

# ±4.34 AC | Industrial Development Site

ETHANAC ROAD AND HULL STREET



Murrieta Road

Ethanac Road

Hull Street

McLaughlin Road



Menifee, California



# Executive Summary

## PROPERTY FACTS

- **LOCATION:** Ethanac Rd & Hull Street, Menifee, CA
- **TOTAL SITE AREA:** ±4.34 Acres
- **APN:** 331-020-014
- **ZONING:** EDC-NG
- **PURCHASE PRICE:** \$2,000,000
- **PRICE PER SF:** \$10.58

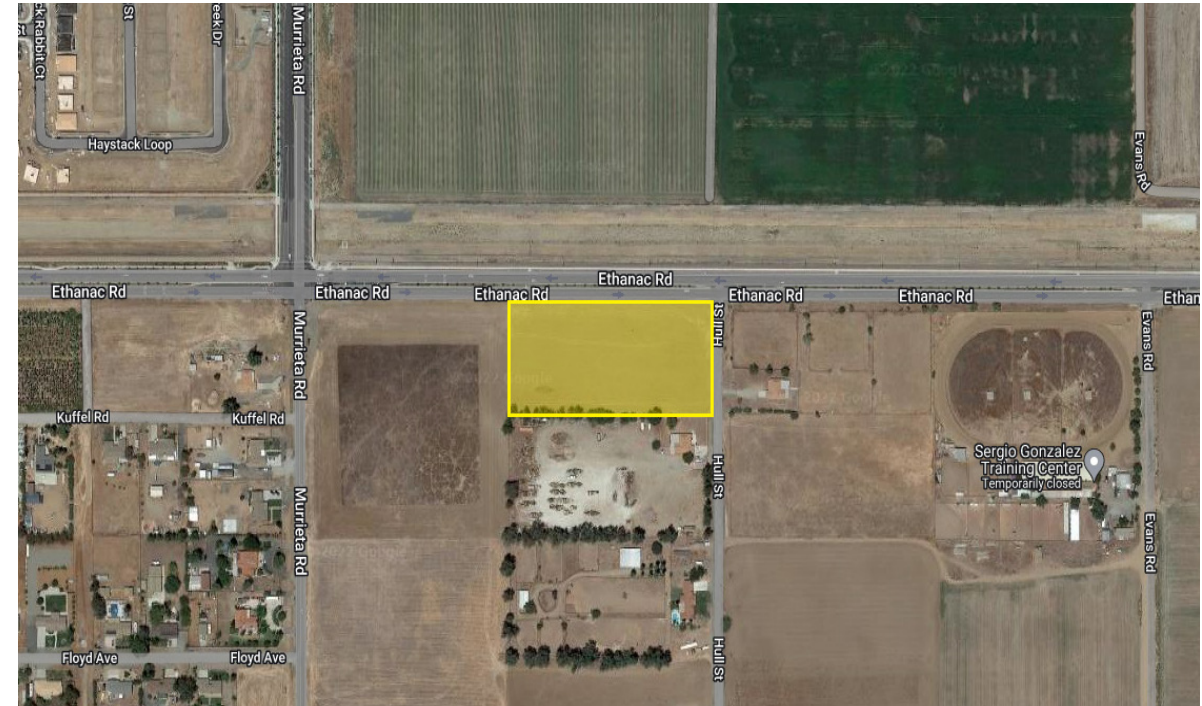
## PROPERTY OVERVIEW

The offering consists of one legal parcel totaling approximately 4.34 acres of land located at the southwest corner of Ethanac Road and Hull Street at the northern border of the city of Menifee. The property is entirely flat, has +/- 630 feet of frontage on Ethanac Road, and has access to public water and sewer located in Ethanac Road per the Eastern Municipal Water District. The surrounding area has multiple proposed and incoming industrial developments south of Ethanac Road (see page 3), as well as various residential projects on the north side of Ethanac Road. Finally, the property is approximately 3,500 feet west of the I-215 interchange at Ethanac Road.

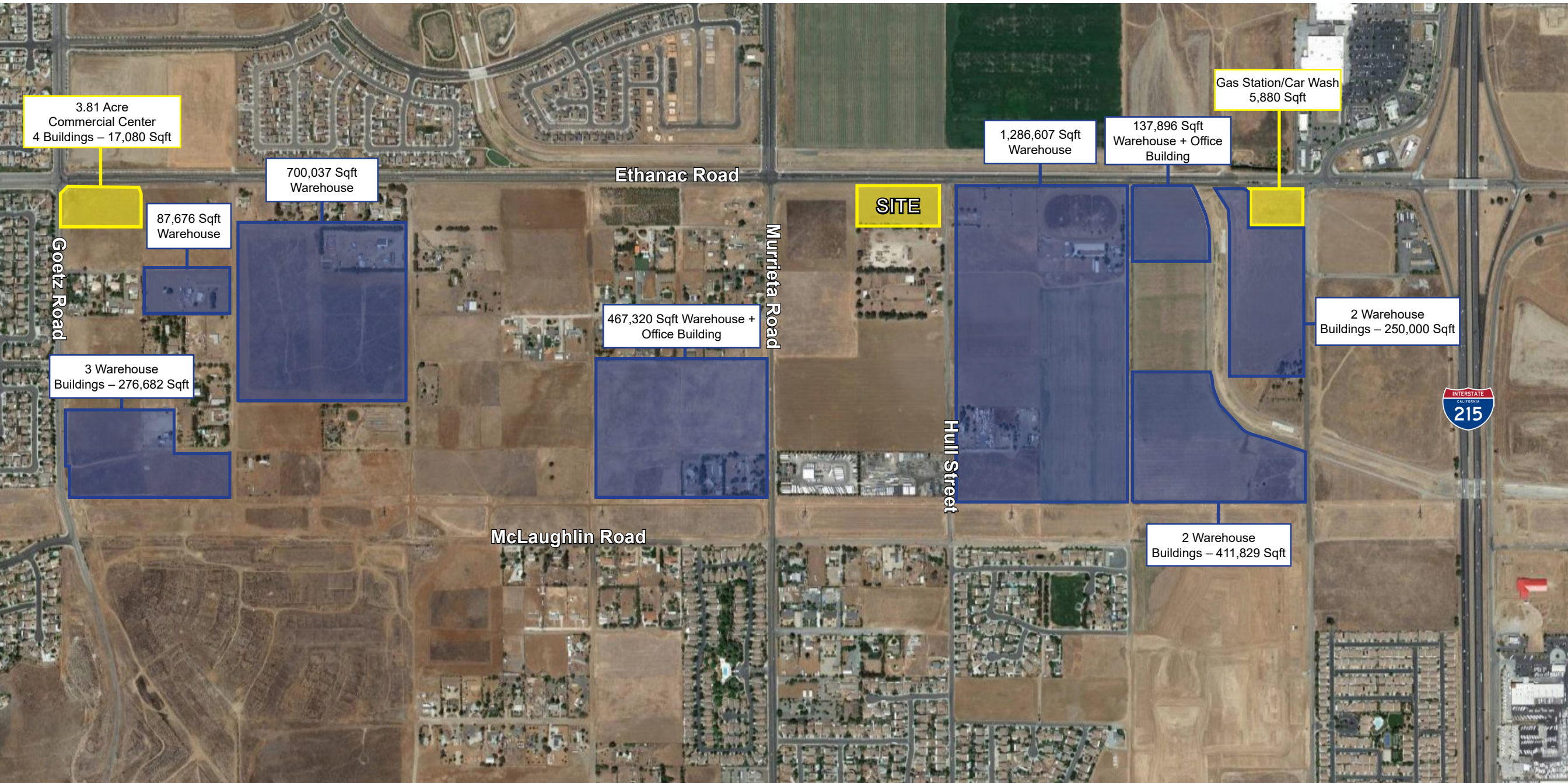
## ZONING

The property is located within the Northern Gateway Economic Development Corridor which is one of four that have been designated by the city of Menifee. This EDC consists of a total of 594 acres, most of which is along Ethanac Road starting at the I-215 extending west to Goetz Road. The preferred mix of land use in this corridor is 90% industrial, 5% commercial, and 5% residential. Per “Exhibit LU – B2B: Economic Development Corridor Subareas” (see page 4), the corridor is:

“Envisioned as an employment center at Menifee’s northern gateway that focuses on providing opportunity for business park development and more traditional industrial. Emphasis should be on job creation and creating connections to regional transportation corridors, including I-215 and the railroad”.



# Ethanac Road Industrial Activity



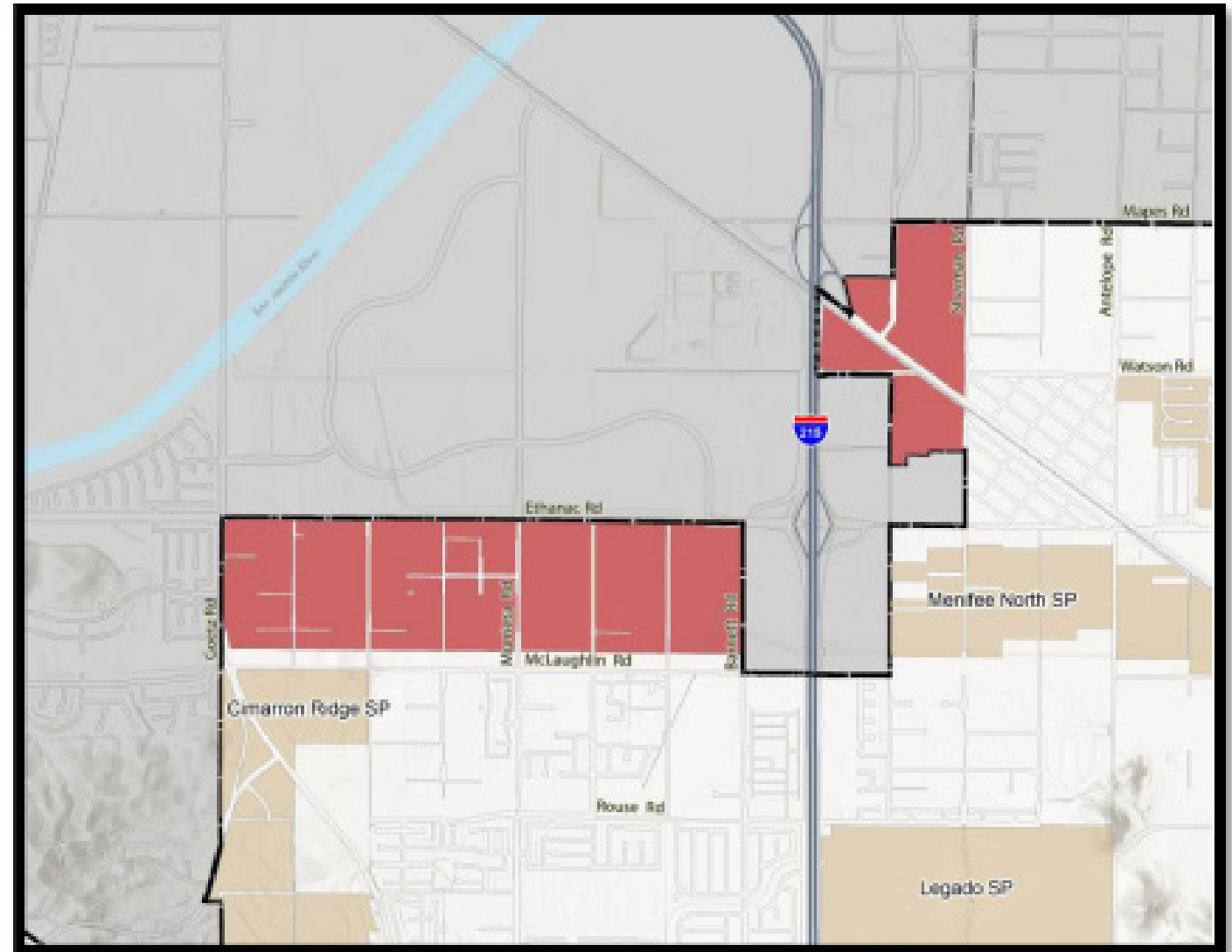
# Economic Development Corridor - Northern Gateway

## EXHIBIT LU-B2B: EDC NORTHERN GATEWAY (594 ACRES)

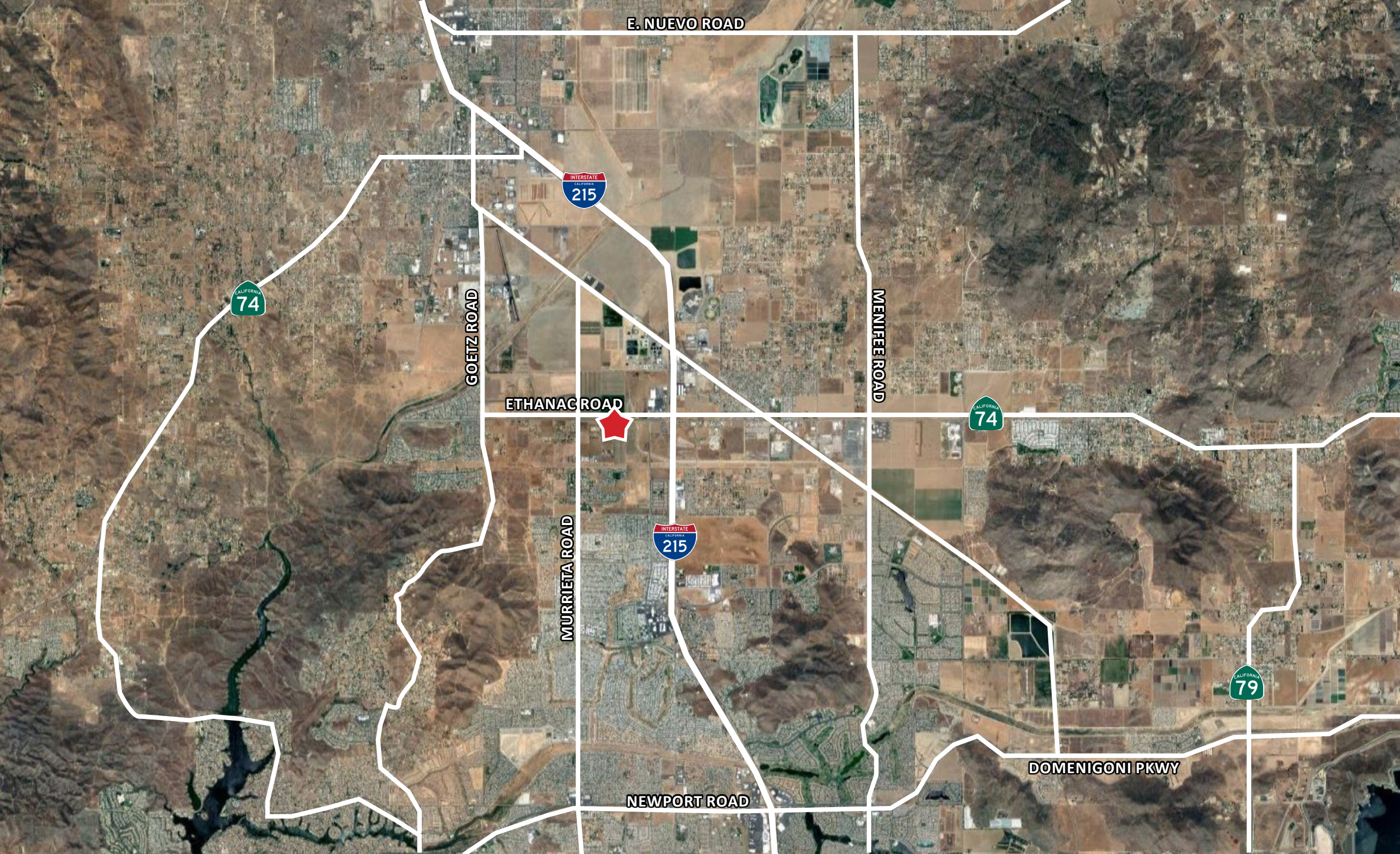
### Preferred Mix of Land Uses

Residential	5%
Commercial	5%
Industrial	90%

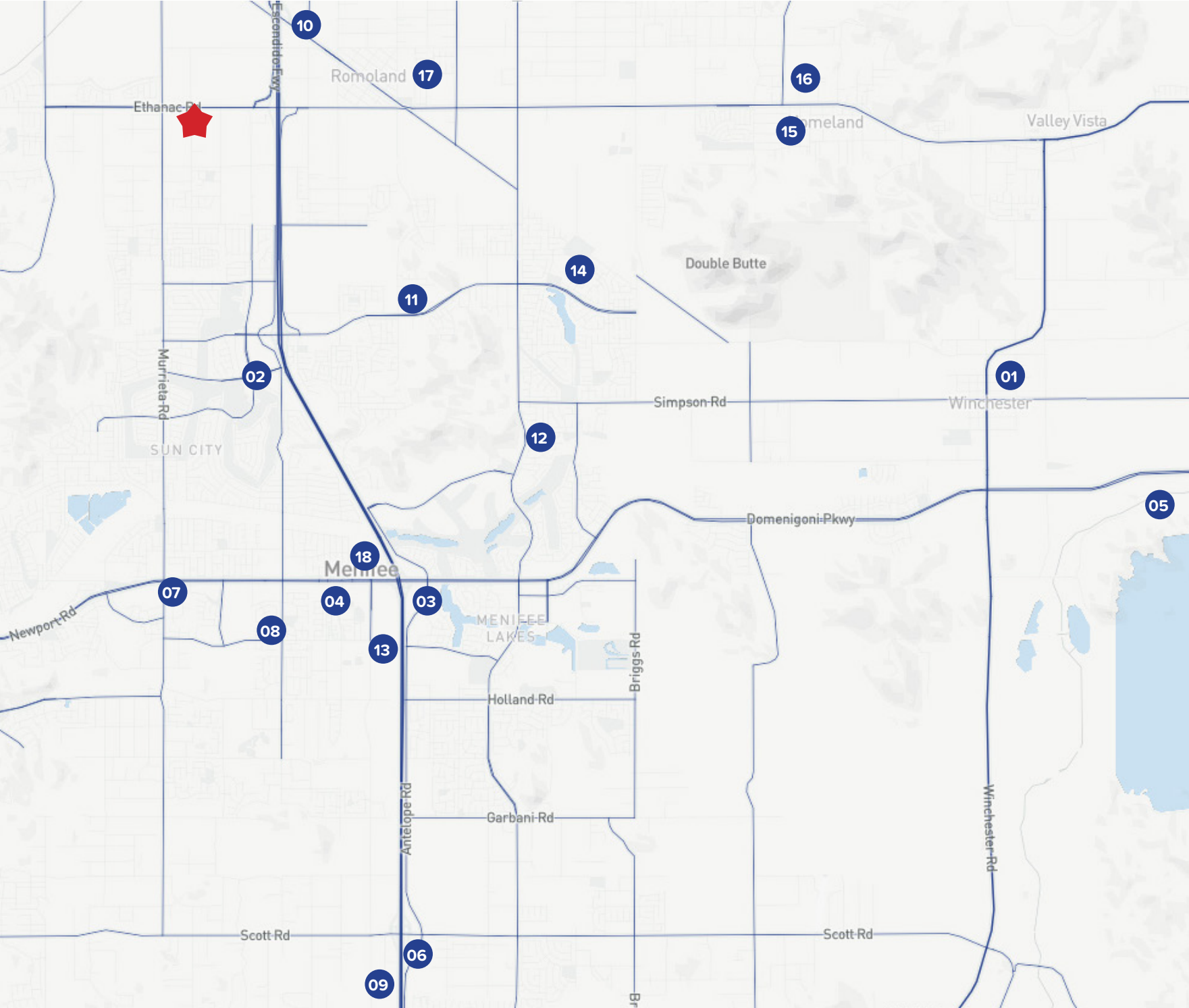
Envisioned as an employment center at Menifee's northern gateway that focuses on providing opportunity for business park development and more traditional industrial (less office) than envisioned for the Southern Gateway (Scott Road) EDC area. Limited residential development may be appropriate between new business parks and existing single-family homes, or in places where residential projects have already been approved. Emphasis should be on job creation and creating connections to regional transportation corridors, including I-215 and the railroad.



# Aerial Map



# Surrounding Retail & Public Works



## SHOPPING CENTERS

- 01 Winchester Town Center
- 02 Sun City Shopping Center
- 03 Menifee Town Center
- 04 Town Center Marketplace
- 05 Village West Shopping Center
- 06 Heritage Market Place
- 07 Shopping Center
- 08 Shops at Newport
- 09 Shops at Scott

## ENTERTAINMENT

- 10 DropZone Waterpark

## MEDICAL FACILITIES

- 11 Menifee Global Medical Center

## EDUCATION

- 12 Freedom Crest Elementary School
- 13 Santa Rosa Academy
- 14 Mesa View Elementary School
- 15 Heritage High School
- 16 Harvest Valley Elementary School
- 17 Romoland Elementary School

## GOVERNMENT FACILITIES

- 18 City of Menifee

# Menifee, CA

Menifee is a city located in southwestern Riverside County, California, United States. It is part of the Inland Empire region and is situated between the cities of Murrieta and Perris. Menifee covers an area of approximately 46.5 square miles (120.4 km<sup>2</sup>).

The city of Menifee was incorporated relatively recently, officially becoming a city on October 1, 2008. Before that, it was known as an unincorporated community in the region. As of the 2020 census, Menifee had an estimated population of around 96,000 residents.

Menifee is known for its suburban atmosphere, with a mix of residential neighborhoods, parks, schools, and commercial areas. The city offers various amenities and recreational opportunities, including community parks, sports facilities, and nearby access to recreational areas like Lake Elsinore and the Santa Rosa Plateau Ecological Reserve. Menifee's location also provides convenient access to major highways, allowing for easy commuting to nearby cities and attractions in Southern California.



2024 Summary	
Population	109,399
Households	35,634
Median Age	37.2
Median Household Income	\$86,206
Average Household Income	\$94,601
2029 Summary Est.	
Population	120,338
Households	39,197



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