

# NWC HWY 74

& SHERMAN RD

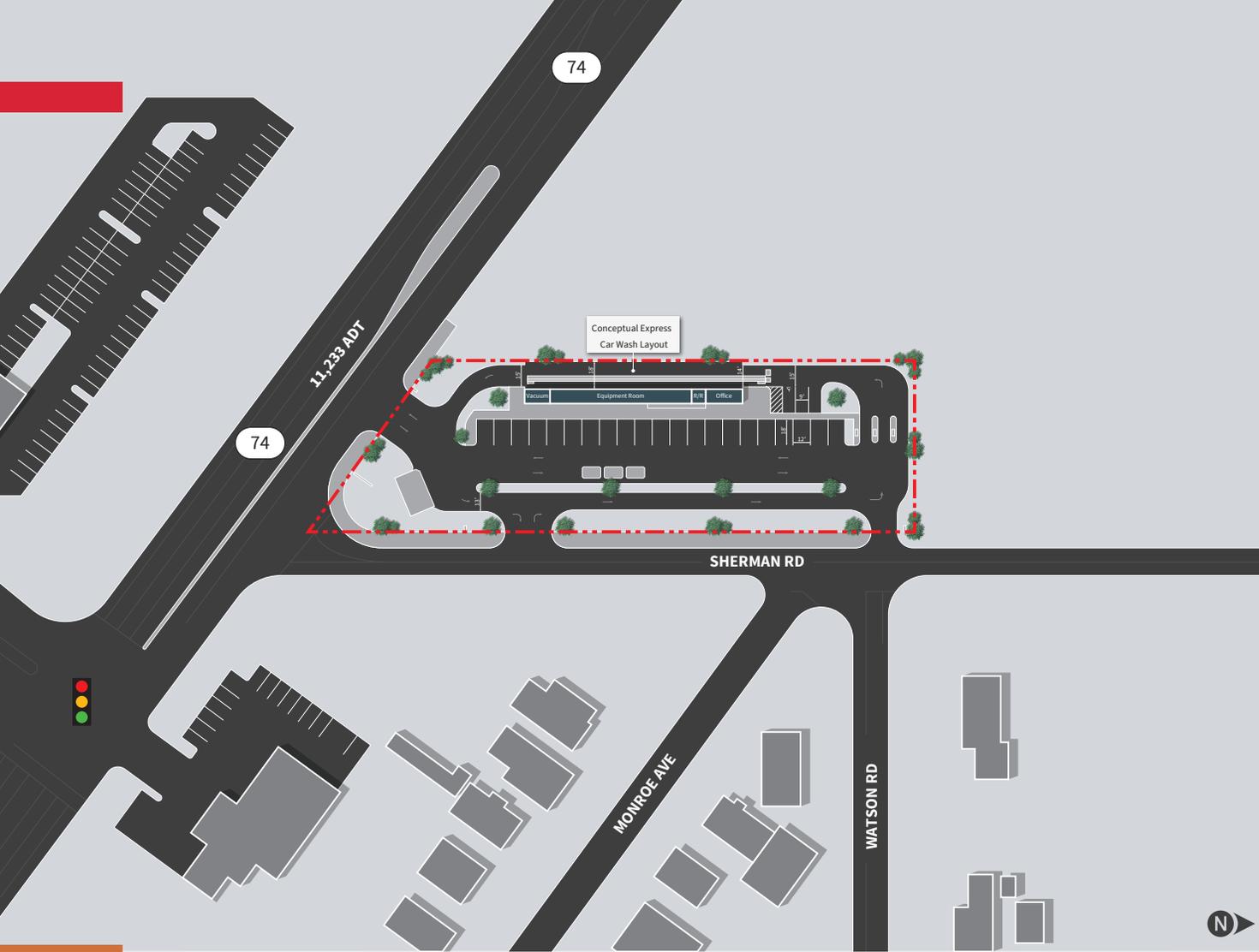
MENIFEE, CA 92585



**CBRE**

**1.0 AC CORNER PARCEL FOR SALE**

IDEAL FOR EXPRESS CAR WASH



## PROPERTY HIGHLIGHTS



Unique Zoning with Express Car Wash Permitted by Right



Over 25K+ VPD on Highway 74 @ Sherman Road



City of Menifee is one of Southern California's Fastest Growing Cities



Over \$100K+ Avg. HH Income in 1-Mi. Radius



Location is also suitable for Fuel, Convenience Store, and EV Charging



Over 100K+ VPD on 215 FWY @ Highway 74



**1.00 AC CORNER PARCEL**  
IDEAL FOR EXPRESS CAR WASH

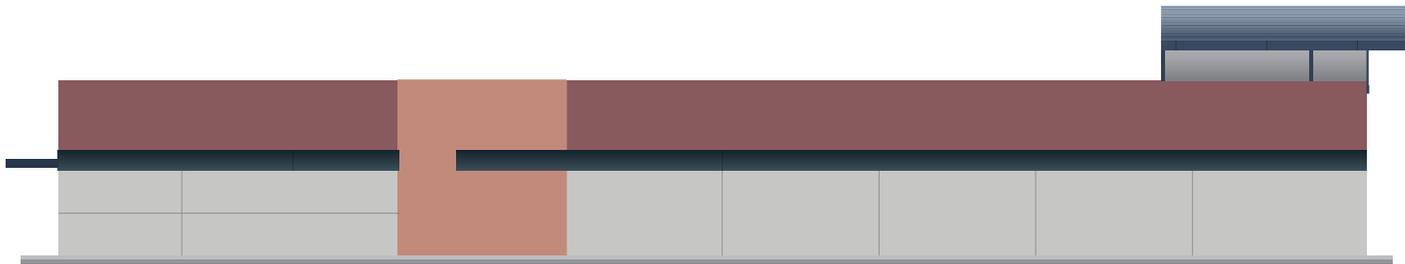
# ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

## CITY OF MENIFEE

The City of Menifee, located in the heart of Southern California's Inland Empire, is rapidly emerging as a prime location for investment and development. With a 2025 population exceeding 120,000 and a growth rate of over 16% since 2020, Menifee is one of the fastest-growing cities in Riverside County. The city's strong economic indicators—including a median household income nearing \$90,000 and an average household income above \$110,000—reflect a stable and upwardly mobile consumer base. Menifee's pro-business climate is supported by a robust pipeline of over 2,500 new residential units by 2027 and a comprehensive Capital Improvement Program, "Menifee Moving," which is enhancing transportation, utilities, and commercial infrastructure. Strategically positioned along the I-215 corridor, Menifee offers direct access to major markets in Los Angeles, San Diego, and the Coachella Valley. With a young, diverse population and a city government committed to smart growth and economic development, Menifee presents a compelling opportunity for investors seeking long-term returns in a thriving, future-ready community.

Source: [menifeebusiness.com](http://menifeebusiness.com) and [cityofmenifee.us](http://cityofmenifee.us)



**2025 population 120,000+**



**Growth rate of over 16% since 2020**



**Median household income \$90,000**

**Average household income \$110,000**



**Over 2,500 new residential units by 2027**





## Express Car Wash Industry



The Car Wash Service Market was valued at USD 34.31 billion in 2024, and is projected to reach USD 49.06 billion by 2030. The market is expected to grow at a CAGR of 6.2% from 2025 to 2030.



The roll-over/ in-bay segment accounted for the largest revenue share of 55.3% in 2024.



Cashless payment accounted for the largest revenue share of 71.1% in 2024.



North America had the largest market share of 50.2% in 2024.

[Click here for more information](#)

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