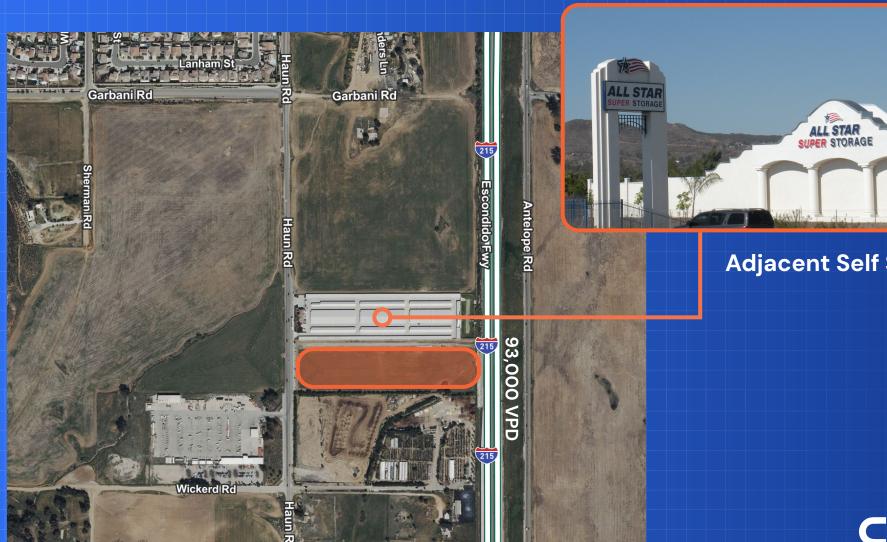
I-215 Freeway Frontage 10 AC Parcel

FOR GROUND LEASE



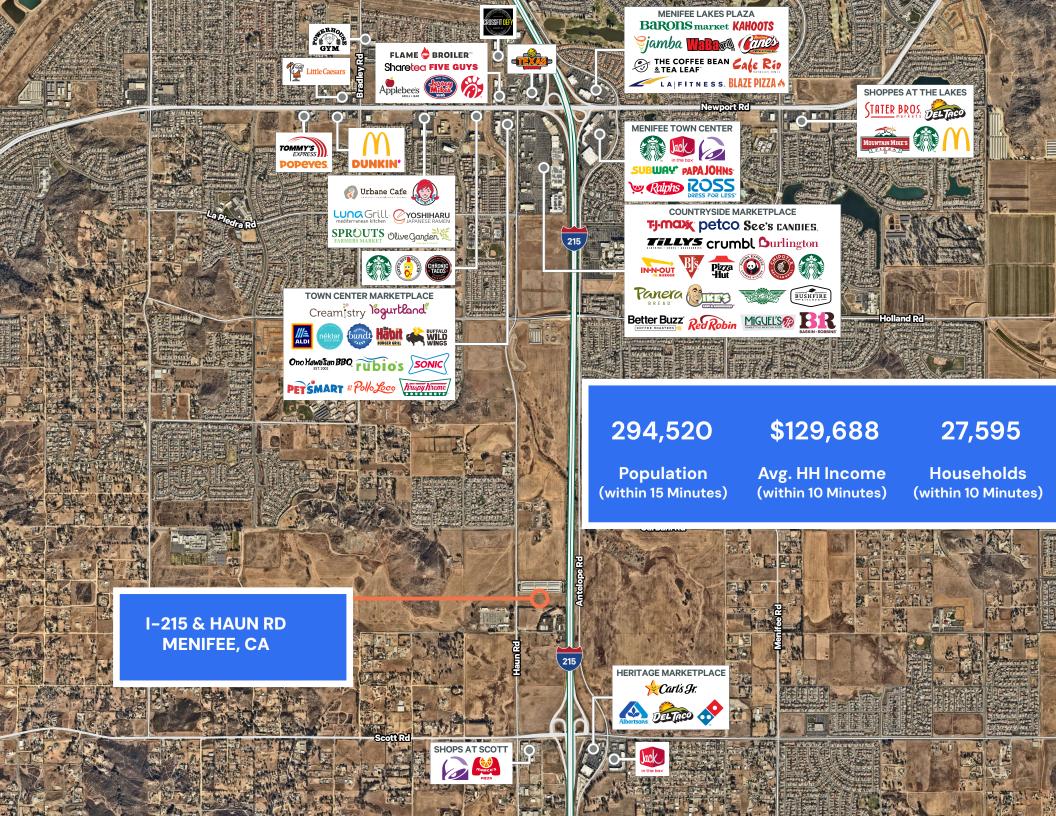
Adjacent Self Storage

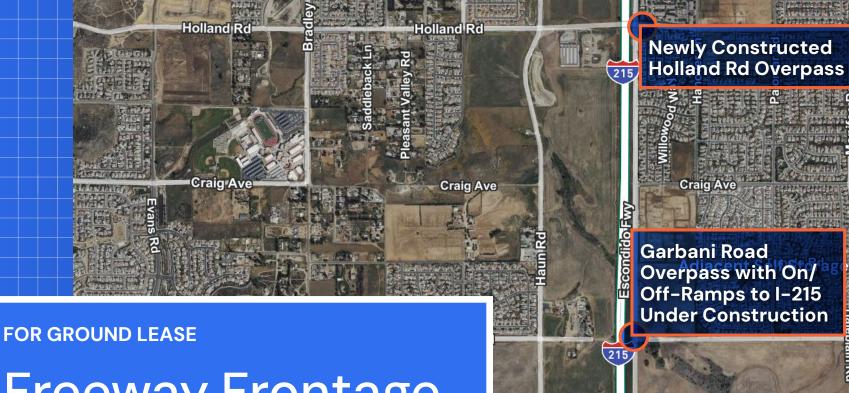
Property Highlights

- 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 onramps and off-ramps. This project is expected to be completed within 2-3 years.









Freeway Frontage 10 AC Parcel

For More Information, Please Contact:

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