

I-215 Freeway Frontage 10 AC Parcel

I-215 & HAUN RD | MENIFEE, CA

FOR GROUND LEASE



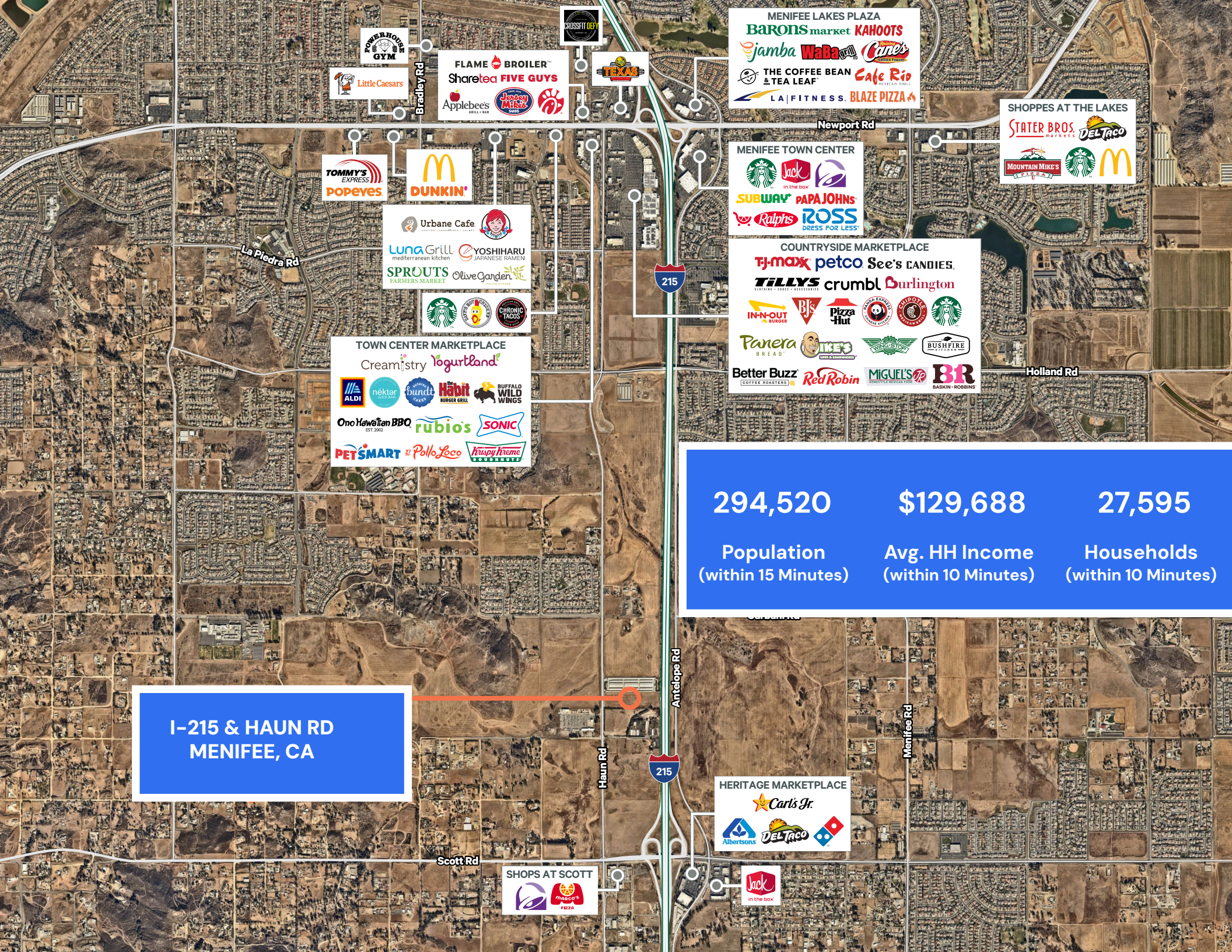
Adjacent Self Storage

CBRE

Property Highlights

- **Prime 10-acre I-215 freeway frontage** parcel for Ground lease
- **Excellent opportunity for an auto dealer, retailer or business** looking for high visibility to a growing market
- With over 90,000 cars passing daily on I-215, this site offers **excellent visibility and high traffic volume**
- **All necessary utilities**, including municipal water and sewer from EMWD, natural gas, electricity, telephone, and cable, are readily available on Haun Road.
- **Features a 45-foot-tall monument sign** on Interstate 215, with potential for the City of Menifee to add another business name.
- The recently completed **Holland Road overpass** facilitates access for residents on the east side of Interstate 215 to west side businesses.
- The **upcoming Garbani Road overpass**, located approximately 2,500 feet north of the property, will connect Haun Road to homes and businesses on the east side of Interstate 215 and will include on-ramps and off-ramps. This project is expected to be completed within 2-3 years.





294,520

Population
(within 15 Minutes)

\$129,688

Avg. HH Income
(within 10 Minutes)

27,595

Households
(within 10 Minutes)

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For More Information, Please Contact:

BRANDON BEAUCHEMIN

Lic. 01338753

+1 909 418 2000

brandon.beauchemin@cbre.com

CBRE

Newly Constructed
Holland Rd Overpass

Garbani Road
Overpass with On/
Off-Ramps to I-215
Under Construction

