment (GPA240078) recommended by Planning Commission February 5, 2025. Located within Highway 79 Policy Area and Estate Density Residential & Rural Residential Policy Area. Surrounding parcels designated for residential development, supporting master-planned community vision.

■ MHDR (Med. High Density Res.) ■ MDR (Medium Density Residential) ■ RR (Rural Residential) ■ PF (Public Facilities)





### Surrounding Development

The Loretta Avenue property is situated within a dynamic residential corridor experiencing significant growth. The immediate vicinity features established communities including Sun City, Menifee Lakes, and Heritage Lake, providing a strong residential base.

The area is experiencing substantial new construction activity. KB Home has active developments near Rouse and Antelope Roads. Lennar Homes is constructing Heritage Village and performing utility work on Encanto Road. D.R. Horton is developing the Canterwood community near Briggs and Holland Roads. Rockport Ranch, Lennar's 232.8-acre development, will deliver 449 single-family lots.

This robust development pipeline includes over 25 active residential projects with 11,000+ units in various stages of construction or planning. These projects demonstrate strong market demand and support continued infrastructure investment, positioning the Loretta Avenue site within a proven, high-growth submarket.

# // NEW HOME PROJECTS — MENIFEE/WINCHESTER

Source: Zonda | Active Builder Communities

| BUILDER           | PROJECT                    | PRICE RANGE   | \$/SF          | LOT SIZE | SALES RATE (3 MO) |
|-------------------|----------------------------|---------------|----------------|----------|-------------------|
| Meritage Homes    | Sage at Sumac Ridge        | \$591K-\$642K | \$217-\$309/SF | 6,000 SF | 2.0/mo            |
| Meritage Homes    | Cedar at Sumac Ridge       | \$657K-\$664K | \$204-\$259/SF | 7,000 SF | 2.0/mo            |
| Richmond American | Heritage at Braverde       | \$591K-\$641K | \$218-\$238/SF | 5,000 SF | 3.0/mo            |
| Richmond American | Legacy at Braverde         | \$706K-\$780K | \$201-\$258/SF | 6,600 SF | 4.0/mo            |
| Lennar Homes      | Rockport Ranch/North Shore | \$550K-\$633K | \$242-\$311/SF | 5,200 SF | 5.3/mo            |
| Lennar Homes      | Rockport Ranch/South Shore | \$624K-\$846K | \$204-\$321/SF | 6,500 SF | 4.3/mo            |
| Lennar Homes      | Quartz Ranch/Canyon View   | \$668K-\$712K | \$241-\$253/SF | 5,260 SF | 5.0/mo            |
| KB Home           | Cheyenne at Olivebrook     | \$467K-\$623K | \$216-\$335/SF | 3,680 SF | 8.7/mo            |

AVERAGE PRICE/SF: \$220-\$310 | MEDIAN LOT SIZE: 5,000-6,500 SF | TOP ABSORPTION: 8.7 sales/month (KB Home)

Source: Zonda | May 2024 (directional reference) | Menifee & Winchester communities

FOR SALE | OFFERING MEMORANDUM  
Menifee, CA | TTM 39456 | 232 Proposed Lots



# // COMPARABLE LAND SALES

| LOCATION              | BUYER          | ACRES  | SALE PRICE   | PRICE/AC  | DATE    |
|-----------------------|----------------|--------|--------------|-----------|---------|
| Simpson Rd, Menifee   | Meritage Homes | 58.34  | \$15,000,000 | \$257,114 | 5/2025  |
| Calvert Ave, Hemet    | Lennar         | 157.59 | \$31,500,000 | \$199,886 | 12/2024 |
| Palomar St, Murrieta  | KB Home        | 25.91  | \$10,980,500 | \$423,794 | 4/2025  |
| 42310 B St, Murrieta  | Private        | 21.50  | \$4,000,000  | \$186,047 | 12/2024 |
| 600 Water Ave, Perris | HIP So-Cal     | 20.00  | \$4,500,000  | \$225,000 | 3/2024  |

**AVERAGE: \$232,867/AC | MEDIAN: \$225,000/AC | RANGE: \$186K – \$424K/AC**

**Source:** CoStar Group — Licensed to eXp Commercial | Chad Nasir (949) 358-0056 | March 2026

**FOR SALE | OFFERING MEMORANDUM**  
Menifee, CA | TTM 39456 | 232 Proposed Lots



# // ENTITLEMENT STATUS — PAR260005

**PRE-APPLICATION REVIEW:** PAR260005

**DAC REVIEW DATE:** February 26, 2025

**LETTER ISSUED:** March 3, 2026

**ISSUING AUTHORITY:**

Riverside County Planning Department

**DENSITY ENVELOPE (MHDR):**

202–324 Dwelling Units (5–8 DU/AC)

**CURRENT PLAN:**

232 Lots (≈5.7 DU/AC — conservative mid-range)

**CEQA:** Initial Study required. Technical studies to determine review level.

**Next Steps:** Updated TTM, Will-Serve letters, WQMP, community outreach.

## **OPTION 2**



Change of Zone A-1-5 → R-3 submitted at risk. Must demonstrate Highway 79 Policy Area compliance or exemption.

## **OPTION 3**



Change of Zone A-1-5 → R-3 after Winchester Community Area Plan adoption removes Highway 79 Policy Area.

# // IMPACT FEE SCHEDULE — KEY PROGRAMS

| FEE PROGRAM                          | RATE                | BASIS                                   |
|--------------------------------------|---------------------|---|
| Western TUMF (Ord. 824)              | \$12,380 – \$19,344 | Per Dwelling Unit (tiered by unit size) |
| WRMSHCP (Ord. 810)                   | \$1,515 – \$3,635   | Per DU (density-based tier)             |
| Road & Bridge — Scott Zone A         | \$2,247             | Per Dwelling Unit                       |
| Sun City/Menifee Ord. 659 (Area 17)  | \$1.64              | Per Residential Square Foot             |
| Stephen's Kangaroo Rat (Ord. 663.10) | \$500               | Per Gross Acre                          |

**NOTE:** Fees are subject to change and will be calculated at time of plan check submittal.  
 Source: Riverside County PAR260005 Comment Letter, March 2026.

**For detailed fee schedule:** [planning.rctlma.org/Development-Process/Fee-Schedule](http://planning.rctlma.org/Development-Process/Fee-Schedule)

## // Area Maps

---

**LORETTA AVE  
MENIFEE, CA**

EXCLUSIVELY LISTED BY:

**CHAD NASIR**

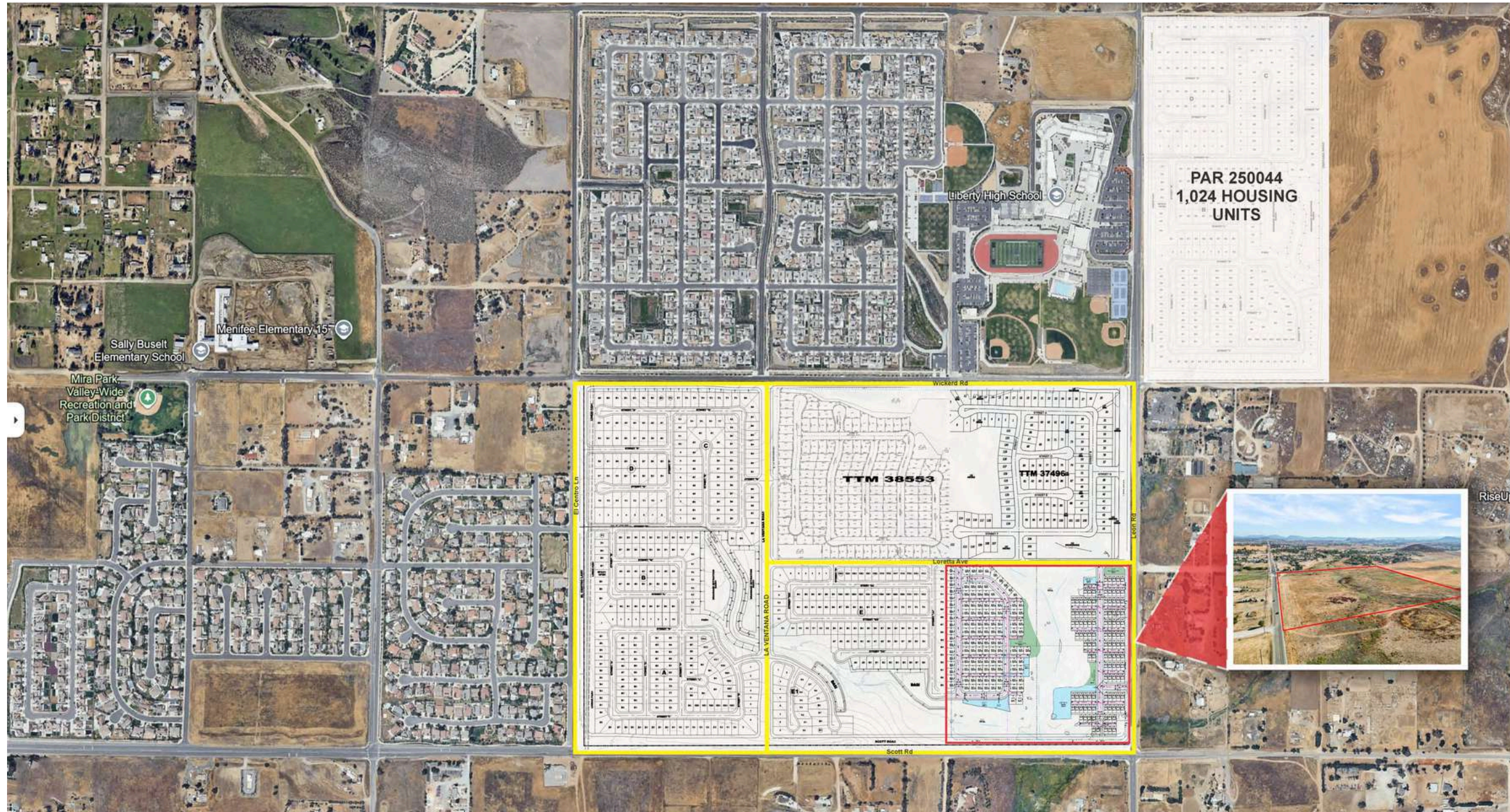
Vice President

DRE # 02086093

(949) 358-0056

[sales@realestateca.org](mailto:sales@realestateca.org)



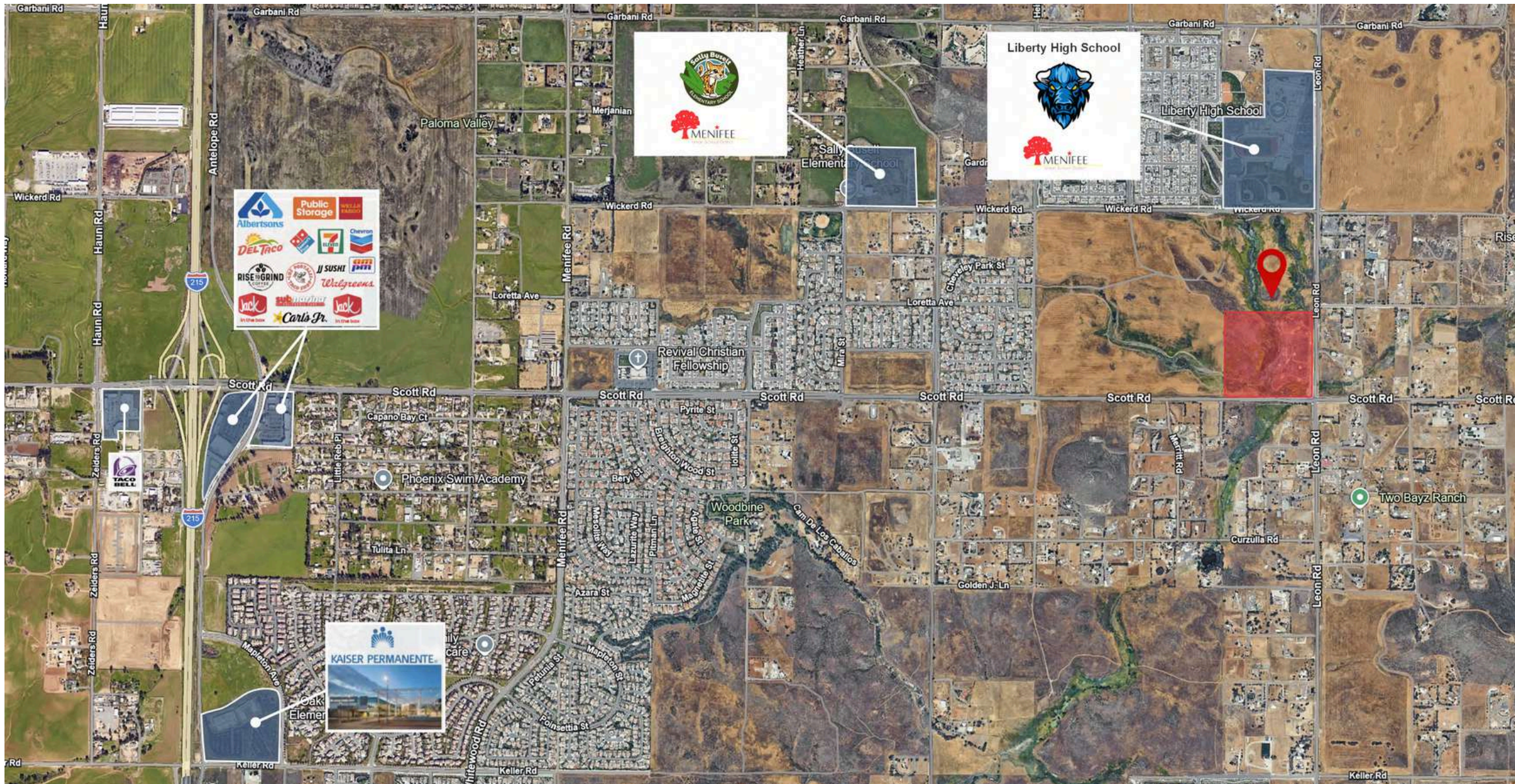


### Aerial Vicinity Map

Located directly northwest of Scott Road and Leon Road in Menifee, California, this 40.56-acre infill site (clearly highlighted in yellow) occupies a prime position within a larger, actively developing residential corridor. The four contiguous parcels benefit from excellent frontage along both major arterials, providing strong visibility and immediate access.

The surrounding area is experiencing robust growth momentum. Established single-family neighborhoods border the site to the south and west, while approved tract maps TTM 38593 and TTM 37486 lie immediately adjacent. To the northeast, a major master-planned community (PAR 250044) is approved for 1,024 residential units, underscoring the continued transformation of this approximately 160-acre master development area.

Conveniently positioned between I-215 and SR-79, the property offers seamless connectivity to the Inland Empire, Temecula Valley, and key employment centers. Nearby schools and existing amenities further enhance its appeal for future residents. This strategic location delivers outstanding market timing and proven demand support for the proposed 232-lot residential community under TTM 39456.



### Amenities Map Overview

**Retail & Shopping:** The Loretta Avenue site is strategically positioned within minutes of premier retail destinations. Menifee Town Center and Countryside Marketplace offer big-box retail, grocery, dining, and entertainment options including Target, Costco, Ralphs, Albertsons, Stater Bros., Kohl's, TJ Maxx, Ross, Sprouts Farmers Market, and ALDI — all within a 5-mile radius.

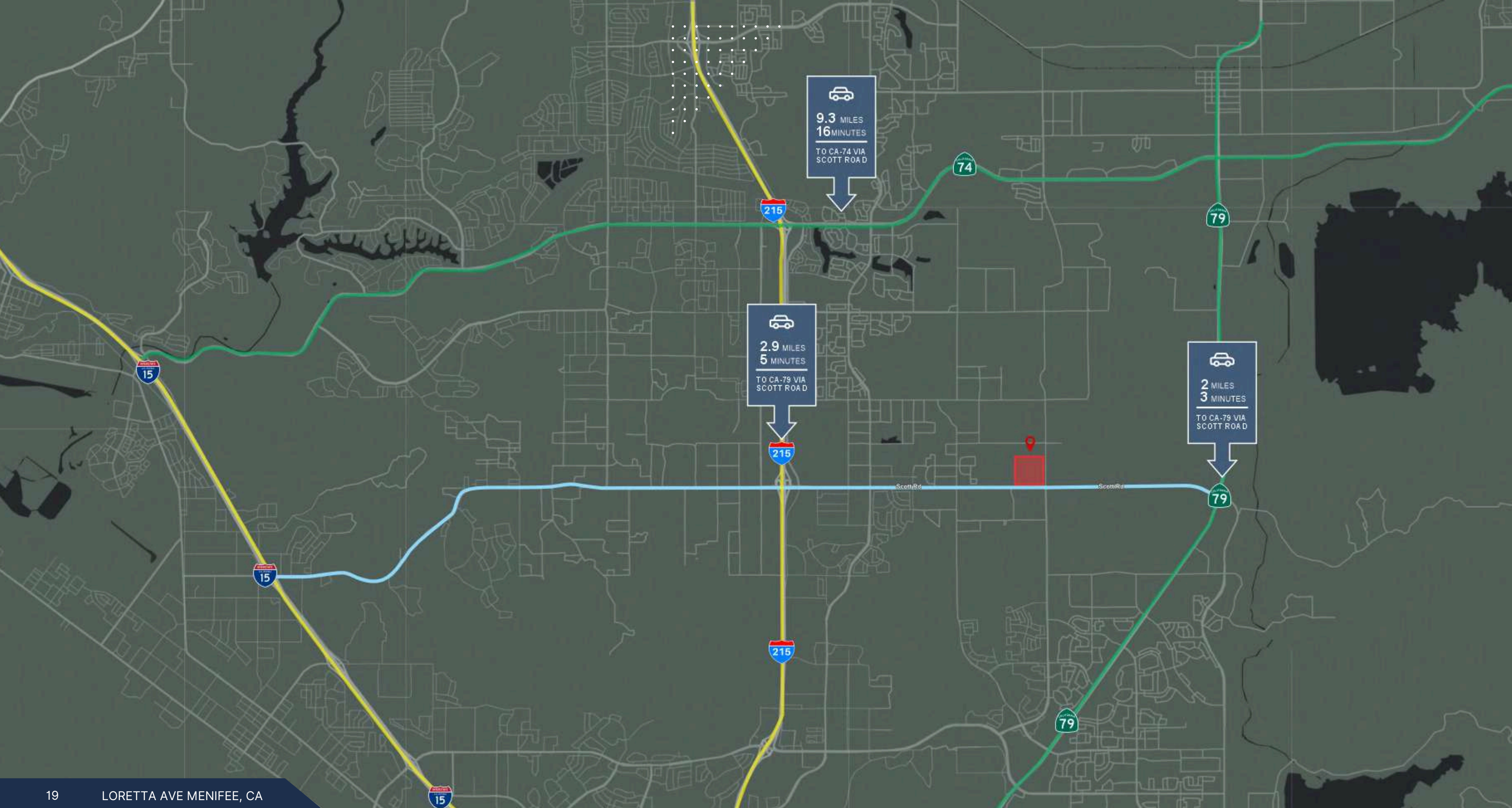
**Dining & Services:** A robust selection of restaurants, medical facilities, banks, and professional services surrounds the site, supporting the daily lifestyle needs of future residents.

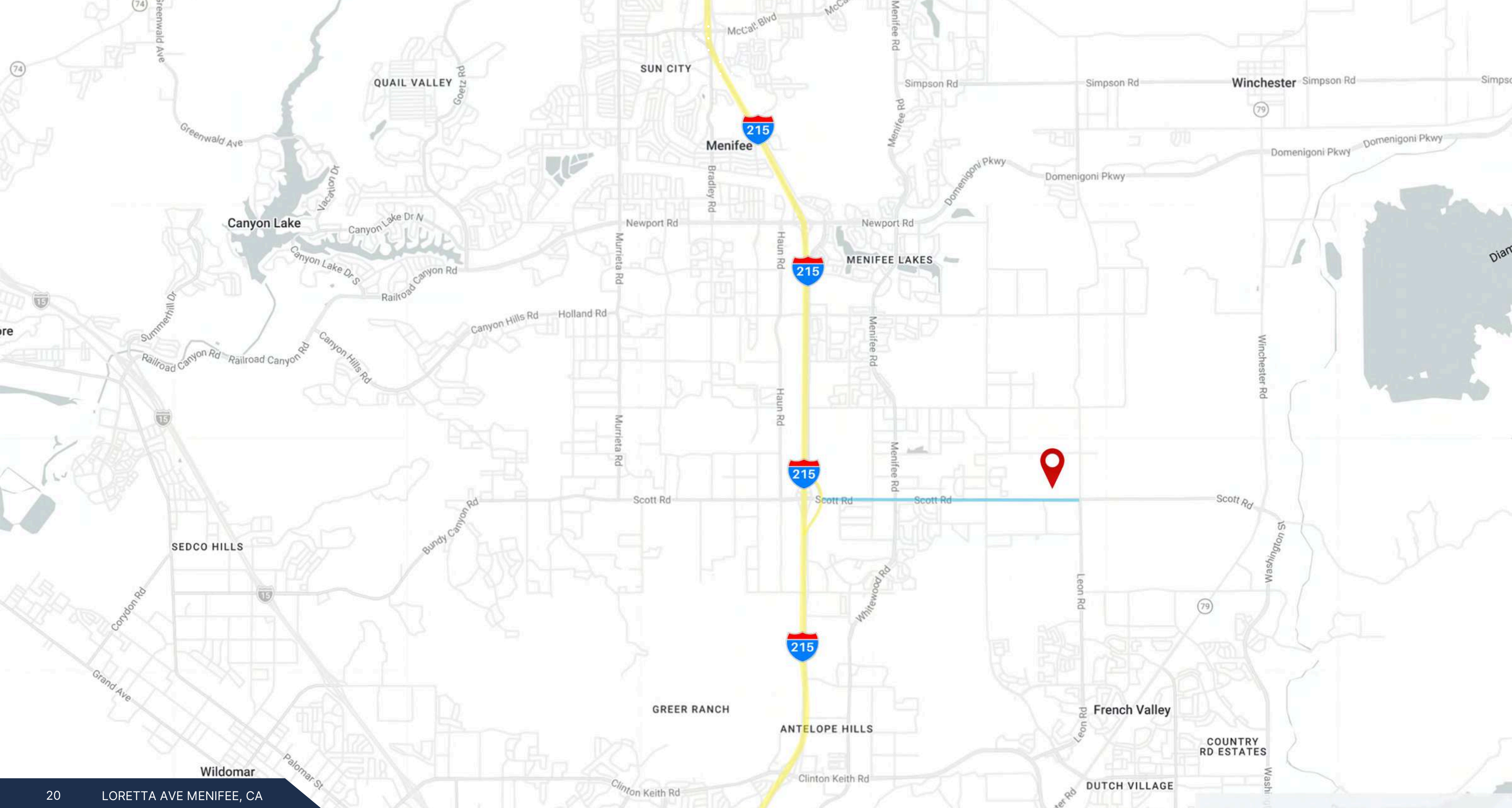
**Education:** The site is served by the Menifee Union School District and Perris Union High School District, with Santa Rosa Academy and multiple elementary and middle schools within close proximity.

Recreation & Parks Residents will enjoy convenient access to parks, athletic facilities, and recreational amenities throughout the Menifee Valley corridor.

#### Transportation Access

- I-215 – 3 miles west via Scott Road
- SR-79 – 2 miles east
- I-15 – Accessible via McCall Boulevard
- Temecula: 15 minutes | Riverside: 25 minutes | San Diego: 60 minutes





### City of Menifee: Overview

Menifee, California is one of the fastest-growing cities in Southern California, incorporated in 2008 and situated in the heart of southwestern Riverside County along Interstate 215, serving as a premier residential destination in the Inland Empire.

Since incorporation, Menifee has transformed from a rural community into a thriving suburban city spanning 50 square miles. The population reached approximately 117,000 in 2024, representing a 20% increase since 2020, with projections reaching 132,000 by 2026. This rapid expansion is driven by the city's affordability advantage over coastal markets, a pleasant year-round climate, and strong quality of life. Menifee consistently ranks among California's top cities for new home construction and residential investment, making the Loretta Avenue parcel an ideally timed development opportunity in a market with sustained long-term demand.

### Population & Demographics

Menifee's demographic profile reflects a young, family-oriented population with strong household formation rates. The city's median age is approximately 34 years, with a high concentration of families actively seeking quality housing in a safe, amenity-rich community.

Median household income in Menifee stands at approximately \$82,000, supporting demand for well-designed, moderately priced residential product. The population composition includes a growing share of first-time homebuyers and move-up buyers relocating from higher-cost coastal markets including San Diego, Orange County, and Los Angeles. Approximately 65% of households are owner-occupied, reflecting a community that values long-term residential stability. The city's family-oriented demographics, combined with strong school district ratings, directly support the demand for the 232-unit residential condominium community proposed at the Loretta Avenue site.

### Housing Market & Demand

Menifee's housing market reflects one of the strongest demand profiles in the Inland Empire. The City's Housing Element identifies a need for over 10,000 new housing units by 2030, driven by consistent population growth and limited existing inventory.

Home prices in Menifee are forecast to appreciate 2–4% in 2026, with inventory growth of 5–10% providing improved buyer selection without creating oversupply. The area's affordability relative to coastal California markets continues to attract significant buyer migration. With over 6,600 new homes expected to be built over the next five years, the submarket demonstrates proven absorption capacity. The Loretta Avenue development's proposed 232-unit condo product at a density of 5.7 units per acre directly addresses this unmet demand, offering an attainably priced product type in a high-growth corridor with national homebuilder validation.

### Infrastructure & Transportation

Menifee benefits from a well-planned and continuously improving transportation network, with significant capital investment underway to support the city's rapid growth. The site's location provides direct access to key regional corridors connecting residents to major employment centers. The Scott Road/Leon Road intersection improvements — a joint effort between the County of Riverside, Perris Union High School District, and the City of Menifee — directly enhance access to the Loretta Avenue site. The planned Bundy Canyon Road/Scott Road widening project (CIP 20-01) is currently in design, further improving regional connectivity. Interstate 215 is accessible within minutes via Scott Road, with a six-lane interchange enhancement planned. SR-79 lies approximately two miles east of the site, providing direct regional access to Temecula (15 minutes), Riverside (25 minutes), San Diego (60 minutes), and Ontario International Airport (35 minutes).



# CONTACT INFO

## CHAD NASIR

Vice President  
DRE # 02086093  
(949) 358-0056  
sales@realestateca.org

500 Technology Dr Suite 307,  
Irvine, CA 92618  
[expcommercial.com](http://expcommercial.com)



© 2026 eXp Commercial of California, Inc. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. **NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.**