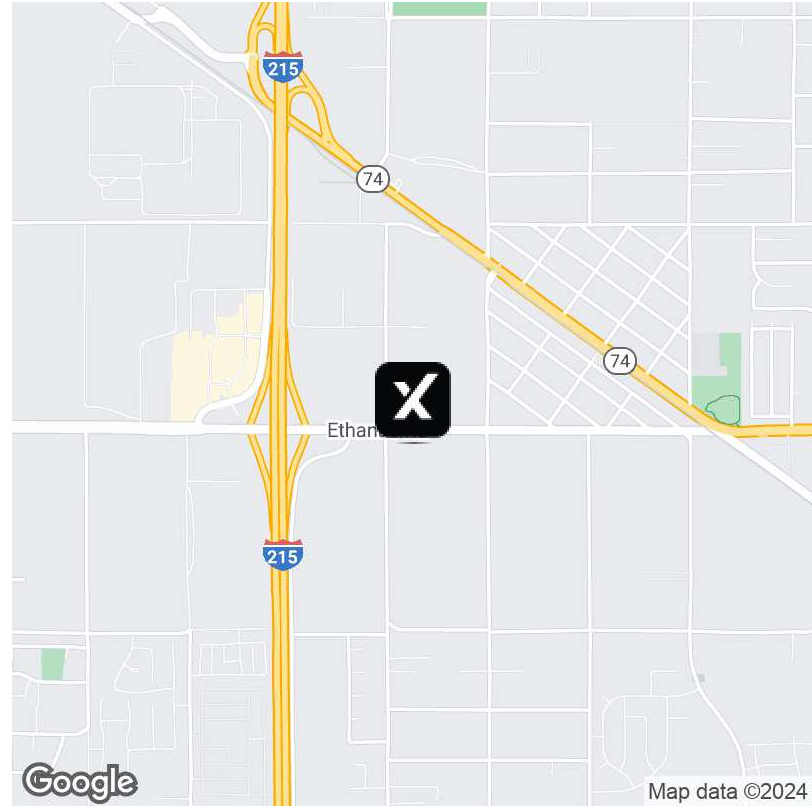


FOR SALE | Light Industrial/Mixed Use Parcel in Menifee, CA

0 Ethanac Rd, , Menifee, CA 92585



Offering Summary

| | |
|---------------|-----------------|
| Sale Price: | \$480,000 |
| Available SF: | |
| Lot Size: | 0.91 Acres |
| Price / Acre: | \$527,473 |
| Zoning: | EDCNG |
| Market: | Inland Empire |
| Submarket: | South Riverside |

Property Overview

This .9-acre lot has been in the owner's family for nearly 100 years. It is a great high-traffic location, with quick access to and from the I-215 freeway, and has Ethanac Road frontage/access (approx.132 ft.). "Potential driveway access to Ethanac traffic, estimated to be 12,400 vehicles per day, per 2024 draft environmental impact review". Ethanac Road is the main east-west traffic artery at the border of Menifee and Perris. The property is in a uniquely situated Commercial/Retail zone, in a fast-growing warehousing and light industrial area of Menifee. There are 25 new residential projects under construction, with about 4 more in the pipeline (10,500 units yet to be built). Estimated more than 41,000 households by the end of 2025.

Property Highlights

- - Zoned EDCNG for flexible use
- - Ideal for a variety of light industrial, commercial, or retail projects
- - Prime location in the Inland Empire
- - One of the fastest-growing cities in California
- - Just off I-215
- - High-traffic location
- - 132 feet of frontage

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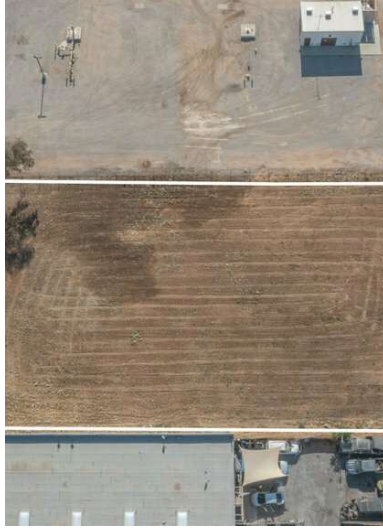
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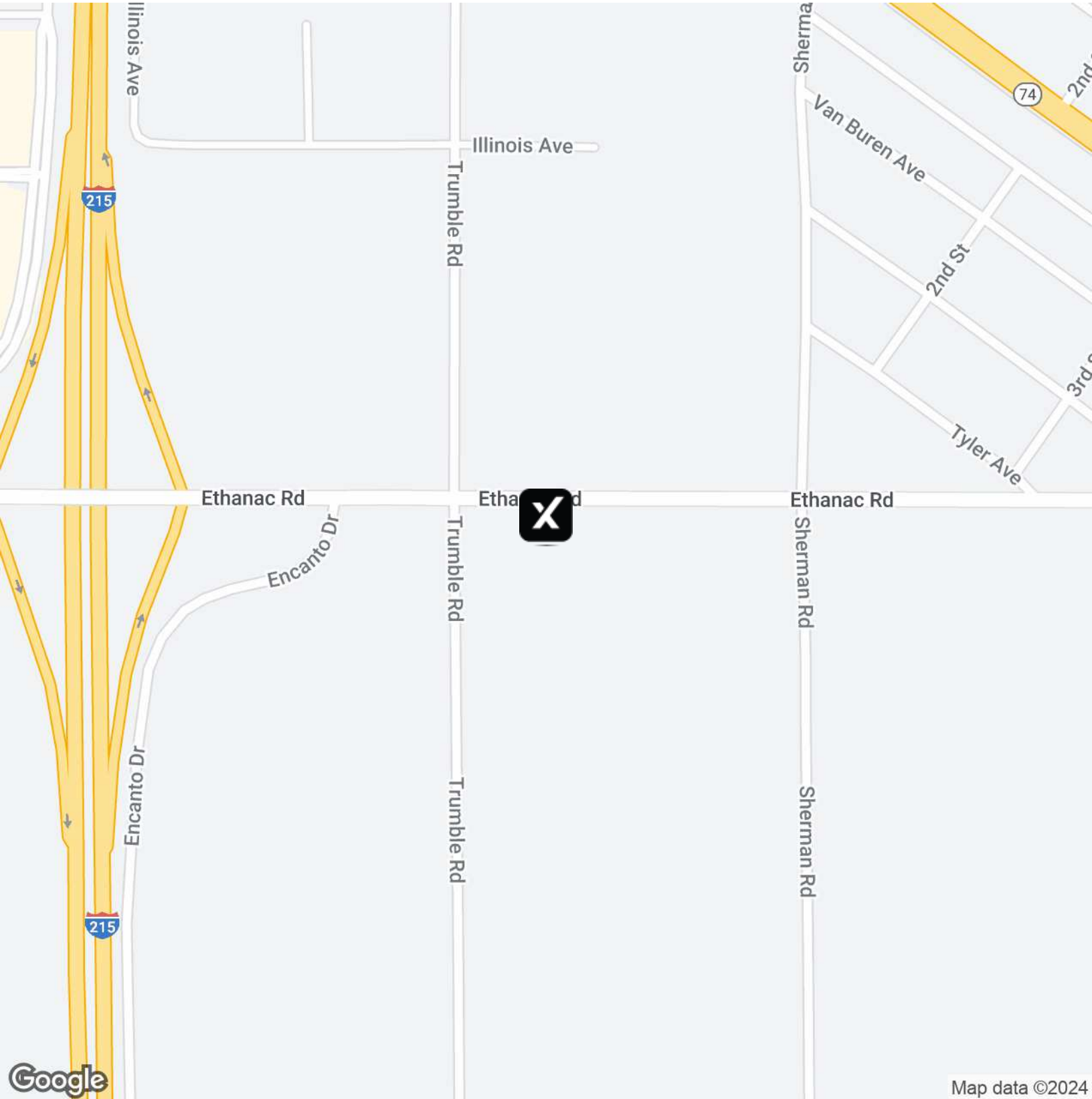


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Map data ©2024

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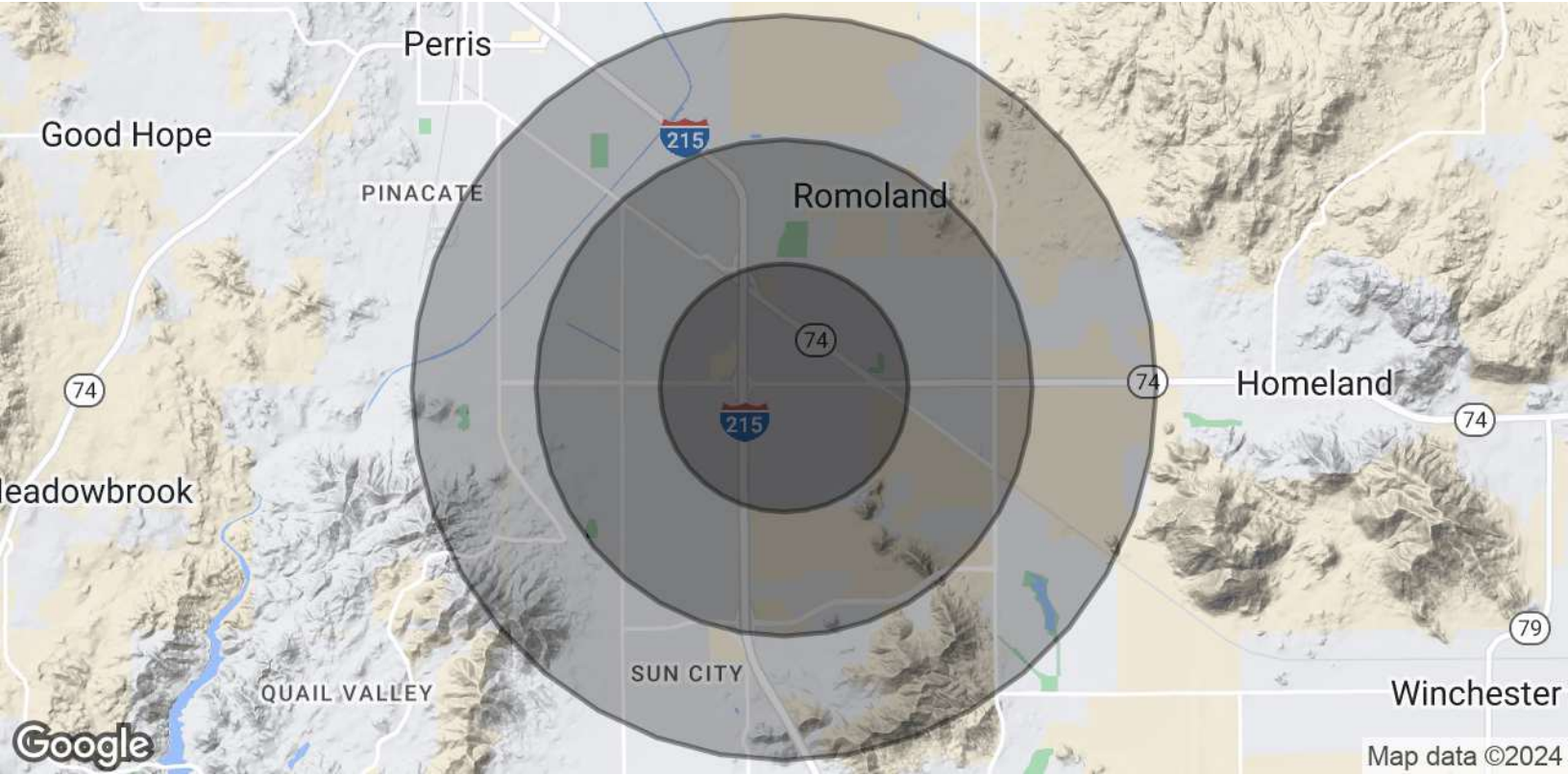
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| Population | 1 Mile | 2 Miles | 3 Miles |
|--------------------------------|---------------|----------------|----------------|
| Total Population | 2,291 | 13,478 | 36,610 |
| Average Age | 43.0 | 45.4 | 43.3 |
| Average Age (Male) | 42.2 | 44.0 | 41.5 |
| Average Age (Female) | 45.3 | 48.6 | 46.1 |
| Households & Income | 1 Mile | 2 Miles | 3 Miles |
| Total Households | 670 | 5,055 | 13,482 |
| # of Persons per HH | 3.4 | 2.7 | 2.7 |
| Average HH Income | \$86,443 | \$68,764 | \$71,014 |
| Average House Value | \$315,322 | \$274,661 | \$321,704 |

* Demographic data derived from 2020 ACS - US Census

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