

FOR SALE

NEC MURRIETA RD. AT HOLLAND RD.
MENIFEE, CA 92586

MURRIETA ROAD

HOLLAND ROAD

GARY WASHBURN
951.318.8542
gary.washburn@svn.com
CaIDRE #00575633

CAROL A. MEADE
310.550.2607
carol.meade@cbre.com
CaIDRE #01296876



OFFERING SUMMARY

SIZE:	8.70 AC
PRICE:	\$1,250,000
APN:	360-040-014
ZONING:	PF (Public Facilities)
MARKET:	Inland Empire

PROPERTY HIGHLIGHTS

- Easy access from major roads and highways
- Street-level frontage
- Located in the City of Menifee, CA with a rapid growth rate
- The new Holland Overpass at I-215 freeway is nearly complete, great for cross community traffic

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The Public Facilities (PF) zoning designation provides a wide range of permissible uses aimed at serving the community. The 8.70 acres of land at the NEC Murrieta Road and Holland Road in Menifee, CA, can be utilized for various public and institutional purposes, including but not limited to:

Religious Institutions

- Churches
- Places of Worship
- Religious Schools and Daycare

Educational Facilities

- Public and Private Schools
- Colleges and Universities
- Training Centers

Government and Public Services

- Municipal Buildings
- Public Safety Facilities
- Libraries and Community Centers

Recreational and Cultural Facilities

- Parks and Playgrounds
- Sports Facilities
- Cultural Centers

Healthcare Services

- Hospitals and Clinics
- Rehabilitation Centers
- Wellness Centers

Other Public Uses

- Senior Centers
- Social Services
- Public Utilities

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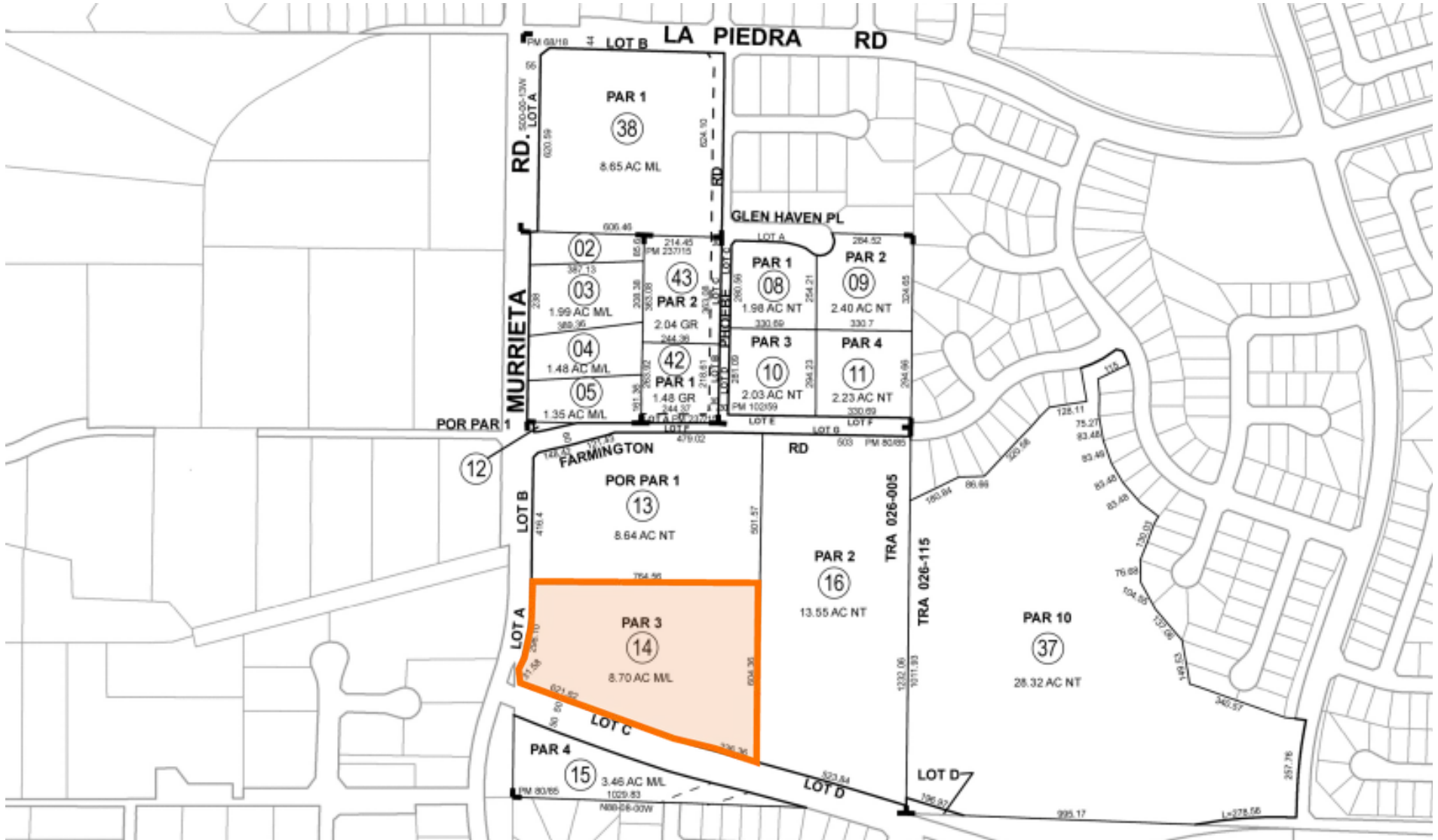
- Future Land Use: Optimal future use includes General Plan/Zoning Code (GP/ZC) amendment to RA-1 (1 Acre Residential), creating the potential for residential development.
- Development Plan: The proposed RA-1 zoning would allow for the creation of 4 spacious lots, with an additional remainder parcel, resulting in a total of 5 premium residential pads.
- Access: All lots will be accessed through private easement only, ensuring privacy and exclusivity.
- Timeline: The rezoning process is anticipated to take approximately 1.5 years.



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DEMOGRAPHICS

NEC MURRIETA RD. AT HOLLAND RD. | MENIFEE, CA

Source: ESRI 2023



-  **State** California
-  **County** Riverside
-  **Mayor** Bill Zimmerman
-  **Website** cityofmenifee.us

POPULATION



87,881
POPULATION

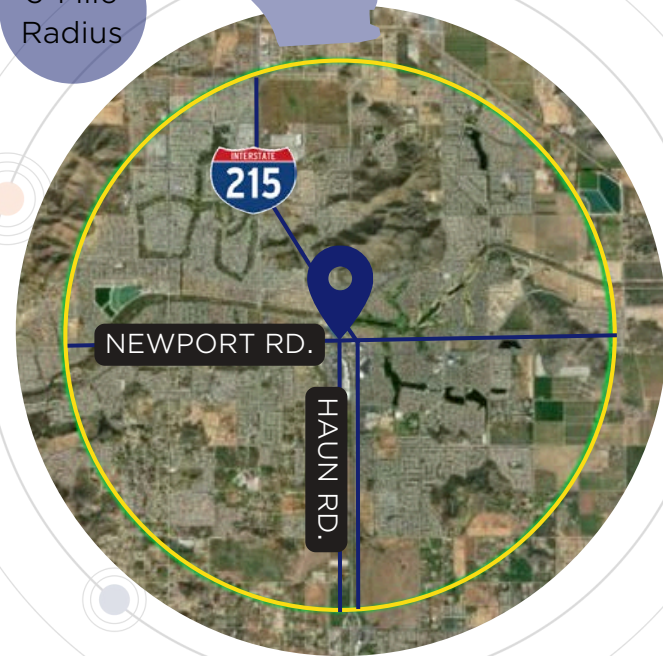


38.5
MEDIAN AGE



30,221
HOUSEHOLDS

3-Mile
Radius



EMPLOYMENT



60%
WHITE COLLAR



22%
BLUE COLLAR



18%
SERVICES



5.5%
UNEMPLOYMENT RATE

EDUCATION



29%
HIGH SCHOOL
GRADUATE



38%
SOME COLLEGE



24%
BACHELORS/GRAD/
PROF DEGREE

INCOME



\$86,511
MEDIAN HOUSEHOLD
INCOME



\$38,006
PER CAPITA
INCOME



\$259,634
MEDIAN NET
WORTH

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