

7.02 ACRES OF COMMERCIAL LAND

NWQ HWY 74 & SHERMAN ROAD - MENIFEE, CA

FOR SALE: \$2,200,000

- **Excellent Hwy 74 Frontage**
- **Visible from Interstate 215**
- **Zoned Economic Development Corridor - Northern Gateway**
- **Access Possible from Hwy 74 and Sherman Road**

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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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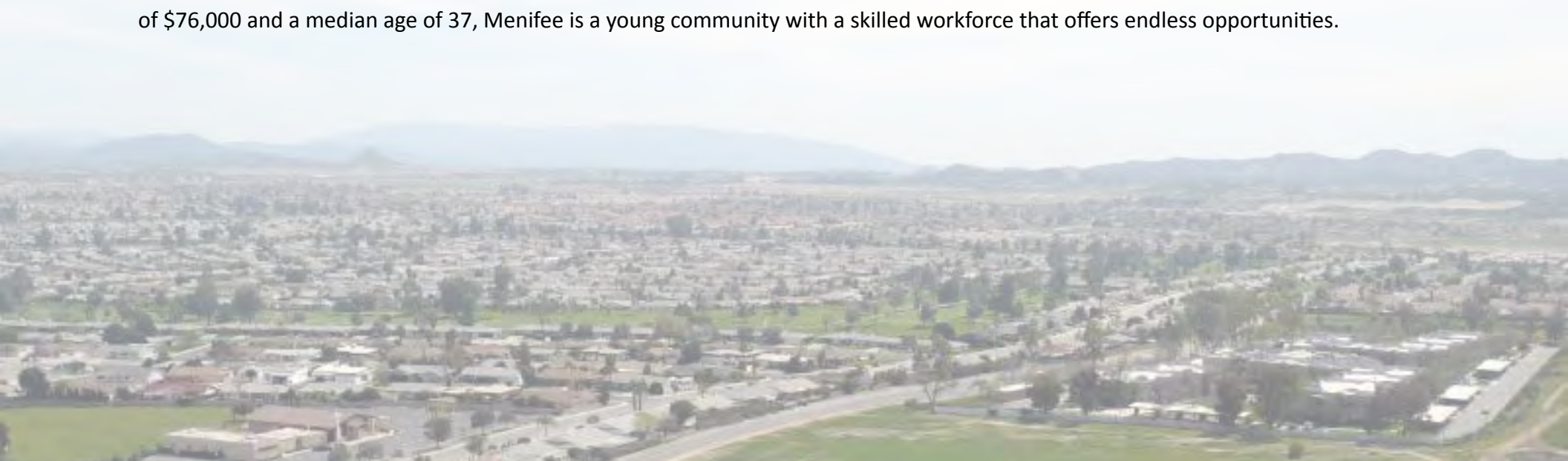
NWQ HWY 74 & SHERMAN ROAD - MENIFEE, CA

EXECUTIVE SUMMARY

The City of Menifee, incorporated in 2008, is located in Southwest Riverside County, north of Murrieta and Temecula. Today, Menifee is home to more than 90,000 residents, with a trade area of over 800,000, and is still considered one of the fastest growing cities in Southern California. The City is business-friendly and utilizes a streamlined permitting process that entices outside business owners to relocate or expand to Menifee. In addition, the City is underway with a \$170 million Capital Improvement Program to increase the efficiency of business access and traffic flow.

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. Builders and developers are active in Menifee with 27 current projects under construction and 9 Specific Plans and 62 Tract Maps in process.

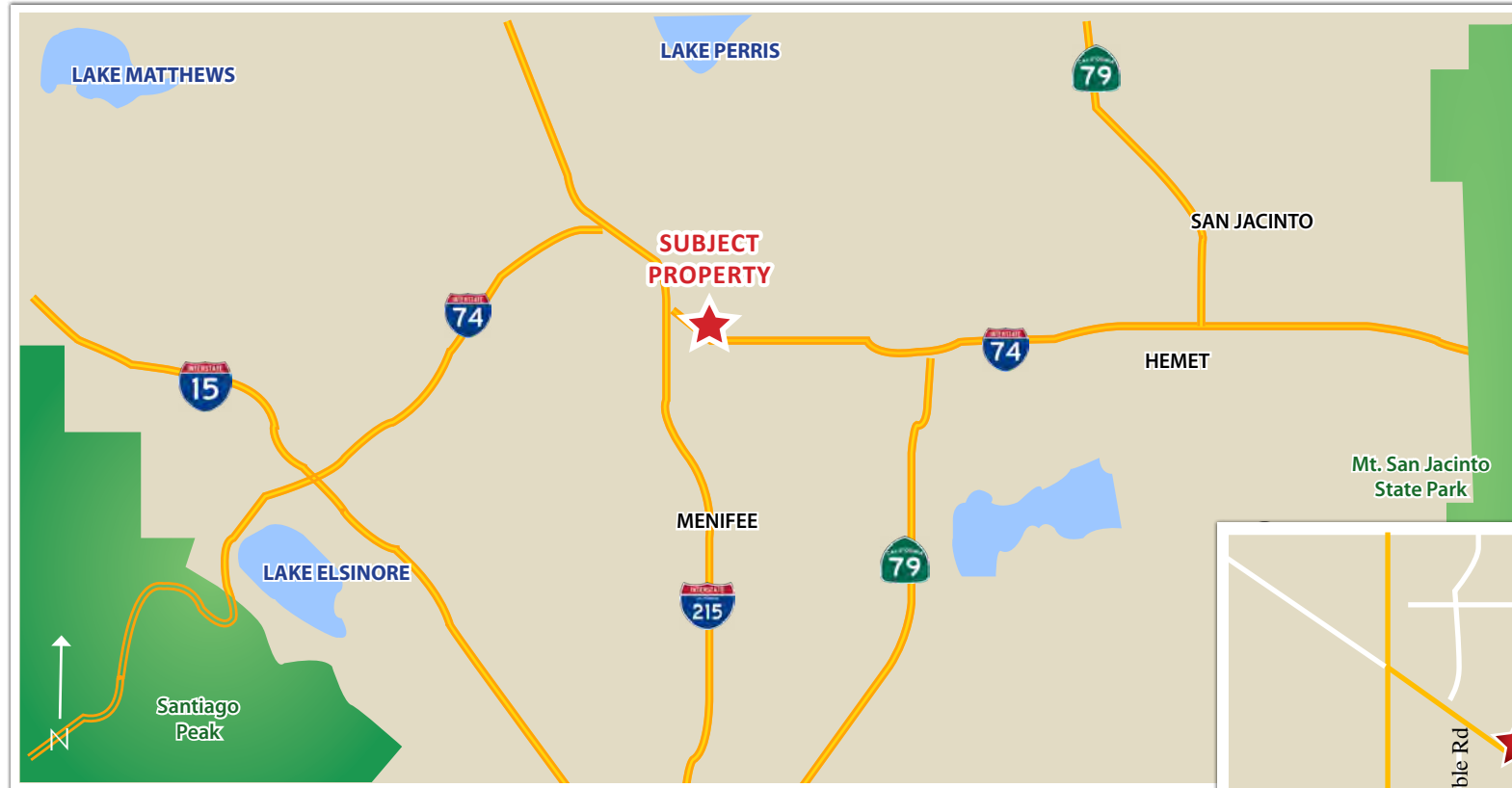
With major freeway frontage along Interstate 215 and the implementation of the Business Incentive Program and Restaurant Incentive Program, Menifee has created a thriving economy that encourages growth in both residential and commercial sectors. With an average annual income of \$76,000 and a median age of 37, Menifee is a young community with a skilled workforce that offers endless opportunities.



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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 1/4 mile east of Interstate 215. The site is positioned on Hwy 74 and Shreman Road. Surrounded by upcoming residential and retail development, this site is an ideal location for a commercial business or an acquisition for developers, builders, and investors ready to capture future demand for space in the area.

Jurisdiction: City of Menifee

APN, Acreage & Zoning:

329-030-063	EDC-NG	.90 Acres
329-030-064	EDC-NG	.96 Acres
329-030-065	EDC-NG	.96 Acres
329-030-066	EDC-NG	.96 Acres
329-030-067	EDC-NG	.96 Acres
329-030-010	EDC-NG	<u>2.28 Acres</u>
		7.02 Total Acres

[Click here to view EDC-NG Zoning](#)

Topography: Flat

Max F.A.R.: 1.0

Max Height: 100'

Utilities: Utilities available to the property

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: **\$2,200,000 (\$7.19/SF)**



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AERIALS



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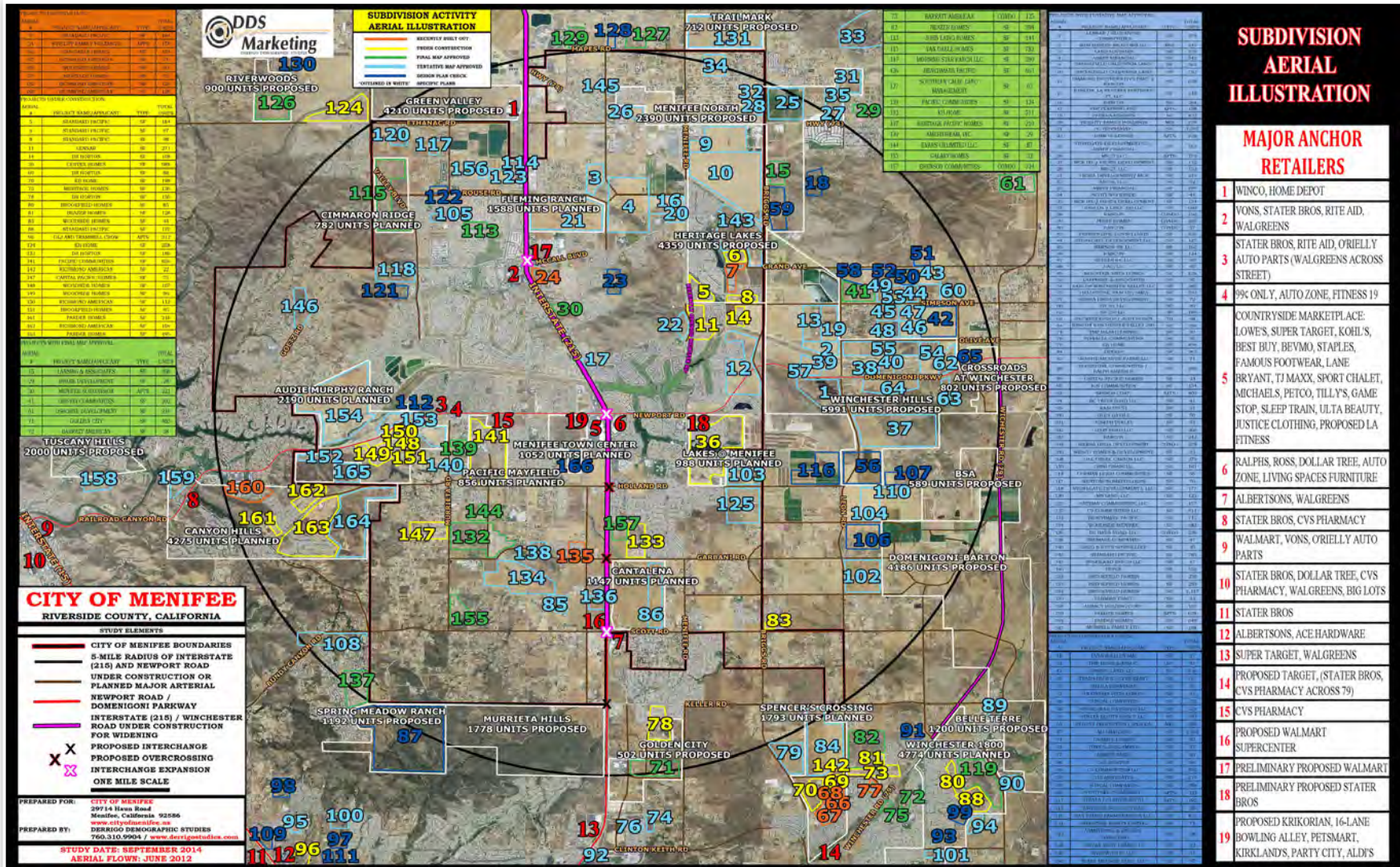
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[CLICK HERE TO VIEW CUMULATIVE DEVELOPMENT PROJECTS - CITY OF MENIFEE](#)

AERIALS

CURRENT SUBDIVISION ACTIVITY - CITY OF MENIFEE



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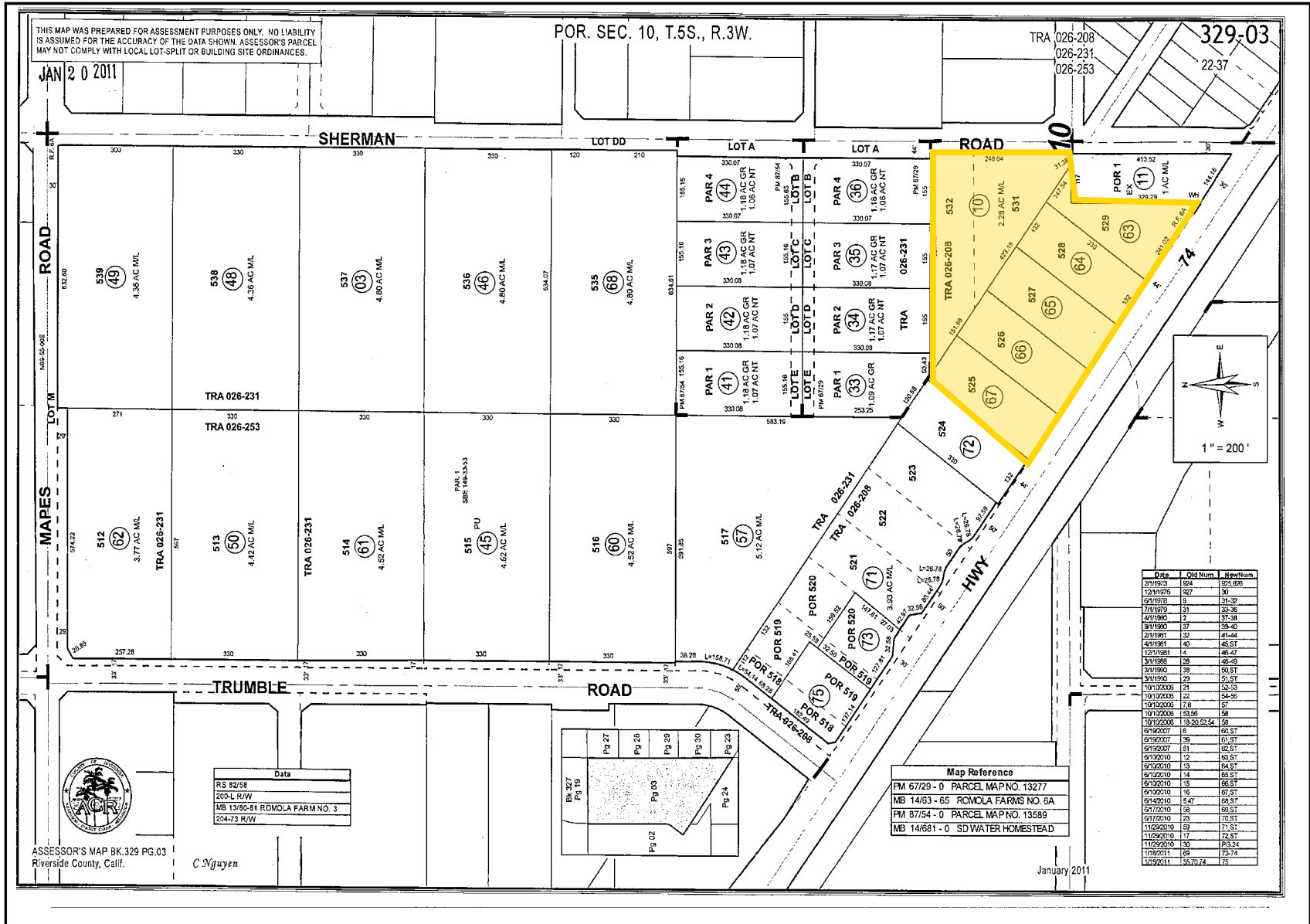
SITE PHOTOS



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PLAT MAP



Date	Old Num	New Num
2/11/93	194	155-226
5/11/93	8	31-32
7/11/93	21	33-35
4/11/93	2	37-38
9/11/93	37	39-40
2/11/95	1	41-44
4/11/91	24	45-51
12/11/81	4	46-47
3/11/88	29	48-49
3/11/90	38	50-51
3/11/90	25	51-51
10/12/03	21	52-53
10/12/03	12	54-56
10/12/03	7.9	57
10/12/03	53.58	58
10/12/03	18.20	59
6/19/07	16	60-61
6/19/07	36	61-61
6/19/07	51	62-61
6/19/07	12	63-61
6/19/07	13	64-61
6/19/07	14	65-61
6/19/07	15	66-61
6/19/07	16	67-61
6/19/07	17	68-61
6/19/07	18	69-61
11/29/07	23	70-61
11/29/07	59	71-61
11/29/07	17	72-61
11/29/07	33	73-61
11/29/07	68	74-61
11/29/07	55.70	75

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DEMOGRAPHICS

CA-74 & Sherman Rd Menifee, CA 92585		1 mi radius	3 mi radius	5 mi radius
POPULATION	2017 Estimated Population	3,916	33,140	127,979
	2022 Projected Population	4,238	35,537	137,034
	2010 Census Population	3,872	28,279	116,610
	2000 Census Population	2,594	17,923	74,785
	Projected Annual Growth 2017 to 2022	1.6%	1.4%	1.4%
	Historical Annual Growth 2000 to 2017	3.0%	5.0%	4.2%
	2017 Median Age	33.8	40.5	35.5
HOUSEHOLDS	2017 Estimated Households	1,106	12,365	40,439
	2022 Projected Households	1,181	13,151	42,926
	2010 Census Households	1,080	10,706	36,698
	2000 Census Households	850	7,748	26,316
	Projected Annual Growth 2017 to 2022	1.4%	1.3%	1.2%
	Historical Annual Growth 2000 to 2017	1.8%	3.5%	3.2%
RACE AND ETHNICITY	2017 Estimated White	51.7%	63.9%	57.2%
	2017 Estimated Black or African American	2.7%	5.9%	8.0%
	2017 Estimated Asian or Pacific Islander	2.8%	4.9%	4.4%
	2017 Estimated American Indian or Native Alaskan	0.7%	0.8%	0.9%
	2017 Estimated Other Races	42.1%	24.4%	29.5%
	2017 Estimated Hispanic	64.8%	43.4%	53.1%
INCOME	2017 Estimated Average Household Income	\$60,581	\$61,404	\$61,620
	2017 Estimated Median Household Income	\$51,590	\$51,482	\$52,646
	2017 Estimated Per Capita Income	\$17,121	\$22,927	\$19,497
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	12.3%	8.4%	11.8%
	2017 Estimated Some High School (Grade Level 9 to 11)	18.1%	10.4%	12.4%
	2017 Estimated High School Graduate	33.6%	31.4%	31.1%
	2017 Estimated Some College	19.4%	28.4%	25.3%
	2017 Estimated Associates Degree Only	8.4%	6.4%	7.2%
	2017 Estimated Bachelors Degree Only	4.2%	10.2%	7.9%
	2017 Estimated Graduate Degree	3.9%	4.7%	4.2%
BUSINESS	2017 Estimated Total Businesses	124	677	1,986
	2017 Estimated Total Employees	1,158	5,953	17,022
	2017 Estimated Employee Population per Business	9.3	8.8	8.6
	2017 Estimated Residential Population per Business	31.5	49.0	64.4

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