

NEW DEVELOPMENT

FOR LEASE

## Heritage Plaza

SEC Hwy 74 & Briggs Rd  
Homeland, CA

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CA-74 & Briggs Rd | Homeland, CA



## About

Homeland is a city in southwestern Riverside County, California. The city is centrally located in the heart of Southern California between San Diego County and Los Angeles County. Almost 10 miles north of Temecula, Homeland connects over 130,000 people in Hemet and San Jacinto to the 215 freeway, Perris, and Menifee.

## Description

- +/- 18 acre development at signalized intersection, South East Corner of Hwy 74 & Briggs Rd.
- Adjacent to Heritage High School with approx. 3,000 students.
- Main thoroughfare to / from Hemet & San Jacinto - 4.5 miles east from 215 Fwy.
- 600' Frontage on Hwy 74 and 1,250' Frontage on Briggs Rd.
- Great for fast foods/restaurant & retail.

## Nearby Retailers



## Demographics

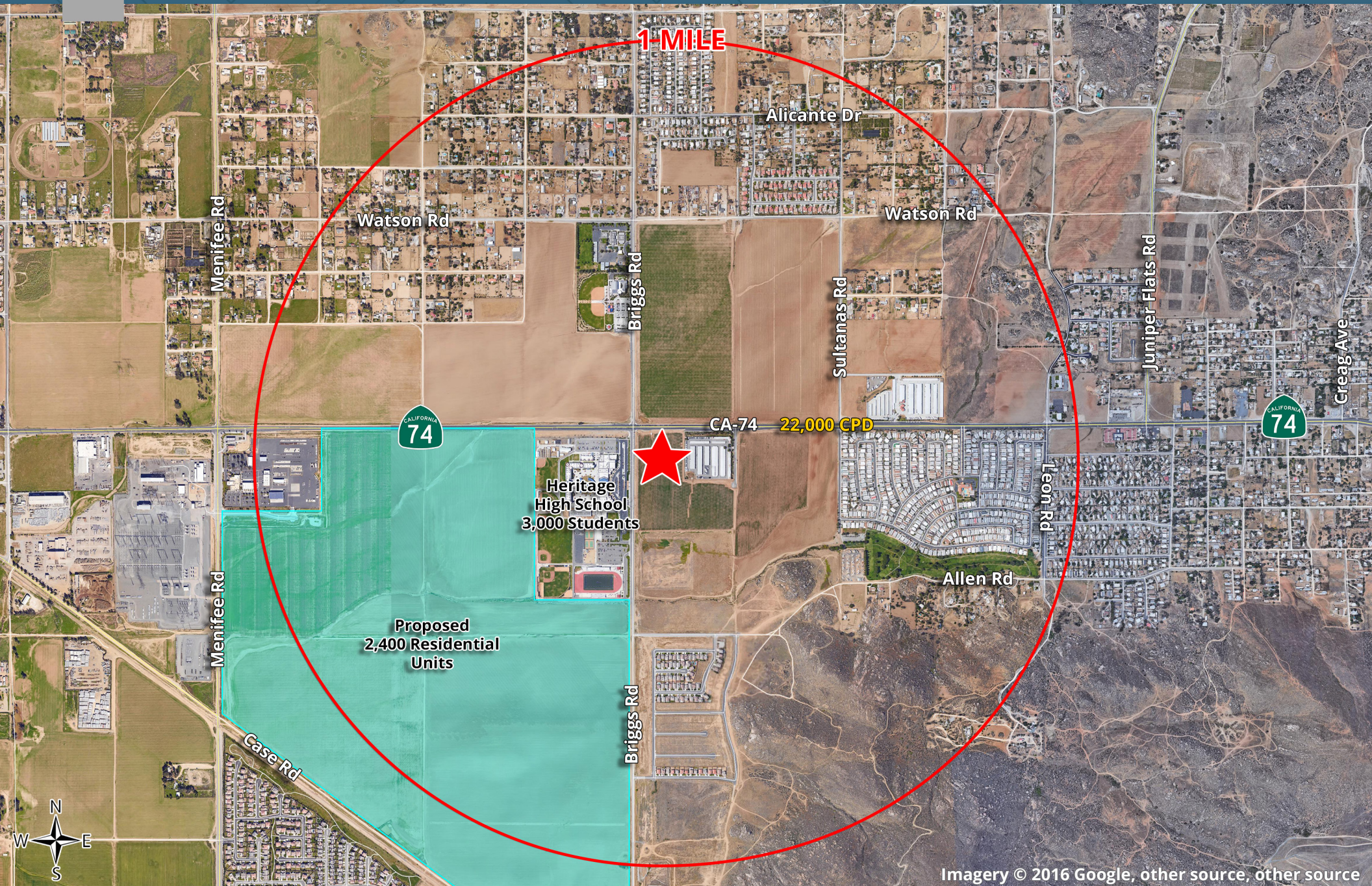
EST.2016	1 MILE	3 MILE	5 MILE
Population	4,464	24,970	75,942
Avg. Household Income	\$55,754	\$79,451	\$67,660
Daytime Population	312	2,665	9,521

## Traffic Counts

CA-74 approx 22,000 cars per day

# 1 Mile Trade Aerial

Hwy 74 & Briggs Rd, Homeland, CA



1 MILE



Proposed  
2,400 Residential  
Units

Heritage  
High School  
3,000 Students

CA-74 22,000 CPD



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# 5 Mile Trade Aerial

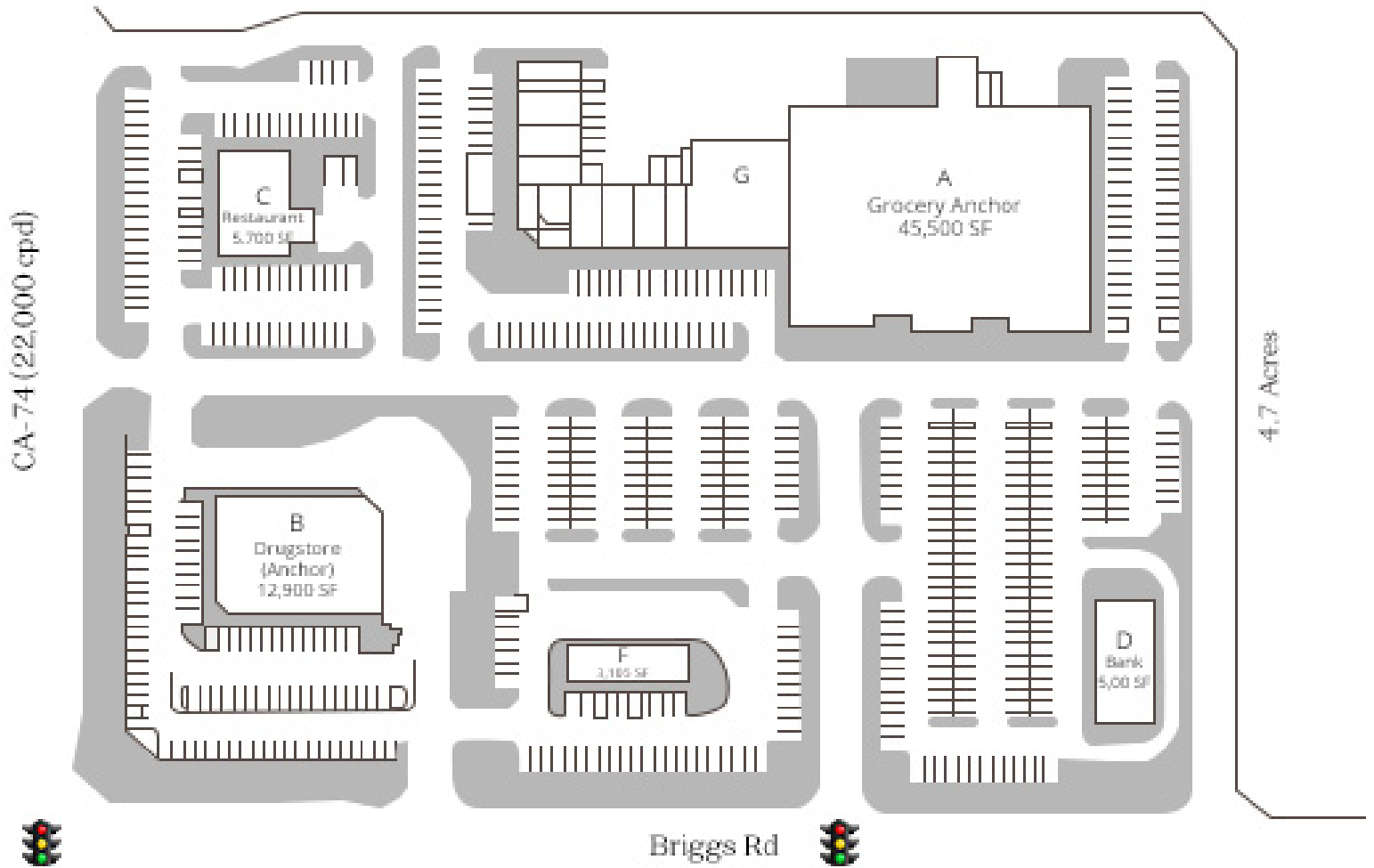
Hwy 74 & Briggs Rd, Homeland, CA



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	1 mile	3 miles	5 miles
<b>Population</b>			
2017 Population	4,464	24,970	75,942
2000 Population	2,803	11,566	41,492
2010 Population	3,806	19,286	65,636
2022 Population	4,827	27,827	83,390
2000-2010 Annual Rate	3.11%	5.25%	4.69%
2010-2016 Annual Rate	2.22%	3.63%	2.03%
2016-2021 Annual Rate	1.58%	2.19%	1.89%
2017 Median Age	39.4	34.2	41.9
<b>Households</b>			
2000 Households	1,189	3,979	17,104
2010 Households	1,320	5,638	24,296
2017 Total Households	1,486	7,109	27,267
2022 Total Households	1,589	7,864	29,566
2000-2010 Annual Rate	1.05%	3.55%	3.57%
2010-2016 Annual Rate	1.65%	3.25%	1.60%
2016-2021 Annual Rate	1.35%	2.04%	1.63%
2017 Average Household Size	3.00	3.51	2.78
<b>Housing Units</b>			
2017 Total Housing Units	1,651	7,937	29,844
2017 Owner Occupied Housing Units	1,011	5,157	19,875
2017 Renter Occupied Housing Units	475	1,952	7,392
2017 Vacant Housing Units	165	828	2,577
<b>Race and Ethnicity</b>			
2017 White Alone	60.6%	58.8%	65.5%
2017 Black Alone	2.3%	3.7%	4.9%
2017 American Indian/Alaska Native Alone	1.3%	0.9%	0.9%
2017 Asian Alone	1.3%	3.5%	4.4%
2017 Pacific Islander Alone	0.3%	0.4%	0.4%
2017 Hispanic Origin (Any Race)	55.2%	52.7%	41.1%
<b>Income</b>			
2017 Median Household Income	\$40,237	\$57,146	\$51,508
2017 Average Household Income	\$55,754	\$79,451	\$67,660
Per Capita Income	\$18,108	\$23,308	\$24,334
<b>2017 Population 25+ by Educational Attainment</b>			
Total	3,023	15,819	52,914
High School Graduate	26.5%	26.8%	26.2%
GED/Alternative Credential	6.7%	4.0%	3.7%
Some College, No Degree	18.5%	22.6%	28.3%
Associate Degree	6.8%	7.1%	7.7%
Bachelor's Degree	5.1%	8.7%	10.4%
Graduate/Professional Degree	3.9%	5.0%	5.4%
<b>Data for all businesses in area</b>			
Total Businesses:	37	242	1,078
Total Employees:	312	2,665	9,521
Total Residential Population:	4,464	24,970	75,942
Employee/Residential Population Ratio:	0.07:1	0.11:1	0.13:1
2017 Total Daytime Population	3,490	18,153	59,749
Workers	655	2,968	11,143
Residents	2,835	15,185	48,606

Source: Esri, Esri and Infogroup, U.S. Census