



KOREK LAND COMPANY, INC.

Great Commercial Corner I-215 SIGNAGE

**NEW LOWER
PRICE!**

~5.76 ACRES

VACANT COMMERCIAL CORNER **MENIFEE, CA**

LOCATION: Southwest corner of Cherry Hills Blvd. & Bradley Rd., in the city of Menifee, County of Riverside, CA 92586. The site is just southwest of the freeway interchange at I-215 and McCall Blvd., with easy visual and physical access to the I-215 freeway. McCall Blvd. is one of the major east-west arterials in the city. The City has been growing at about 5% annually and is projected to have a population of 125,000 in 2018.

TRAFFIC: According to Cal Trans, the I-215 average daily traffic is over 150,000 cars per day.

APN/CONDITION: Vacant, generally level; APN #337-230-012 (~5.76 acres or ~250,900 SF). Street improvements are in and utilities are available in the area. **Seller has new clean phase 2 report!**

ZONE: The current zoning is Scenic Highway Commercial (CPS) allowing, amongst other uses, hotels, motels, wholesale and retail sales, automotive sales and service, restaurants, theaters, liquor sales, convenience retail along with many services.

BUYER TO VERIFY ZONING AND THAT IT WILL ALLOW BUYER'S INTENDED USE.

MISC: An ideal hotel/motel or retail/service site with great naming/advertising opportunity to I-215 traffic. The site is within the McCall Economic Development Corridor, which allows Mixed Use (residential over commercial). The planning staff feels that a "well-designed" Mixed Use project would be looked on favorably during a proposed discretionary approval process.

PRICE: **NEW LOWER PRICE: \$2,496,500 (\$9.95/SF).**

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DISCLAIMER NOTICE TO BUYER: The information contained herein was obtained from third parties and it has not been independently verified by Korek Land Company, Inc. ("KLC"). Buyer should have the experts of their choice inspect the property and verify all information. KLC is not qualified to act as or to select experts with respect to legal, tax, environment, zoning, building construction, soils-drainage or other such matters. Please see full disclaimer that follows.

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