

FOR SALE

4.41± ACRES VACANT LAND

25245 ETHANAC ROAD, MENIFEE/SUN CITY, CA



WESTMAR
COMMERCIAL REAL ESTATE



- 4.41± Acres
- APN: 330-180-014
- Located Within the Northern Gateway Portion of the Menifee Economic Development Corridor
- Zoned R-R
- Located across from Green Valley Specific Plan (4,210± Homes at Build-Out; 314± SFR Approved August 2017)
- Allows for mix of retail, office, business park, and residential
- Level/flat
- Sale Price: Reduced: ~~\$960,500~~ \$880,000

Demographics

Source: CoStar 2017	1 mile	3 mile	5 mile
2017 Population (Estimated)	4,269	36,413	134,320
2022 Population (Projected)	4,663	38,720	142,803
Daytime Employee Population	51	8,893	18,319
Average Household Income	\$83,113	\$53,690	\$62,993

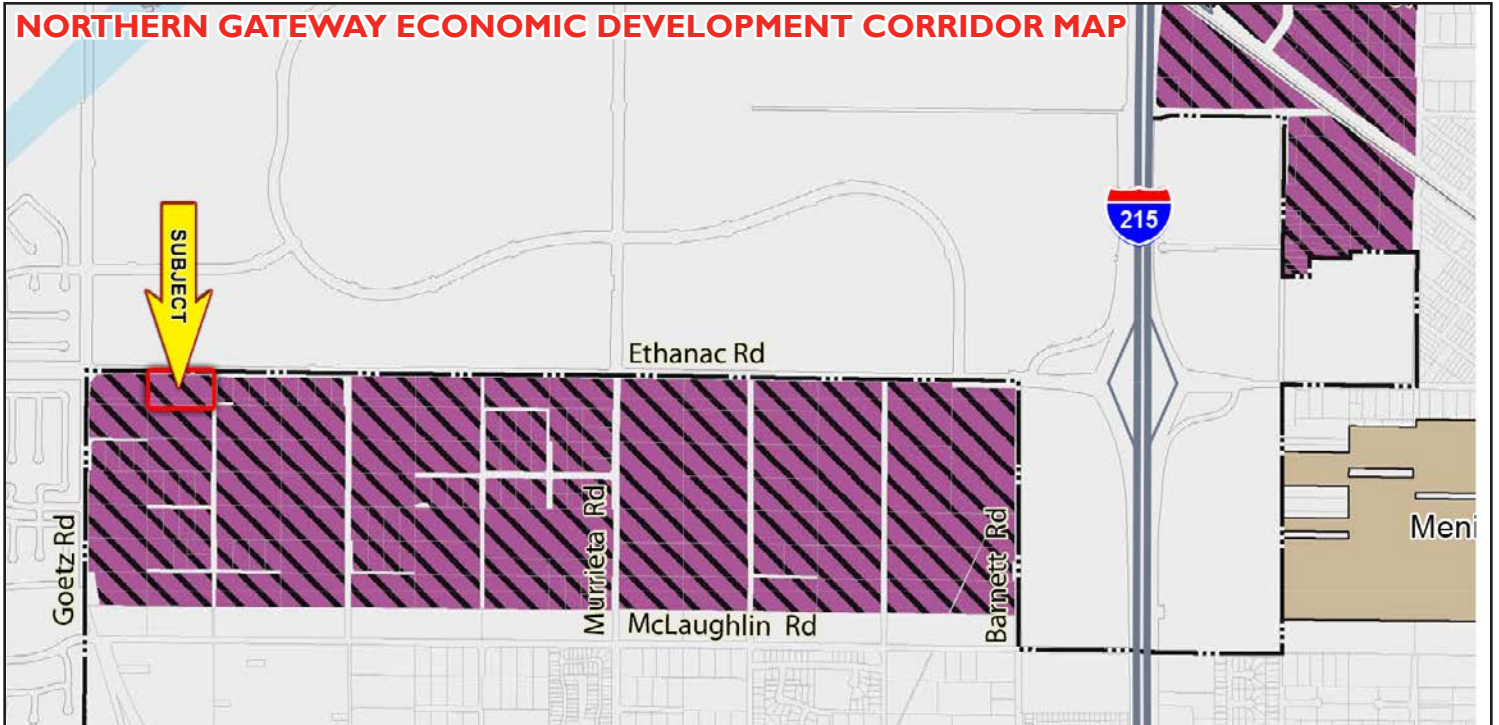
The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix, and availability subject to change without notice.

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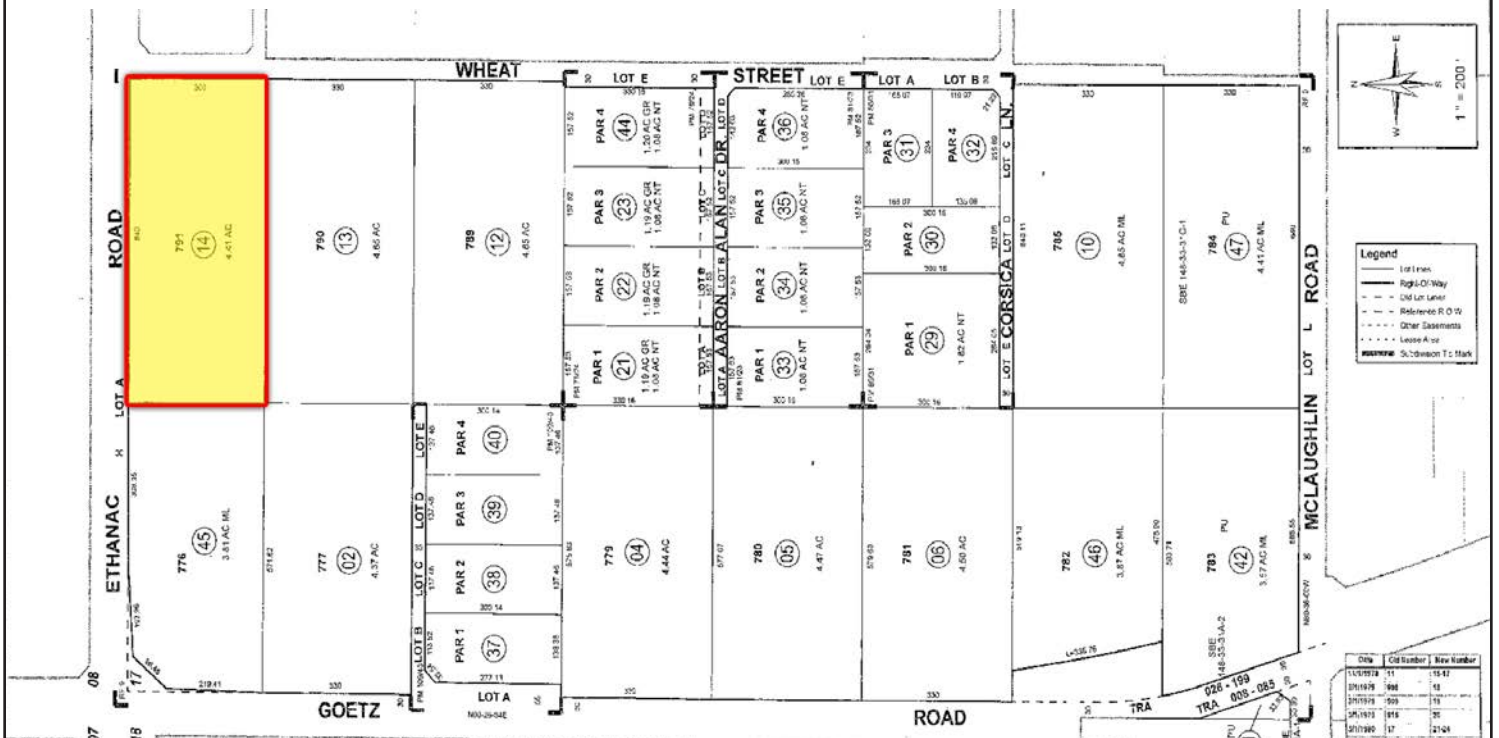
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NORTHERN GATEWAY ECONOMIC DEVELOPMENT CORRIDOR MAP



APN 330-180-014



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EXHIBIT LU-B2B: EDC NORTHERN GATEWAY (594 ACRES)

Preferred Mix of Land Uses

Residential	5%
Industrial	95%

Envisioned as an employment center at Menifee's northern gateway that focuses on providing opportunity for business park development and more traditional industrial (less office) than envisioned for the Southern Gateway (Scott Road) EDC area. Limited residential development may be appropriate between new business park uses and existing single-family homes, or in places where residential projects have already been approved. Emphasis should be on job creation and creating connections to regional transportation corridors, including I-215 and the railroad.



These images illustrate the types of uses envisioned for this EDC area and do not represent specific architecture or amenities, which will be determined as part of final project approval.

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