

FOR SALE

4.41± ACRES VACANT LAND

SEC ETHANAC ROAD & GEARY ROAD, MENIFEE/SUN CITY, CA



WESTMAR
COMMERCIAL REAL ESTATE



- 4.41± Acres
- APN: 330-210-019
- Located Within the Northern Gateway Portion of the Menifee Economic Development Corridor
- Located across from Green Valley Specific Plan (4,210± Homes at Build-Out; 314± SFR Approved August 2017)
- Allows for mix of retail, office, business park, and residential
- Level/flat
- Sale Price: \$1,250,000.00

Demographics

Source: CoStar 2018	1 mile	3 mile	5 mile
2018 Population (Estimated)	3,302	38,633	139,269
2023 Population (Projected)	3,573	41,056	148,241
Daytime Employee Population	61	8,890	19,898
Average Household Income	\$76,718	\$54,648	\$65,833

Traffic Counts

Source: CoStar 2017* and CalTrans 2017**	ADT
Ethanac Road .38 Mile East of Byers Road*	8,431
Interstate 215 @ Ethanac Road**	77,000

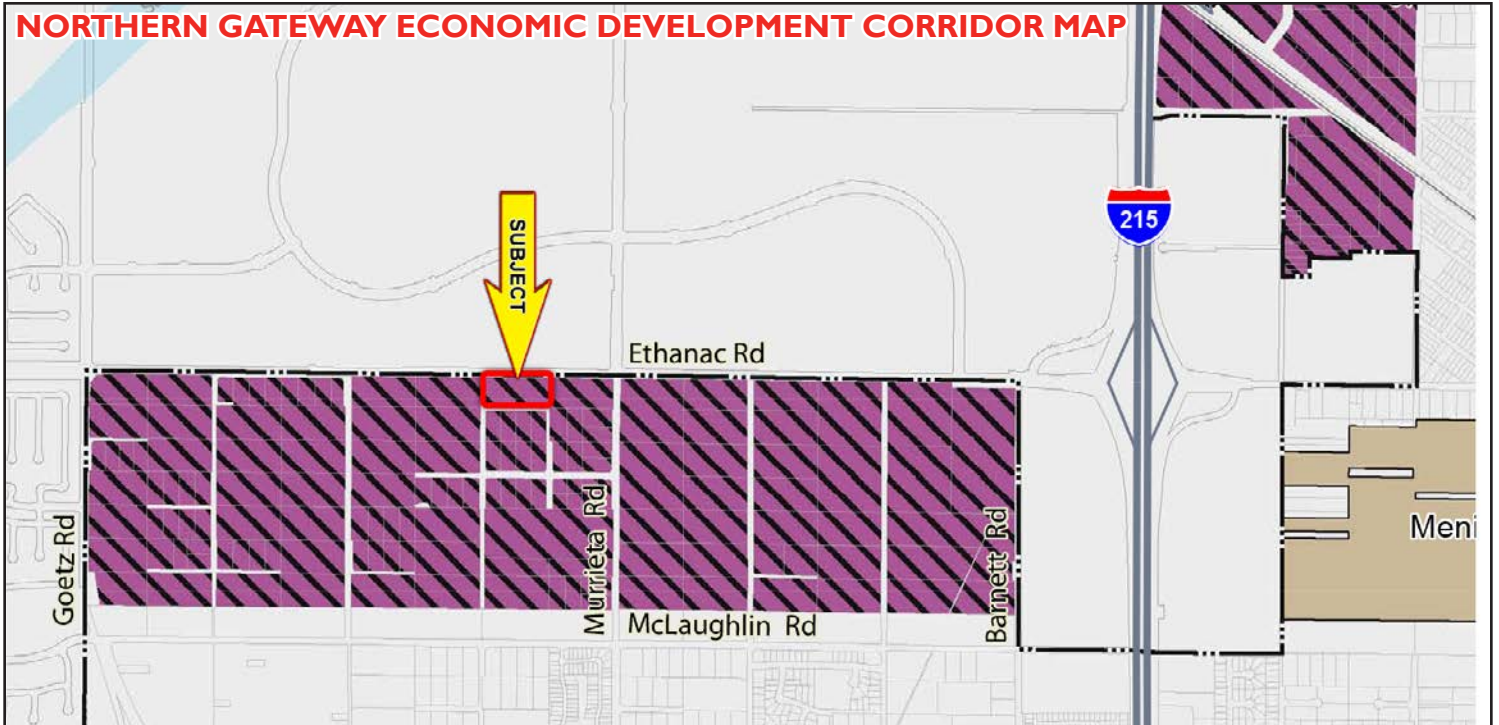
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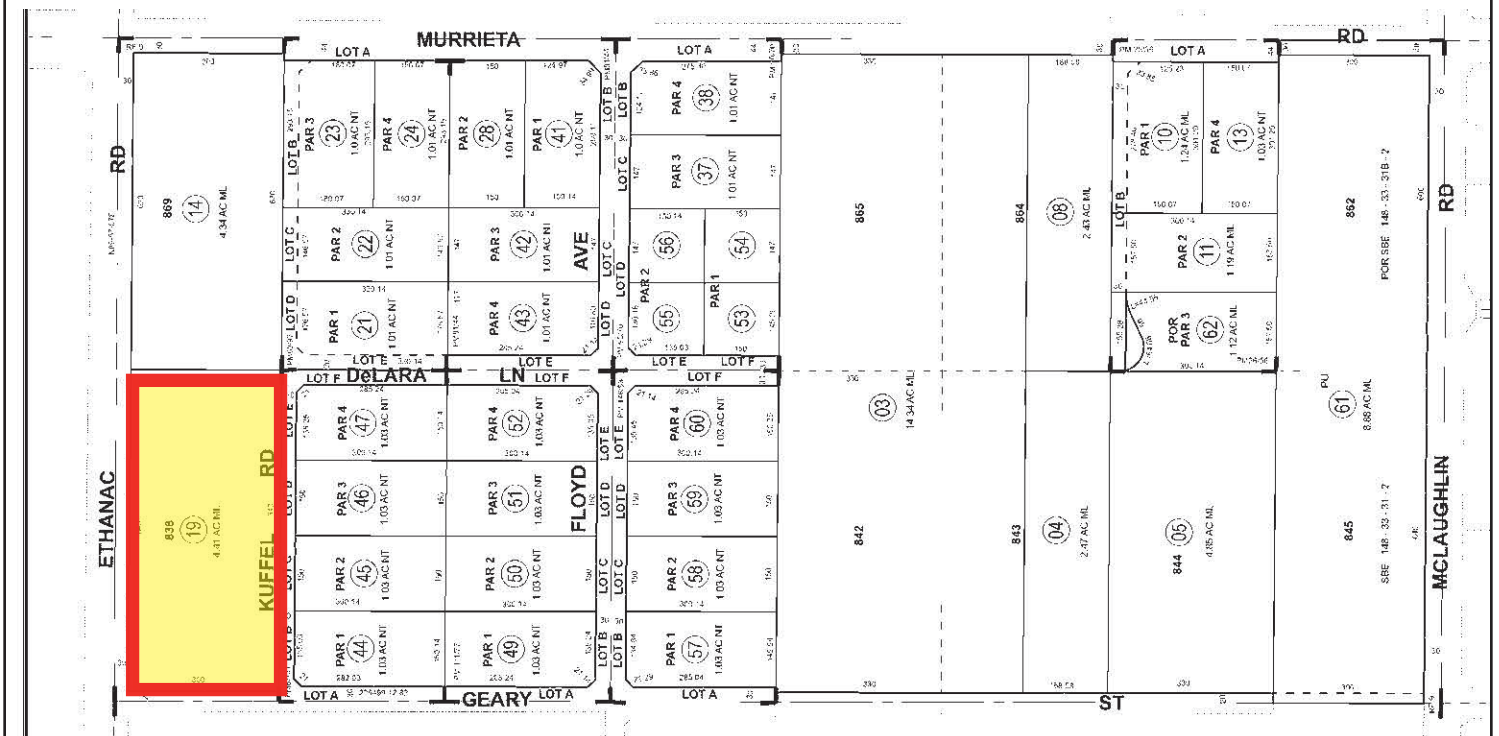
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NORTHERN GATEWAY ECONOMIC DEVELOPMENT CORRIDOR MAP



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EXHIBIT LU-B2B: EDC NORTHERN GATEWAY (594 ACRES)

Preferred Mix of Land Uses

Residential	5%
Industrial	95%

Envisioned as an employment center at Menifee's northern gateway that focuses on providing opportunity for business park development and more traditional industrial (less office) than envisioned for the Southern Gateway (Scott Road) EDC area. Limited residential development may be appropriate between new business park uses and existing single-family homes, or in places where residential projects have already been approved. Emphasis should be on job creation and creating connections to regional transportation corridors, including I-215 and the railroad.



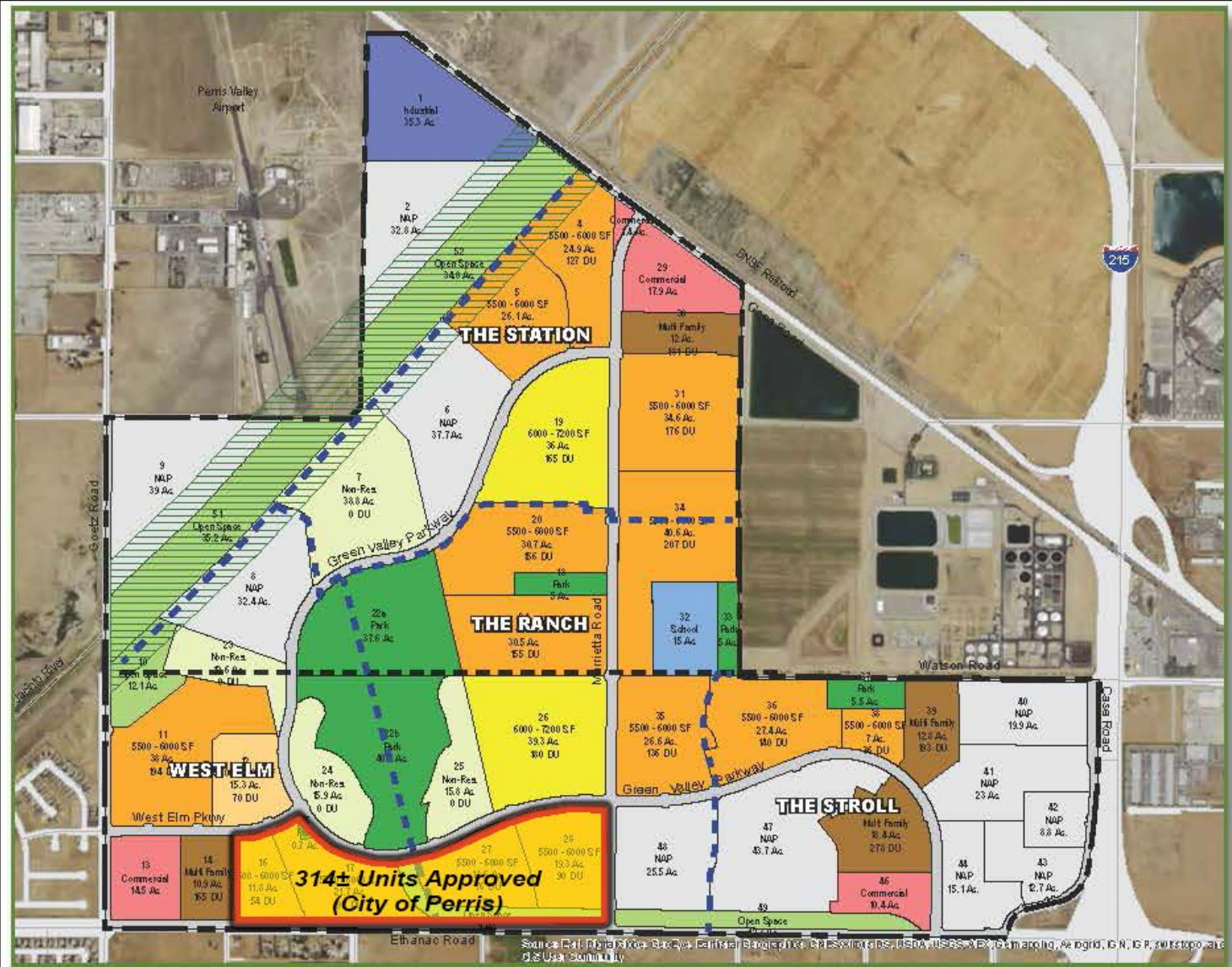
These images illustrate the types of uses envisioned for this EDC area and do not represent specific architecture or amenities, which will be determined as part of final project approval.

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Green Valley Project Location within the city of Perris

Source: Green Valley Design Guidelines | FORMA Design, Inc.

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