



FOR SALE | 5 PARCELS | 27.62 ACRES

**MIXED-USE
DEVELOPMENT**

HAUN ROAD & LA PIEDRA ROAD, MENIFEE CA 92584

Information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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PROPERTY OVERVIEW

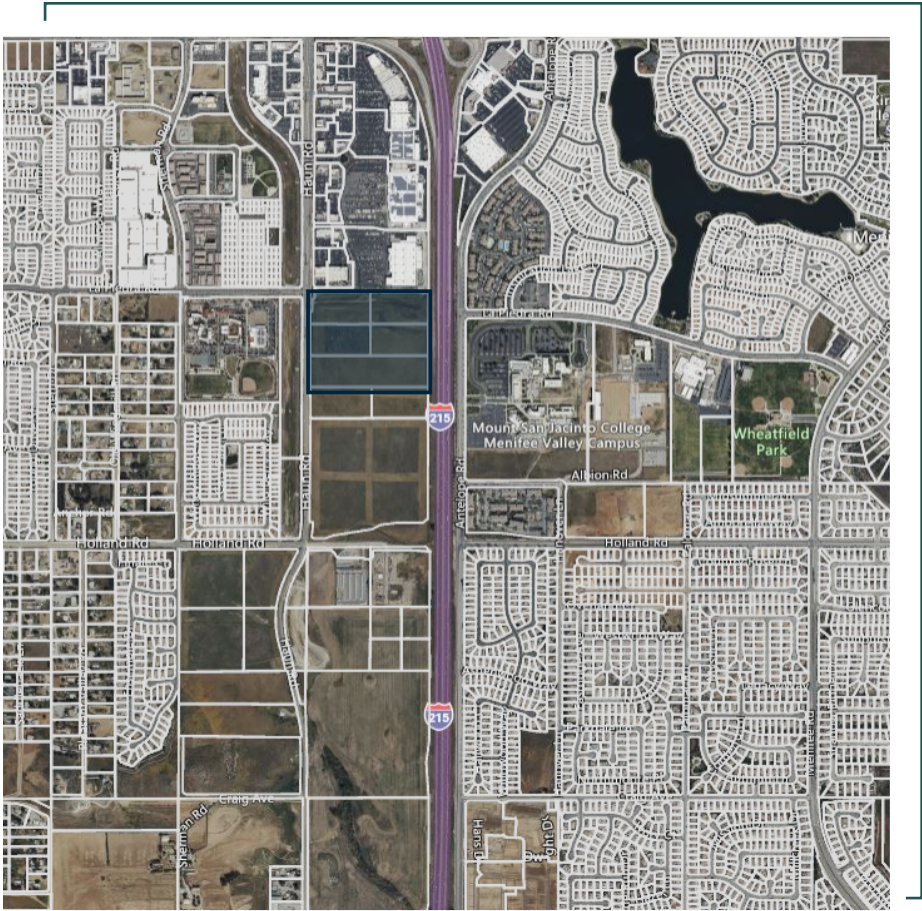
LOCATION SEC Haun Rd. & La Piedra Rd. Menifee, CA 92584.
Approximately 27.62 Gross Acres (5 parcels) with over 977' of freeway frontage along Interstate 215.

ZONING Economic Development Corridor Community Core (EDC-CC). The Community Core is envisioned as the City's primary activity center and gathering place. Civic and entertainment uses are envisioned here that are complemented with commercial retail uses and higher density housing options that encourage walkability and reduce the use of the automobile. This area is intended to function as the ceremonial "heart" or downtown of the City of Menifee and will serve as a transition from existing rural lots to more concentrated retail and office development moving east toward I-215.

APNS 364-450-007 (4.5 Acres); 364-450-002 (4.62 Acres); 364-450-001 (4.63 Acres); 364-450-003 (4.62 Acres); 364-450-004 (9.25 Acres)

ZONING CODE [Zoning Code Final](#)

PRICE \$22,000,000

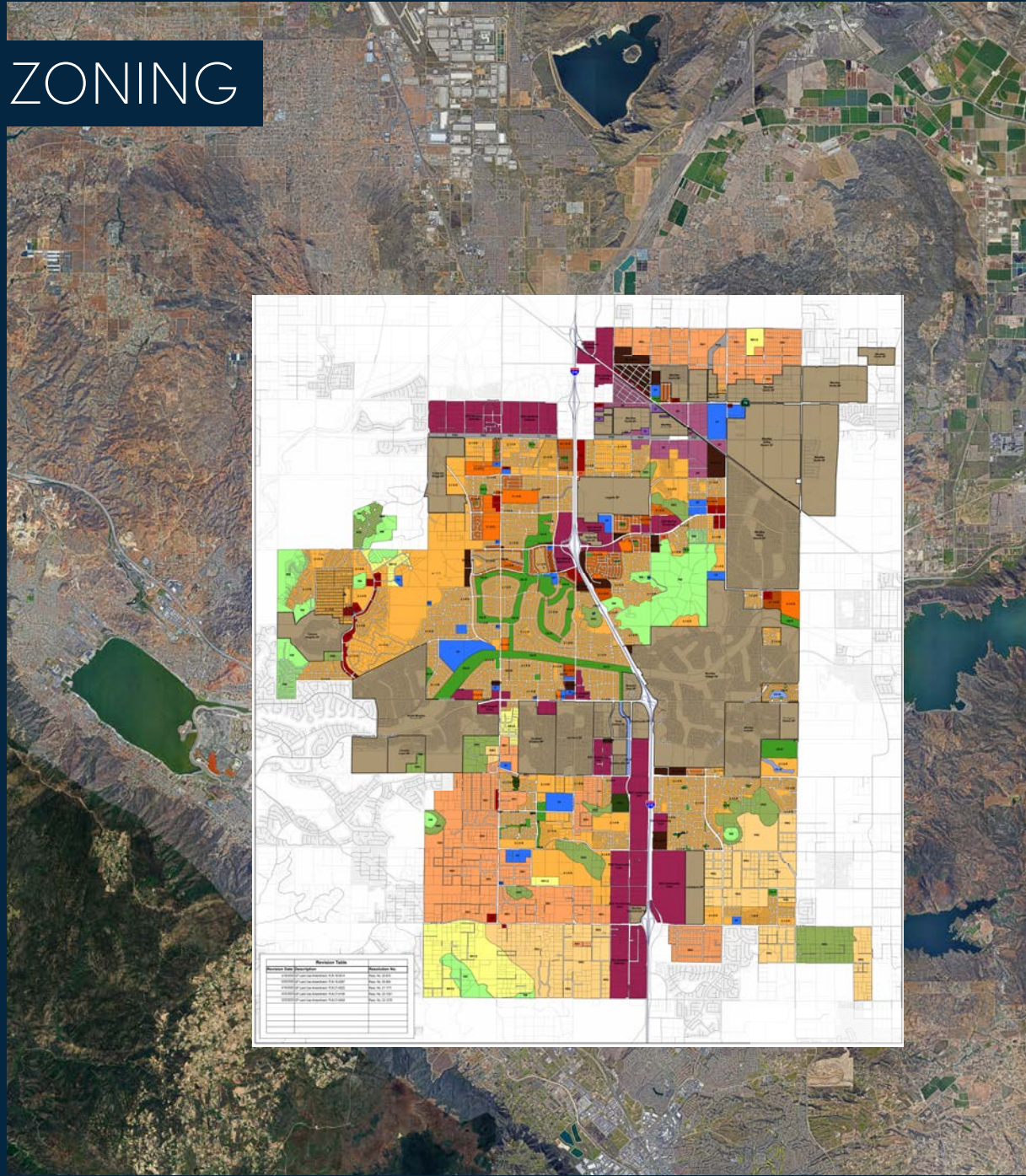


EXECUTIVE SUMMARY

The Subject Property is comprised of 5 Parcels totaling approximately 27.62 Acres, which features over 977' of freeway frontage along Interstate 215 and is immediately adjacent to Countryside Marketplace-One of Riverside County's top performing shopping centers. The EDC-CC zone allows for a variety of mixed-use development. This site is surrounded by major retailers, which include Target, Lowe's, Sprouts, Ralph's, Best Buy Kohl's and many others. Directly across the 215 Freeway is Mt. San Jacinto

College (over 15,000 students). To the south, the recently completed multi-million-dollar Holland Rd. freeway overpass has dramatically improved traffic circulation in the immediate area. This high-profile development opportunity is a direct extension to the hugely successful Menifee Town Center Master Plan, which is home to the new Riverside County Justice Center, Santa Rosa Academy (K-12), the City of Menifee Civic Center and thousands of new residential units.

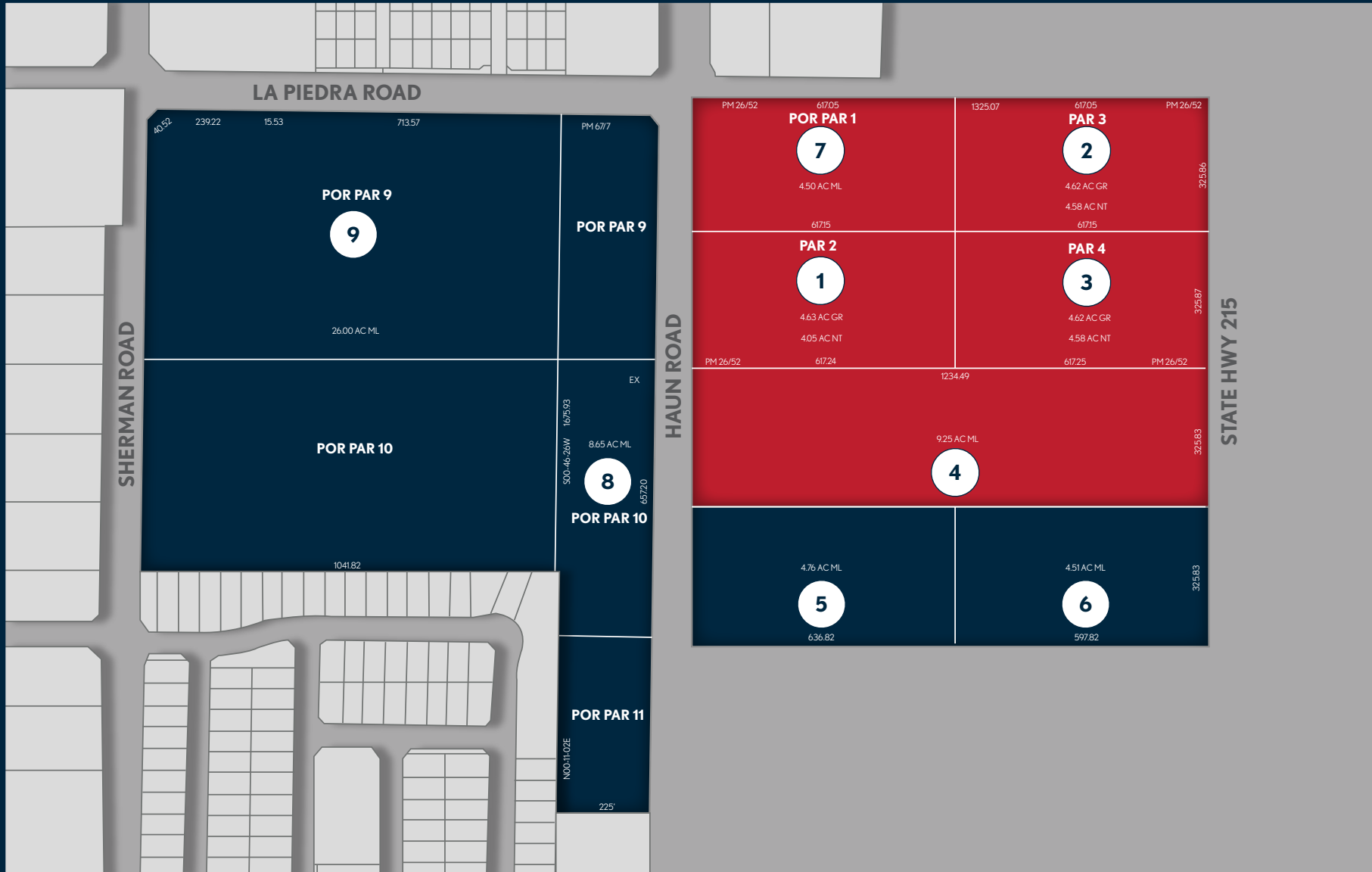
ZONING



GP LAND USE DESIGNATION

- Rural Mountainous 10 ac min (RM)
- Rural Residential 5 ac min (RR5)
- Rural Residential 2 ac min (RR2)
- Rural Residential 1 ac min (RR1)
- Rural Residential 1/2 ac min (RR1/2)
- 2.1-5 du/ac Residential (2.1-5 R)
- 5.1-8 du/ac Residential (5.1-8 R)
- 8.1-14 du/ac Residential (8.1-14 R)
- 20.1-24 du/ac Residential (20.1-24 R)
- Commercial Retail (CR) 0.20 - 0.35 FAR
- Commercial Retail (C0) 0.25 - 1.0 FAR
- Heavy Industrial (HI) 0.15 - 0.50 FAR
- Business Park (BP) 0.25 - 0.60 FAR
- Economic Development Corridor (EDC)
- Agriculture (AG)
- Conservation (OS-C)
- Recreation (OS-R)
- Water (OS-W)
- Public/Quasi Public Facilities (PF)
- Specific Plan (SP)
- Public Utility Corridor (PUC)
- Railroad
- Parcels
- Freeways

TAX MAP



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Census 2010 Summary			
Population	8,870	52,637	104,470
Households	2,901	18,700	35,833
Families	2,241	13,361	26,247
Average Household Size	3.06	2.81	2.91
Owner Occupied Housing Units	2,027	14,208	27,772
Renter Occupied Housing Units	873	4,492	8,062
Median Age	31.1	37.7	36.5

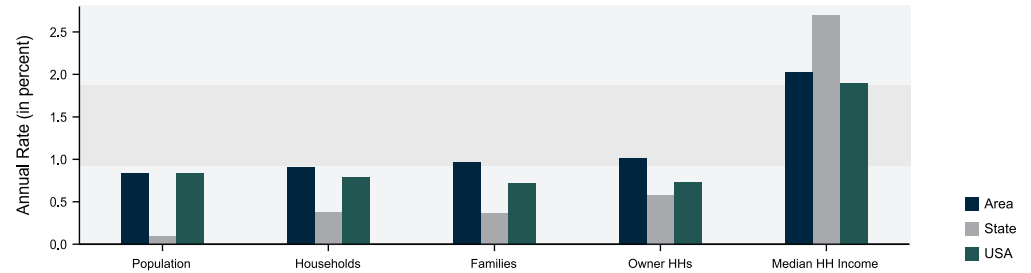
Census 2020 Summary			
Population	10,966	72,329	141,129
Households	3,660	24,553	46,379
Average Household Size	3.00	2.94	3.04

2024 Summary			
Population	13,564	80,274	161,758
Households	4,467	26,907	52,622
Families	3,448	19,849	39,879
Average Household Size	3.04	2.98	3.07
Owner Occupied Housing Units	3,015	20,797	42,335
Renter Occupied Housing Units	1,452	6,110	10,287
Median Age	35.2	39.3	38.7
Median Household Income	\$102,132	\$97,151	\$102,567
Average Household Income	\$118,155	\$118,319	\$125,745

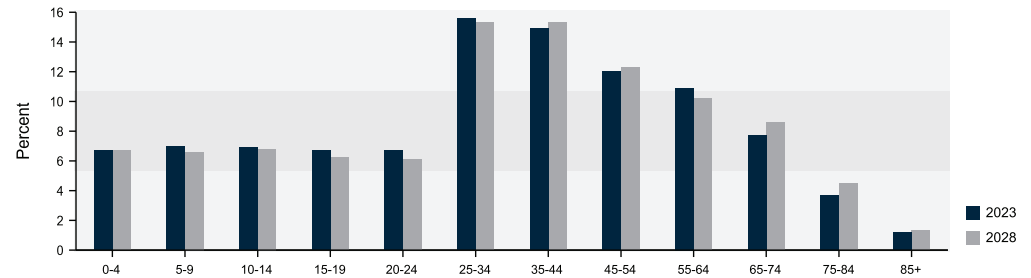
2029 Summary			
Population	14,144	83,353	168,069
Households	4,672	27,973	54,849
Families	3,617	20,699	41,647
Average Household Size	3.03	2.98	3.06
Owner Occupied Housing Units	3,170	21,806	44,627
Renter Occupied Housing Units	1,501	6,167	10,222
Median Age	36.4	40.0	39.6
Median Household Income	\$112,928	\$109,617	\$115,183
Average Household Income	\$137,665	\$137,500	\$146,194

Trends: 2023-2028 Annual Rate			
Population	0.84%	0.76%	0.77%
Households	0.90%	0.78%	0.83%
Families	0.96%	0.84%	0.87%
Owner Households	1.01%	0.95%	1.06%
Median Household Income	2.03%	2.44%	2.35%

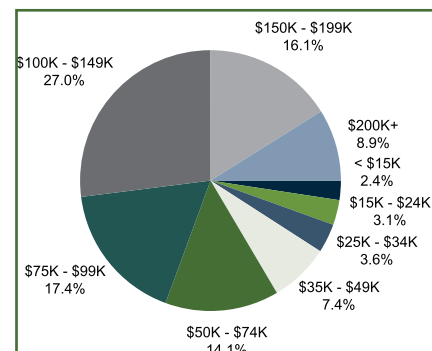
TRENDS 2023-2028



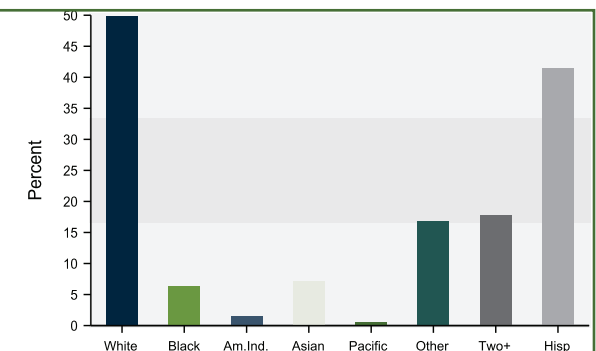
POPULATION BY AGE



2023 HOUSEHOLD INCOME



2023 POPULATION BY RACE





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