

# ±14.13 ACRES

# FOR SALE

## NWC Highway-74 & Sherman Rd | Menifee, California



For more information, please contact:

**ELOY COVARRUBIAS**  
Executive Vice President  
+1 909 418 2284  
Lic. 01462376  
eloy.cova@cbre.com

**JOE WERDEIN**  
Executive Vice President  
+1 909 418 2285  
Lic. 01791235  
joe.werdein@cbre.com

**GARRY JENKINS**  
Senior Associate  
+1 909 418 2147  
Lic. 02008115  
garry.jenkins@cbre.com

**CBRE**



## Desirable investment or user opportunity in Menifee, CA.

This prominent Inland Empire East location is surrounded by future development, and provides users with direct access to the I-215 Freeway via SR-74 on/off ramp. The property is zoned EDC-NG (Economic Development Corridor - North Gateway), which promotes a wide range of retail, commercial, and intensive industrial uses.

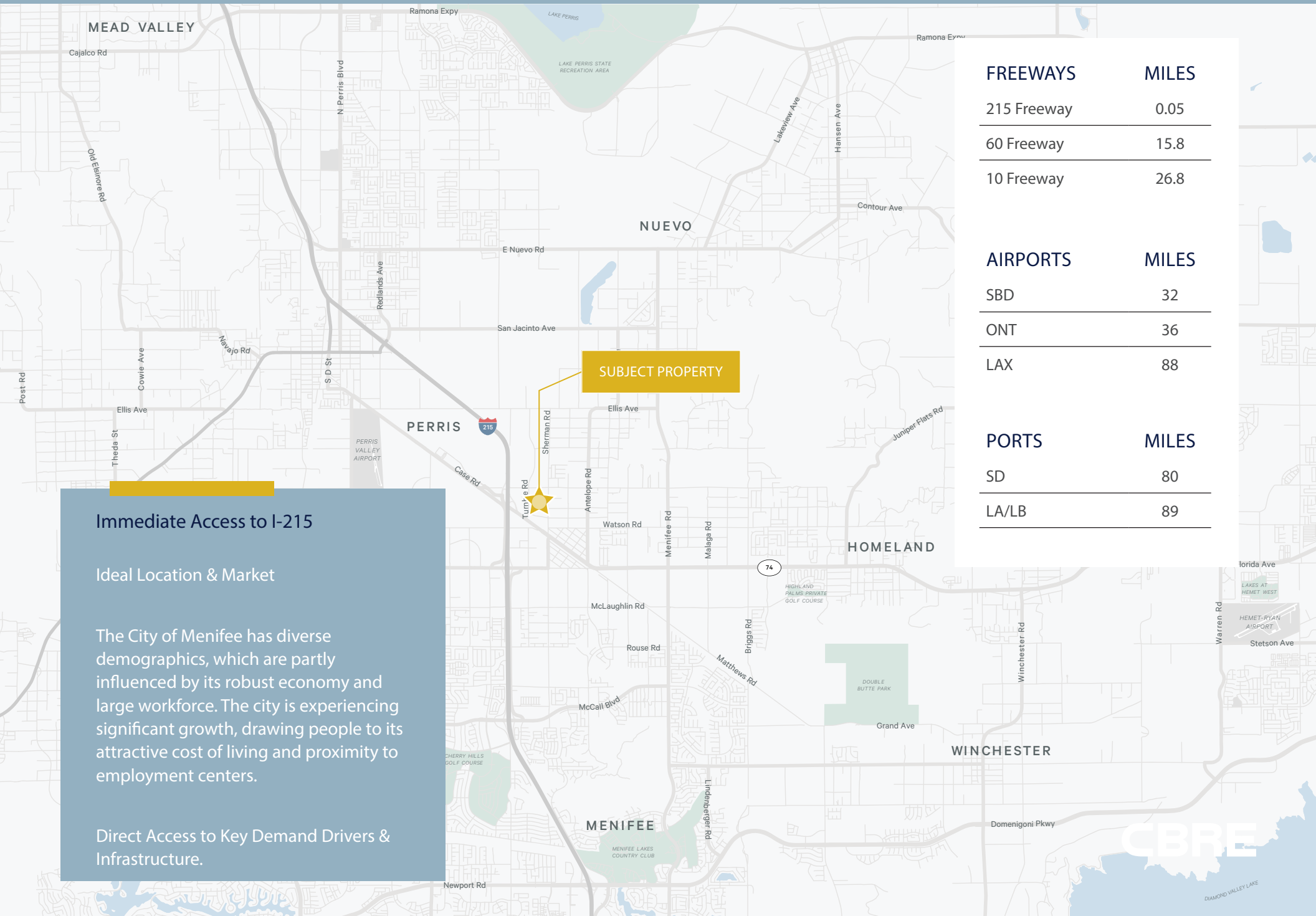
## FEATURES

- » ±14.13 Total Acres
- » EDC-NG (Economic Development Growth Corridor - North Gateway) Zoning
- » Flat topography
- » Direct Access to I-215 Freeway via Hwy-74 on/off ramp
- » Parcel numbers:  
329-030-033, 329-030-034,  
329-030-035, 329-030-036  
329-030-041, 329-030-042,  
329-030-043, 329-030-044 and  
329-030-046

# LOCATION MAP

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NWC Highway-74 & Sherman Rd | Menifee, California



| FREEWAYS    | MILES |
|-------------|-------|
| 215 Freeway | 0.05  |
| 60 Freeway  | 15.8  |
| 10 Freeway  | 26.8  |

| AIRPORTS | MILES |
|----------|-------|
| SBD      | 32    |
| ONT      | 36    |
| LAX      | 88    |

| PORTS | MILES |
|-------|-------|
| SD    | 80    |
| LA/LB | 89    |

**Immediate Access to I-215**

**Ideal Location & Market**

The City of Menifee has diverse demographics, which are partly influenced by its robust economy and large workforce. The city is experiencing significant growth, drawing people to its attractive cost of living and proximity to employment centers.

**Direct Access to Key Demand Drivers & Infrastructure.**



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