

TRUMBLE FARMS: OUTSIDE STORAGE LAND - 5.01 ACRES FULLY ENTITLED

26277 ANTELOPE ROAD - MENIFEE, CA

FOR SALE: \$735,000

- Located in the Menifee North Specific Plan
- All Utilities to the Site
- Approved for

1. 40,000 SF Warehouse
2. 21,600 SF Multi-Tenant Building
3. 1.17 Acre Storage Yard

[BACK TO NEW LISTINGS](#)



Ethanac Rd

Sherman Rd

Dawson Rd

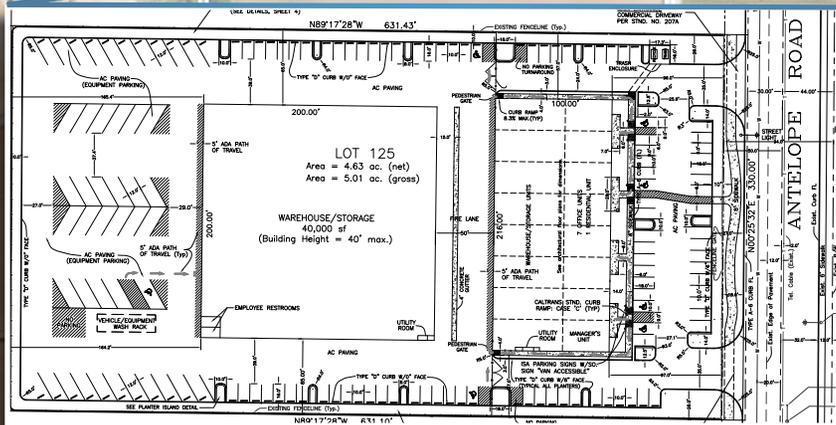
Antelope Rd

Case Rd

Subject Property

Inland Empire Energy Center

McLaughlin Rd



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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale, lease and availability are subject to change or withdrawal without notice.



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EXECUTIVE SUMMARY

The City of Menifee, incorporated in 2008, is located in Southwest Riverside south of Perris and north of Murrieta. Early development began in the 1960's when Del Webb started construction on its retirement community located in Sun City. Rapid growth occurred much later in 1989, when the Menifee Lakes Master Plan broke ground. To this date, Menifee Lakes has been one of the fastest growing communities in California.

Today, Menifee is home to more than 85,000 residents and is still considered one of the fastest growing cities in Southern California. Builders and developers are active in Menifee with 27 current projects under construction and 9 Specific Plans and 62 Tract Maps in process. The City is business-friendly and has imposed a streamlined permitting process that entices outside business owners to relocate or expand to Menifee. In addition, the City is underway with a \$100 million infrastructure project to increase the efficiency of business access and traffic flow.

With major access along Interstate 215 and the implementation of the Business Incentive Program and Restaurant Incentive Program, Menifee has created a thriving economy that encourages growth in both residential and commercial sectors.



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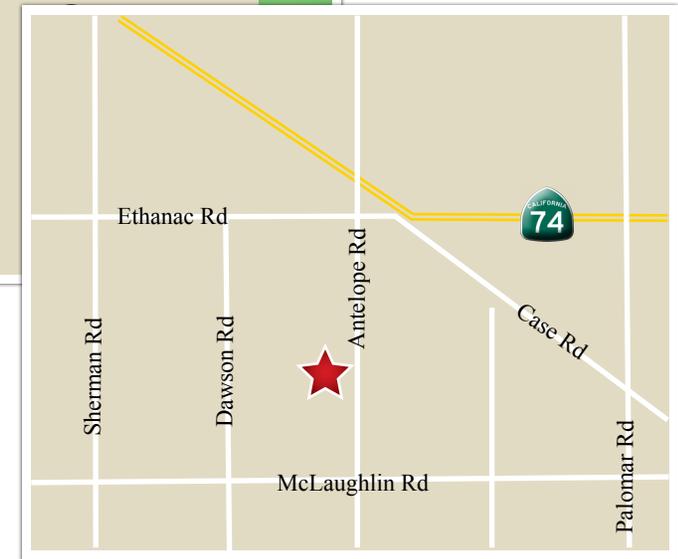
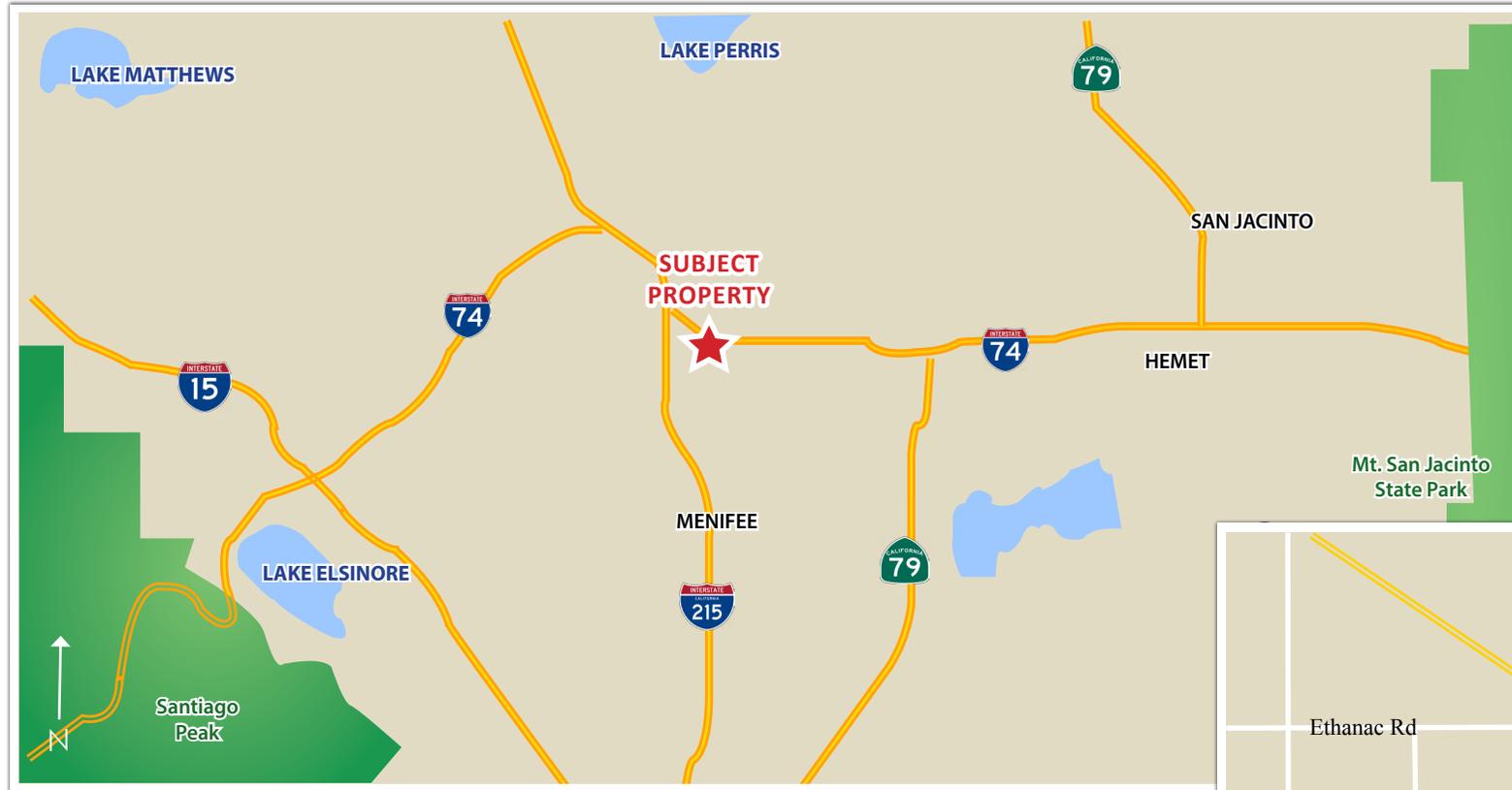
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LOCATION MAP



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PROPERTY INFORMATION

Location: The property is located in the City of Menifee in the County of Riverside less than 1 mile east of Interstate 215. The site is positioned on Antelope Road via Ethanac Road. Surrounded by upcoming residential and retail development, this site will be an ideal acquisition target for developers, builders, or investors ready to capture future demand for industrial space.

Jurisdiction: City of Menifee

APN #: 331-150-044

Acreage: 5.01 Gross Acres | 4.63 Net Acres

Specific Plan: Menifee North Specific Plan (Planning Area 2 – Industrial)
Allows for outside storage

Topography: Flat

Utilities: All utilities to the site.

Entitlements: Approved for 2 Buildings & Yard

- 1. 40,000 SF Warehouse/Storage Building
- 2. 8 Unit 21,600 SF Multi-Tenant Building
- 3. 1.17 Acre Storage Yard

Approvals Expire: October 2017

Services:

| | |
|-------------|---------------------------------------|
| Water/Sewer | Eastern Municipal Water District |
| Electric | Southern California Edison |
| Gas | Southern California Gas Company |
| Fire | Riverside County Fire Department |
| Police | Riverside County Sheriff's Department |

Price: **\$735,000**



DOCUMENT LINKS

[CONDITIONS OF APPROVAL](#)

[PLAN CHECK COMMENTS](#)

[PLANS & ELEVATIONS](#)

[MENIFEE NORTH SP - LAND USE MAP](#)

[MENIFEE NORTH SP - ZONING ORDINANCE](#)

[MENIFEE NORTH SP - ZONING & DEVELOPMENT STANDARDS](#)



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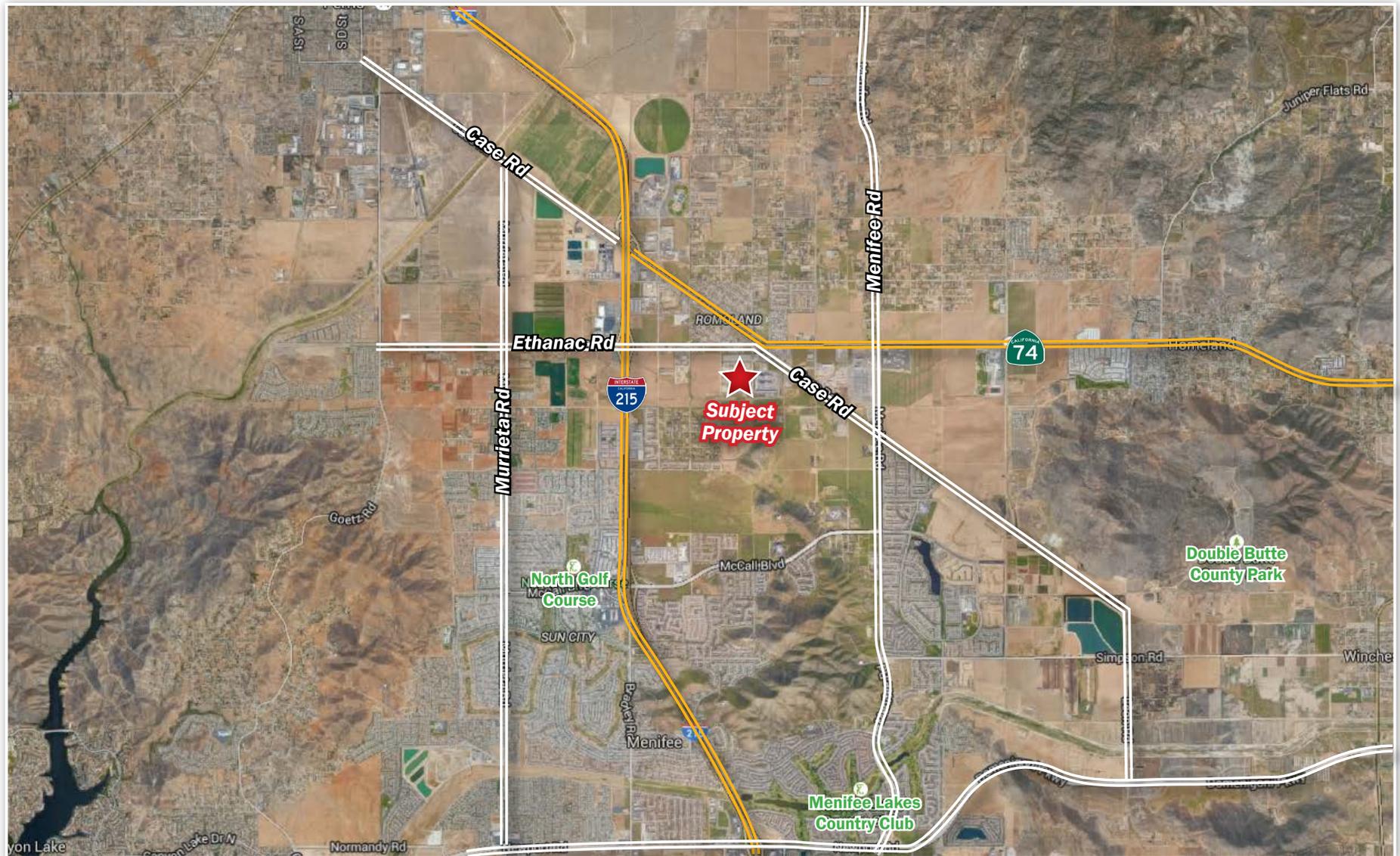
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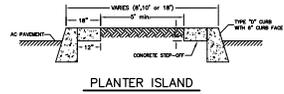
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TRUMBLE'S OFFICE & EQUIPMENT STORAGE

PP 2011-003



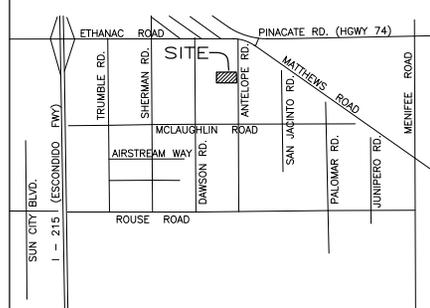
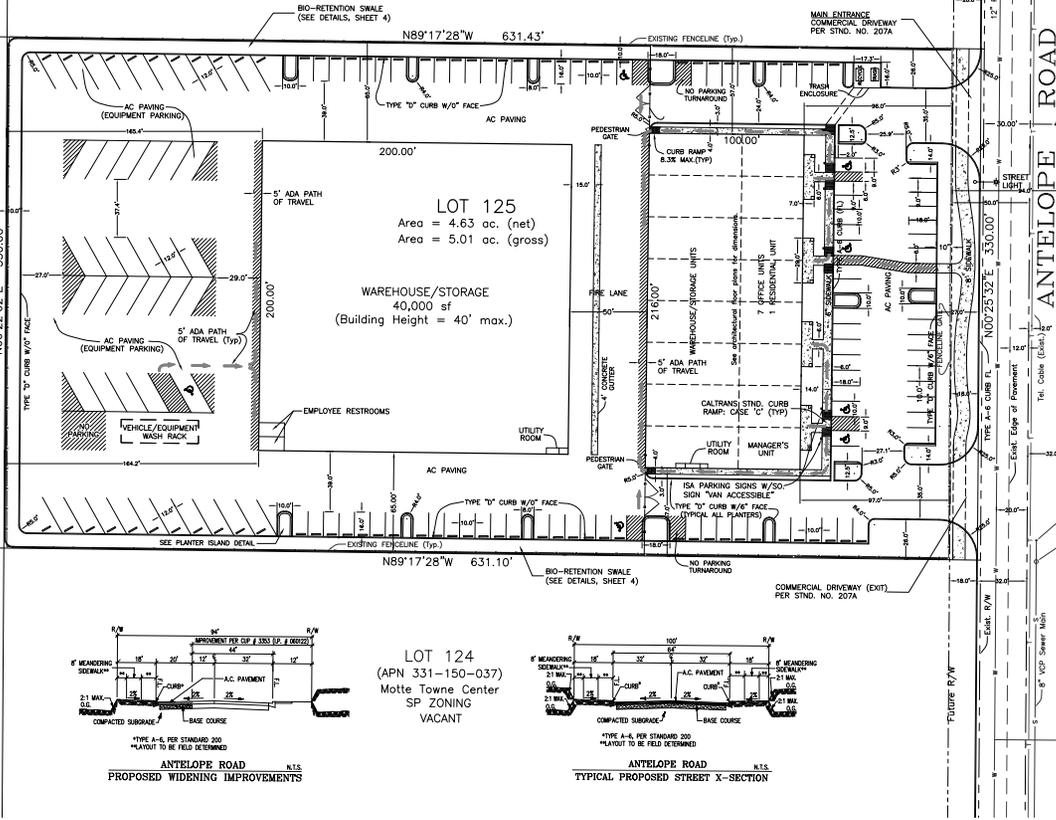
LOT 126
(APN 331-150-045)
Hancock Properties, LLC
SP ZONING
EQUIPMENT STORAGE/MAINTENANCE

LOT 99
(APN 331-150-036)
Kewit Construction Co.
SP ZONING
EQUIPMENT STORAGE
AND MAINTENANCE

LOT 100
(APN 331-150-036)
Kewit Construction Co.
SP ZONING
EQUIPMENT STORAGE
AND MAINTENANCE

LOT 101
(APN 331-150-041)
Engineering Properties
SP ZONING
EQUIPMENT STORAGE
AND MAINTENANCE

LOT 124
(APN 331-150-037)
Motte Towne Center
SP ZONING
VACANT



VICINITY MAP
(NTS)
THOMAS BROS. MAPS, 2007, PG. 838, E2

LEGAL DESCRIPTION:
LOT 125 OF TRUMBLE FARMS, SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 WEST, RIVERSIDE COUNTY, STATE OF CALIFORNIA PER MAP RECORDED IN BOOK 11, PAGE 38 IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY.

SAID LOT 125 CONTAINS 5.01 ACRES (GROSS).

PROPERTY ADDRESS/APN:
26277 ANTELOPE ROAD
MENIFEE, CA 92585
APN: 331-150-044

REFERENCES:
1. MAP OF TRUMBLE FARMS, MAP BOOK 11, PAGE 38, MARCH 3, 1924. (SEE LEGAL DESCRIPTION ABOVE).

ZONING/LAND USE:
EXISTING ZONING IS SP. PROPOSED ZONING IS SAME. EXISTING LAND USE IS VACANT. PROPOSED LAND USE IS WAREHOUSE, OFFICE SPACE, LIVING UNITS, AND HEAVY EQUIPMENT STORAGE AND MAINTENANCE. THE EXISTING LAND USE DESIGNATION IS "SP PLANNING AREA 2 - INDUSTRIAL PARK" ZONING AREA IS ROMOLAND.

COUNTY SERVICE AREA:
LAKEVIEW/NEUVO/ROMOLAND/HOMELAND #146

SCHOOL DISTRICT:
ROMOLAND SCHOOL DISTRICT/PERRIS UNION HIGH SCHOOL DISTRICT

UTILITY SERVICE:
WATER - EASTERN MUNICIPAL WATER DISTRICT - (951) 928-3777
SEWER - EASTERN MUNICIPAL WATER DISTRICT
ELECTRIC - SOUTHERN CALIFORNIA EDISON - (951) 928-8323
TELEPHONE - VERIZON
CABLE - VERIZON

AREA CALCULATIONS:
TOTAL PARCEL AREA (GROSS) - 5.01 Ac.
(NET) - 4.6307 Ac./100.00%
PARKING/PAVING + CURBS - 1,4912 Ac./32.20%
PARKING SPACES REQUIRED - 60
(2 SPACES PER LIVING UNIT - 2)
(1 SPACE/250 SF OF OFFICE - 31)
(1 SPACE/2000 SF OF WAREHOUSE - 27)
PARKING SPACES PROVIDED - 95
SIDEWALK - 0.0803 Ac./1.73%
STORAGE HARD (AC PAVING) - 1.1728 Ac./25.08%
LANDSCAPING (PRIVATE) - 0.4998 Ac./10.73%
LANDSCAPING (PUBLIC) - 0.0622 Ac.
TOTAL LANDSCAPING = 0.5620 Ac.
OFFICE & WAREHOUSE/STORAGE BUILDING (21,600 SF) --- 0.4959 Ac./10.60%
1ST FLOOR:
CARETAKER UNIT = 1,080 SF
WAREHOUSE/STORAGE = 12,960 SF
OFFICE = 7,560 SF
SUMMARY:
CARETAKER UNIT = 1,080 SF
STORAGE = 12,960 SF
OFFICES = 7,560 SF
FUTURE WAREHOUSE BUILDING (40,000 SF) --- 0.9183 Ac./19.64%

GENERAL NOTES:
1. ALL PROPOSED DRAINAGE FACILITIES SHALL BE DESIGNED TO ACCOMMODATE 100 YEAR STORM FLOWS.
2. THIS PROPERTY IS NOT SUBJECT TO OVERFLOW, FLOOD HAZARD, NOR INUNDATION.
3. THIS PROJECT IS LOCATED WITHIN ZONE X AS SHOWN ON THE NFP FIRE NO. 06065C2060C.
4. THIS PROJECT IS LOCATED WITHIN THE SAN JACINTO VALLEY WATERSHED.
5. THIS PROPERTY IS NOT WITHIN ANY SPECIAL STUDIES ZONE, BUT MAY BE SUBJECT TO LOW LIQUEFACTION, AND SUSCEPTIBLE TO SUBSIDENCE PER RIVERSIDE COUNTY T1MA GIS.
6. THIS PROJECT IS LOCATED WITHIN SPECIFIC PLAN MENIFEE, NORTH #260.
7. PERIMETER FENCING: SEE PERIMETER FENCING AND GATE PLAN BY ALAMBRA GROUP DATED 3-28-12.

OWNER/APPLICANT:
TRUMBLE PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.
STUART OR MICHAEL TRUMBLE
61 ARGONAUT
ALISO VIEJO, CA 92656
Tel. (949) 360-8363
Fax (949) 360-0172

SHEET INDEX:
1. SITE PLAN
2. UTILITIES PLAN
3. CONCEPTUAL GRADING
4. DRAINAGE PLAN

OWNER'S AGENT:
HAROLD D. MEYERS
35298 EAST 10TH DR.
WAINWRIGHT, CO 80137
TEL. (951) 850-2661
Fax. (303) 363-8946
hdmeyers@q.com

ARCHITECT:
JAMES E. HORECKA, A.I.A.
32902 HADDOCK STREET
WINCHESTER, CA 92596
TEL. (909) 926-4138
FAX. (909) 926-4138

SURVEYOR:
DENNIS JANDA, INC.
42184 REMINGTON AVE.
TEMECULA, CA 92590
TEL. (951) 699-8874
FAX. (951) 699-8568

SOILS ENGINEER:
T.H.E. SOILS CO., INC.
P.O. BOX # 848
WILDOMAR, CA 92595
TEL. (951) 894-2121
FAX. (951) 894-2122

UTILITY SERVICE:
EASTERN MUNICIPAL WATER DISTRICT
2270 TRUMBLE ROAD
PERRIS, CA 92572-9300
TEL. (951) 928-3777
VERIZON (TELEPHONE)
150 SOUTH JUANITA
HEMET, CA 92543
TEL. (951) 925-6253
SO. CAL. EDISON COMPANY
26100 MENIFEE ROAD
ROMOLAND, CA 92585
TEL. (951) 928-8323
SO. CAL. GAS COMPANY
25200 MENIFEE ROAD
ROMOLAND, CA 92585
TEL. (951) 335-3964
(NO GAS AVAILABLE)

BENCH MARK:
RIVERSIDE COUNTY FLOOD CONTROL MONUMENT "Z 10990".
LOCATED AT THE CENTERLINE INTERSECTION OF ETHANAC ROAD
& ANTELOPE ROAD, 1" SQUARE IRON PIN DOWN 1.0" IN
CAPPED WELL. NAVD 1988 ELEVATION 1444.68.



F. J. SPOOR & ASSOCIATES, INC.
Engineering/Land Development Consultants
8762 E. 148th Lane
Thornton, CO 80602-5799
Email: fjsinc@comcast.net
(303) 859-9997
Cell (720) 335-1855

| REVISIONS: | | CITY OF MENIFEE | |
|------------|--------------------------|-----------------|---------|
| 1. | Added GENERAL NOTE NO. 7 | FJS | 8/17/12 |
| NO | | APPR | DATE |

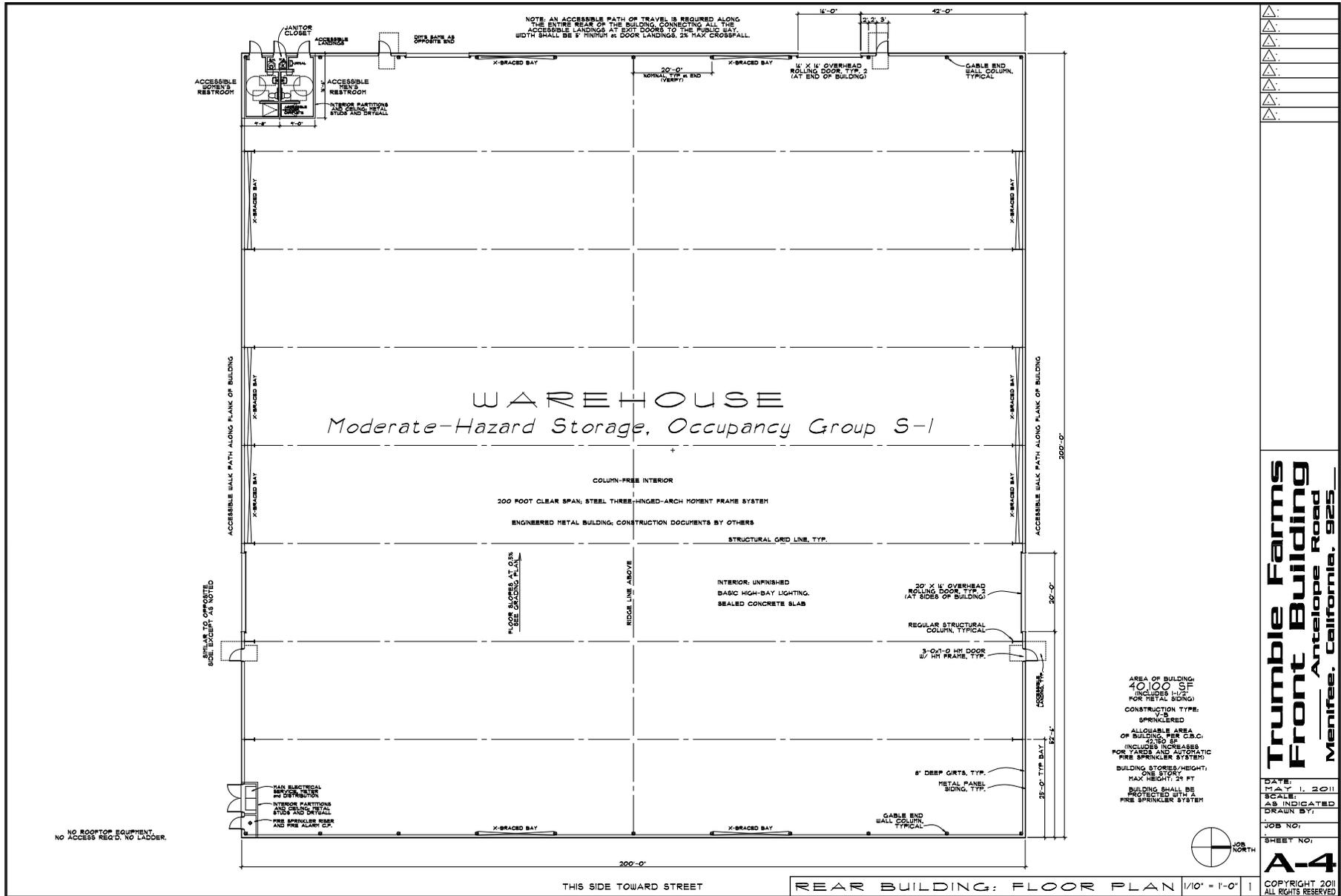
APPROVED BY:
CITY ENGINEER
DATE: _____

SITE PLAN
LOT 125, TRUMBLE FARMS
SEC. 15, T5S, R3W
CITY OF MENIFEE, CA
HORZ. SCALE: AS NOTED
VERT. SCALE: AS NOTED
DESIGNER: FJS
DRAFTER: FJS
CHECKED: FJS
SHT 1 of 4 SHTS.
DATE: 8/17/12

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SITE PLANS



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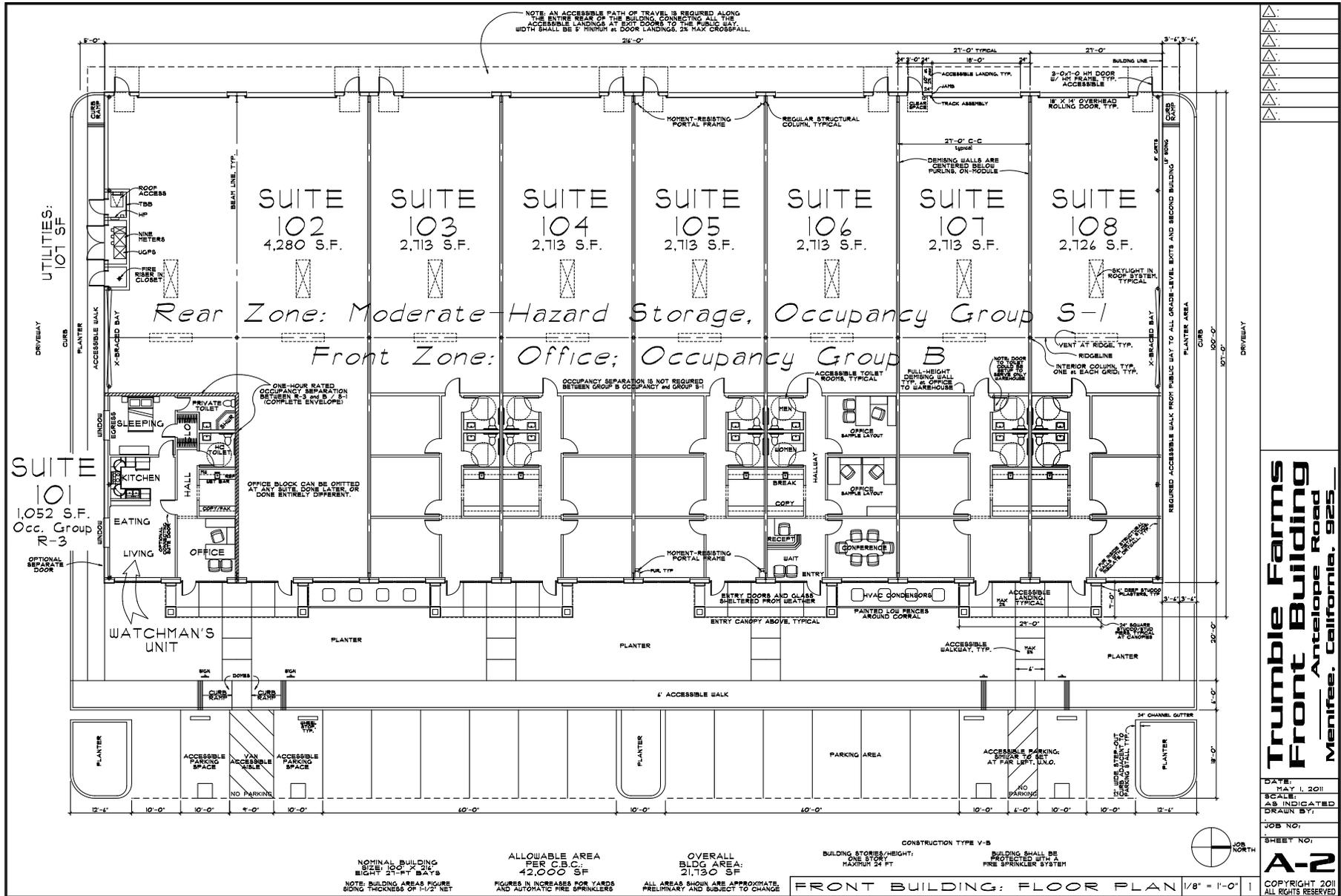
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ELEVATIONS

REAR BUILDING: REAR ELEVATION 1/8" = 1'-0" | 1

ROOFING: "POLAR WHITE"
 ALL WALLS: "LIGHT STONE"
 ACCENT TRIM: "KOKO BROWN"

ALL METAL PANELS BY EMPIRE STEEL BUILDINGS, PREFINISHED PER COLORS AS PER STANDARD COLOR CHART

PREFINISHED METAL RIDGE VENTILATOR

METAL ROOFING GUTTER, TYP.

METAL SIDING

20'-0" NOMINAL PAINTED METAL ROLLING DOOR, TYP. W. BREAK

PAINTED METAL PAN DOOR, TYP.

ACCESSIBLE WALKWAY ALONG THIS ELEVATION SEE GRADING PLAN FOR F.P. ELEVATION and SLOPE

REMAINDER OF NOTES and DIMENSIONS SIMILAR TO SIDE ELEVATION

REAR BUILDING: SIDE ELEVATION 1/8" = 1'-0" | 2

NOTE: LEFT (SOUTH) ELEVATION SHOWN; RIGHT (NORTH) ELEVATION IS MIRROR-REVERSE, LESS DOORS TO UTILITY ROOMS.

REAR BUILDING: ELEVATION FACING CROSS DRIVE 1/8" = 1'-0" | 3

LINEAR VENTILATOR UNITS AT RIDGE, PREFINISHED METAL

PREFINISHED METAL ROOFING SYSTEM LIGHT REFLECTIVE COLOR

METAL SIDING WITH PAINTED ACCENT COLOR

30'-0" NOM. 28'-4 1/2"

Trumble Farms
Front Building
 Antelope Road
 Menifee, California, 925

DATE: MAY 1, 2011
 SCALE: AS INDICATED
 DRAWN BY:
 JOB NO:
 SHEET NO:
A-5
 COPYRIGHT 2011 ALL RIGHTS RESERVED



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SITE PHOTOS



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26277 ANTELOPE ROAD - MENIFEE, CA

DEMOGRAPHICS

| Antelope Rd & Ethanac Rd Menifee, CA 92585 | | 1 mi radius | 3 mi radius | 5 mi radius |
|---|---|-------------|-------------|-------------|
| POPULATION | 2016 Estimated Population | 4,301 | 33,658 | 116,997 |
| | 2021 Projected Population | 4,560 | 36,203 | 125,890 |
| | 2010 Census Population | 4,084 | 30,208 | 105,091 |
| | 2000 Census Population | 2,701 | 19,696 | 64,507 |
| | Projected Annual Growth 2016 to 2021 | 1.2% | 1.5% | 1.5% |
| | Historical Annual Growth 2000 to 2016 | 3.7% | 4.4% | 5.1% |
| | 2016 Median Age | 34 | 42.1 | 36.3 |
| HOUSEHOLDS | 2016 Estimated Households | 1,228 | 12,975 | 38,371 |
| | 2021 Projected Households | 1,292 | 13,870 | 40,988 |
| | 2010 Census Households | 1,155 | 11,634 | 34,270 |
| | 2000 Census Households | 885 | 8,625 | 23,660 |
| | Projected Annual Growth 2016 to 2021 | 1.0% | 1.4% | 1.4% |
| | Historical Annual Growth 2000 to 2016 | 2.4% | 3.2% | 3.9% |
| RACE AND ETHNICITY | 2016 Estimated White | 52.9% | 65.8% | 60.5% |
| | 2016 Estimated Black or African American | 3.0% | 5.1% | 7.2% |
| | 2016 Estimated Asian or Pacific Islander | 3.2% | 4.7% | 4.9% |
| | 2016 Estimated American Indian or Native Alaskan | 0.8% | 0.9% | 0.9% |
| | 2016 Estimated Other Races | 40.2% | 23.5% | 26.6% |
| | 2016 Estimated Hispanic | 62.5% | 41.2% | 48.6% |
| INCOME | 2016 Estimated Average Household Income | \$60,831 | \$60,133 | \$63,525 |
| | 2016 Estimated Median Household Income | \$53,698 | \$48,438 | \$53,362 |
| | 2016 Estimated Per Capita Income | \$17,402 | \$23,199 | \$20,852 |
| EDUCATION (AGE 25+) | 2016 Estimated Elementary (Grade Level 0 to 8) | 14.8% | 7.9% | 9.6% |
| | 2016 Estimated Some High School (Grade Level 9 to 11) | 15.4% | 10.3% | 11.7% |
| | 2016 Estimated High School Graduate | 31.1% | 29.7% | 29.9% |
| | 2016 Estimated Some College | 21.0% | 28.9% | 26.5% |
| | 2016 Estimated Associates Degree Only | 8.3% | 7.4% | 8.4% |
| | 2016 Estimated Bachelors Degree Only | 4.9% | 10.5% | 9.4% |
| | 2016 Estimated Graduate Degree | 4.5% | 5.3% | 4.6% |
| BUSINESS | 2016 Estimated Total Businesses | 81 | 589 | 2,002 |
| | 2016 Estimated Total Employees | 745 | 4,877 | 16,452 |
| | 2016 Estimated Employee Population per Business | 9.2 | 8.3 | 8.2 |
| | 2016 Estimated Residential Population per Business | 53.2 | 57.1 | 58.4 |



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