

# ±2.37 AC LIGHT INDUSTRIAL ZONED LAND

ZEIDERS ROAD, MENIFEE, CA 92584

FOR SALE



FOR MORE INFORMATION, PLEASE CONTACT:

**CAREY PASTOR** | Senior Vice President

(951) 297-7434 | [careyp@cbcsocalgroup.com](mailto:careyp@cbcsocalgroup.com)

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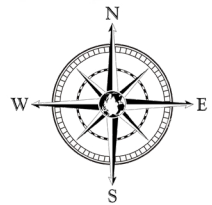
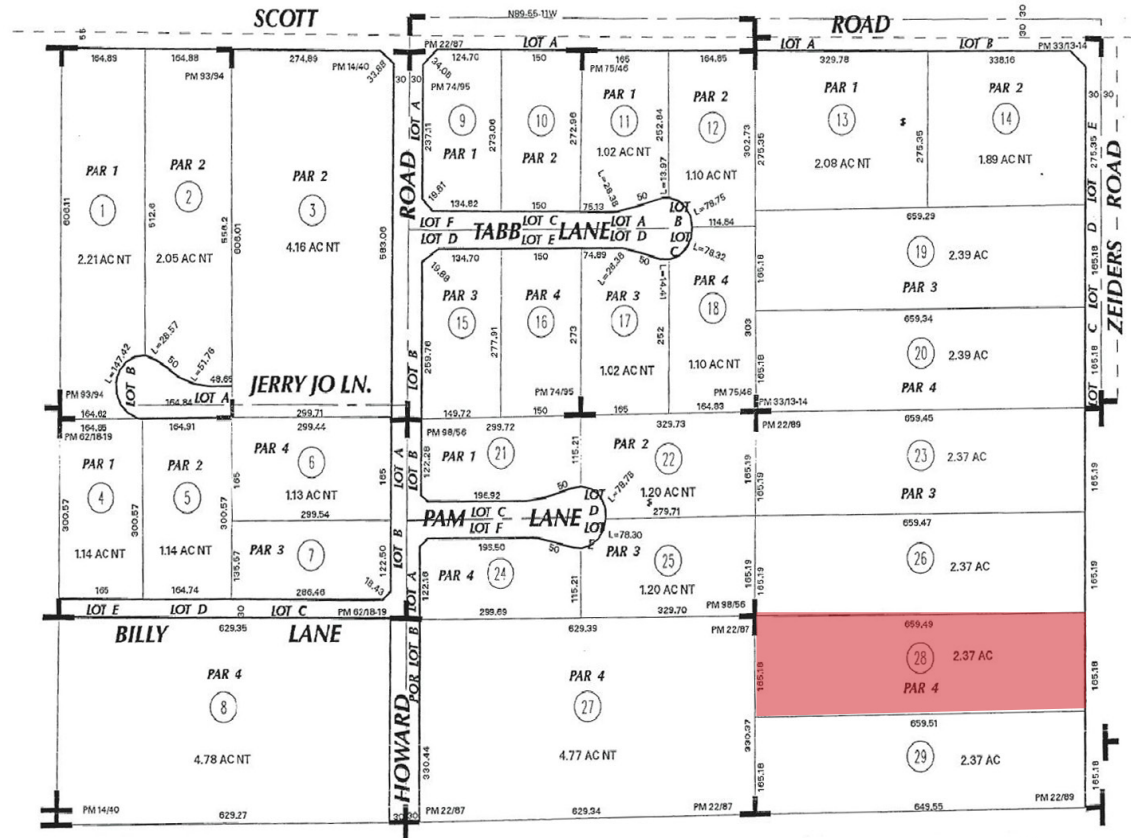
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## PROPERTY HIGHLIGHTS

- ±2.37 AC for sale
- APN# 384-130-028
- Site Dimensions 165.18' x 659.49'
- Light Industrial (LI) Zoning - City of Menifee
- Close proximity to I-215 freeway via Scott Rd.
- Numerous retail and restaurant amenities nearby
- Offered for Sale at \$900,000

## PARCEL MAP

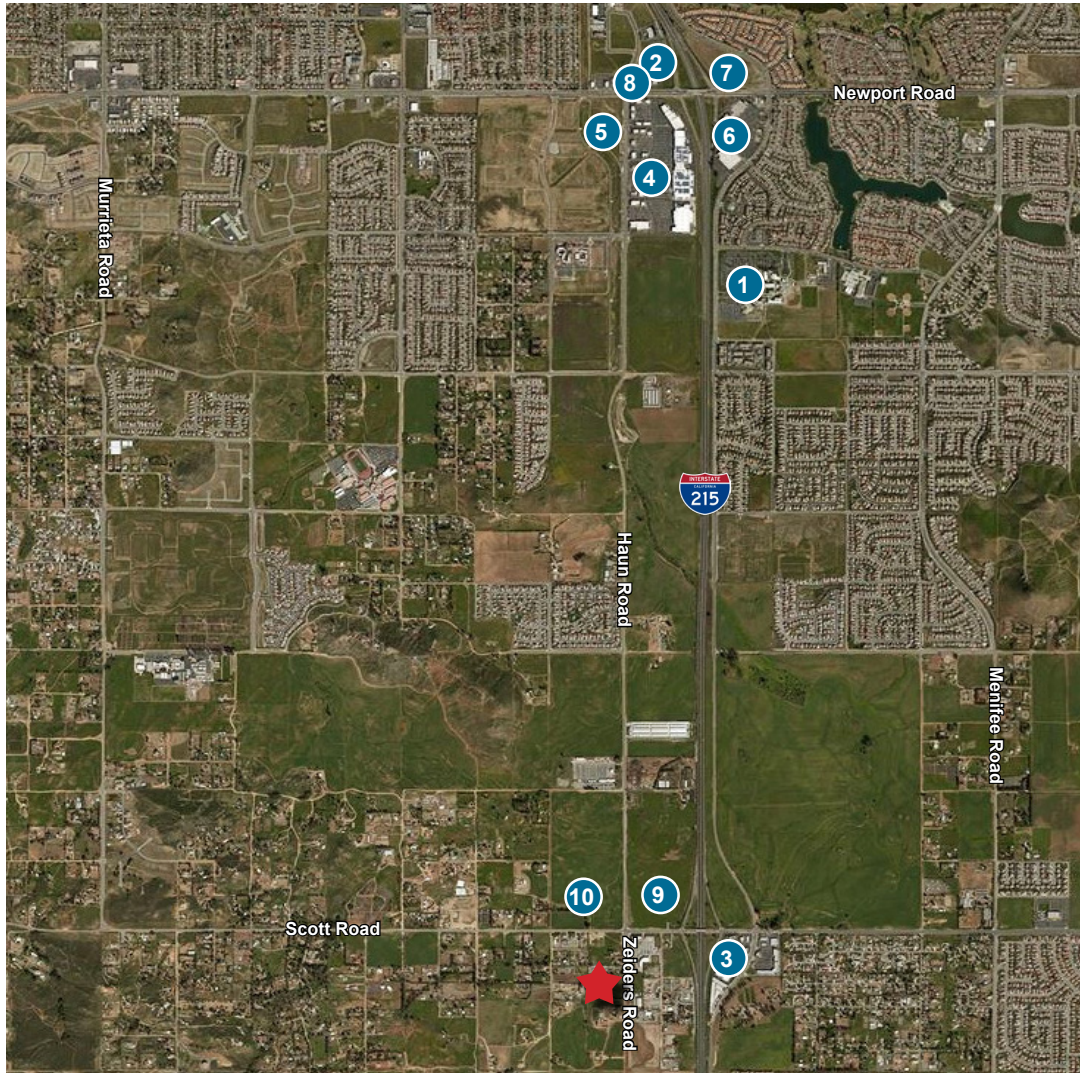


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## RETAIL AERIAL



### Public Works

- 1 Mt. San Jacinto College
- 2 City Hall

### Surrounding Retail

- 3
- 4
- 5
- 6
- 7
- 8
- 9 Future Walmart Site
- 10 Future Shopping Center Site

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## MENIFEE OVERVIEW

### OVERVIEW:

The City of Menifee is recognized as one of the top 10 cities for growth in Southern California with a 2.4% growth rate per year.

### POPULATION:

5-mile radius from Interstate 215/Newport Road

2018: 124,500

2020 Projected: 139,030



### MEDIAN AGE:

38 years

57% of the Menifee population is between the ages of 18-44 years



### NUMBER OF HOUSEHOLDS:

2018: 36,465

2020 Projected: 39,390

Owner occupied: 69%

