

FOR SALE



7.51± Acres Available



Contact Broker for Pricing Details



Menifee Land-7.51± Acres Commercial Parcel

SEC Ethanac Road & Evans, Road, Menifee, CA

Scott Forest

Senior Vice President

CA License # 01396577

(951) 491-6300

sforest@westmarcre.com



The above information, while not guaranteed, has been secured from sources we believe to be reliable. Floor plan, site plan, price, tenant mix, and availability subject to change without notice.



Location SEC Ethanac Road &
Evans Road
Menifee, CA



Land Size 7.51± Acres



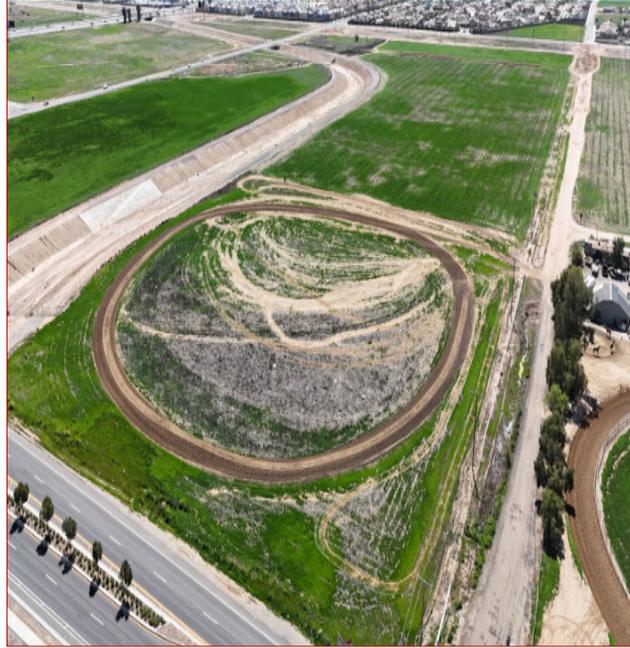
APN 331-060-018



Zoning Commercial Parcel
EDC-NG

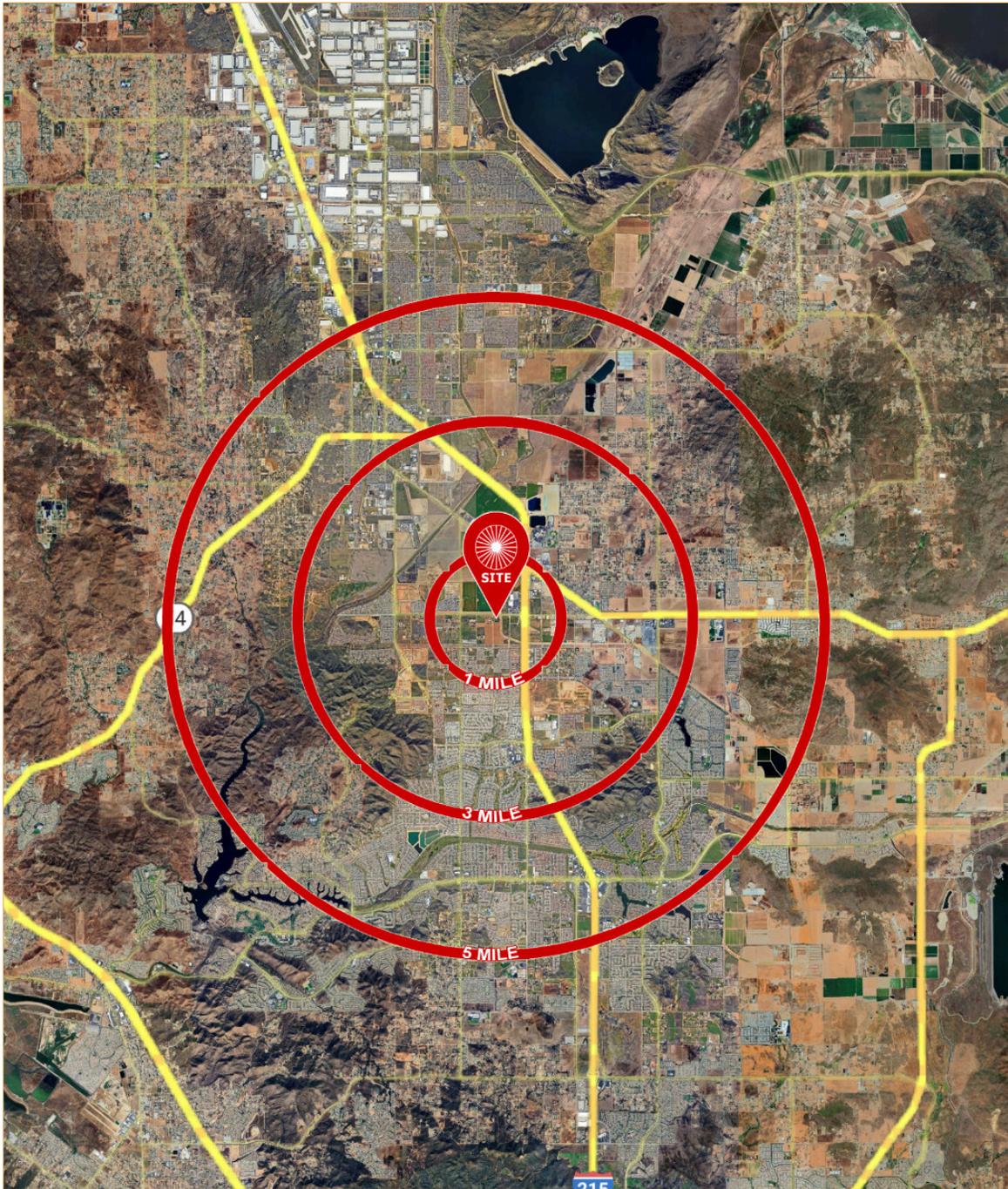


Price Contact Broker for Details



HIGHLIGHTS

- Asking Price: Contact Broker for Details
- Ideal for Commercial Development; Retail, Office, Industrial, and Mixed-Use.
- Ethanac Road is proposed to be a 6 lane Expressway connecting Lake Elsinore (to the West) and Hemet/San Jacinto (to the East) to the I-215 Freeway in the subject area.
- Located across from Green Valley Specific Plan (4,210± Homes at Build-Out)



2024 ESTIMATED POPULATION



2029 PROJECTED POPULATION



DAYTIME EMPLOYEE POPULATION

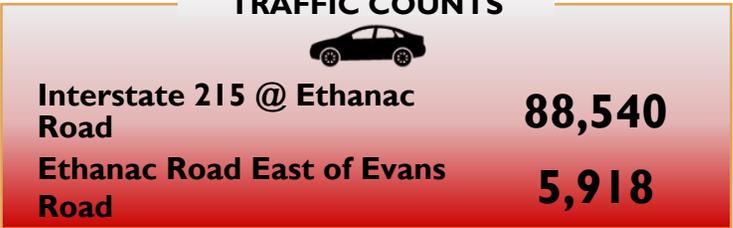


AVERAGE HOUSEHOLD INCOME



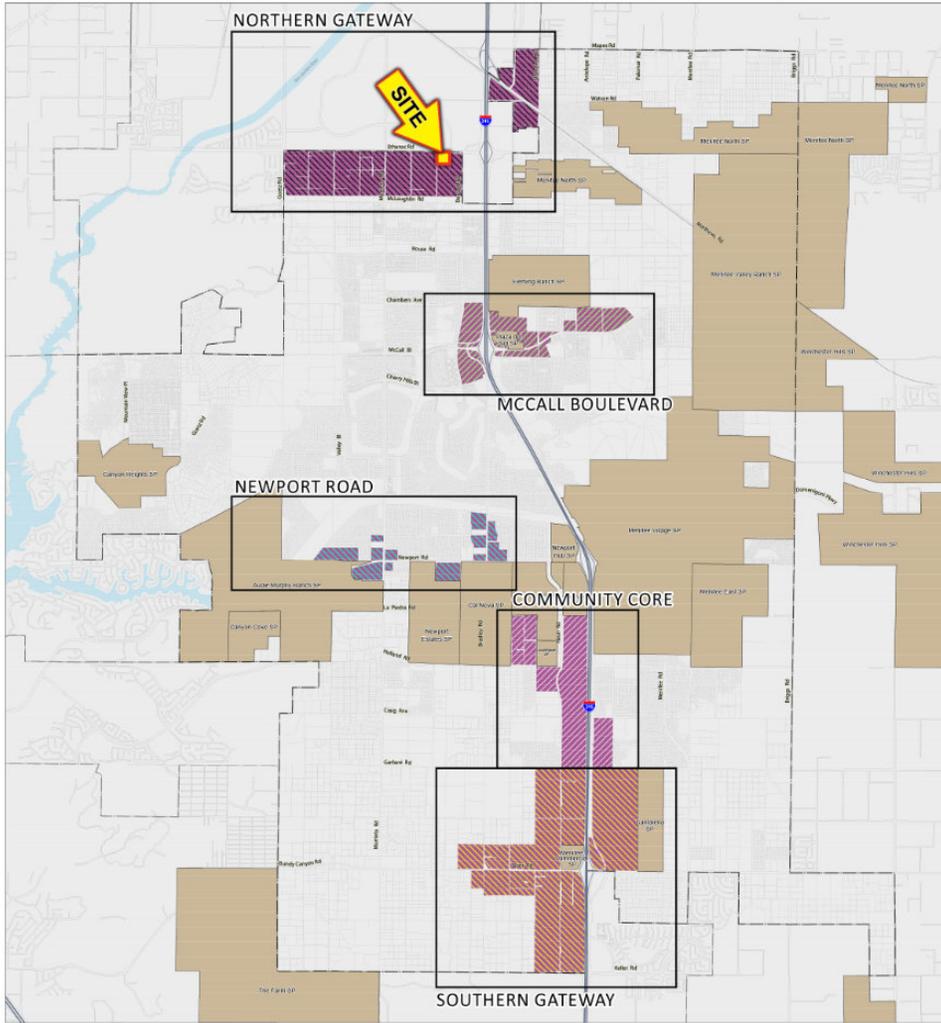
Source: CoStar 2024

TRAFFIC COUNTS



Source: CoStar 2025

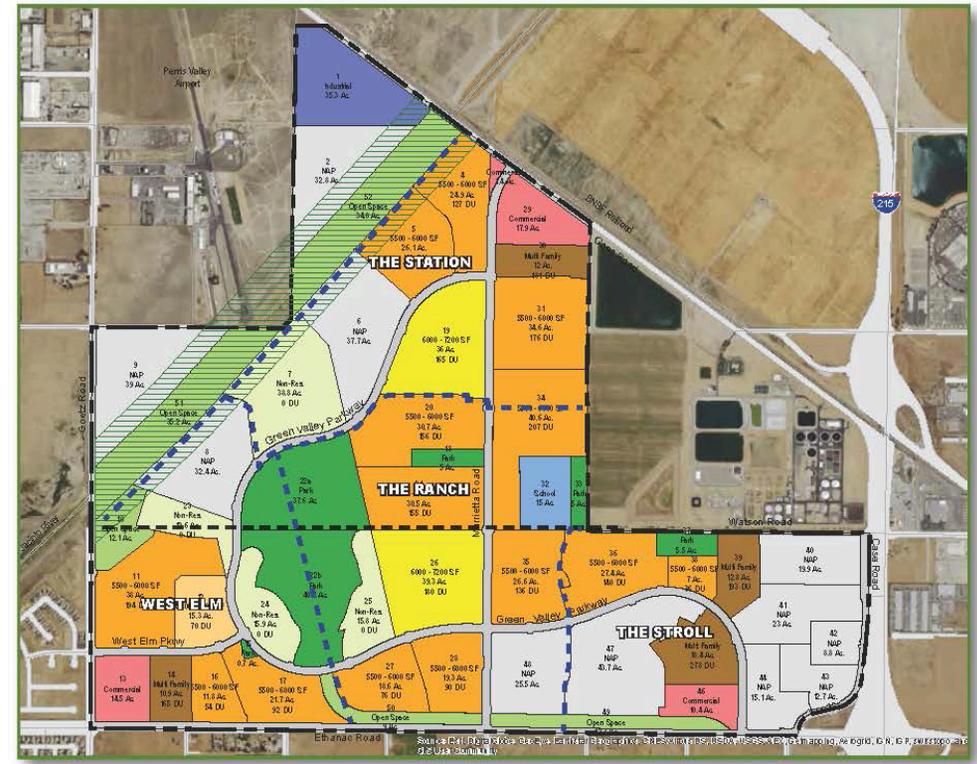
**PER CITY OF MENIFEE
ECONOMIC DEVELOPMENT CORRIDOR SUBAREAS**



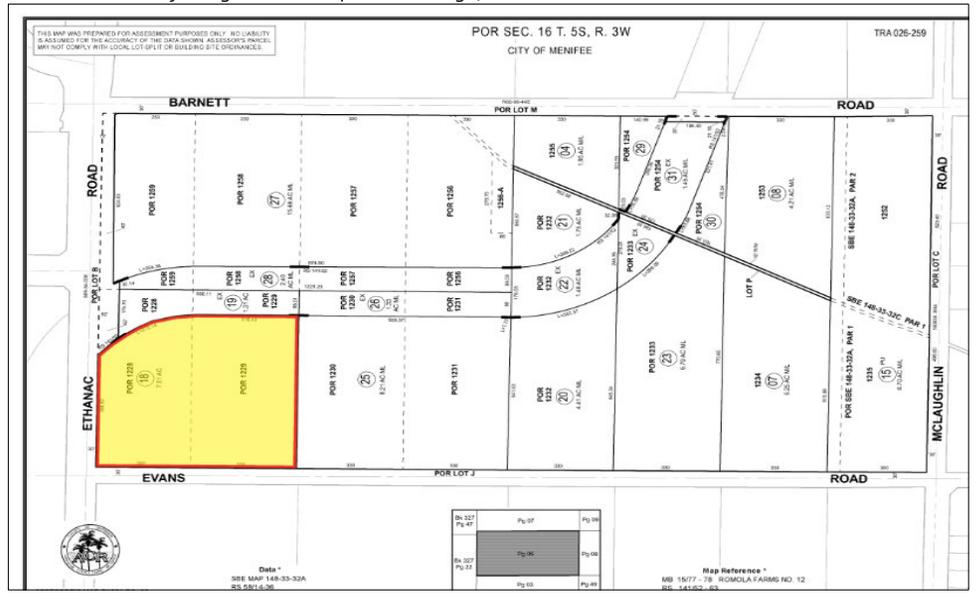
Preferred Mix of Land Uses in EDC

Residential	15%
Commercial Retail	15%
Commercial Office	10%
Business Park	60%

The intent of the Economic Development Corridor (EDC) designation is to identify areas where a mixture of residential, commercial, office, industrial, entertainment, educational, and/or recreational uses, or other uses is planned. Both horizontal and vertical mixed uses are permitted. In general, areas designated as EDC are envisioned to develop primarily as nonresidential uses with residential uses playing a supporting role. In addition to identifying a citywide preferred land use mix for all property designated as EDC (see left), the General Plan will also identify a preferred mix of uses desired for each of the City's five EDC subareas (see above). Each subarea has a unique identity and plays a specific role in the City of Menifee. The General Plan will use these subareas to focus policy direction in the Land Use and Community Design elements.



Green Valley Project Location within the city of Perris
Source: Green Valley Design Guidelines | FORMA Design, Inc.



CITY OF MENIFEE: EDC-NG PROPOSED PROJECTS

