

Approximately 19.26 Acres for Commercial Development in Menifee

Briggs Rd | Menifee, CA 92585

- Three parcels zoned for commercial
- Directly north of Hwy 74 with approximately 29,700 VPD
- Excellent location surrounded by planned residential developments providing a built-in customer base

ASKING PRICE: \$4,965,000



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6 development activity aerial

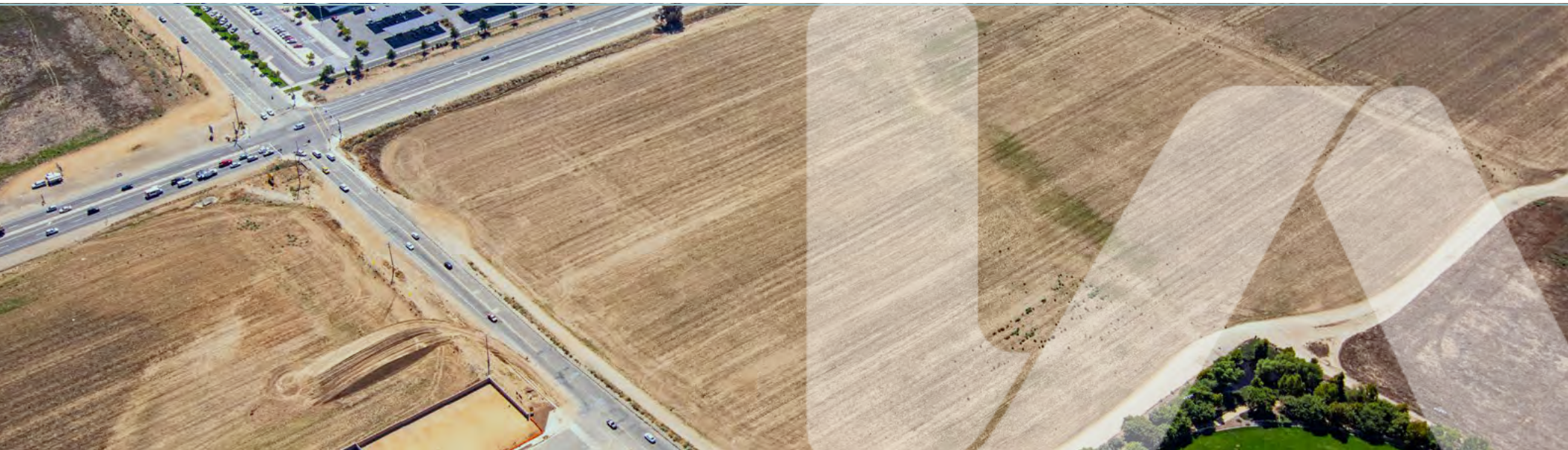
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HIGHLAND PALMS SENIOR ESTATES AND COUNTRY CLUB

SIERRA RIDGE COMMUNITY HOMES



SELF STORAGE

HERITAGE HIGH SCHOOL

KB HOMES 3 NEW COMMUNITIES

KB HOMES 3 NEW COMMUNITIES

Briggs Rd.

FUTURE RESIDENTIAL DEVELOPMENT

10 ACRES AVAILABLE

MARION ASHELY COMMUNITY CENTER



SUBJECT PROPERTY

HARVEST VALLEY ELEMENTARY

FUTURE RESIDENTIAL DEVELOPMENT

FUTURE COMMERCIAL DEVELOPMENT





SCE VALLEY SUBSTATION

MENIFEE SERVICE CENTER

FUTURE RESIDENTIAL DEVELOPMENT

FUTURE COMMERCIAL DEVELOPMENT

10 ACRES AVAILABLE

FUTURE RESIDENTIAL DEVELOPMENT

HARVEST VALLEY ELEMENTARY

MARION ASHELY COMMUNITY CENTER

HERITAGE HIGH SCHOOL

Briggs Rd.

KB HOMES 3 NEW COMMUNITIES

SELF STORAGE



SAN GORGONIO MOUNTAIN

MOUNT SAN JACINTO

5



HARVEST VALLEY
ELEMENTARY

KB HOMES
3 NEW COMMUNITIES

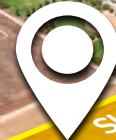
HIGHLAND
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RESIDENTIAL
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SELF STORAGE

Briggs Rd.



SUBJECT
PROPERTY

FUTURE
COMMERCIAL
DEVELOPMENT

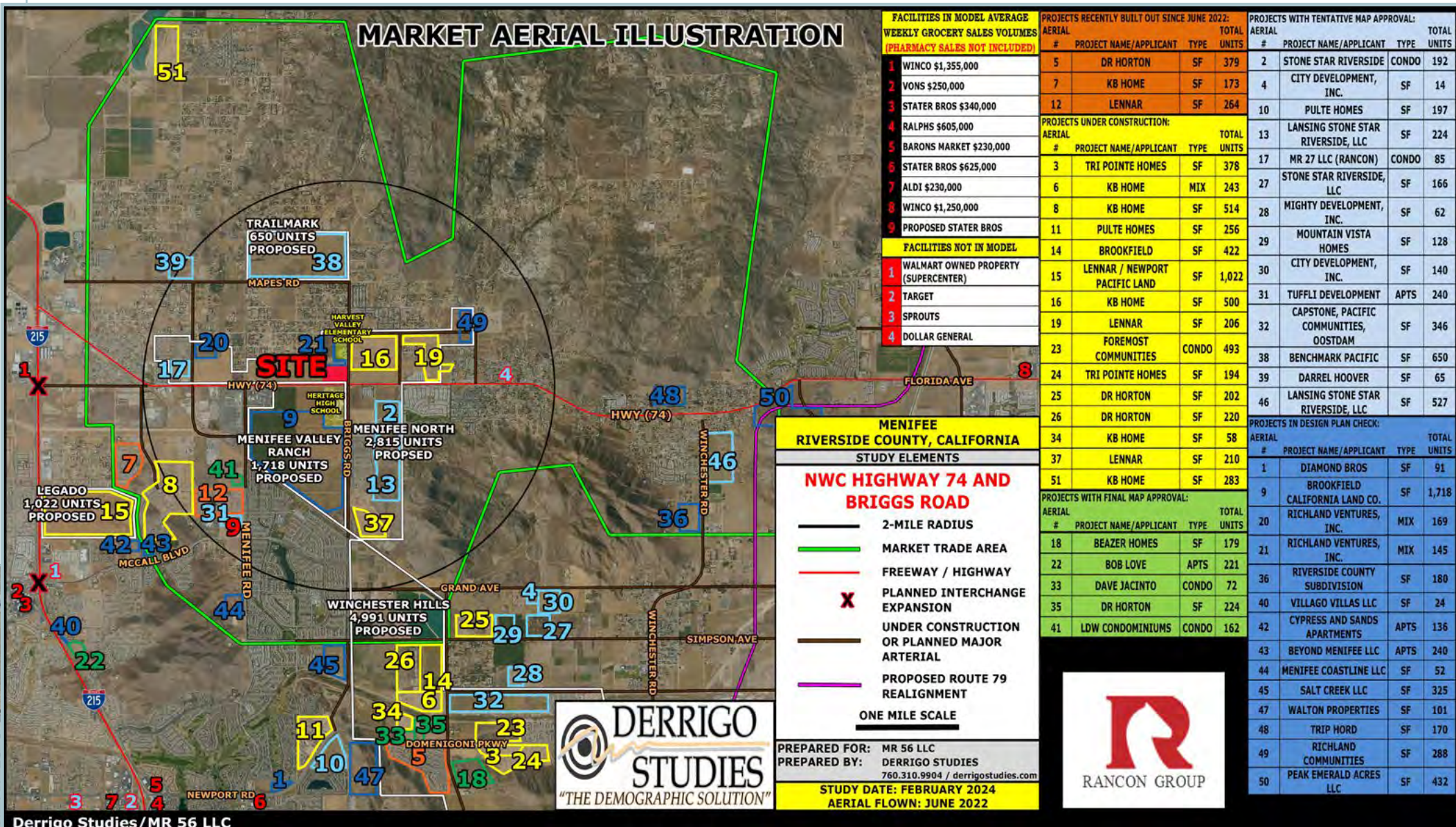
HERITAGE
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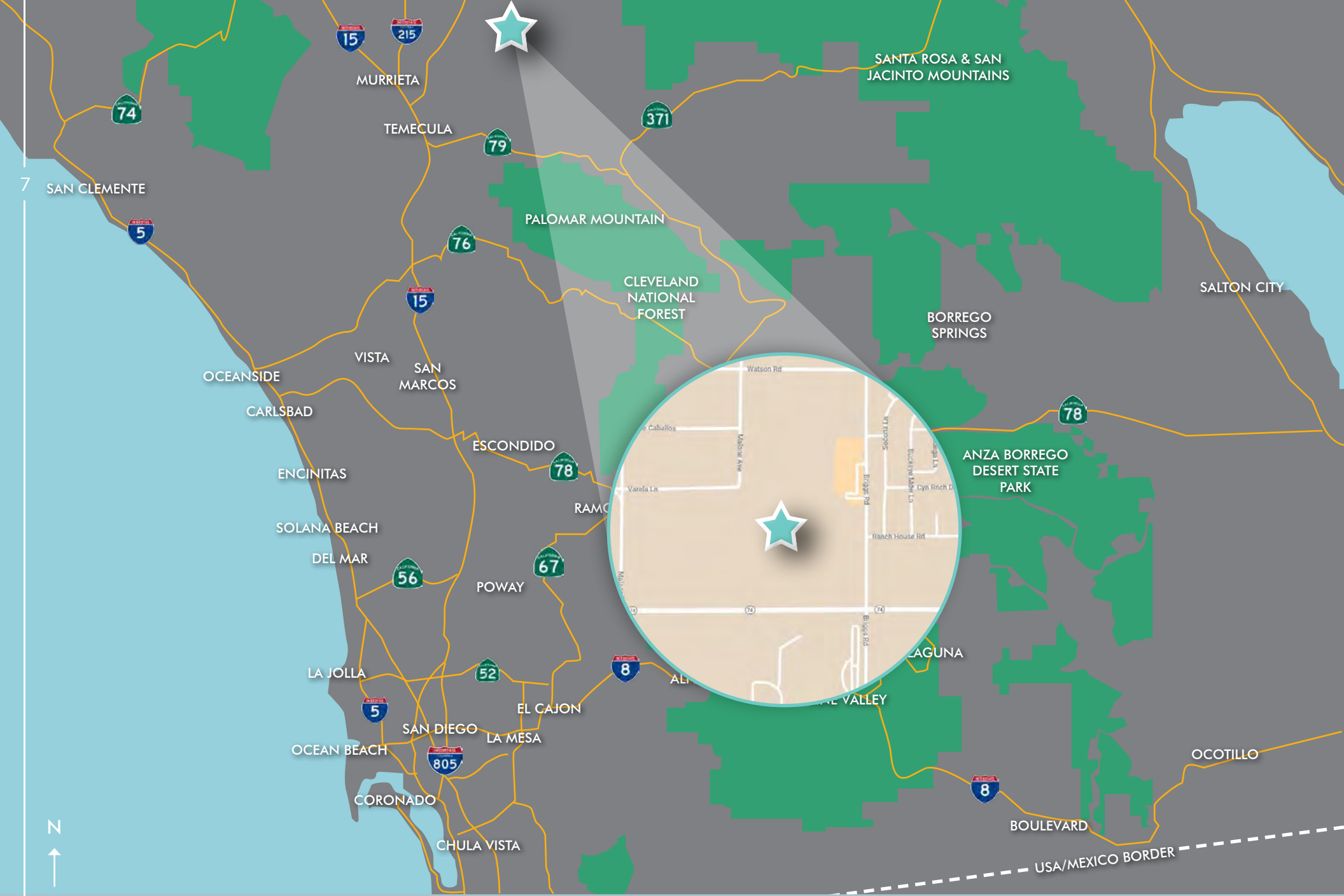
10
ACRES
AVAILABLE

FUTURE
RESIDENTIAL
DEVELOPMENT



development activity aerial





location map

property information

8

location:

The subject property is located just north of the Highway 74 and Briggs Road intersection in Menifee, CA. It is less than 4 miles to the I-215.

property profile:

The subject property consists of three parcels totaling approximately 19.26 Acres. The property is located within the Menifee North Specific Plan and is zoned for Commercial. The property directly south is entitled for retail development with tenant interest in place. Planned residential communities surround the property providing a built-in customer base.

jurisdiction:

City of Menifee

acreage:

- 327-320-020: 10.13 Acres
 - 327-320-022: 4.25 Acres
 - 327-320-023: 4.88 Acres
- TOTAL: 19.26 Acres**

zoning:

Menifee North Specific Plan- (P.A. 23B Commercial)

[Link to Specific Plan](#)

school district:

Romoland Elementary School District & Perris Union High School District

services:

Water/Sewer: Eastern Municipal Water District

Gas: Southern California Gas Company

Electric: Southern California Edison

Fire: Menifee Fire Department

Police: Menifee Police Department

asking price:

\$4,965,000



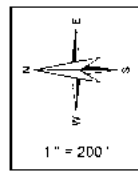
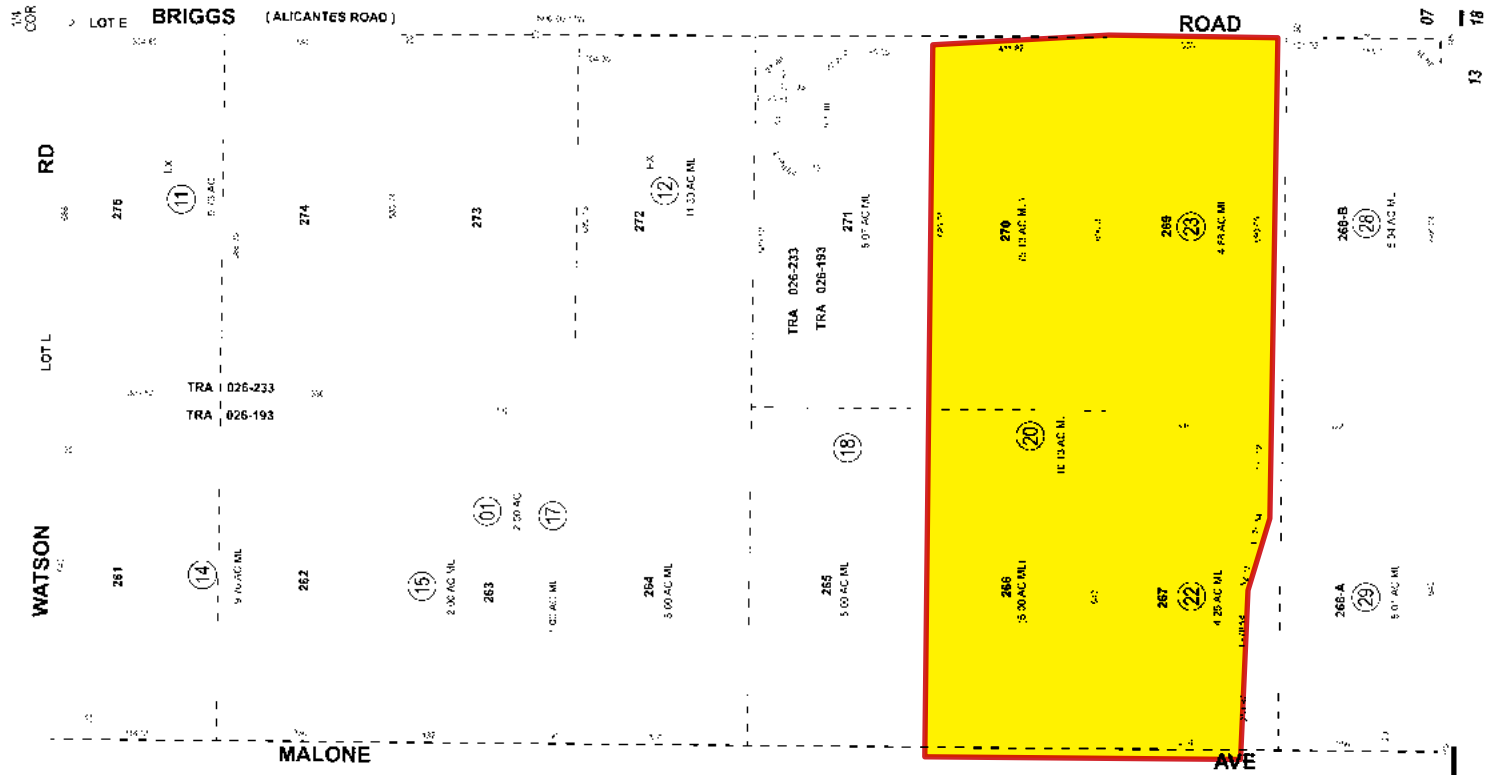
plat map

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SINCE ASSESSORS PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING REQUIREMENTS.

E1/2 SE1/4 SEC. 12 T.5S, R.3W
CITY OF MENIFEE

TRA 026-193
026-233

327-32
327-24



Legend

- Lot Line
- Right-of-Way
- - - - - Easement
- - - - - Easement (E.O.W)
- - - - - Other Easement
- Unimproved Area
- ▬ Surveyed Easement



ASSESSOR'S MAP BK327 PG 32
Riverside County Calif. *Maria J. Galt*

Pg 43	Pg 44	Pg 45	Pg 46
BK 437 Pg 33	BK 437 Pg 33	BK 437 Pg 33	BK 437 Pg 33
Pg 31	Pg 32	Pg 33	Pg 34
BK 371 Pg 20	BK 409 Pg 07	BK 409 Pg 07	BK 409 Pg 07

Data *

RN 18 43

Map Reference *

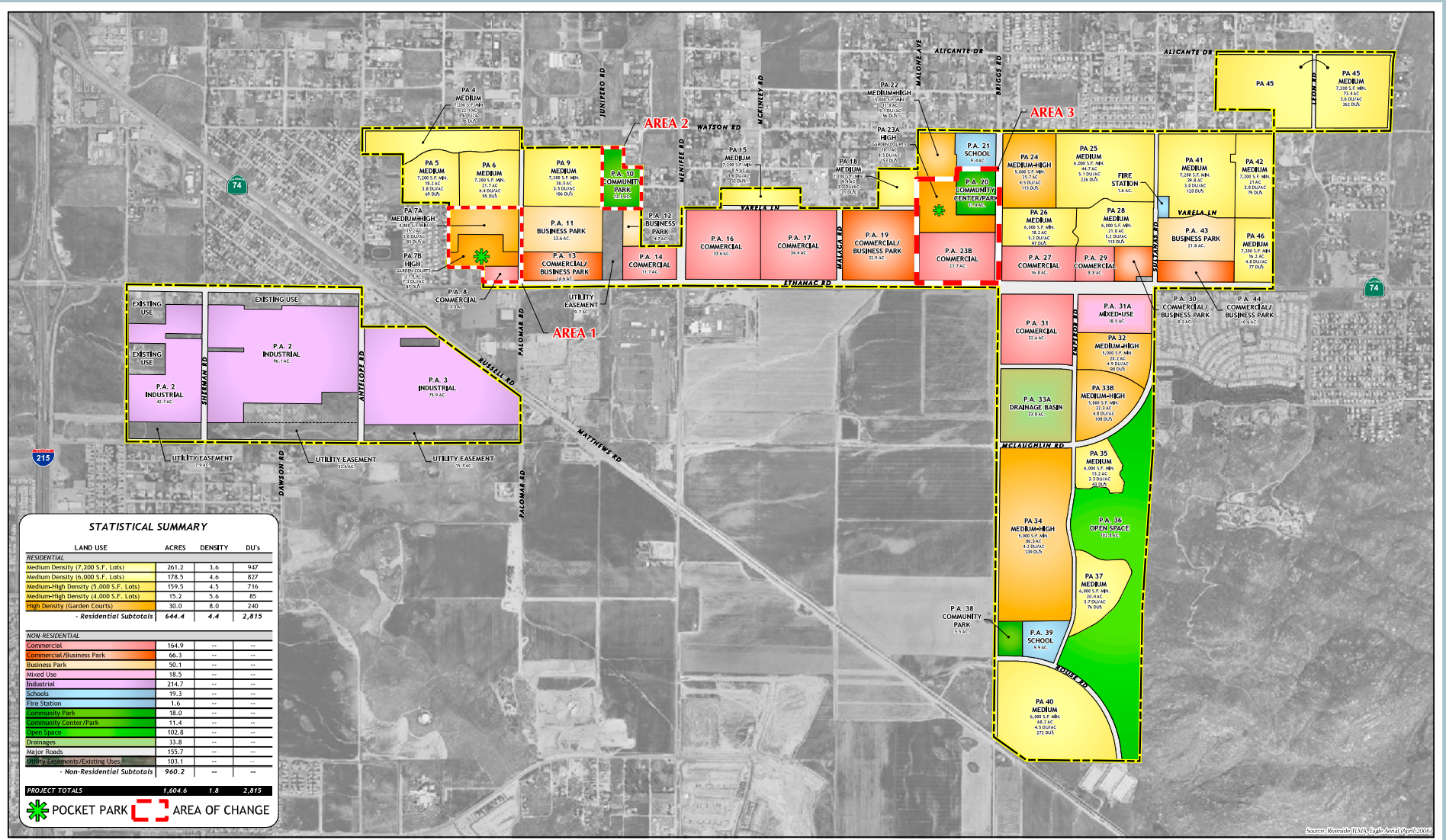
MB 14 44 - 48 RCMDLA NO 5

Date *	Old Number	New Number
0-1-1990	02	03-04
1-1-1994	05	05-ST
2-1-1997	05	05-ST
6-2-1999	09	07-09
6-2-1999	08	10-ST
6-2-1999	04	11-ST
10-1-2009	00	17-ST
9-23-2010	07	13-ST
3-27-2018	10	14-15
3-27-2018	15	15-19
10-24-2018	16	20-21
10-24-2018	21	22-25
10-24-2018	19	26-27
10-24-2018	25-27	28
10-24-2018	24-26	29

*May 2019

menifee north specific plan

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STATISTICAL SUMMARY			
LAND USE	ACRES	DENSITY	DU'S
RESIDENTIAL			
Medium Density (7,200 S.F. Lots)	261.2	3.6	947
Medium Density (6,000 S.F. Lots)	176.3	4.8	827
Medium-High Density (5,000 S.F. Lots)	159.5	4.5	716
Medium-High Density (4,000 S.F. Lots)	15.2	5.6	85
High Density (Garden Courts)	30.0	8.0	240
- Residential Subtotals	644.4	4.4	2,815
NON-RESIDENTIAL			
Commercial	164.9	---	---
Commercial/Business Park	66.3	---	---
Business Park	50.1	---	---
Mixed Use	18.3	---	---
Industrial	214.7	---	---
Schools	19.3	---	---
Fire Station	1.6	---	---
Community Park	18.0	---	---
Community Center /Park	11.4	---	---
Open Space	102.8	---	---
Drainages	33.8	---	---
Major Roads	155.7	---	---
Utility Easements/Existing Uses	103.1	---	---
- Non-Residential Subtotals	960.2	---	---
PROJECT TOTALS	1,604.6	1.8	2,815

MENIFEE NORTH



Source: Riverside/ELVA, Eagle/Aerial (April 2010)

Figure B

Proposed Specific Plan Amendment No. 2 Land Use Plan - Areas of Change

2023 demographics

1 mile



population
3,793



estimated households
1,135



average household income
\$107,753



median household income
\$73,454



total employees
358

3 miles



population
30,356



estimated households
9,204



average household income
\$119,287



median household income
\$93,645



total employees
3,254

5 miles



population
87,858



estimated households
31,395



average household income
\$100,160



median household income
\$82,611



total employees
10,841

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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