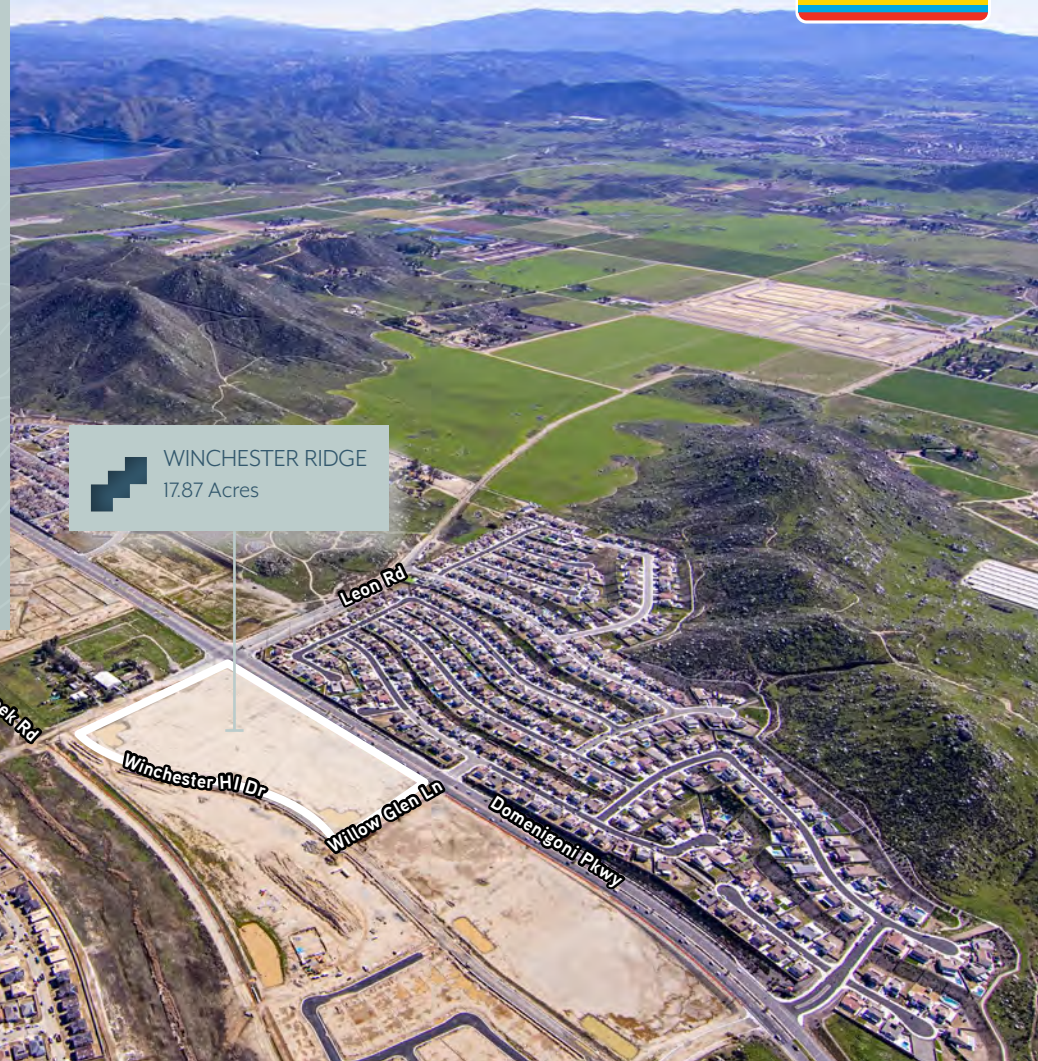




# WINCHESTER RIDGE

17.87 - Acre Pad

Residential Development Opportunity  
208 Detached Units



 WINCHESTER RIDGE  
17.87 Acres

DOMENIGONI PARKWAY & LEON ROAD

## WINCHESTER RIDGE RESIDENTIAL MAPPING OPPORTUNITY

**SITE CONDITION:** Sheet graded, roads paved, signalization installed, all wet and dry utilities stubbed  
**OPPORTUNITY:** Option site w/ time to obtain General Plan Amendment & Tentative Map for residential lots



03

PROPERTY SUMMARY

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PRELIMINARY YIELD STUDY

07

NEW HOME COMPS

15

OFFERING GUIDELINES

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**CIARA TRUJILLO**

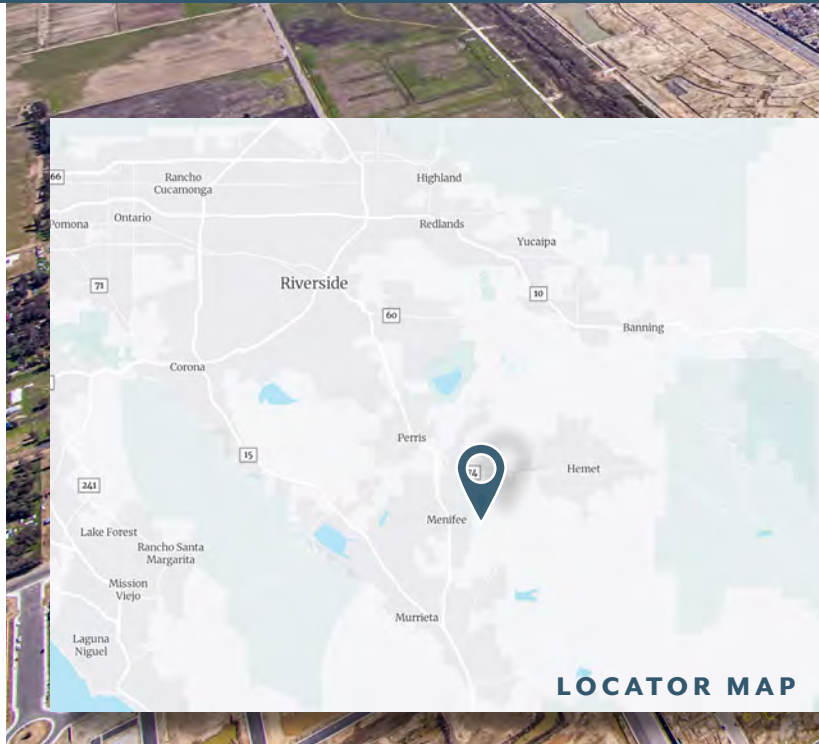
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click # to access page



**LOCATOR MAP**



**WINCHESTER RIDGE**  
17.87 Acres

# The Winchester Ridge 17.87-Acres

// Located in growing area of Winchester within the County of Riverside, CA

## PROPERTY SUMMARY

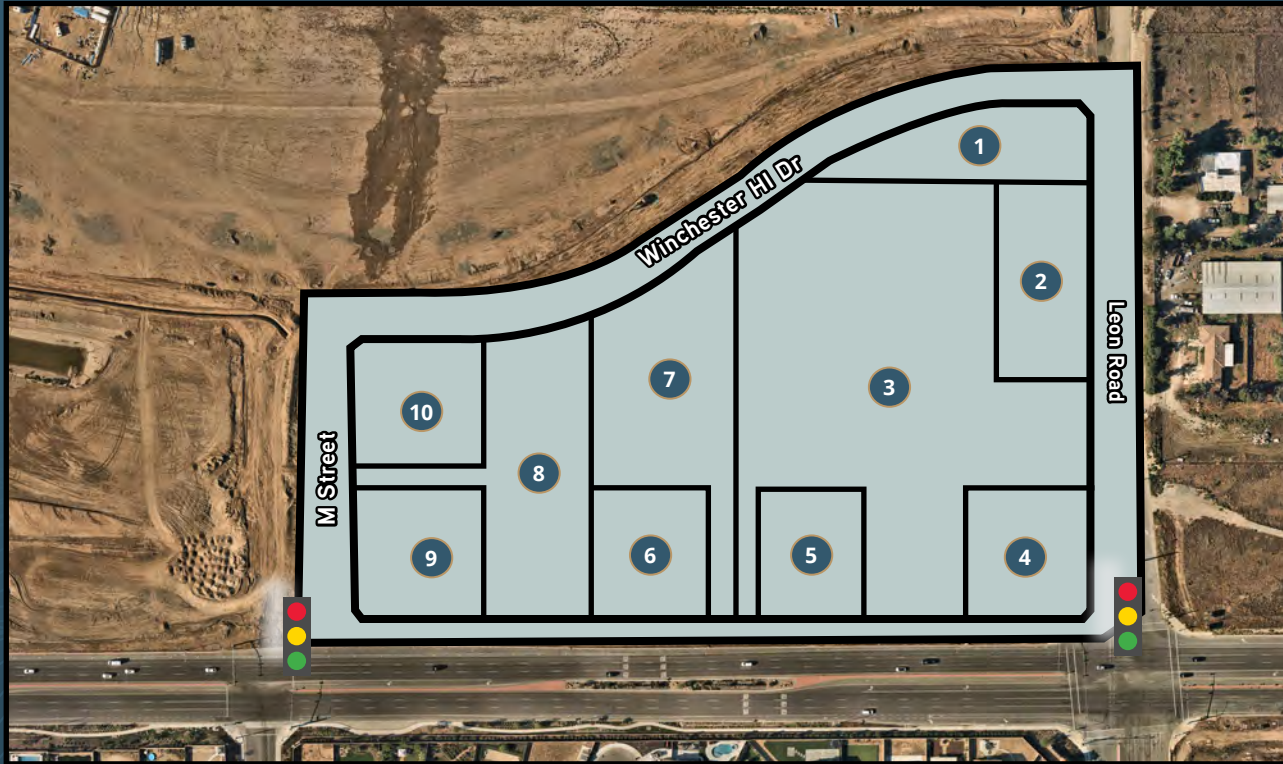
LOCATION	NWC of Leon Road and Domenigoni Parkway
APN'S	<a href="#">See Page 4</a>
ACREAGE	17.87 acres
DESCRIPTION	Recorded Final Map for 17.87-acre pad
MUNICIPALITY	County of Riverside
ZONING	General Commercial
PROPERTY TYPE	Graded pad with roads & utilities
PROPOSED USE	General Plan amendment for residential lots
ANNUAL PROPERTY TAXES	\$20,000 / Year
ENTITLEMENT SUMMARY	Recorded Final Map Winchester Hills PA-19 Located within Winchester Hills Specific Plan 293
CONDITIONS OF APPROVAL	<a href="#">Conditions of Approval for Commercial Use</a>
WATER & SEWER	Eastern Municipal Water District
ELECTRIC	Southern California Edison
SCHOOLS	Hemet Unified School District



## // AT A GLANCE

*The project is ideally located on the north side of the six lane Domenigoni Parkway at Leon Road, midway between Highway 79 and I-215. It is just a short drive to the retail services in the Menifee Countryside Marketplace and Menifee Town Center located at Newport Road and I-215. Preliminary plotting yields approximately 208 detached homes.*

# PARCEL SUMMARY



LOT	ACRES	APN'S
1	1.07	461-290-001
2	0.69	461-290-002
3	6.93	461-290-003
4	1.02	461-290-004
5	0.89	461-290-005
6	0.99	461-290-006
7	2.05	461-290-007
8	2.11	461-290-008
9	1.09	461-290-009
10	1.03	461-290-010
<b>TOTAL</b>	<b>17.87</b>	

# PRELIMINARY YIELD STUDY

 [Download Preliminary Site Plan](#)



## PROJECT SUMMARY

RESIDENCES 208 HOMES  
 AREA 17.9 ACRES  
 DENSITY 11.6 DU/AC

8-PACK CLUSTER 100 HOMES  
 6-PACK CLUSTER 108 HOMES

### 8-PACK CLUSTER UNIT SUMMARY

25	PLAN 1	3B/2.5B	1,438 SF
25	PLAN 2	3B/2.5B	1,591 SF
25	PLAN 3	4B/3B	1,690 SF
25	PLAN 4	3B/2.5B	1,831 SF
100	TOTAL		163,750 SF

### 6-PACK CLUSTER UNIT SUMMARY

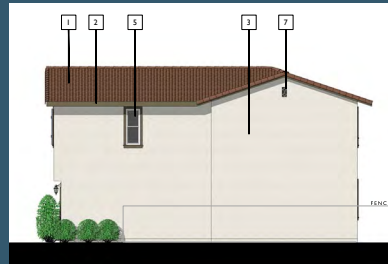
36	PLAN 1	3B/2.5B	1,847 SF
36	PLAN 2	3B/2.5B	2,050 SF
36	PLAN 3	4B/3B	2,163 SF
108	TOTAL		218,160 SF

# PRELIMINARY ARCHITECTURE

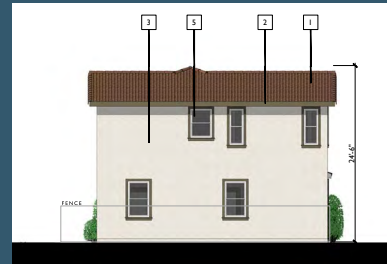
 View Full Preliminary Architecture Package



PLAN 1B RIGHT (SIDE YARD)



PLAN 1A RIGHT (SIDE YARD)



REAR (REAR YARD)



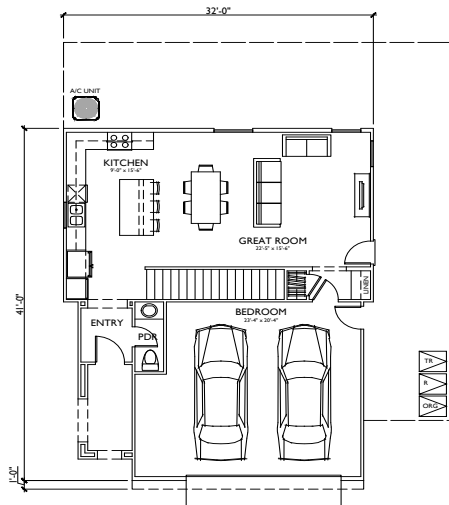
PLAN 1B LEFT (STREET VIEW)



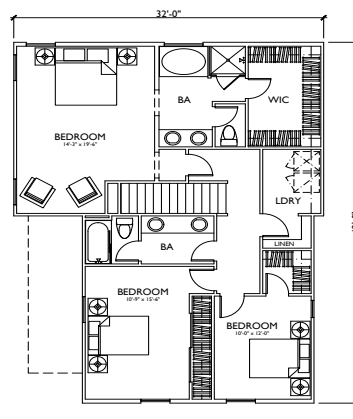
PLAN 1A LEFT (SIDE YARD)



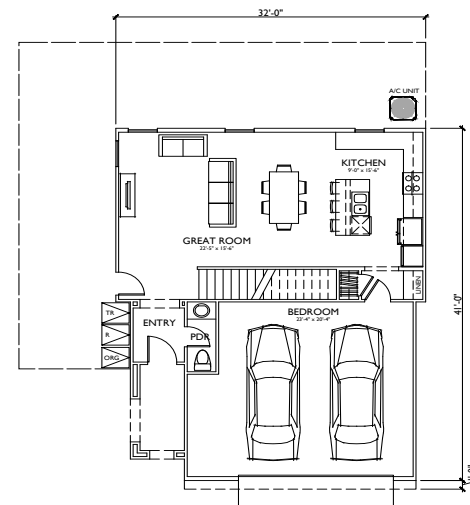
FRONT (MOTORCOURT VIEW)



PLAN 1B FIRST FLOOR



PLAN 1 SECOND FLOOR



PLAN 1A FIRST FLOOR

# NEW HOME COMPS

NO.	PROJECT NAME	BUILDER	CITY	UNIT SIZE	PRICE RANGE	AVG LOT SIZE	TAX RATE	SOLD QTY	AVG SALES RATE	SOLD OUT/ACTIVE
1	<a href="#">Cheyenne at Olivebrook</a>	KB Home	Winchester	1,383 - 2,882	\$467,000 - \$656,000	3,680	1.15%	147/163	5.5	SOLD OUT
2	<a href="#">Sedona at Olivebrook</a>	KB Home	Winchester	1,688 - 2,083	\$538,000 - \$633,000	4,247	2.12%	40/58	4.18	SOLD OUT
3	<a href="#">Pradera Pointe</a>	DR Horton	Winchester	1,342 - 2,384	\$532,000 - \$616,000	3,600	1.00%	140/210	7.58	SOLD OUT
4	<a href="#">Pradera Place</a>	DR Horton	Winchester	1,352 - 1,874	\$533,000 - \$587,000	3,600	1.00%	153/210	8.81	SOLD OUT
5	<a href="#">Luminary at Outlook</a>	TriPointe	Winchester	1,569- 2,532	\$593,000 - \$679,000	8,000	N/A	141	4.44	ACTIVE





// The Property

17.87 Acre Finished Pad








- Subject Property
- New Developments

# DRIVE TIMES

 **75 mins**  
Los Angeles  
Los Angeles

 **35 mins**  
Riverside

 **WINCHESTER RIDGE**  
17.87 Acres

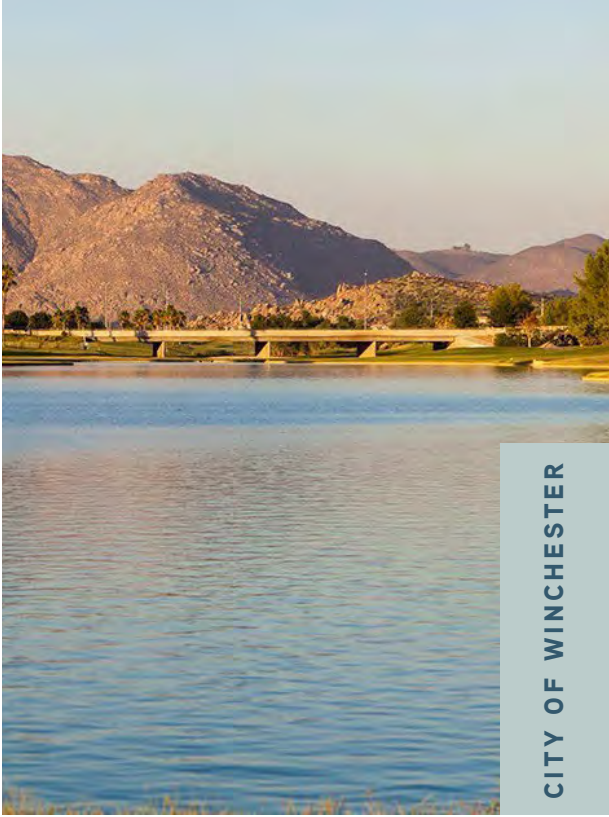
 **40 mins**  
Escondido

 **70 mins**  
Downtown San Diego



## THE MARKET

A rapidly growing area of  
Winchester Hills



CITY OF WINCHESTER

Winchester, California, nestled in Riverside County’s scenic landscape, is an unincorporated community that seamlessly blends rural charm with suburban convenience. Situated in the Inland Empire region and part of the Temecula Valley, Winchester boasts a mix of residential developments, agricultural areas, and expansive open spaces.

With a recent surge in growth and new housing projects, the community has evolved while retaining its close-knit atmosphere. Winchester’s proximity to the bustling city of Temecula ensures residents have easy access to diverse amenities, shopping centers, and recreational opportunities. Offering a harmonious blend of suburban living and a connection to the region’s natural beauty, Winchester appeals to those seeking a tranquil lifestyle within reach of urban conveniences.

PROJECT HIGHLIGHTS



POPULATION  
**89,322**  
5 MILE RADIUS



MEDIAN AGE  
**35.8**  
5 MILE RADIUS



MED. HOUSEHOLD INCOME  
**\$92,882**  
5 MILE RADIUS



NO. OF EMPLOYEES  
**39,544**  
5 MILE RADIUS



MED. PROPERTY VALUE  
**\$475,571**  
5 MILE RADIUS



**MENIFEE COUNTRYSIDE MARKETPLACE**

- Target
- Lowe's
- BJ's Restaurant
- ALDI
- Staples
- Best Buy
- Ulta Beauty

- Staples
- Boot Barn
- In N' Out
- Kohl's
- Michael's
- Home Goods
- Buffalo Wild Wings

**MENIFEE TOWN CENTER**

- Subway
- Ross
- Living Spaces
- Caffe Mercato
- AutoZone
- Ralphs
- Dollar Tree
- FedEX Ship Center
- LA Fitness
- Postal Annex

-----  
 3 miles from site to Menifee  
 Countryside Marketplace & Menifee  
 Town Center

## OFFERING GUIDELINES

### SUBMIT ALL OFFERS

#### OPTION PERIOD

Up to twenty four (24) months, if timely and properly extended.

#### PAYMENTS

Buyer shall deposit \$100,000 to open an option escrow. Upon Buyer's successful completion of the Due Diligence period, Buyer shall release the \$100,000 to Seller as an option payment for the first six (6) month option period. Buyer may have up to two (2) additional six (6) month option period extensions at a cost of \$250,000 each. If Buyer obtains an approved TM, Buyer may exercise a third (3rd) six (6) month option extension by paying Seller \$400,000 for such extension in order to commence the approvals of a FM. All option payments shall be non-refundable and be immediately released to Seller. If the option is exercised, all option payments will be applicable to the option purchase price.

All offers shall be submitted to:

Gunder Creager or Ciara Trujillo  
c/o Colliers International  
4350 La Jolla Village Drive, Suite 500  
San Diego, CA 92122  
Email: [gunder.creager@colliers.com](mailto:gunder.creager@colliers.com)  
[ciara.trujillo@colliers.com](mailto:ciara.trujillo@colliers.com)

### DUE DILIGENCE

Buyer shall have sixty (60) days from the acceptance of the Letter of Intent to complete their due diligence.

### ESCROW

Escrow shall be opened at the San Diego office of Chicago Title Company.

### CLOSE

No later than thirty (30) days after the exercise of the option. Seller has the right to conduct a 1031 exchange.

### DISCLAIMER

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# // WINCHESTER RIDGE

Domenigoni Parkway & Leon Road | Winchester, CA

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