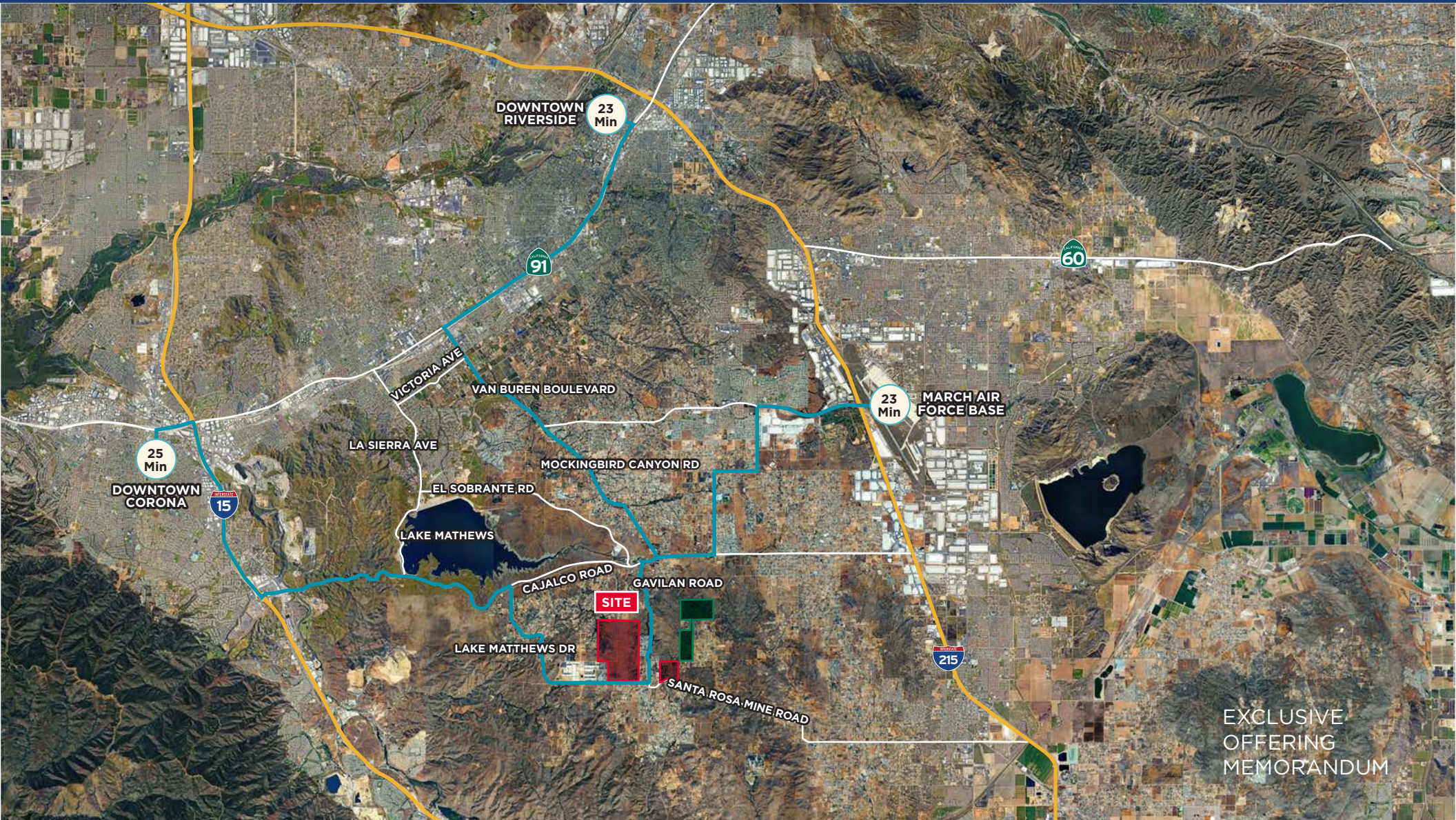


Gavilan Hills East/West

Lake Mathews Dr, Riverside, CA

IN-FILL LAND SALE - ±1,464 ACRES



Lake Mathews Dr, Riverside, CA



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SUBMIT OFFERS AND REQUEST INFORMATION

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01 EXECUTIVE SUMMARY

Property Overview

Located South-East of Lake Mathews, in the County of Riverside, this ±1,464 Acre property offers two approved tentative maps for a combined 668 residential lots.

The site has significant frontage on Lake Mathews Dr and Santa Rosa Mine Rd. This property is conveniently located approximately three miles south of Cajalco Rd. Cajalco Rd is a major thoroughfare between I-15 & I-215. The adjacent communities to the south and east are very similar and are built out on 0.5-5 AC lots.

The Gavilan Hills Community will include 423 acres as a Biological Reserve.

ENTITLEMENT STATUS

- ✓ Environmental Impact Reports (EIR) Completed - Expired
- ✓ Approved Tentative Maps 31554 & 30993 - Expired
- ✓ Final Engineering Complete for TTM 30993 - Expired

PROPERTY FACTS



LOCATION

Riverside County, CA



POTENTIAL PRODUCT TYPE

Single Family
Detached Residential



ALT USES

Family ranch estates,
nurseries, recreation, native
preserve, equestrian



TOTAL SITE AREA

±1,464 Acres



LOT COUNT

668 Lots



PRICE

Submit Offers



PROPERTY CONDITION

Unimproved



CFD

Not yet formed



SCHOOL DISTRICT

Corona-Norco Unified



MINIMUM LOT SIZE

1 AC - TTM 31554
2 AC - TTM 30993





02 PROPERTY & SITE OVERVIEW

Site Description

GAVILAN HILLS ESTATES

The Gavilan Hills Estates Specific Plan area is in an unincorporated portion of western Riverside County, west of the City of Perris, south of the City of Riverside, and north of the City of Lake Elsinore within the Gavilan Hills community. Regional access to the Project site is provided via the Cajalco Road exits of Interstate 15 (I-15) and Interstate 215 (I-215). In addition, the Project site can be accessed from State Highway 91. Direct access to the Project site is available via Gavilan Road from the north, Lake Mathews Drive from the west, and Santa Rosa Mine Road from the east.

PARCEL BREAKDOWN/APNS

321 SERIES

321-150-025
321-150-026
321-150-027
321-160-050
321-160-051
321-160-052

289 SERIES

289-210-007
289-210-008
289-210-009
289-210-010
289-320-004
289-320-005
289-320-006

287 SERIES

287-210-034
287-210-035
287-210-036
287-210-037
287-210-038
287-210-039
287-210-040
287-220-001



Topography & Physical Characteristics



The Gavilan Hills Estates Project site is undeveloped, with the exception of several citrus groves, access roads, irrigation systems, storage sheds, and numerous wind machines, all located on the western portion of the site. Much of the western portion of the Project site has been disturbed by the past agricultural activities, with the exception of Gavilan Peak which remains largely undisturbed. The eastern portion of the site consists of undeveloped land, with several dirt access roads located throughout the southern portion of the site.

TOPOGRAPHY

The topography of the western portion of the Project site is characterized by gently sloping topography, generally increasing in elevation from northeast to southwest, with steep topography characterizing the approximately 76.6-acre Gavilan Peak comprising the central portion of the western boundary of the site. The western portion of the Project site ranges in elevation from approximately 1,920 feet above mean sea level (MSL) in the far northeast corner of the property to approximately 2,412 feet above MSL at the top of Gavilan Peak.

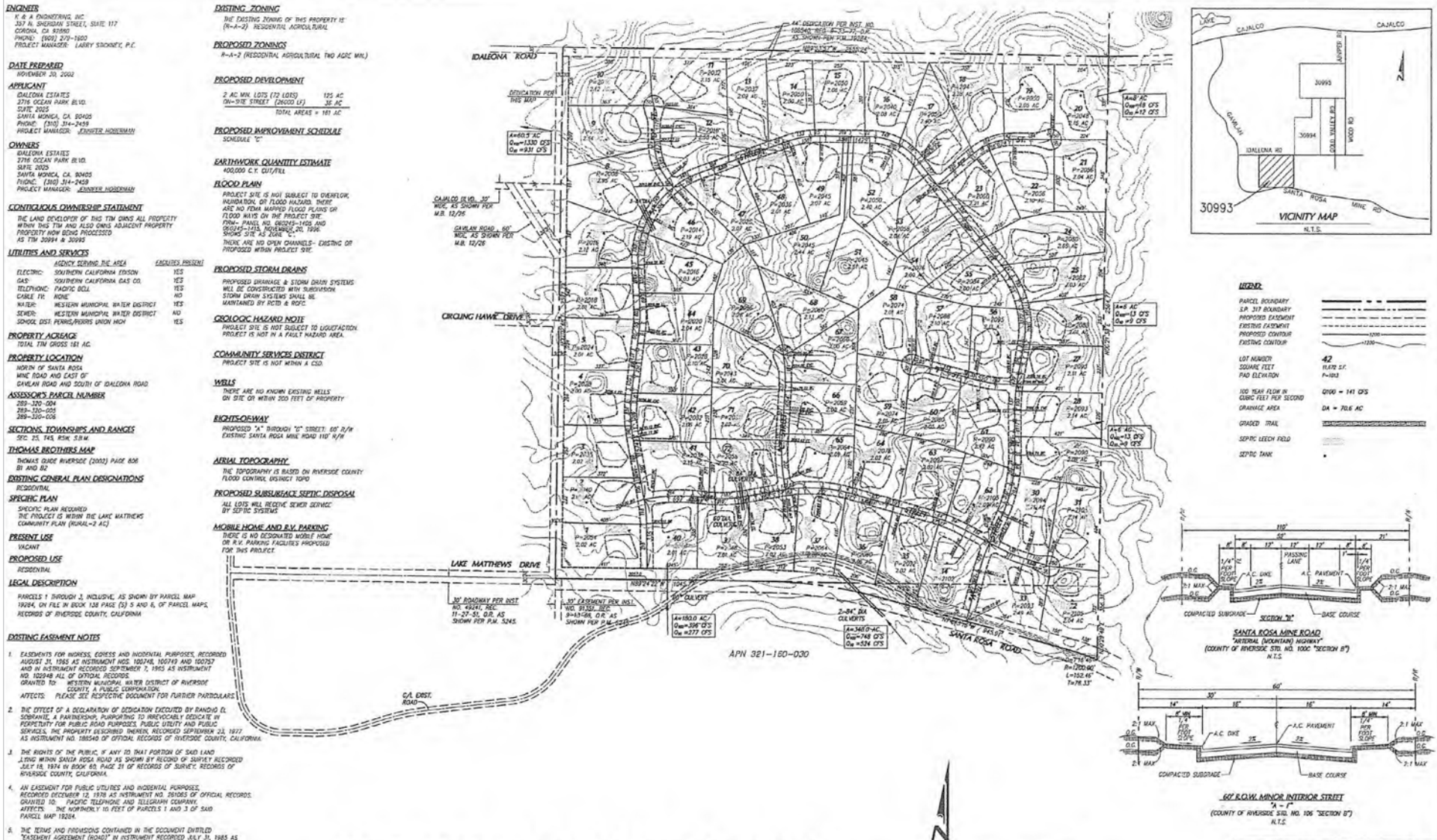
The topography of the eastern portion of the Project site is characterized by irregular hilly terrain. Steep ridgelines and irregular hilly terrain are located in the northernmost portions of the site, where slope angles often exceed 30%. The eastern portion of the Project site ranges in elevation from approximately 2,020 above MSL in the southern portion of the site to approximately 2,220 feet above MSL in the northeastern portions of the site. Overall topographic relief across both portions of the Project sites is approximately 300 feet.

ACCESS & SURROUNDING AREA

The western portion of the Project site consists of flat or gently sloping terrain surrounding Gavilan Peak that has been mostly disturbed by agricultural activities and citrus orchards. Native vegetation is limited to the eastern and western portions of the property along the length of the eastern and western property boundaries. Natural vegetation communities in these parts of the western portion of the Project site consist of sage scrub, annual grasslands, dense chaparral, southern willow scrub, and oak woodlands. The northern portion of the eastern portion of the Project site, generally consists of foothills and steep topography surrounding Bird Peak. Vegetation communities within this portion of the property are composed primarily of Riversidean sage scrub and non-native grasslands. The southern portion of eastern portion of the Project site consists of relatively flat terrain supporting annual grasslands, juniper woodlands, and southern willow scrub within the drainages. The Project site supports several sensitive plant communities, including a variety of sage scrub associations, southern willow scrub, and oak woodland.

The western portion of the site is bounded on the north, west, and south by undeveloped land and rural residential development and on the east by undeveloped land, an existing high-density mobile home community, and rural residential developments. The eastern portion of the site is bounded on the west by the Harford Springs Wildlife Reserve, on the north by mountainous open space, and rural residential land uses and undeveloped land on the eastern and southern boundaries.

Tentative Tract Map - 30993



ENGINEER
 K & B ENGINEERING, INC.
 337 A. SHORELINE STREET, SUITE 117
 CORONA, CA 92709
 PHONE: (951) 279-1600
 PROJECT MANAGER: LARRY SHOOKER, P.E.

DATE PREPARED
 NOVEMBER 30, 2002

APPLICANT
 GALEONA ESTATES
 2716 OCEAN PARK BLVD.
 SUITE 2020
 SANTA MONICA, CA 90405
 PHONE: (310) 314-2459
 PROJECT MANAGER: JENNIFER HODGEMAN

CHANGES
 GALEONA ESTATES
 2716 OCEAN PARK BLVD.
 SUITE 2020
 SANTA MONICA, CA 90405
 PHONE: (310) 314-2459
 PROJECT MANAGER: JENNIFER HODGEMAN

CONTIGUOUS OWNERSHIP STATEMENT
 THE LAND DEVELOPER OF THIS TRACT OWNS ALL PROPERTY WITHIN THIS TRACT AND ALSO OWNS ADJACENT PROPERTY. PROPERTY NOW BEING PROCESSED AS TRACT 30993.

UTILITIES AND SERVICES

UTILITY/SERVICE	EXISTING	PROPOSED
ELECTRIC	SOUTHERN CALIFORNIA EDISON	YES
GAS	SOUTHERN CALIFORNIA GAS CO.	YES
TELEPHONE	PACIFIC BELL	YES
CABLE TV	NONE	NO
WATER	WESTERN MUNICIPAL WATER DISTRICT	NO
SEWER	WESTERN MUNICIPAL WATER DISTRICT	NO
SCHOOL DIST.	PERRIS/ROBERTS UNION HIGH	YES

PROPERTY ACREAGE
 TOTAL TRACT GROSS 181 AC.

PROPERTY LOCATION
 NORTH OF SANTA ROSA MINE ROAD AND EAST OF CAJALCO ROAD AND SOUTH OF GALEONA ROAD

ASSessor'S PARCEL NUMBER
 283-330-004
 283-330-005
 283-330-006

SECTIONS, TOWNSHIPS AND RANGES
 SEC. 25, T4S, R24E, S24M.

THOMAS BROTHERS MAP
 THOMAS DADE RIVERSIDE (2002) PAGE 808
 BY AND AS SHOWN

EXISTING GENERAL PLAN DESIGNATIONS
 RESIDENTIAL

SPECIFIC PLAN
 SPECIFIC PLAN REQUIRED
 THE PROJECT IS WITHIN THE LAKE MATTHEWS COMMUNITY PLAN (RURAL-2 AC)

PRESENT USE
 VACANT

PROPOSED USE
 RESIDENTIAL

LEGAL DESCRIPTION
 PARCELS 1 THROUGH 3, INCLUSIVE, AS SHOWN BY PARCEL MAP 19204, ON FILE IN BOOK 138 PAGE (5) 5 AND 6, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

EXISTING EASEMENT NOTES

- EASEMENTS FOR INTEREST, EGRESS AND INCIDENTAL PURPOSES, RECORDED AUGUST 31, 1985 AS INSTRUMENT NOS. 10076, 10079 AND 10075 AND AN INSTRUMENT RECORDED SEPTEMBER 2, 1983 AS INSTRUMENT NO. 102948 ALL OF OFFICIAL RECORDS. GRANTED TO WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY, A PUBLIC CORPORATION. AFFECTS: PLEASE SEE RESPECTIVE DOCUMENT FOR FURTHER PARTICULARS.
- THE EFFECT OF A DECLARATION OF DEEDGATION EXECUTED BY RANDOLF EL. SOBRANTE, A PARTNERSHIP, PURSUANT TO REVERSE OF DEED IN PERPETUITY FOR PUBLIC ROAD PURPOSES, PUBLIC UTILITY AND PUBLIC SERVICES, THE PROPERTY DESCRIBED HEREIN, RECORDED SEPTEMBER 23, 1977 AS INSTRUMENT NO. 188540 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- THE RIGHTS OF THE PUBLIC, IF ANY TO THAT PORTION OF SAID LAND LING WITHIN SANTA ROSA ROAD AS SHOWN BY RECORD OF SURVEY RECORDED JULY 16, 1974 IN BOOK 68 PAGE 31 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 12, 1978 AS INSTRUMENT NO. 20163 OF OFFICIAL RECORDS. GRANTED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY. AFFECTS: THE NORTHWEST 1/4 FEET OF PARCELS 1 AND 3 OF SAID PARCEL MAP 19204.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "LEASE AGREEMENT (ROAD)" IN INSTRUMENT RECORDED JULY 31, 1985 AS

EXISTING ZONING
 THE EXISTING ZONING OF THIS PROPERTY IS (R-1-2) RESIDENTIAL AGRICULTURAL

PROPOSED ZONINGS
 R-1-2 (RESIDENTIAL AGRICULTURAL TWO ACRE MAX)

PROPOSED DEVELOPMENT
 2 AC. MIN. LOTS (12 LOTS) 125 AC
 (ON-SITE STREET (2600 LF)) 36 AC
 TOTAL AREAS = 161 AC

PROPOSED IMPROVEMENT SCHEDULE
 SCHEDULE "C"

EARTHWORK QUANTITY ESTIMATE
 40,000 C.Y. CUT/FILL

FLOOD PLAN
 PROJECT SITE IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD. THERE ARE NO FEMA MAPPED FLOOD PLAINS OR FLOOD WAVES ON THE PROJECT SITE.

PROPOSED STORM DRAINS
 PROPOSED DRAINAGE & STORM DRAIN SYSTEMS WILL BE CONSTRUCTED WITH SUBPARALLEL STORM DRAIN SYSTEMS SHALL BE MAINTAINED BY RCTD & RSC.

GEOLOGIC HAZARD NOTE
 PROJECT SITE IS NOT SUBJECT TO LIQUEFACTION. PROJECT IS NOT IN A FAULT HAZARD AREA.

COMMUNITY SERVICE DISTRICT
 PROJECT SITE IS NOT WITHIN A CSD.

WELLS
 THERE ARE NO KNOWN EXISTING WELLS ON SITE OR WITHIN 200 FEET OF PROPERTY.

RIGHT-OF-WAY
 PROPOSED "A" THROUGH "G" STREET, 60' R/W EXISTING SANTA ROSA MINE ROAD 110' R/W

AIRIAL TOPOGRAPHY
 THE TOPOGRAPHY IS BASED ON RIVERSIDE COUNTY FLOOD CONTROL DISTRICT TOPO

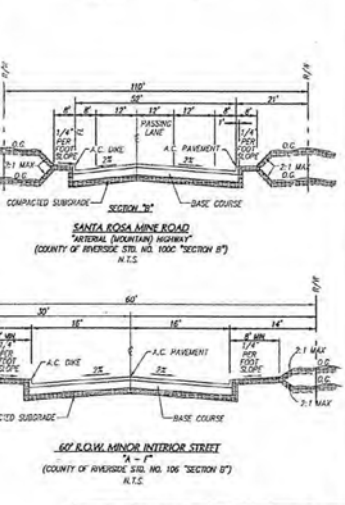
PROPOSED SUBSURFACE SEPTIC DISPOSAL
 ALL LOTS WILL RECEIVE SEWER SERVICE BY SEPTIC SYSTEMS.

MOBILE HOME AND R.V. PARKING
 THERE IS NO DESIGNATED MOBILE HOME OR R.V. PARKING FACILITIES PROPOSED FOR THIS PROJECT.

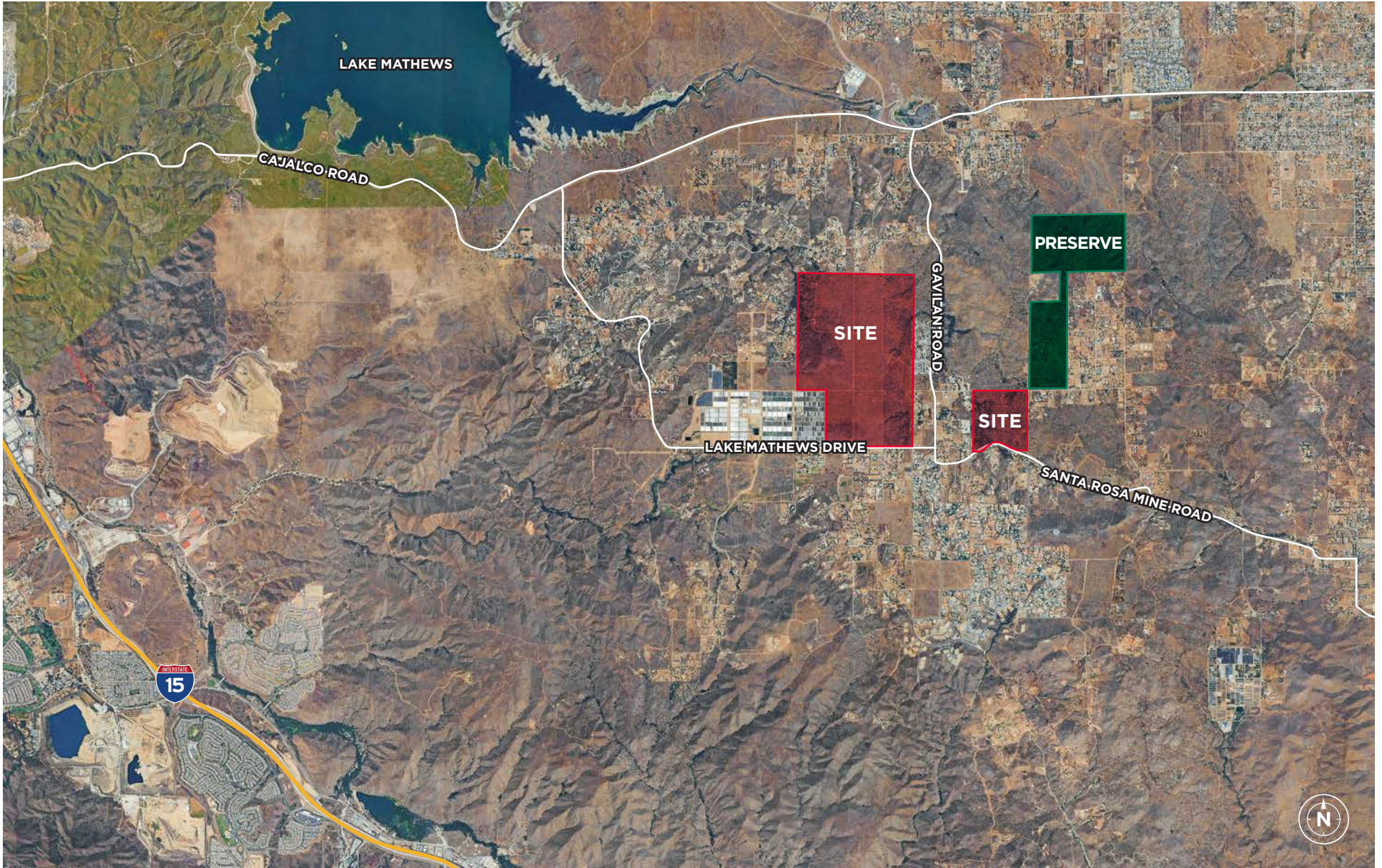


LEGEND

PARCEL BOUNDARY	---
S.P. 319 BOUNDARY	---
PROPOSED EASEMENT	---
EXISTING EASEMENT	---
PROPOSED CONTOUR	---
EXISTING CONTOUR	---
LOT NUMBER	42
SQUARE FEET	11472 SF
PAID ELEVATION	P=1003
100 YEAR FLOW IN CONIC FEET PER SECOND	Q100 = 141 CFS
DRAINAGE AREA	DA = 76.6 AC
GRADED TRAIL	---
SEPIC LEACH FIELD	---
SEPIC BANK	---



Aerial Map



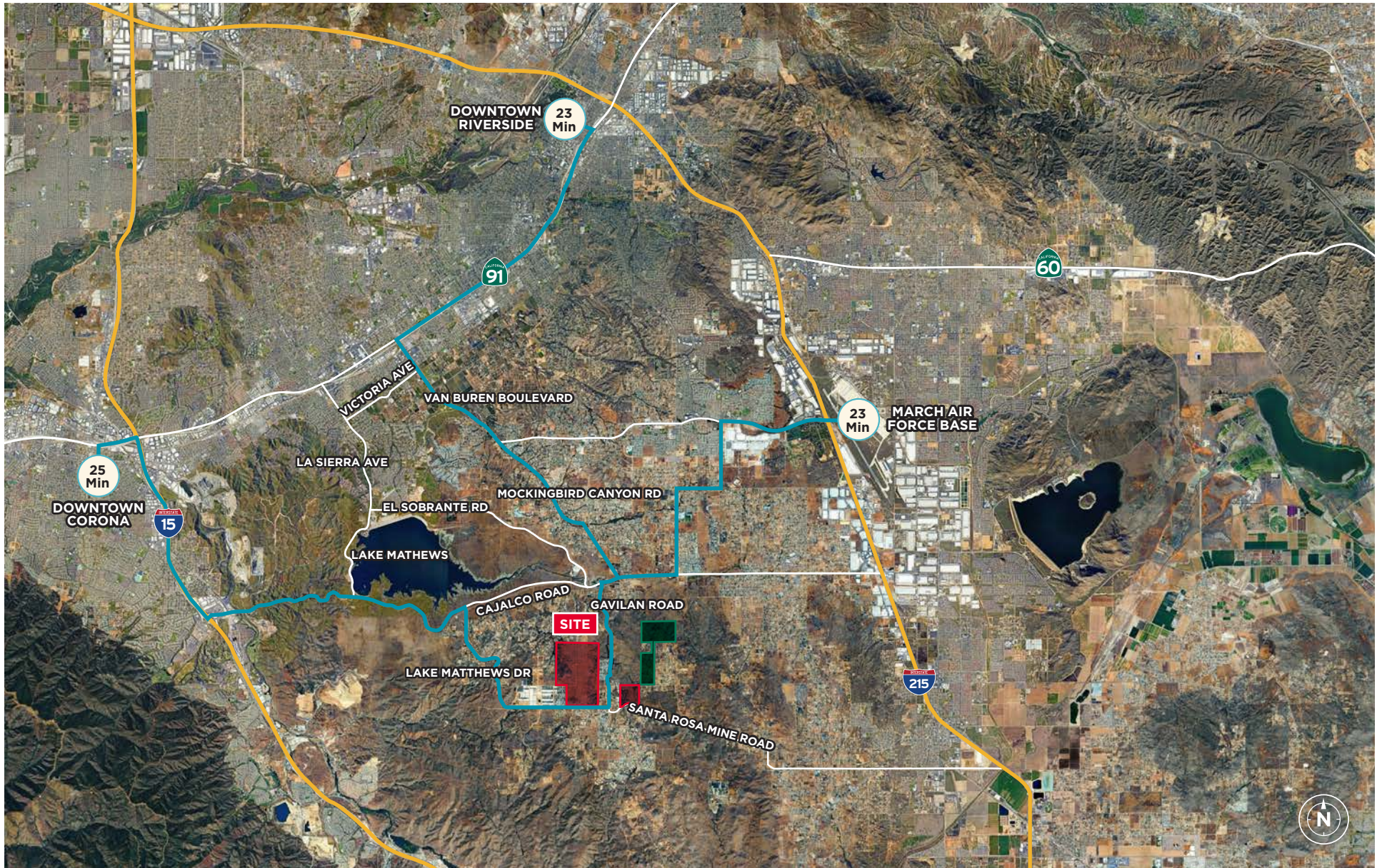
■ DEVELOPABLE AREA ■ PRESERVATION

Aerial Map - Corporate Neighborhood



DEVELOPABLE AREA PRESERVATION

Aerial Map - Drive Time



DEVELOPABLE AREA PRESERVATION



03

DEVELOPMENT POTENTIAL

Zoning & General Plan Designation

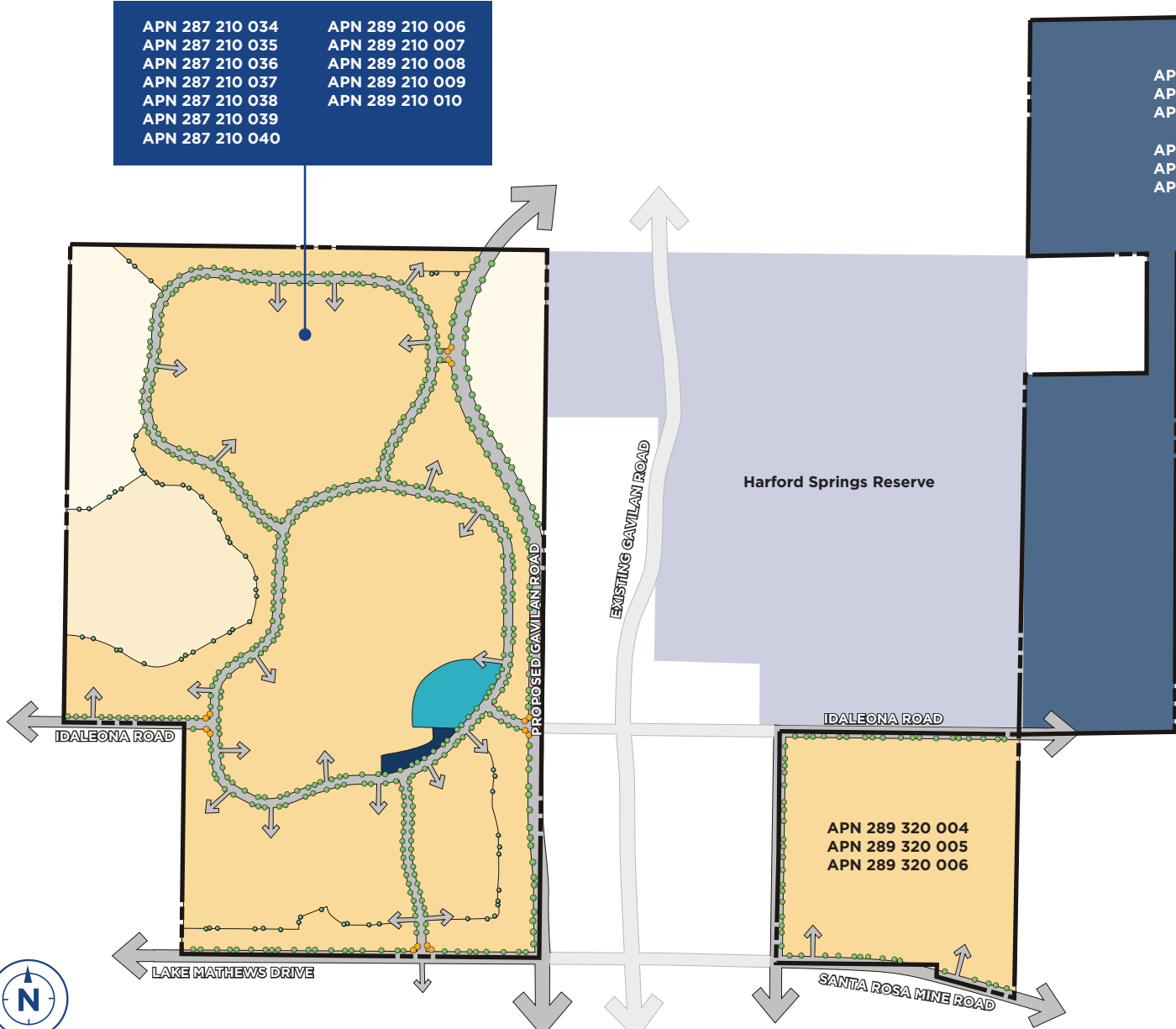
SP ZONING (SPECIFIC PLAN)

APN 287 210 034
 APN 287 210 035
 APN 287 210 036
 APN 287 210 037
 APN 287 210 038
 APN 287 210 039
 APN 287 210 040

APN 289 210 006
 APN 289 210 007
 APN 289 210 008
 APN 289 210 009
 APN 289 210 010

APN 321 150 025
 APN 321 150 026
 APN 321 150 027

APN 321 160 050
 APN 321 160 051
 APN 321 160 052



STATISTICAL ABSTRACT

Gavilan Hills West

RESIDENTIAL			
LAND USE	ACREAGE	DENSITY	DU's
Very Low	98.2	.20 du/ac.	23
Low	668.9	.84 du/ac.	560
<i>Residential Subtotal:</i>		767.1	.76 du/ac. 583
NON-RESIDENTIAL			
LAND USE	ACREAGE	DENSITY	DU's
School*	12.0	---	13
Park	4.5	---	---
Open Space	76.6	---	---
Major Roadway**	19.3	---	---
<i>Non-Residential Subtotal:</i>		112.4	---
GAVILAN HILLS WEST TOTAL:		879.5	.68 du/ac. 596

Gavilan Hills East

RESIDENTIAL			
LAND USE	ACREAGE	DENSITY	DU's
Low	152.8	.47 du/ac.	72
<i>Residential Subtotal:</i>		152.8	.47 du/ac. 72
NON-RESIDENTIAL			
LAND USE	ACREAGE	DENSITY	DU's
Biological Reserve	423.2	---	---
Major Roadways	8.5	---	---
<i>Non-Residential Subtotal:</i>		431.7	---
GAVILAN HILLS EAST TOTAL:		584.5	.12 du/ac. 72

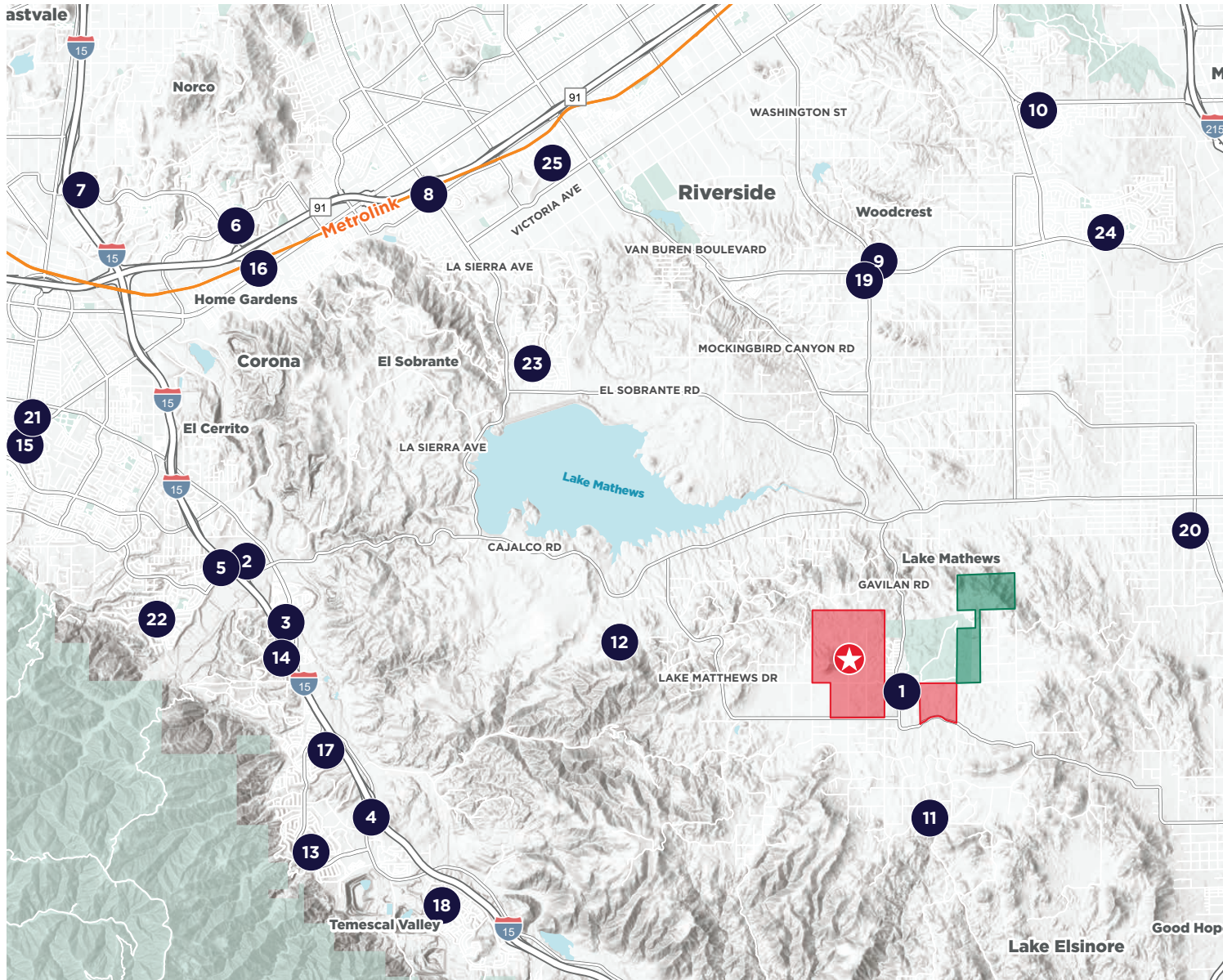
PROJECT TOTALS: 1,464.0 .46 du/ac. 668

*If Planning Area 6 is not developed as a school site, then an additional 13 dwelling units shall be developed in Gavilan Hills West for a maximum of 596 dwelling units.
 **Road acreage includes only Proposed Gavilan Road and Idaleona Road.



Surrounding Retail & Public Works

Retail, Entertainment, Medical, and Education

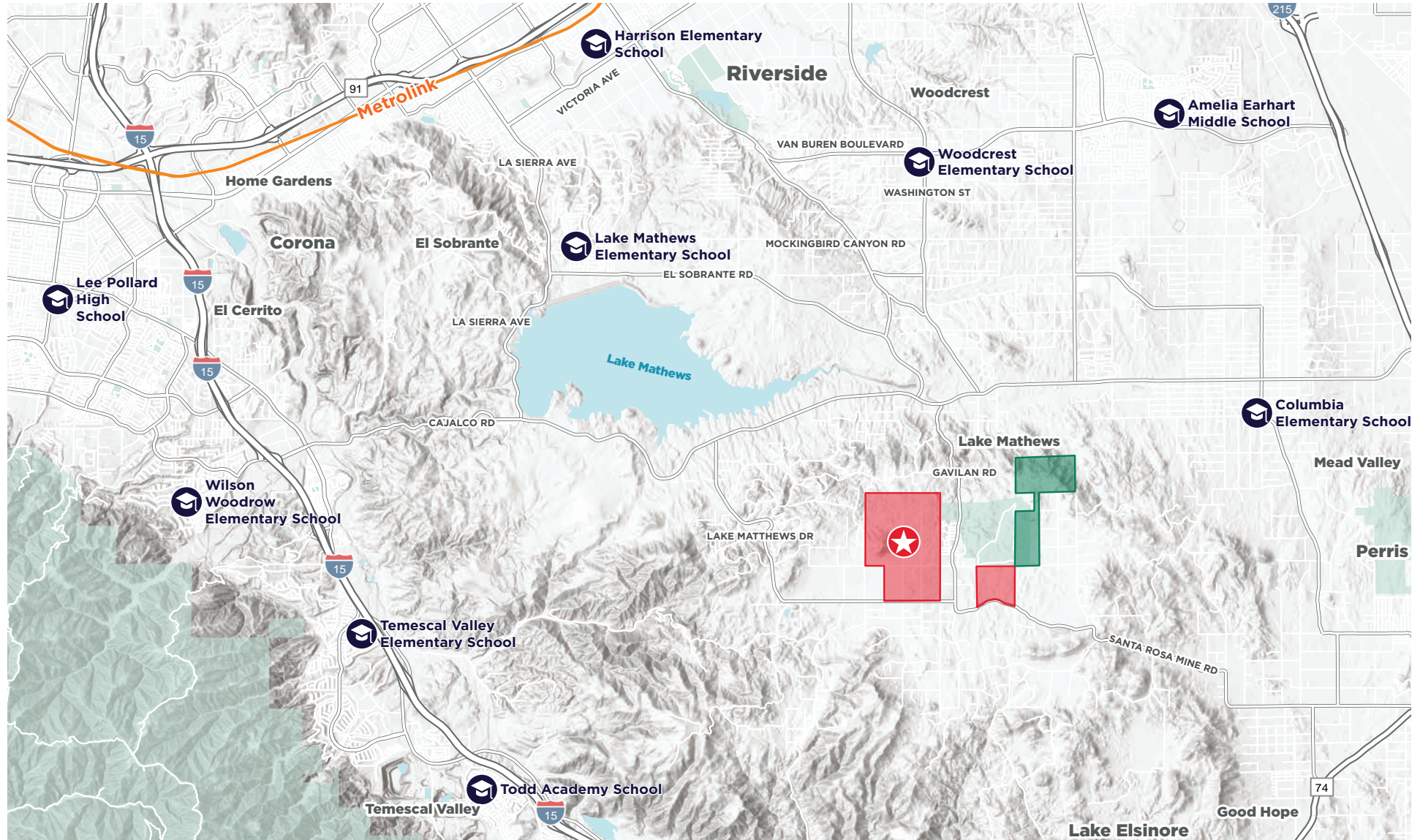


- 1 Gavilan Hills Ranch Market
- 2 Crossings at Corona
- 3 Shops at Dos Lagos
- 4 Tom's Farms
- 5 The Village at Eagle Glen
- 6 Corona Hills Plaza
- 7 Hidden Valley Plaza
- 8 Nexus Town Center
- 9 Woodcrest Plaza
- 10 Mission Grove Shopping Center
- 11 Gavilan Hills Vineyard
- 12 Lake Mathews - Estelle Mountain Reserve
- 13 Glen Ivy Golf Club
- 14 Riverside Medical Clinic - Temescal Valley
- 15 Riverside University Health Center
- 16 Unicare Community Health Center
- 17 Temescal Valley Elementary School
- 18 Todd Academy School
- 19 Woodcrest Elementary School
- 20 Columbia Elementary School
- 21 Lee Pollard High School
- 22 Wilson Woodrow Elementary School
- 23 Lake Mathews Elementary School
- 24 Amelia Earhart Middle School
- 25 Harrison Elementary School

DEVELOPABLE AREA PRESERVATION

Surrounding Education

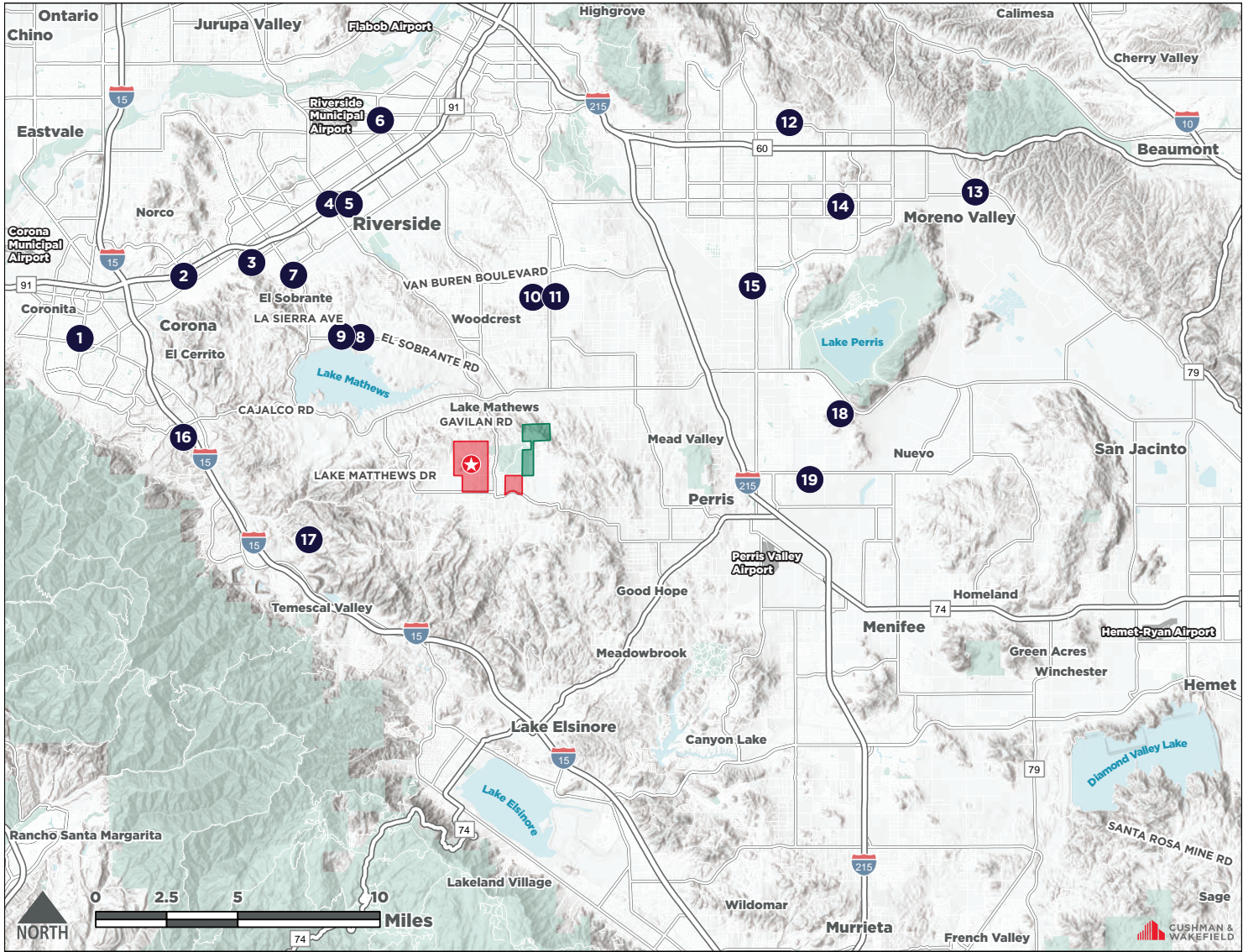
Local Schools



■ DEVELOPABLE AREA ■ PRESERVATION

Housing Market

Development Pipeline

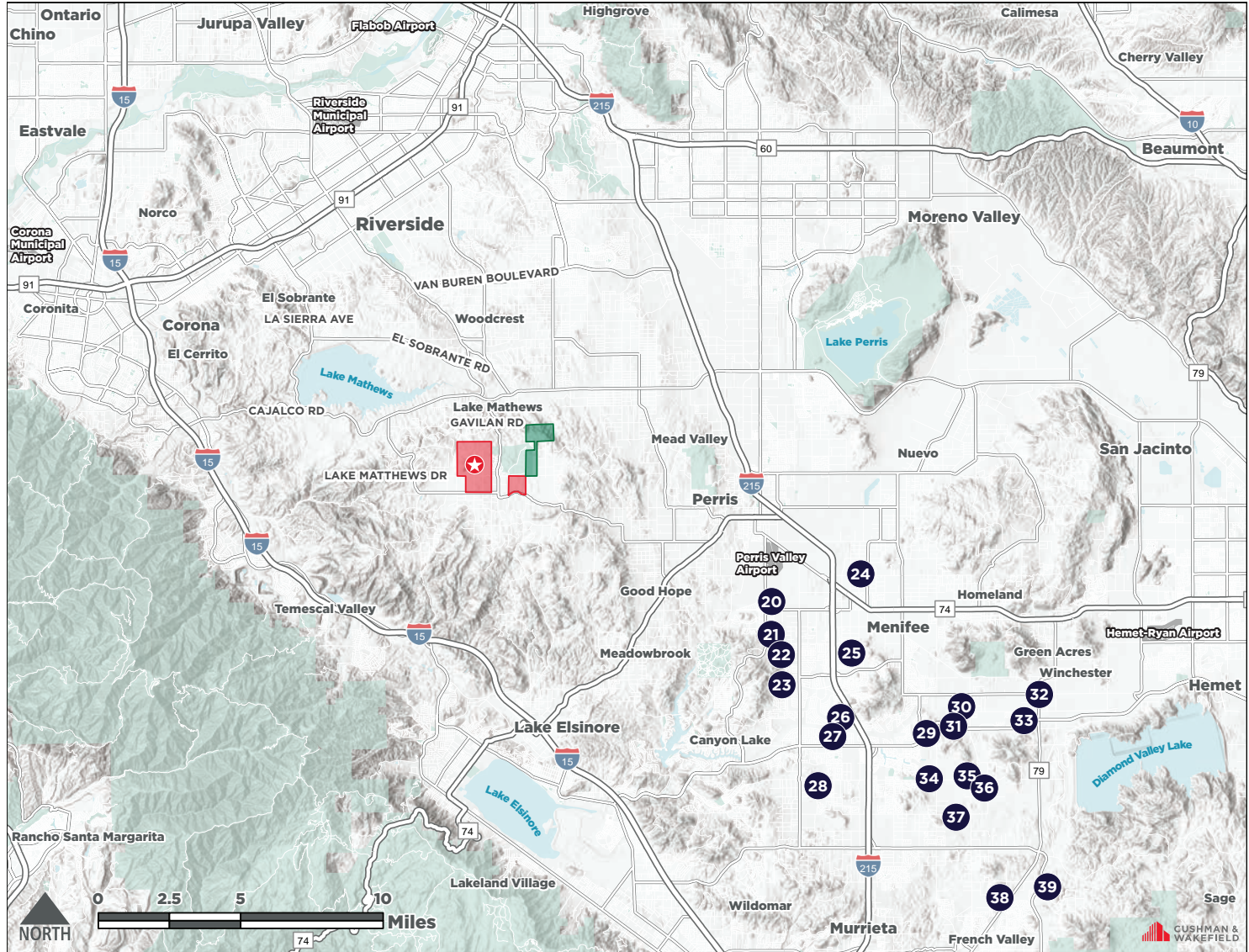


DEVELOPABLE AREA PRESERVATION

- 1 **Corona Villas** - TBD
- 2 **Petal at Florita** - Pricing TBD, 44 townhomes, 2-3 bedrooms, 1,331-1,762 SF
- 3 **Victoria Grove** - Pricing TBD, approximately 1,120-1,144 two-story single-family homes, 4-5 bedrooms, SF TBD
- 4 **Sagecrest** - \$499,990-\$630,990, 149 townhomes/14 avail, 3-4 bedrooms, 1,444-1,672 SF
- 5 **Emberwood** - \$521,990-\$630,990, 70 townhomes/11 avail, 3 bedrooms, 1,380-1,641 SF
- 6 **Goldware** - Senior Housing - TBD
- 7 **Legado** - TBD
- 8 **Estates at Highland Grove** - \$1,040,990-\$1,598,990, 54 single family homes/1 avail, 4-5 bedrooms, 3,894-4,485 SF
- 9 **Haciendas at Highland Grove** - \$789,381-\$980,000/2 avail, 3 bedrooms, 2,070-2,304 SF
- 10 **Citrus at Bridle Bridge** - \$1,133,990-\$1,562,990, 63 homes/3 avail, 4-5 bedrooms, 3,105-5,059 SF
- 11 **Catania at Citrine** - \$652,990-\$735,990, 138 homes/17 avail, 3-5 bedrooms, 1,618-2,874 SF
- 12 **Palmetto** - \$557,990-\$749,083, 104 single family homes/1 avail, 3-5 bedrooms, 1,551- 3,267 SF
- 13 **Colbat at Alessandro** - \$479,990-\$547,645, 108 single family homes/3 avail, 3-4 bedrooms, 1,894-2,022 SF
- 14 **Bella Sera** - \$584,994-\$606,820, 204 single family homes/2 avail, 4-5 bedrooms, 1,812-2,516 SF
- 15 **Estrella** - \$580,220-\$804,721, 51 single-family homes/1 avail, 4-5 bedrooms, 2,194- 4,134 SF
- 16 **Sawyer at Bedford** - \$929,000-\$1,008,121, 59 single-family detached homes/2 avail, 4 bedrooms, 2,707-3,036 SF
- 17 **Cedarwood at Terramor** - \$572,991-\$603,990, 1,010 single-family homes/4 avail, 55+ adult community, 2-3 bedrooms, 1,324-1,375 SF
- 18 **Rockridge** - \$572,990 to \$661,942, 51 single family homes/10 avail, 3-5 bedrooms, 1,800-2,763 SF
- 19 **Cypress at Park West** - \$632,990-\$718,680, 49 single-family homes/3 avail, 3-5 bedrooms, 2,824-3,303 SF

Housing Market

Development Pipeline



DEVELOPABLE AREA PRESERVATION

- 20 **Green Valley Ranch - Silverstone** - \$560,975-\$605,880, 95 single family homes/4 avail, 3-4 bedrooms, 1,942 to 2,287 SF
- 21 **Trelis at Cimarron Ridge** - \$562,990-\$642,990, 93 single family homes total/4 homes avail, 55+ community, 2-3 bedrooms, 2,056-2,311 SF
- 22 **Pathway at Cimarron Ridge** - \$562,990-\$724,990, 48 single family homes/3 homes avail, 4-5 bedrooms, 1,959-2,824 SF
- 23 **Ladera** - \$564,990-\$653,990, 176 single-family homes/6 avail, 3-5 bedrooms, 1,548-2,763 SF
- 24 **Pacific Parkview** - \$588,990-\$688,990, 36 single family homes/3 avail, 5-6 bedrooms, 2,118-3,280 SF
- 25 **Legado - Armonia** - \$578,430-\$651,200, 189 single family homes/143 avail, 3-4 bedrooms, 1,936-2,589 SF
- 26 **Heritage Village** - \$376,900-\$450,900, 162 condominiums/1 avail, 2-3 bedrooms, 862-1,265 SF
- 27 **Riverwalk Village at Town Center** - \$499,990-\$575,490, 198 condos/9 available, 3-4 bedrooms, 1,390-1,790 SF
- 28 **Quartz Trail** - \$708,190-\$878,290, 80 single family homes/1 avail, 4-5 bedrooms, 2,760-4,134 SF
- 29 **Heritage at Banner Park** - \$637,990-\$706,562, 181 single family homes/2 avail, 3-4 bedrooms, 2,191-2,461 SF
- 30 **La Ventana** - \$635,990-\$734,990, 220 single family homes/9 avail, 4-5 bedrooms, 1,890-3,015 SF
- 31 **Arcadia** - \$579,990-\$629,990, 61 single family homes/12 avail, 3- 4 bedrooms, 2,033- 2,503 SF
- 32 **Auburndale at The Woods** - \$524,990-\$594,990, 116 single family homes/7 avail, 3-4 bedrooms, 1,790-1,990 SF
- 33 **Towns** - \$469,990-\$503,795, 6 townhomes/3 avail, 3-4 bedrooms, 1,658 -1,695 SF
- 34 **Gatsby at Nautical Cove** - \$661,990-\$741,990, 100 single family homes/19 avail, 3-6 bedrooms, 2,080 to 3,119 SF
- 35 **Willow Pointe at Canterwood** - \$567,990-\$617,990, 130 single family homes/4 homes available, 3-4 bedrooms, 1,352-1,975 SF
- 36 **Juniper at Canterwood** - \$594,990-\$664,990, 188 single-family homes/2 avail, 3-5 bedrooms, 1,576-2,311 SF
- 37 **Legacy at Braverde** - \$776,990-\$834,696, 45 units/1 avail, 4 bedrooms, 3,020 SF
- 38 **Bordeaux** - \$602,990-\$720,990, 48 single family homes/13 avail, 3-4 bedrooms, 1,618-2,874 SF

Community Concept

Pictures and Ideas

Concept: Master-planned gated equestrian estate community.





04

LOCATION & MARKET OVERVIEW

Regional Location

Inland Empire

California Baptist University



Monster Energy HQ



The Shops at Dos Lagos



Equestrian Trails



March Air Force Base



Kaiser Permanente Riverside



Regional Location

RIVERSIDE COUNTY

Riverside County, a core part of Southern California’s Inland Empire, remains one of the nation’s most rapidly expanding economic regions. In 2025, Riverside county reached a population of approximately 2,509,924 residents, continuing a multi-year growth trend and reflecting steady increases projected to continue into 2029. The Inland Empire spans more than 27,000 square miles and serves as a critical connector between coastal counties, major logistics corridors, and the state’s desert resort destinations. Historically grounded in agriculture, Riverside County has transitioned into a diversified economy anchored by logistics, healthcare, education, manufacturing, and professional services. From 2019 to 2024, regional employment grew by 9.6%, rising from 878,955 to 963,085 jobs, significantly outperforming national employment growth over the same period.

Job expansion is expected to continue through 2029, with projections approaching 1,039,755 jobs as the labor force grows to more than 1.19 million workers. Household and income indicators also show continued economic strengthening. As of 2023, Riverside County’s median household income reached \$89,700, exceeding the U.S. median by more than \$11,000. Within Riverside submarkets such as Gavilan Hills, incomes are even higher, 2025 median household incomes range from \$111,159 to \$137,898 within surrounding 1- to 5-mile radii, accompanied by high owner-occupancy rates (82–91%) and median home values exceeding \$760,000.

The region’s continued draw is supported by its relative affordability compared to coastal markets, extensive available land for development, and access to robust transport infrastructure. Residents benefit from multiple interstate corridors, regional freight hubs, and proximity to over 27 universities and colleges, contributing to an expanding workforce pipeline. While 2025 educational attainment indicates that 16% of residents hold a bachelor’s degree and 8.4% an associate degree, skilled labor availability continues to improve in tandem with job market growth.

Riverside County’s natural amenities, recreational assets, and cultural destinations further elevate its quality of life. Millions of annual visitors are drawn to the region for major events such as the Coachella and Stagecoach music festivals, the Riverside County Fair & National Date Festival, the Palm Springs International Film Festival, the Balloon and Wine Festival and the BNP Paribas Open at Indian Wells. Its diverse landscape, mountains, lakes, desert preserves, and proximity to the Pacific Coast, provides a strong foundation for outdoor recreation and tourism, complementing the region’s rapidly evolving economic base. Together, these factors position Riverside County as one of California’s most dynamic regions for growth, supported by consistent population expansion, competitive employment gains, and an increasingly diversified economic landscape.

*2025 Data



Demographics

ECONOMY OVERVIEW

2,499,781

**Population
(2024)**

Population grew by 34,212 over the last 5 years and is projected to grow by 54,493 over the next 5 years.

963,085

**Total Regional
Employment**

Jobs grew by 84,130 over the last 5 years and are projected to grow by 76,670 over the next 5 years.

\$89.7K

**Median Household
Income (2023)**

Median household income is \$11.1K above the national median household income of \$78.5K.

ECONOMY OVERVIEW

- As of 2024 the region's population increased by 1.4% since 2019, growing by 34,212. Population is expected to increase by 2.2% between 2024 and 2029, adding 54,493.
- From 2019 to 2024, jobs increased by 9.6% in Riverside County, CA from 878,955 to 963,085. This change outpaced the national growth rate of 4.3% by 5.3%. As the number of jobs increased, the labor force participation rate increased from 57.0% to 60.0% between 2019 and 2024.
- Concerning educational attainment, 16.0% of Riverside County, CA residents possess a Bachelor's Degree (5.5% below the national average), and 8.4% hold an Associate's Degree (0.4% below the national average).
- The top three industries in 2024 are Restaurants and Other Eating Places, Education and Hospitals (Local Government), and Warehousing and Storage.

	POPULATION (2025)	LABOR FORCE (JUL 2025)	JOBS (2024)	COST OF LIVING	GRP	IMPORTS	EXPORTS
Region	2,509,924	1,198,127	963,085	129.6	\$127.70B	\$142.97B	\$100.71B
State	38,638,873	19,824,436	20,651,050	135.2	\$4.00T	\$2.00T	\$2.81T

GAVILAN HILLS - 2025 SUMMARY

	1 MILE	3 MILES	5 MILES
2025 Total Population	690	5080	16439
Median Age	49.1	44.9	40.6
Total Households	205	1680	4850
Median Household Income	\$137,898.00	\$126,487.00	\$111,159.00
Average Household Income	\$153,362.00	\$146,525.00	\$137,136.00

GAVILAN HILLS - 2030 EST.

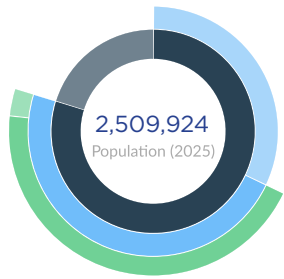
	1 MILE	3 MILES	5 MILES
Total Population	715	5202	16773
Total Households	216	1747	5020

GAVILAN HILLS HOUSING DEMAND

	1 MILE	3 MILES	5 MILES
MEDIAN HOME VALUE			
Median Home Value 2025	\$798,750.00	\$760,277.00	\$763,544.00
Median Home Value 2030	\$859,023.00	\$857,184.00	\$853,616.00
HOME VALUE RANGE (2025)			
\$500,000 - \$749,999	35.3%	41.1%	36.0%
\$750,000 - \$999,999	53.5%	43.3%	38.9%
\$1,000,000+	6.4%	8.4%	13.2%
Average Home Value	\$807,865.00	\$792,595.00	\$795,450.00
HOUSING UNIT SUMMARY			
Housing Units (2025)	219	1784	5072
Owner Occupied Housing Units	91.2%	81.9%	83.2%

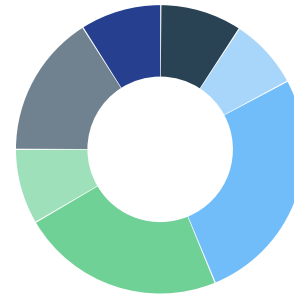
Population & Employment Growth

GAVILAN HILLS - 2025 SUMMARY



CATEGORY	POPULATION
16+ Civilian Non-Institutionalized Population	2,000,934
Not in Labor Force (16+)	802,807
Labor Force	1,198,127
Employed	1,120,794
Unemployed	77,333
Under 16, Military, and Institutionalized Population	508,990

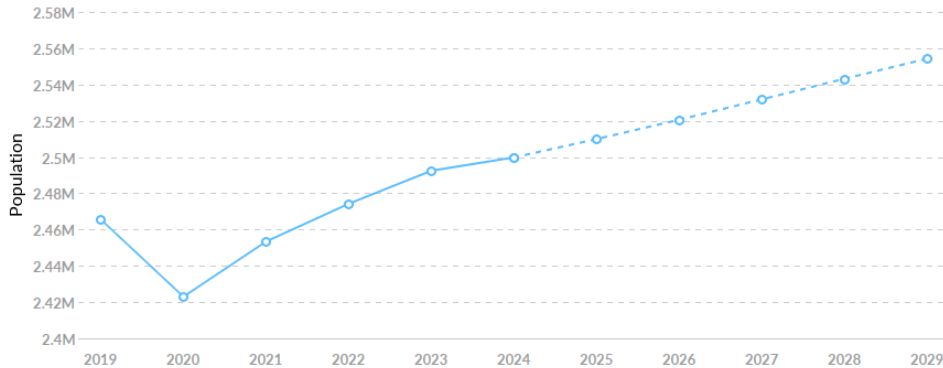
EDUCATIONAL ATTAINMENT



EDUCATION LEVEL	% OF POPULATION	POPULATION
Less Than 9th Grade	9.2%	153,978
9th Grade to 12th Grade (No Diploma)	7.9%	133,635
High School Diploma	26.6%	447,305
Some College	22.8%	38,3191
Associate's Degree	8.4%	141,901
Bachelor's Degree	16.0%	269,038
Graduate or Professional Degree	9.1%	152,498

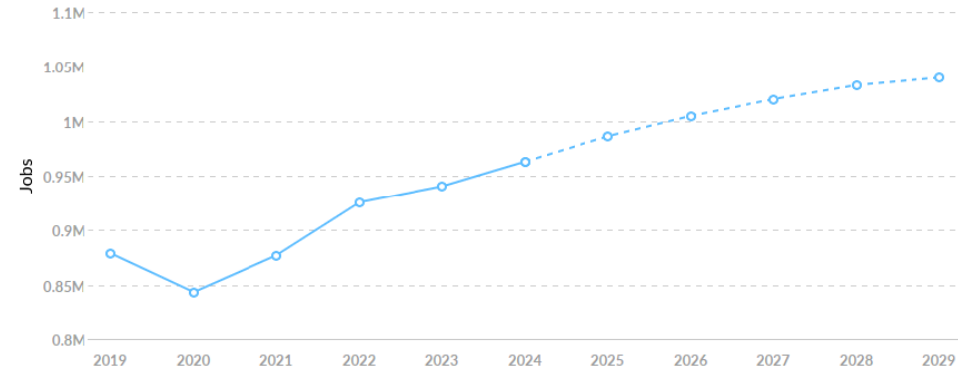
POPULATION TRENDS

As of 2024 the region's population increased by 1.4% since 2019, growing by 34,212. Population is expected to increase by 2.2% between 2024 and 2029, adding 54,493.



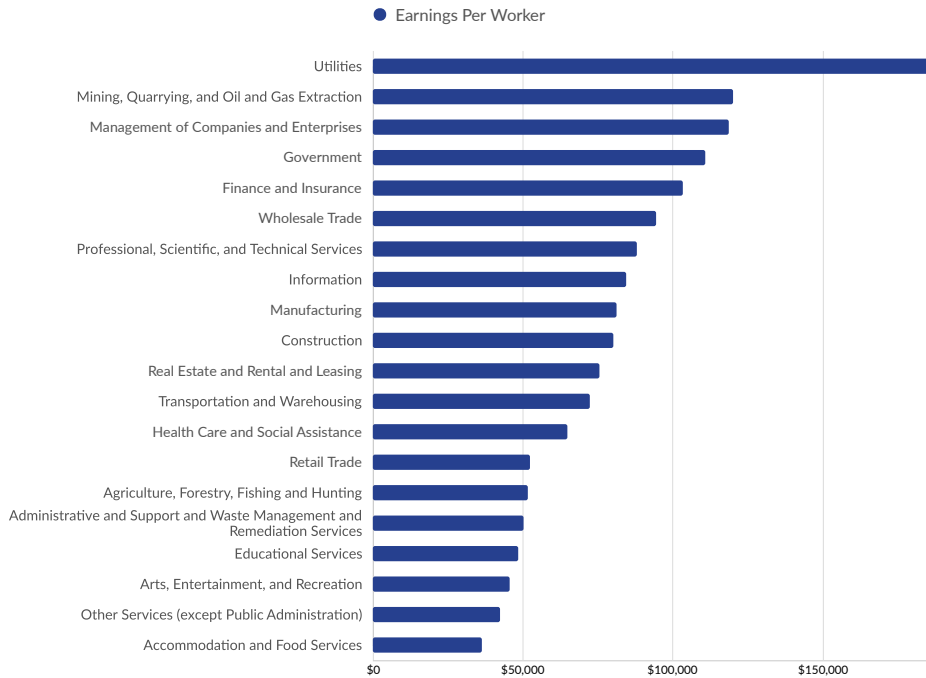
JOB TRENDS

From 2019 to 2024, jobs increased by 9.6% in Riverside County, CA from 878,955 to 963,085. This change outpaced the national growth rate of 4.3% by 5.3%.

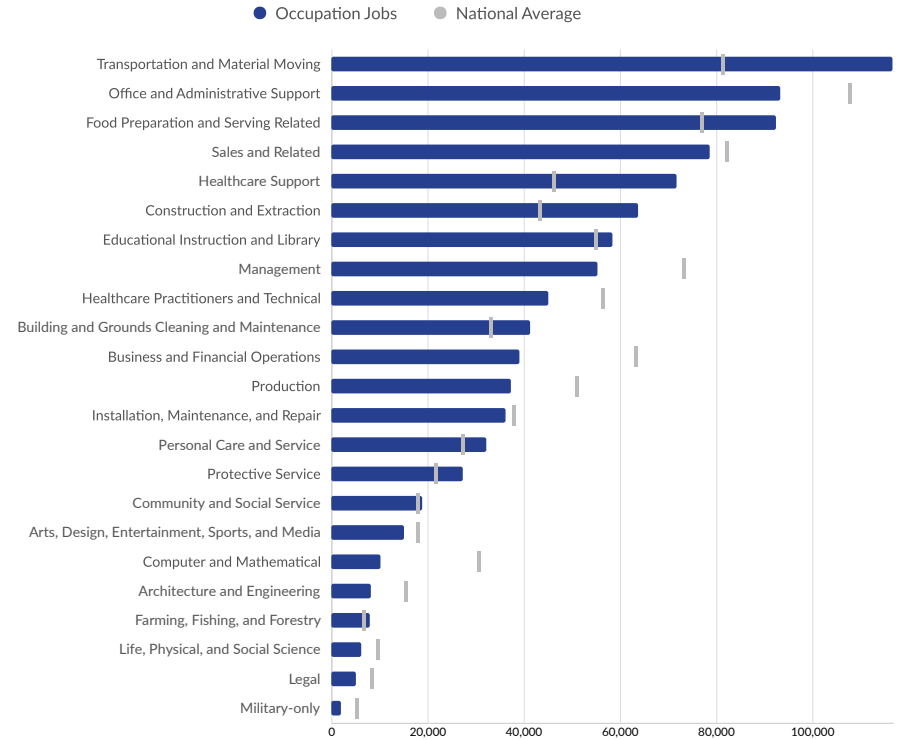


Population & Employment Growth

TOP INDUSTRY EARNINGS



LARGEST OCCUPATIONS












Population & Employment Growth

BUSINESS CHARACTERISTICS

132,830 Companies Employ Your Workers

Online worker profiles list 132,830 unique companies as employers, with the top 10 shown below. Over the past 12 months, 13,390 companies in Riverside County, CA have posted job openings, with the top 10 also highlighted below.

Top Companies	Profiles	Top Companies Posting	Unique Postings
University of California-Riversic	5,461 	County Of Riverside	2,173 
Amazon	5,335 	Soliant Health	1,825 
Kaiser Permanente	4,533 	Walmart	1,272 
County Of Riverside	3,775 	Kaiser Permanente	1,092 
United States Navy	2,630 	Uhs	1,049 
Loma Linda University	2,498 	Starbucks	966 
Walmart	2,075 	University of California-Riversic	927 
Target	2,022 	Marriott International	843 
Eisenhower Health	1,804 	Pechanga Resort & Casino	805 
California Baptist University	1,726 	Allied Universal	802 



Gavilan Hills

±1,464 ACRES



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