

# PRIME DEVELOPMENT ±13.38 AC

## COMMERCIAL & RESIDENTIAL ZONE







## PROJECT HIGHLIGHTS

Located on McCall Blvd just off the 215 Freeway in Menifee, CA, this  $\pm 13.38$  AC opportunity spans four adjacent parcels, two zoned residential and two zoned commercial. This well-positioned site offers flexibility for a future mixed-use development, ideally suited for a blend of residential, retail, or service-based uses to meet the growing demand in the area. Its strategic location provides strong visibility and convenient freeway access, making it a valuable asset for long-term investment and community impact.

Location	McCall Blvd, Menifee, CA 92586
Zoning	Commercial & Residential
Number of Parcels	4
APNS	333-040-012, 333-040-011, 336-020-002 336-020-003



1,061 Single  
Family Homes



**Walmart**  
Save money. Live better.  
**Owned Property**

**STAXUP**  
STORAGE

**Site**

**McCall Blvd 32,952 CPD**

**ARCO**

**80,000 CPD**



ExtraMile



**VONS**

**STATER BROS**  
markets







# MENIFEE, CA HIGHLIGHTS

Menifee is experiencing population growth, with an estimated 2,655 new residents between January 2023 and February 2024. This growth is driven by new residential developments and is contributing to the city's evolving character.

Primary routes in Menifee are Interstate 215 and Newport Road. Scott Road and McCall Boulevard are also main east/west thoroughfares.

## TOP 10 EMPLOYERS



## 2023 5 MILE DEMOGRAPHIC SUMMARY

Population	149,218
Households	35,034
Median Age	36
Median Household Income	\$112,288
Average Household Income	\$112,707

