



KOREK LAND COMPANY, INC.

*Office
Hotel Site*

**Commercial Corner
I-215 Signage**

~5.76 ACRES

VACANT COMMERCIAL CORNER
MENIFEE, CA

- LOCATION:** Southwest corner of Cherry Hills Blvd and Bradley Road, in the City of Menifee, County of Riverside, CA 92586, adjacent to the new Riverside County / City of Menifee Fire Station No. 7. The subject property is located just southwest of the I-215 and McCall Blvd interchange, with easy visual and physical access to the I-215 freeway. McCall Blvd is one of the major east-west arterials through the City. The City has been growing at about 5% annually and is estimated to have a population of over 125,000. [Welcome to Menifee.](#)
- TRAFFIC:** According to Cal Trans, the I-215 average daily traffic is over 150,000 cars per day.
- APN/SIZE:** APN 337-230-012 (~5.76 acres or ~250,900 SF).
- CONDITION:** Vacant, generally level. Street improvements are in and utilities are available in the area. **Seller has 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.
- PRICE:** **REDUCED PRICING - \$2,470,000 (\$9.95/SF).** Seller is open to Offers!
- CONTACT:** Larry D. Lynch (CalDRE 01180573) at (310) 919-7803 or larry.lynch@korekland.com for additional information.

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.

15230 BURBANK BLVD., SUITE 101 ❖ SHERMAN OAKS, CA 91411 ❖ (818) 787-3077 or (800) 370-5263 ❖ FAX (818) 787-9677
www.korekland.com ❖ mail@korekland.com

CalDRE 00861992