

FOR SALE

MENIFEE COMMERCIAL PARCEL

SEC ETHANAC ROAD & BYERS ROAD, MENIFEE, CA



WESTMAR
COMMERCIAL REAL ESTATE



Features:

- 4.34± Acres
- APN 330-200-001
- Asking Price: \$1,250,000
- Located within the Northern Gateway Sub-Area of the City of Menifee Economic Development Corridor (see page 3)
- Located across from Green Valley Specific Plan (4,210± Homes at Build-Out; 314± SFR Approved August 2017)

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

EXCLUSIVELY LISTED BY:

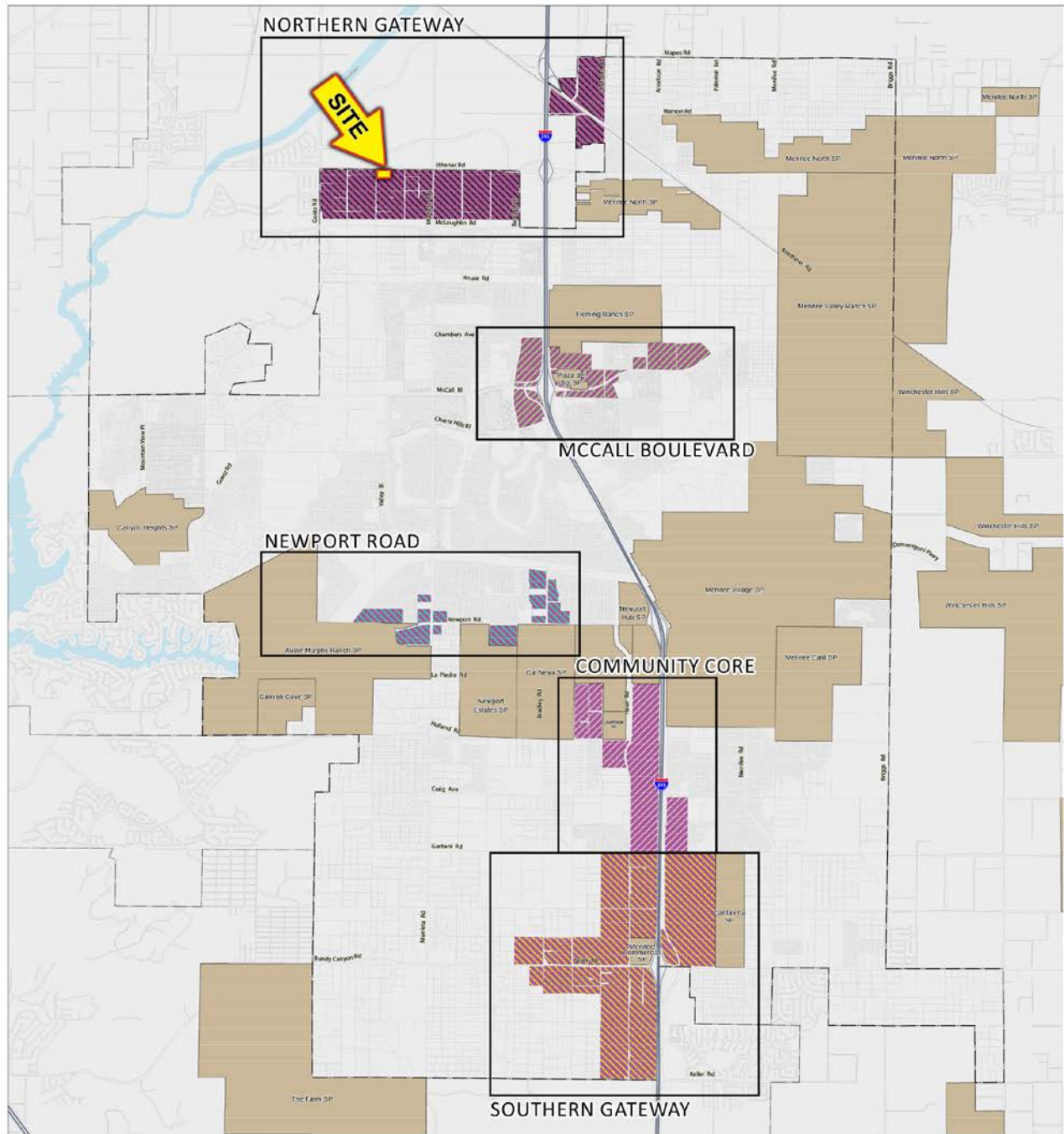
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The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix, and availability subject to change without notice.

WestMar Commercial Real Estate
Founded in 1988
www.WestMarCRE.com

PER CITY OF MENIFEE

ECONOMIC DEVELOPMENT CORRIDOR SUBAREAS



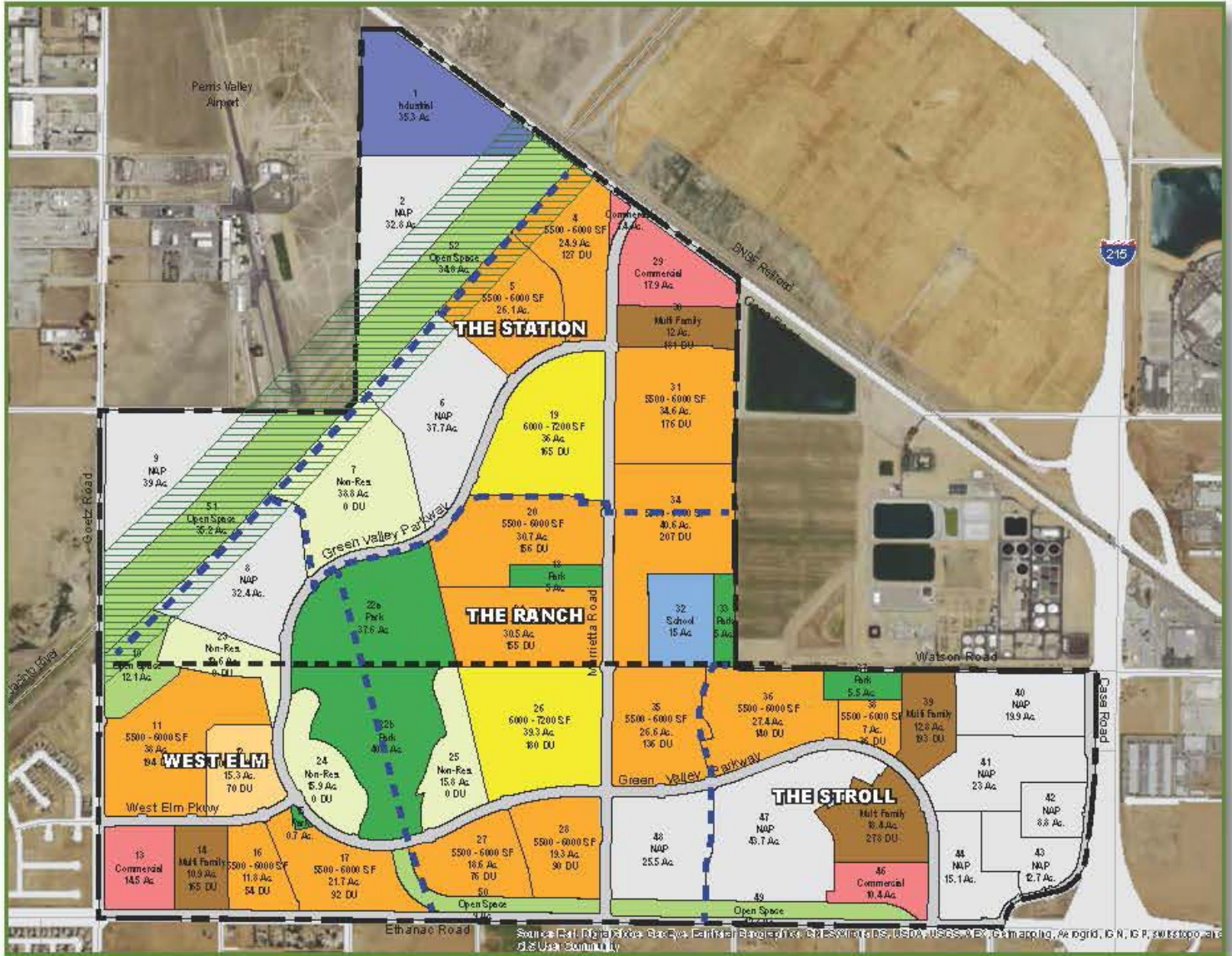
Preferred Mix of Land Uses in EDC

Residential	15%
Commercial Retail	15%
Commercial Office	10%
Business Park	60%

The intent of the Economic Development Corridor (EDC) designation is to identify areas where a mixture of residential, commercial, office, industrial, entertainment, educational, and/or recreational uses, or other uses is planned. Both horizontal and vertical mixed uses are permitted. In general, areas designated as EDC are envisioned to develop primarily as nonresidential uses with residential uses playing a supporting role.

In addition to identifying a citywide preferred land use mix for all property designated as EDC (see left), the General Plan will also identify a preferred mix of uses desired for each of the City's five EDC subareas (see above). Each subarea has a unique identity and plays a specific role in the City of Menifee. The General Plan will use these subareas to focus policy direction in the Land Use and Community Design elements.

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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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