Demographic Trend Report

1 Mile Radius

9.81 Acres

Domenigoni Pkwy/ Patton, Winchester, CA 92596

Building Type: **Land**
Class: **-**
RBA: **-**
Typical Floor: **-**

Total Available: **0 SF**
% Leased: **0%**
Rent/SF/Yr: **-**



Description	2010		2019		2024	
Population	**1,410**		**2,795**		**3,158**	
Age 0 - 4	162	11.49%	211	7.55%	219	6.93%
Age 5 - 9	137	9.72%	251	8.98%	239	7.57%
Age 10 - 14	118	8.37%	256	9.16%	263	8.33%
Age 15 - 19	96	6.81%	221	7.91%	262	8.30%
Age 20 - 24	66	4.68%	174	6.23%	234	7.41%
Age 25 - 29	136	9.65%	183	6.55%	208	6.59%
Age 30 - 34	134	9.50%	207	7.41%	208	6.59%
Age 35 - 39	110	7.80%	232	8.30%	226	7.16%
Age 40 - 44	97	6.88%	209	7.48%	234	7.41%
Age 45 - 49	80	5.67%	188	6.73%	222	7.03%
Age 50 - 54	74	5.25%	159	5.69%	197	6.24%
Age 55 - 59	63	4.47%	141	5.04%	170	5.38%
Age 60 - 64	54	3.83%	118	4.22%	144	4.56%
Age 65 - 69	39	2.77%	95	3.40%	117	3.70%
Age 70 - 74	23	1.63%	72	2.58%	90	2.85%
Age 75 - 79	12	0.85%	42	1.50%	62	1.96%
Age 80 - 84	5	0.35%	22	0.79%	36	1.14%
Age 85+	4	0.28%	14	0.50%	27	0.85%
Age 15+	**993**	70.43%	**2,077**	74.31%	**2,437**	77.17%
Age 20+	**897**	63.62%	**1,856**	66.40%	**2,175**	68.87%
Age 65+	**83**	5.89%	**245**	8.77%	**332**	10.51%
Median Age	**30**		**33**		**34**	
Average Age	**30.20**		**33.00**		**34.60**	
Population By Race	**1,410**		**2,795**		**3,158**	
White	1,170	82.98%	2,269	81.18%	2,536	80.30%
Black	77	5.46%	164	5.87%	193	6.11%
Am. Indian & Alaskan	12	0.85%	24	0.86%	28	0.89%
Asian	68	4.82%	188	6.73%	224	7.09%
Hawaiian & Pacific Islander	4	0.28%	10	0.36%	12	0.38%
Other	61	4.33%	139	4.97%	164	5.19%

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Demographic Trend Report

1 Mile Radius

9.81 Acres

Domenigoni Pkwy/ Patton, Winchester, CA

Description	2010		2019		2024	
Population by Race (Hispanic)	**566**		**1,244**		**1,469**	
White	509	89.93%	1,117	89.79%	1,320	89.86%
Black	12	2.12%	28	2.25%	33	2.25%
Am. Indian & Alaskan	8	1.41%	18	1.45%	21	1.43%
Asian	17	3.00%	36	2.89%	42	2.86%
Hawaiian & Pacific Islander	2	0.35%	4	0.32%	4	0.27%
Other	18	3.18%	42	3.38%	49	3.34%
Household by Household Income	**406**		**791**		**893**	
<$25,000	83	20.44%	38	4.80%	33	3.70%
$25,000 - $50,000	55	13.55%	103	13.02%	116	12.99%
$50,000 - $75,000	98	24.14%	141	17.83%	155	17.36%
$75,000 - $100,000	76	18.72%	128	16.18%	143	16.01%
$100,000 - $125,000	52	12.81%	88	11.13%	99	11.09%
$125,000 - $150,000	32	7.88%	96	12.14%	111	12.43%
$150,000 - $200,000	3	0.74%	136	17.19%	163	18.25%
$200,000+	7	1.72%	61	7.71%	73	8.17%
Average Household Income	**$72,025**		**$113,836**		**$116,792**	
Median Household Income	**$68,399**		**$97,167**		**$99,912**	

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Demographic Summary Report

9.81 Acres

Domenigoni Pkwy/ Patton, Winchester, CA 92596

Building Type: **Land**
Class: **-**
RBA: **-**
Typical Floor: **-**

Total Available: **0 SF**
% Leased: **0%**
Rent/SF/Yr: **-**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	3,158		15,577		59,542	
2019 Estimate	2,795		14,444		55,604	
2010 Census	1,410		11,527		46,810	
Growth 2019 - 2024	12.99%		7.84%		7.08%	
Growth 2010 - 2019	98.23%		25.31%		18.79%	
2019 Population by Hispanic Origin	1,245		6,792		22,191	
2019 Population	2,795		14,444		55,604	
White	2,269	81.18%	12,061	83.50%	44,620	80.25%
Black	164	5.87%	727	5.03%	3,626	6.52%
Am. Indian & Alaskan	24	0.86%	312	2.16%	1,027	1.85%
Asian	188	6.73%	714	4.94%	3,590	6.46%
Hawaiian & Pacific Island	10	0.36%	51	0.35%	296	0.53%
Other	139	4.97%	579	4.01%	2,445	4.40%
U.S. Armed Forces	31		72		277	
Households						
2024 Projection	893		4,826		19,325	
2019 Estimate	792		4,484		18,124	
2010 Census	404		3,612		15,612	
Growth 2019 - 2024	12.75%		7.63%		6.63%	
Growth 2010 - 2019	96.04%		24.14%		16.09%	
Owner Occupied	630	79.55%	3,284	73.24%	13,953	76.99%
Renter Occupied	161	20.33%	1,200	26.76%	4,171	23.01%
2019 Households by HH Income	791		4,484		18,125	
Income: <$25,000	38	4.80%	1,087	24.24%	3,261	17.99%
Income: $25,000 - $50,000	103	13.02%	967	21.57%	4,005	22.10%
Income: $50,000 - $75,000	141	17.83%	782	17.44%	3,437	18.96%
Income: $75,000 - $100,000	128	16.18%	672	14.99%	2,920	16.11%
Income: $100,000 - $125,000	88	11.13%	343	7.65%	1,679	9.26%
Income: $125,000 - $150,000	96	12.14%	247	5.51%	1,018	5.62%
Income: $150,000 - $200,000	136	17.19%	261	5.82%	1,167	6.44%
Income: $200,000+	61	7.71%	125	2.79%	638	3.52%
2019 Avg Household Income	$113,836		$70,081		$76,740	
2019 Med Household Income	$97,167		$55,122		$61,390	

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Demographic Market Comparison Report

1 mile radius

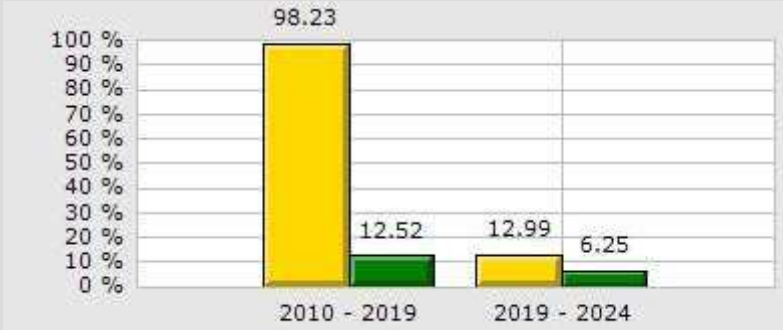
9.81 Acres

Domenigoni Pkwy/ Patton, Winchester, CA 92596

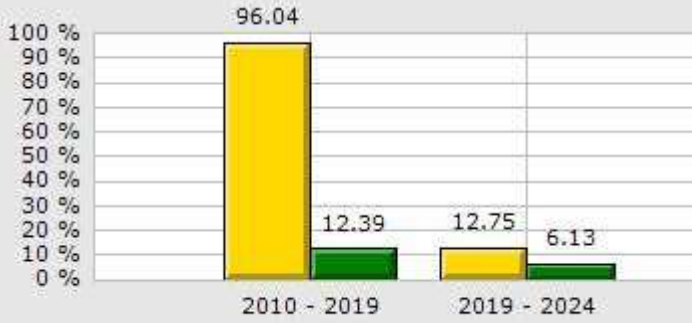
Type: **Land**
County: **Riverside**

1 Mile
County

Population Growth



Household Growth



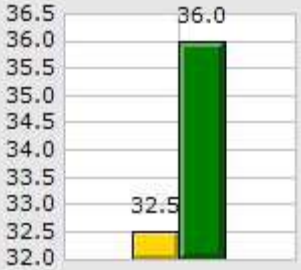
2019 Med Household Inc



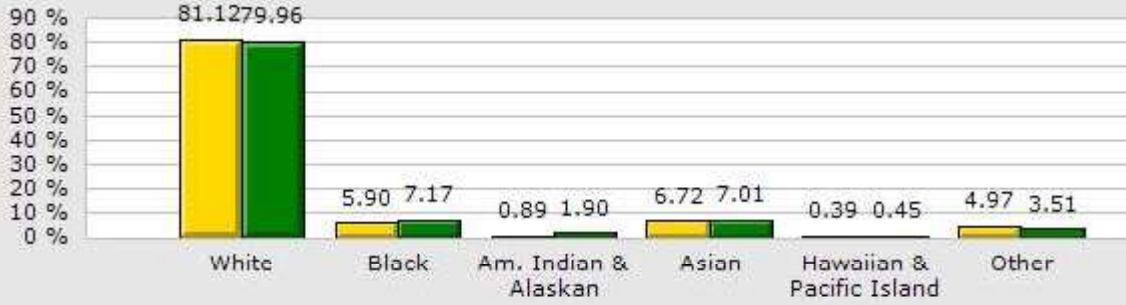
2019 Households by Household Income



2019 Median Age



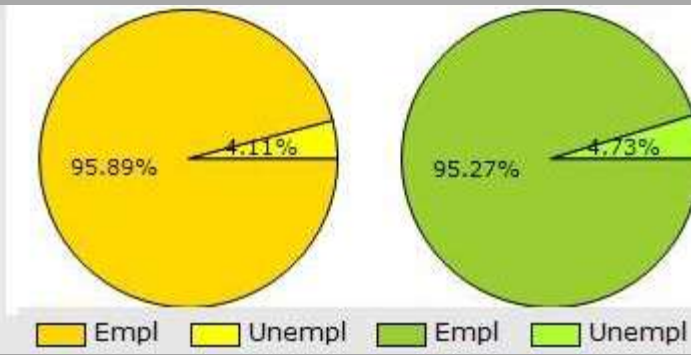
2019 Population by Race



2019 Renter vs. Owner



2019 Employed vs. Unemployed



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Demographic Market Comparison Report

1 mile radius

9.81 Acres

Domenigoni Pkwy/ Patton, Winchester, CA 92596

Type: **Land**
County: **Riverside**

	1 Mile		County	
Population Growth				
Growth 2010 - 2019	98.23%		12.52%	
Growth 2019 - 2024	12.99%		6.25%	
Empl	1,306	95.89%	1,087,741	95.
Unempl	56	4.11%	53,964	4.
2019 Population by Race	**2,797**		**2,463,893**	
White	2,269	81.12%	1,970,231	79.
Black	165	5.90%	176,556	7.
Am. Indian & Alaskan	25	0.89%	46,765	1.
Asian	188	6.72%	172,745	7.
Hawaiian & Pacific Island	11	0.39%	11,043	0.
Other	139	4.97%	86,553	3.
Household Growth				
Growth 2010 - 2019	96.04%		12.39%	
Growth 2019 - 2024	12.75%		6.13%	
Renter Occupied	161	20.35%	261,234	33.
Owner Occupied	630	79.65%	510,026	66.
2019 Households by Household Income	**791**		**771,260**	
Income <$25K	38	4.80%	151,271	19.
Income $25K - $50K	103	13.02%	165,732	21.
Income $50K - $75K	141	17.83%	132,782	17.
Income $75K - $100K	128	16.18%	103,188	13.
Income $100K - $125K	88	11.13%	72,596	9.
Income $125K - $150K	96	12.14%	50,447	6.
Income $150K - $200K	136	17.19%	51,998	6.
Income $200K+	61	7.71%	43,246	5.
2019 Med Household Inc	$97,167		$62,225	
2019 Median Age	32.50		36.00	

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Highest and Best Use

Fundamental to the concept of value is the theory of Highest and Best Use defined as follows:

> "The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, and financially feasible and that results in the highest value."[4]

The highest and best use of the land (or site) if vacant and available for use may be different from the highest and best use of an improved property. This is true when the improvement is not an appropriate use, but it makes a contribution to the total property value in excess of the value of the site.

The following tests must be met in estimating the highest and best use: The use must be legal. The use must be probable, not speculative or conjectural. There must be a profitable demand for such use and it must return to the land the highest net return for the longest period of time. In arriving at the estimate of highest and best use, the subject site was analyzed as if vacant and available for development, and as presently improved.

Highest and Best Use, As Vacant

Physically Possible

The size, shape, terrain, location and utility availability impose physical constraints upon the types of uses possible for the site. Any use incompatible with the utility capacity or constraints by the size, shape, or terrain would not be considered physically possible. As noted in the "Site Description" section of this report, the site is an irregular shaped lot which is at street grade.

The shape and orientation of the subject site does not prohibit its development. Access and exposure factors are considered average for this neighborhood. Drainage appears to be adequate. Soil conditions are assumed to be of sufficient load-bearing capacity for most commercial developments. All necessary public utilities are in place and municipal services are provided by the City of Winchester and the County of Riverside. The site is typical in size and typical in frontage but allows no flexibility in development with respect to both plottage and utility as the zoning ordinance and

[4] Appraisal Institute, *The Appraisal of Real Estate*, Thirteenth Edition 2008, Page 277-278.

adjoining properties limit the usage of the site. With respect to the site's location, the surrounding uses would indicate some type of commercial development such as a power center, and/or service facility, or gasoline station.

Legally Permissible

As alluded to in the Zoning section of this report, the zoning classification of the subject site is designated. The respective zoning ordinance lists an assortment of uses that may take place under this zoning designation. The subject use is a permitted use.

There were no detrimental physical aspects noted that would impose constraints on the development of the subject site.

Financially Feasible

The next step involves the analysis of those uses that have been determined to be physically possible and legally permissible to ascertain those uses that are financially feasible.

The trend of the subject neighborhood has been oriented almost exclusively toward resiential uses. An investigation of the subject neighborhood market revealed low to moderate vacancy levels as of the date of this report. The competitive space rental rates observed in the subject's immediate area indicate the financially feasible use of the subject land as a residential development. The financial feasibility of residential can be justified at the present time.

Maximally Productive

The final step in the highest and best use analysis is to select the best feasible option producing the maximum return to land. Given the moderate occupancy levels within the subject neighborhood, it is our opinion that a residential subdiviision will be the maximally productive use of the site. Due to the aforementioned vacancy rates, it would be considered feasible to develop the site with said use at the present time.

Conclusion:
Therefore, subject to preceding discussion, it is our opinion that the Highest and Best Use would be as a residential subdivision or an outdoor storage facility for boats, RVs and trailers