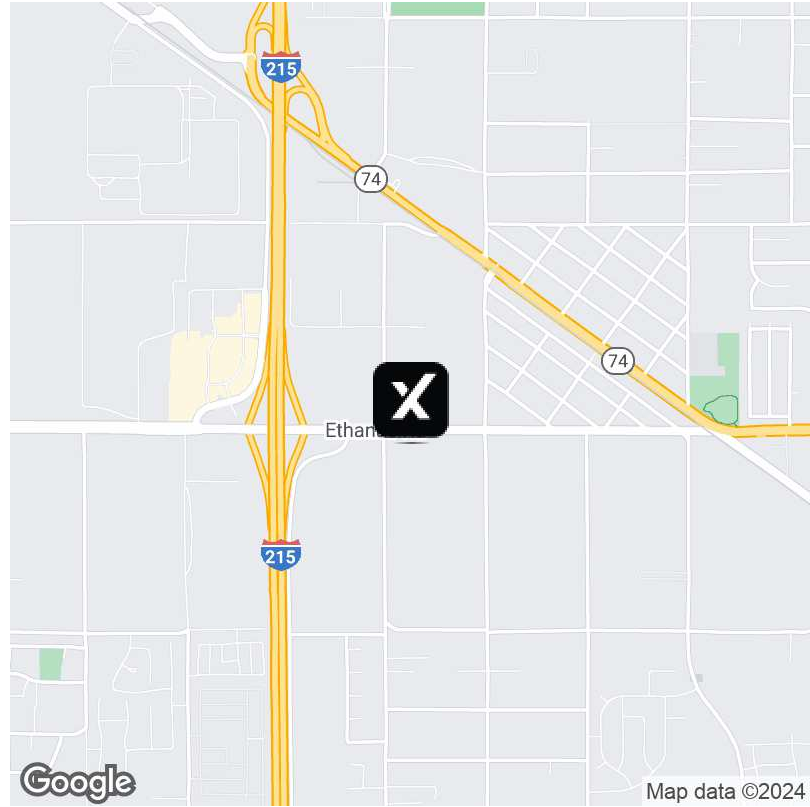


FOR SALE

Light Industrial/Mixed Use Parcel in Menifee, CA

0 Ethanac Rd, , Menifee, CA 92585



Offering Summary

Sale Price:	\$480,000
Available SF:	
Lot Size:	0.91 Acres
Price / Acre:	\$527,473
Zoning:	EDCNG
Market:	Inland Empire
Submarket:	South Riverside

Property Overview

This .9-acre lot has been in the owner's family for nearly 100 years. It is a great high-traffic location, with quick access to and from the I-215 freeway, and has Ethanac Road frontage/access (approx. 132 ft.). "Potential driveway access to Ethanac traffic, estimated to be 12,400 vehicles per day, per 2024 draft environmental impact review". Ethanac Road is the main east-west traffic artery at the border of Menifee and Perris. The property is in a uniquely situated Commercial/Retail zone, in a fast-growing warehousing and light industrial area of Menifee. There are 25 new residential projects under construction, with about 4 more in the pipeline (10,500 units yet to be built). Estimated more than 41,000 households by the end of 2025.

Property Highlights

- Zoned EDCNG for flexible use
- Ideal for a variety of light industrial, commercial, or retail projects
- Prime location in the Inland Empire
- One of the fastest-growing cities in California
- Just off I-215
- High-traffic location
- 132 feet of frontage

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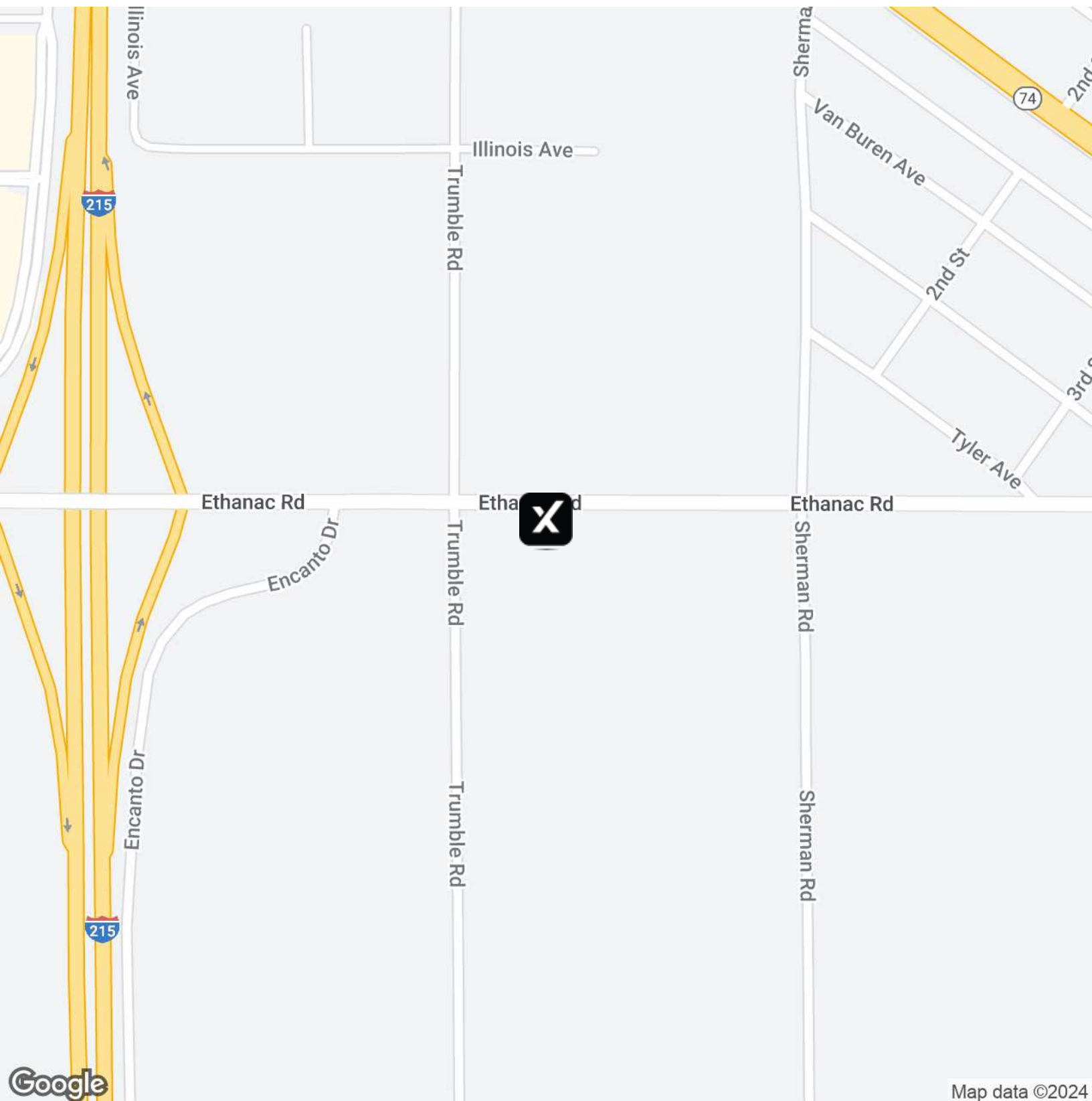
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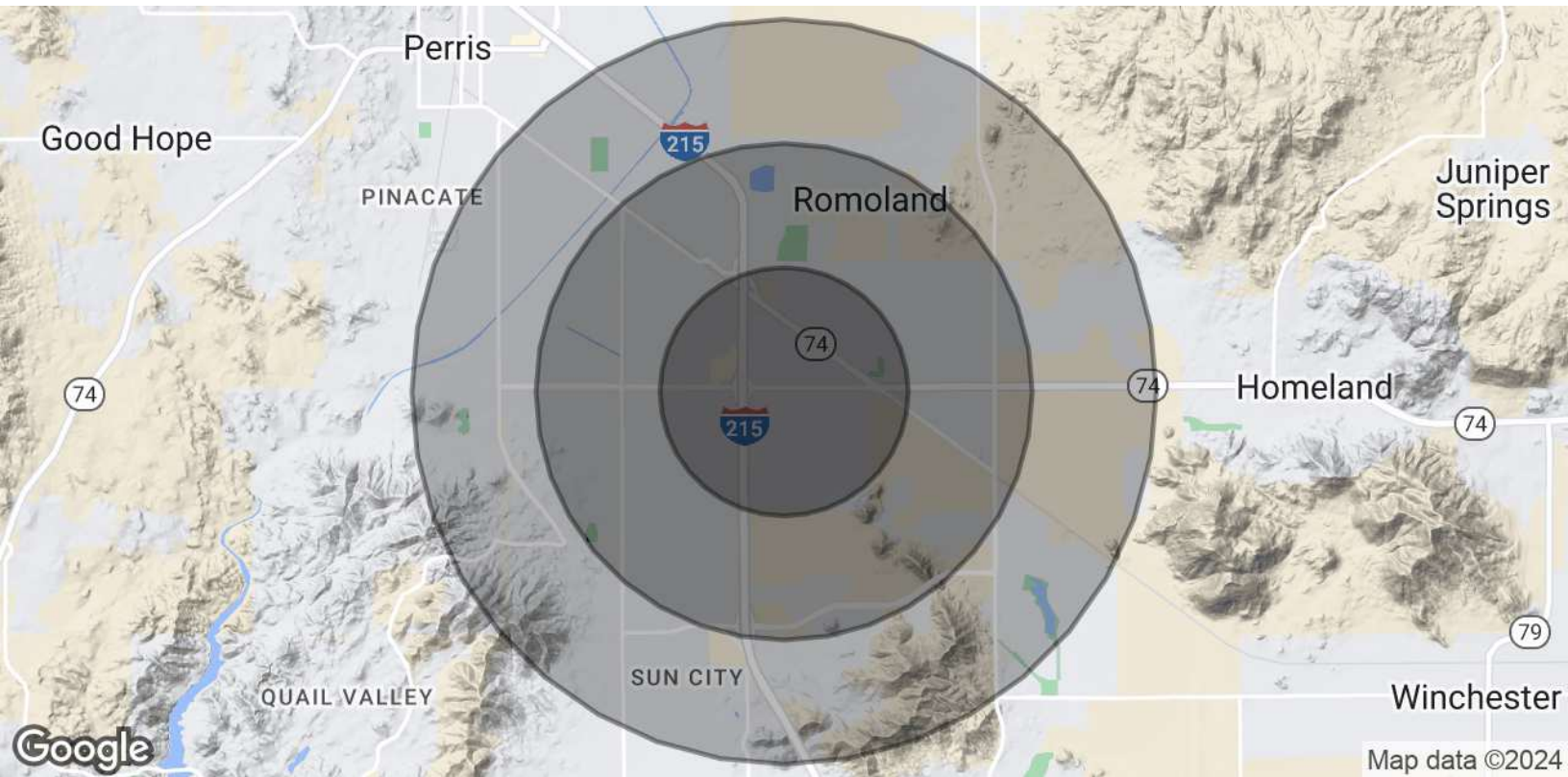
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Population	1 Mile	2 Miles	3 Miles
Total Population	2,291	13,478	36,610
Average Age	43.0	45.4	43.3
Average Age (Male)	42.2	44.0	41.5
Average Age (Female)	45.3	48.6	46.1

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	670	5,055	13,482
# of Persons per HH	3.4	2.7	2.7
Average HH Income	\$86,443	\$68,764	\$71,014
Average House Value	\$315,322	\$274,661	\$321,704

2020 American Community Survey (ACS)

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