

±2.37 AC ECONOMIC DEVELOPMENT CORRIDOR - SOUTHERN GATEWAY ZONING

ZEIDERS ROAD, MENIFEE, CA 92584

FOR SALE



FOR MORE INFORMATION, PLEASE CONTACT:

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BANKER
COMMERCIAL
SC**

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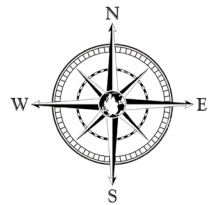
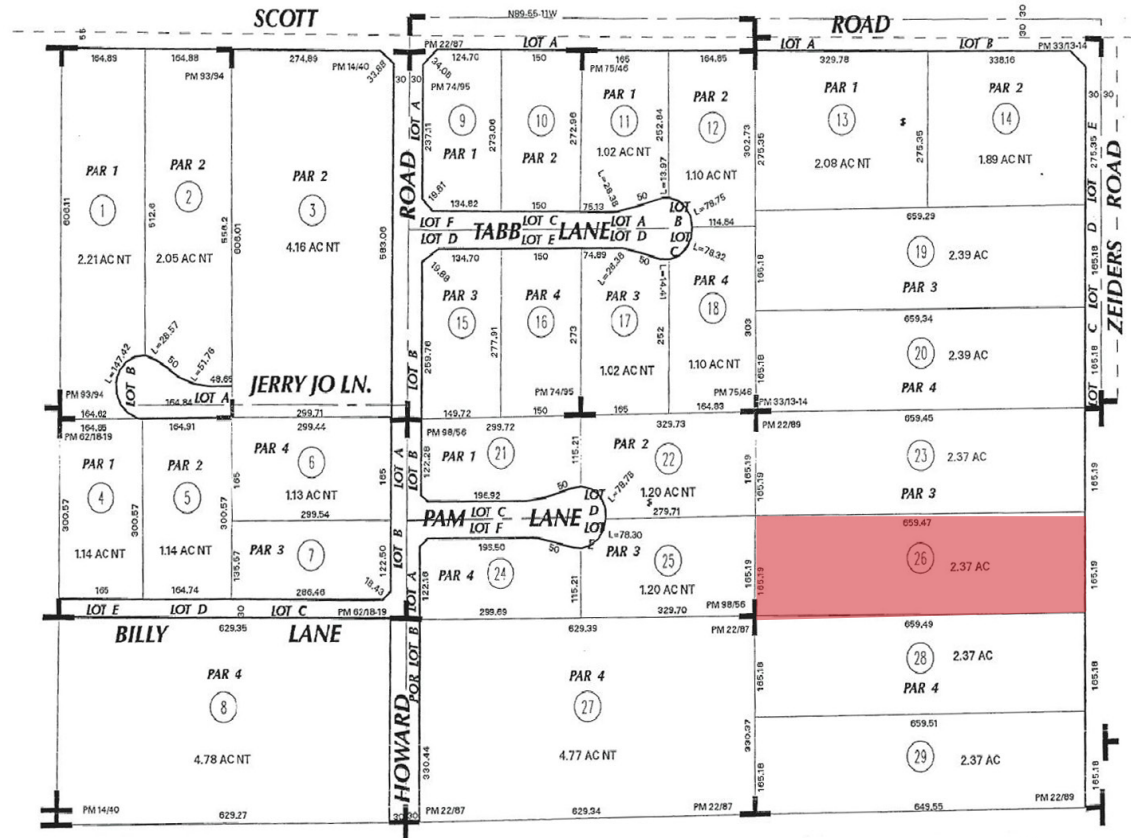
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PROPERTY HIGHLIGHTS

- ±2.37 AC for sale
- APN# 384-130-026
- Economic Development Corridor - Southern Gateway Zoning
- Plans available for a 6,202 SF office building and a 10,000 SF warehouse building
- Close proximity to I-215 freeway via Scott Rd.
- Numerous retail and restaurant amenities nearby
- Offered for Sale at \$900,000

PARCEL MAP

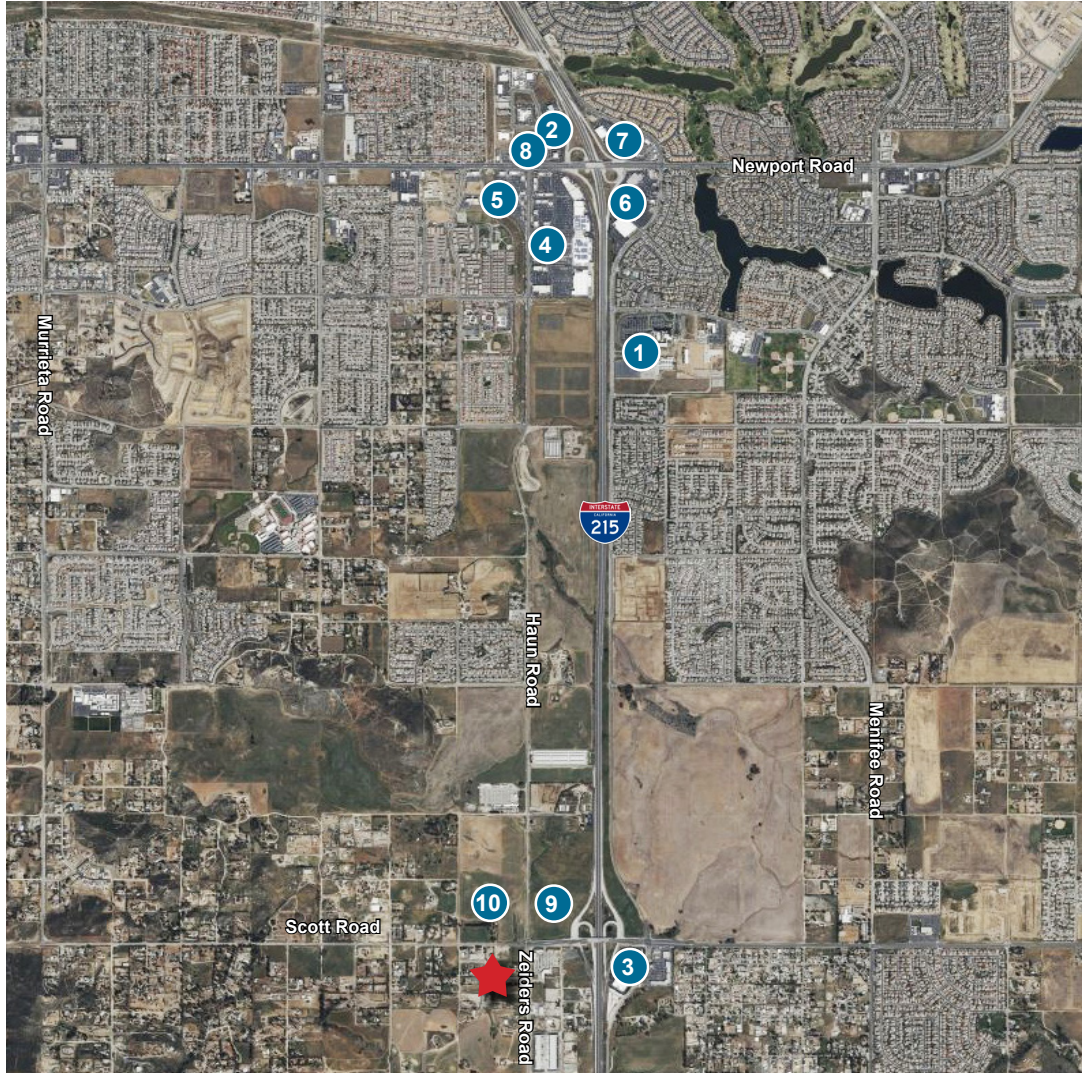


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RETAIL AERIAL



Public Works

- 1 Mt. San Jacinto College
- 2 City Hall

Surrounding Retail

- 3
- 4
- 5
- 6
- 7
- 8
- 9 Future Walmart Site
- 10 Future Shopping Center Site

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MENIFEE OVERVIEW

OVERVIEW:

The City of Menifee is recognized as one of the top 10 cities for growth in Southern California with a 3.5% growth rate per year. The Demographics listed below are for the area code of 92584.

POPULATION:

2022: 60,090

2027: Projected: 73,600

MEDIAN AGE:

36 years

62% of the Menifee population is between the ages of 18-44 years

NUMBER OF HOUSEHOLDS:

2022: 18,329

2027: Projected: 22,413

Owner occupied: 74%

