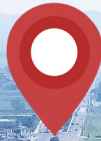




**Home Depot,
Shopping Plaza**



I-215



**TEAM IBRAHIM
REAL ESTATE**

MURRIETA RD.

ETHANAC RD.

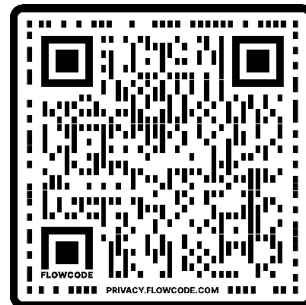
Subject Property

FOR LEASE

4.34 ACRES HARD CORNER

26041 Murrieta Rd.

Menifee, CA 92585



**SCAN FOR
AERIAL VIDEO**



EXECUTIVE SUMMARY

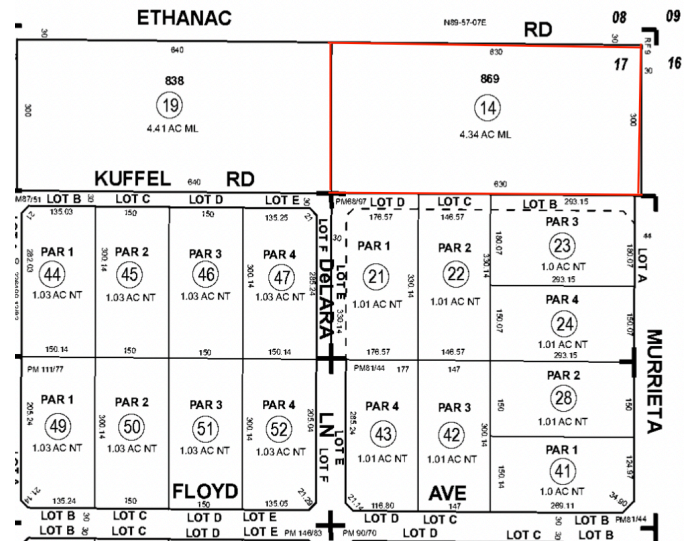
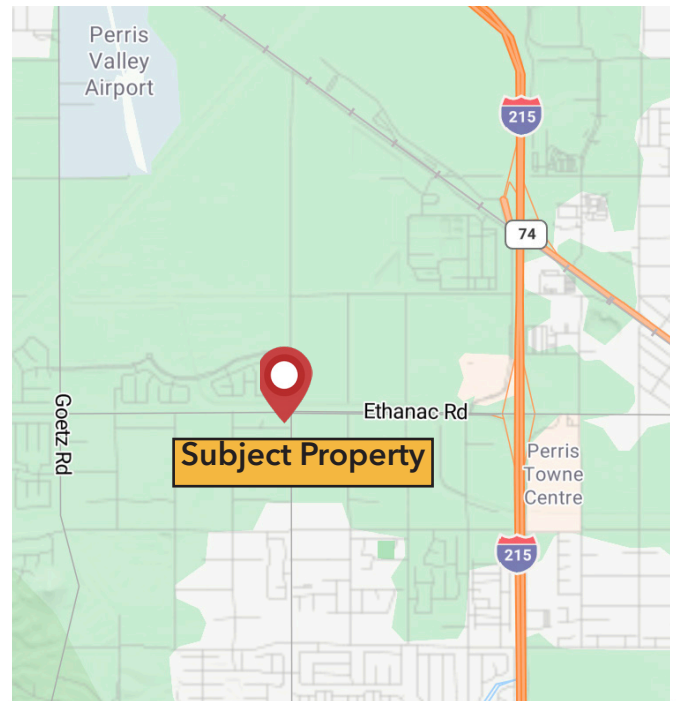
4.34 Acre HARD CORNER LOT - prime commercial land or heavy industrial land development opportunity strategically located at the intersection of Ethanac Rd. and Murrieta Rd. in Menifee, just 4 blocks off Exit 14 on I-215 with large retailers like Home Depot, Starbucks, AutoZone, Winco Foods and more. Bank of America just purchased the other corner of Ethanac and Goetz! With proximity to the nation's busiest port system, Ontario Airport, UPS & FedEx Ground Hubs and BNSF, this location offers unparalleled visibility and accessibility. The Economic Development Corridor - Northern Gateway (EDC-NG) zoning positions this property as a key player in a fast-growing warehousing and heavy industrial area of Menifee. Planned as an employment hub, the city welcomes visionary owners to spearhead business park development and industrial ventures, creating jobs and connectivity to regional transportation corridors.

Benefit from the City of Menifee's \$130 million investment in capital improvements, enhancing roads and traffic circulation. The planned extension of Ethanac Rd. to connect to CA-74 will significantly elevate the traffic count to 30,000+, bringing even more visibility to this major intersection.

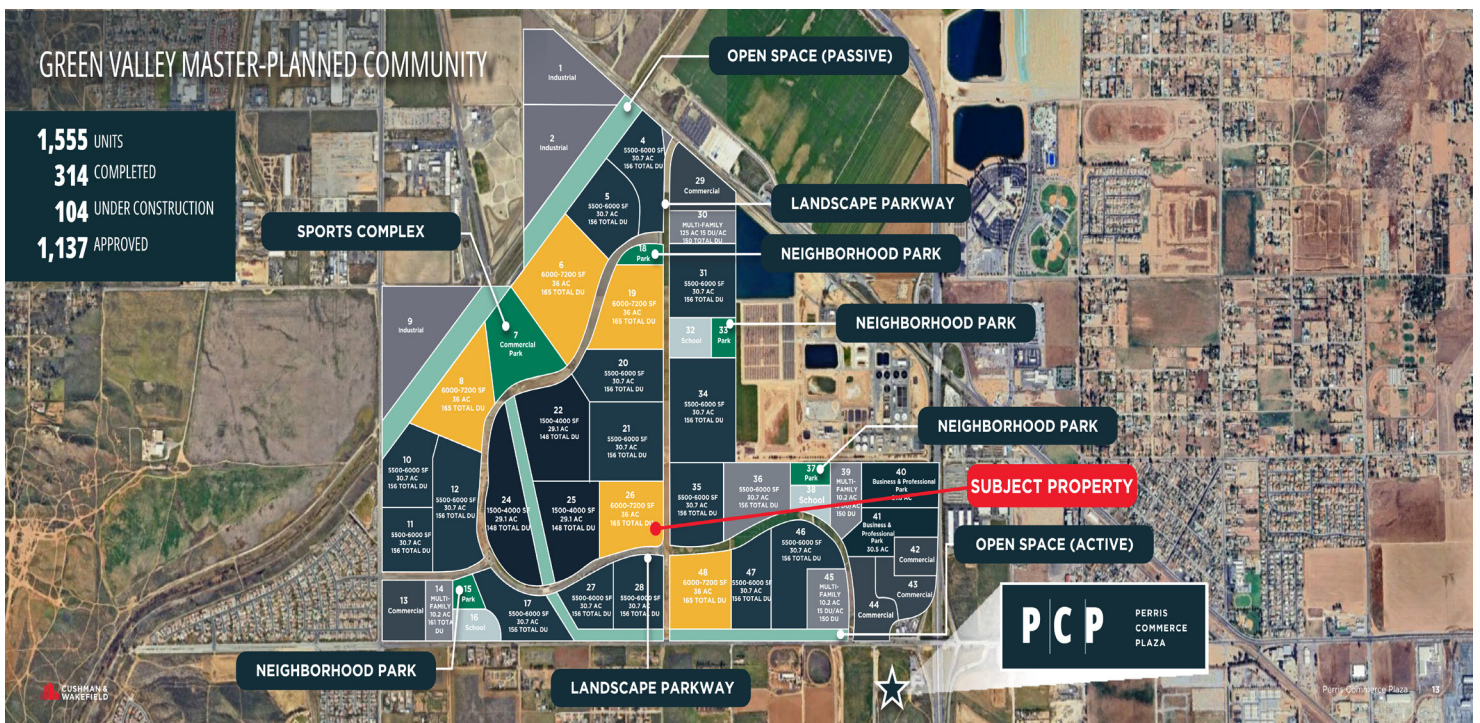
Nearby are the Perris Logistic Centers with 4 million sq ft of rentable space, a 28 acre industrial neighbor a block away, Seasons by Green Valley Ranch new construction housing development across the street, as well as hundreds of current and proposed corporate neighbors in Perris, Moreno Valley and Menifee. Utilities include water, gas, and electricity. Sewer is available at Murrieta Road and Kuffel Road and just needs to be connected. Don't miss your opportunity to be a part of shaping Menifee's flourishing economic environment!

PROPERTY DETAILS

For Lease	\$10,000 per acre per month ground lease
Land Size	4.34 Acres
Location	26041 Murrieta Rd. Menifee, CA 92585
APN	330-210-014
Zoning	Economic Development Center - Northern Gateway (EDC-NG)
Cross Streets	Ethanac Rd. & Murrieta Rd.
Improvements	1,972 sq ft single family home
Annual Property Tax	\$5,461.34
Water	Yes (EMWD)
Sewer	Currently septic tank. Connection available at Murrieta Rd. or Kuffel Rd.
Gas	Yes (SoCal Gas)
Electricity	Yes (SoCal Edison)



MASTER PLANNED COMMUNITY MAP



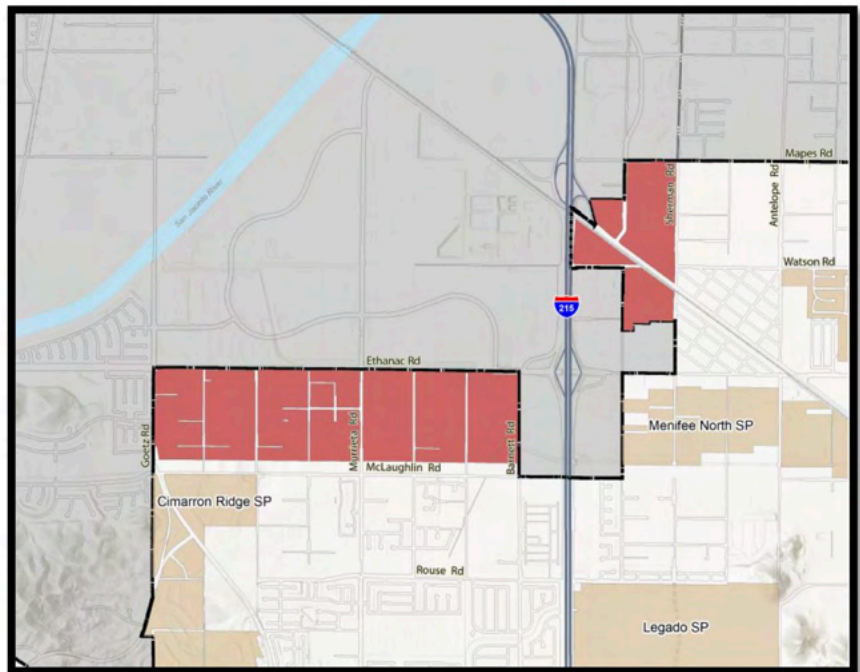
ECONOMIC DEVELOPMENT CORRIDOR

EXHIBIT LU-B2B: EDC NORTHERN GATEWAY (594 ACRES)

Preferred Mix of Land Uses

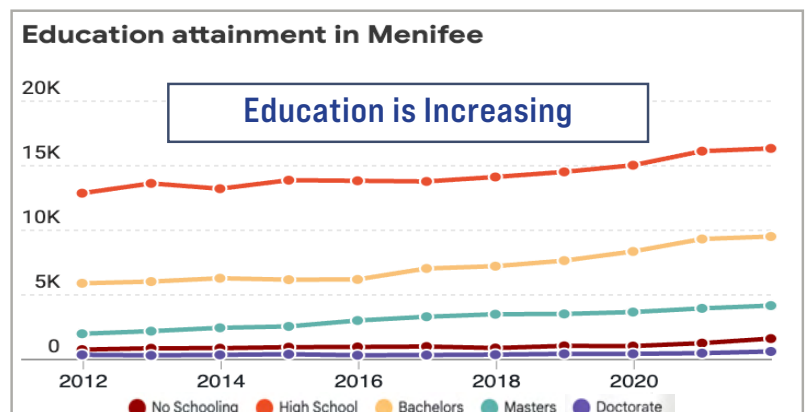
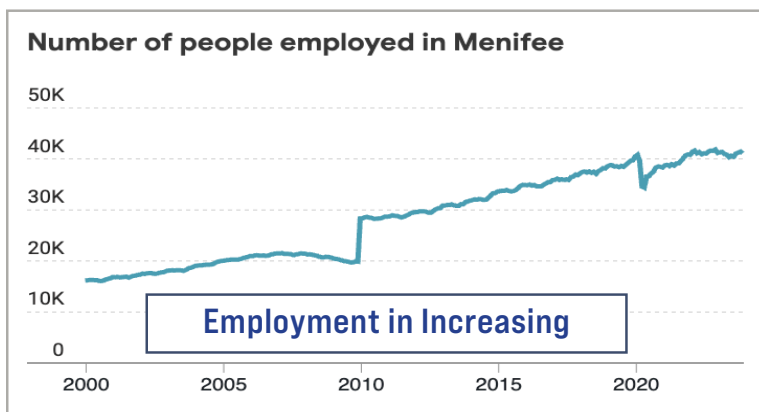
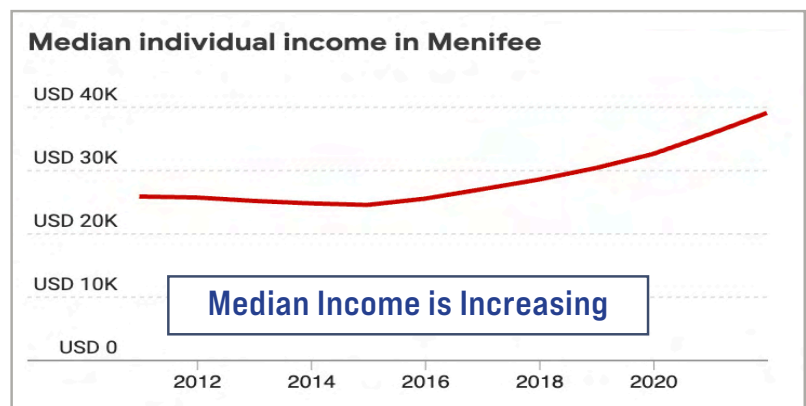
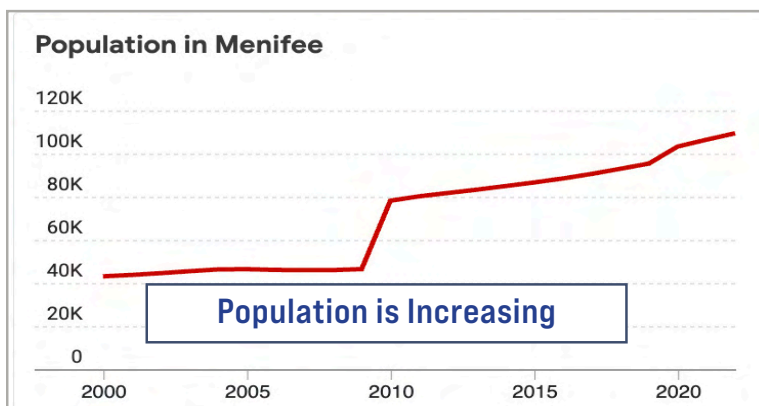
Residential	5%
Commercial	5%
Industrial	90%

Envisioned as an employment center at Menifee's northern gateway that focuses on providing opportunity for business park development and more traditional industrial (less office) than envisioned for the Southern Gateway (Scott Road) EDC area. Limited residential development maybe appropriate between new business park uses and existing single-family homes, or in places where residential projects have already been approved. Emphasis should be on job creation and creating connections to regional transportation corridors, including I-215 and the railroad.



Source: https://www.cityofmenifee.us/DocumentCenter/View/14890/5_ExhibitLUB2EDC-Final

MENIFEE DEMOGRAPHICS



Source: census.gov

ALLOWED USES AND APPROVAL REQUIREMENTS

A. **Allowed Use Table.** Table 9.140.030-1 identifies allowed uses and corresponding approval requirements for the EDC zones subject to compliance with all other provisions of this Title. Descriptions/definitions of many of the land uses can be found in [Article 6](#) of this title (Definitions). The list of land uses, with the exception of prohibited uses, on Table 9.140.030-1 shall be permitted in one or more of the EDC zones as indicated in the columns corresponding to each zone.

B. **Approval Requirements.** Where indicated with a letter “P” the use shall be a permitted use. A letter “C” indicates the use shall be conditionally permitted subject to the approval of a conditional use permit. Where indicated with a “--,” the use is prohibited within the zone. The Additional Requirements column in the table identifies additional use regulations for specific uses and/or the specific chapter or section where additional regulations for that use type are located within this title, where applicable. Uses for which additional requirements are listed shall be allowed only upon satisfaction of the specified additional requirements. Under no circumstances shall Table 9.140.030-1 authorize a use without satisfaction of such specified additional requirements

C. **Unlisted Uses.** Uses not specifically listed in this table shall be considered not permitted in all of the listed zones. The Community Development Director may make a determination pursuant to [Chapter 9.95](#) (Similar Use Determination) that new uses not listed here that have substantially similar characteristics to specific listed permitted uses may be considered permitted as the similar use by right, or conditionally as appropriate.

Table 9.140.030-1 Economic Development Corridors Zones Allowed Uses and Approval Requirements

Allowed Use	EDC-NG	EDC-MB	EDC-CC	EDC-NR	EDC-SG	Additional Requirements
Accessory dwelling units	P	P	P	P	P	As allowed by State law
Adult businesses	--	--	--	--	--	See XX (Adult Use Ordinance)
Airport	C	--	--	--	--	
Ambulance services	P	C	C	C	P	
Amusement and game arcade	--	--	P	C	P	
Amusement park(including multiple activities such as simulated flying, racing, mini-golf, etc.)						
Indoor	P	C	C	C	P	
Outdoor	--	--	C	C	--	
Art gallery, art studio, library, reading room, museum	P	P	P	P	P	
Auction Houses:						
Indoor	P	P	P	P	P	
Outdoor	C	--	--	--	--	
Auditoriums, event centers and assembly areas, including live entertainment:						Chapter 9.250 (Alcohol Sales)
Indoor	C	C	P	C	P	
Outdoor	--	C	C	--	--	
Banks and financial institutions	P	P	P	P	P	
Batting cages – indoor	P	P	P	P	P	
Outdoor	C	C	C	C	C	
Billiard and pool halls, Bowling alleys	P	C	P	C	P	Chapter 9.250 (Alcohol Sales)
Breweries, distilleries, and wine making facilities with on-site tasting room and sales for off-site consumption	P	P	P	P	P	Chapter 9.250 (Alcohol Sales)
Business Services	P	P	P	P	P	
Car washes	P	C	C	P	--	
Caretaker residence or on-site operator residence, only as accessory to primary use	P	--	--	--	P	
Catering services	P	C	C	C	P	Includes truck parking
Cemeteries, crematories and mausoleums	C	C	--	C	C	

FOOTNOTES:

1. Emergency Shelters shall:

- A. Provide on-site facilities management personnel during all hours that the emergency shelter is in operation.
- B. Be located no less than 300 feet from another emergency shelter.
- C. Provide adequate lighting to illuminate the entire outdoor and parking areas of the property.
- D. Provide security during all hours that the emergency shelter is in operation.

Table 9.140.030-1 Economic Development Corridors Zones Allowed Uses and Approval Requirements

Allowed Use	EDC-NC	EDC-MB	EDC-CC	EDC-NR	EDC-SG	Additional Requirements
Clinics, including but not limited to medical and urgent care.	P	P	P	P	P	
Collection Containers	--	--	--	--	--	
Commercial radio and television broadcasting	C	C	C	C	C	
Community center	P	P	P	P	P	
Concrete batch plants and asphalt plants	--	--	--	--	--	
Congregate care facility	--	C	C	C	--	Chapter 9.270 (Community Care Facilities)
Contractor, landscape and building materials storage yards (new)	--	--	--	--	--	
Contractor, landscape and building materials storage yards (legally existing as of the effective date of this ordinance)	C	--	--	--	C	
Convalescent hospital/care facility	--	P	C	C	C	
Dance Halls, night clubs, discos, cabarets, cocktail lounges, lodges and incidental dancing areas, and similar facilities where dancing is the principal use	C	C	C	C	C	Chapter 9.250 (Alcohol Sales)
Day Care Center	C	C	C	C	C	Chapter 9.270 (Community Care Facilities)
Dry cleaning and laundromat (except uniform supply and industrial launderers);	--	C	P	P	C	
Educational Institution	C	C	C	C	C	
Emergency shelters ¹	P	P	P	P	P	As mandated by State law and City Housing Element. See footnote ¹ below.
Equipment (new) sales, Large (including large vehicles, trucks with beds over 18 feet in length, eighteen plus (18+) wheelers, and construction equipment)	P	--	--	--	C	May not be located within 1,000 feet of the freeway right-of-way.
Equipment (new) sales Small (including rototillers, power mowers, sanders, power saws, cement and plaster mixers not exceeding 20 cubic feet in capacity and other similar equipment)	P	C	C	C	C	May not be located within 1,000 feet of the freeway right-of-way.
Fast food/quick service, with drive-through;	C	C	C	C	C	
Fast food/quick service, without drive-through	P	P	P	P	P	
Feed and grain sales	C	--	--	P	C	
Fertilizer production and processing organic or inorganic	--	--	--	--	--	
Gas station with or without a convenience store, with or without alcoholic beverage sales, and with or without car wash	C	C	C	C	C	Chapter 9.250 (Alcohol Sales) . In SG-May not be located south of Scott Road.
General Retail	P	P	P	P	P	
Golf Course	--	C	C	C	--	
Golf driving range (not in association with full scale course)	C	C	C	C	C	
Governmental facility	P	P	P	P	P	
Grocery Store, Drug Store	P	P	P	P	P	Chapter 9.250 (Alcohol Sales)
Guns and ammunition store	C	--	C	C	C	
Hardware or Building Supplies Sales without outdoor sales/storage with outdoor sales/storage	P C	P C	P C	P C	P C	

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Table 9.140.030-1 Economic Development Corridors Zones Allowed Uses and Approval Requirements

Allowed Use	EDC-NC	EDC-MB	EDC-CC	EDC-NR	EDC-SG	Additional Requirements
Health, fitness, dance, martial arts studio <5,000 sq.ft. >5,000 sq.ft.	P C	P C	P C	P C	P C	
Heliports	C	C	C	C	C	
Hospital	C	C	C	C	C	
Hotels and resort hotels	P	P	P	P	P	
Kennel or cattery	C	C	C	C	C	Chapter 9.235 (Animal Keeping)
Live/work units ⁽²⁾	C	C	C	C	C	
Manufacturing, Handcraft	P	C	P	C	P	
Manufacturing, Light-Intensity	P	C	P	C	P	
Manufacturing, Medium-Intensity	P	--	--	--	P	
Manufacturing, Heavy-Intensity	C	--	--	--	--	
Marijuana dispensaries, mobile marijuana dispensaries, marijuana cultivation, and marijuana processing	--	--	--	--	--	
Massage Establishment	P	C	C	C	C	
Meat packaging plants, poultry and egg processing, processing and rendering of fats and oils	--	--	--	--	--	
Membership clubs, organizations, and lounges	C	C	C	C	C	
Mobile home sales and storage, trailer sales and rental house trailers	C	--	--	--	--	
Motocross Facilities, Bicycle (BMX) course	C	--	--	--	--	
Motor vehicle body, paint and upholstery shops	P	C	--	C	C	Chapter 9.240 (Motor Vehicle and Related Uses)
Motor vehicle repair/services (e.g. tune-ups, emission tests, brakes, tires, batteries, electrical)	P	P	C	P	P	Chapter 9.240 (Motor Vehicle and Related Uses)
Motor vehicle repairs - major (e.g., engine and transmission repair/rebuild, etc.)	C	C	--	C	C	Chapter 9.240 (Motor Vehicle and Related Uses)
Motor vehicle sales and rental (including outdoor display area and repairs associated with sales):						Chapter 9.240 (Motor Vehicle and Related Uses).
Automobiles Sales	C	C	C*	C	C	*P - Permitted in the EDC-CC Auto Overlay
Automobile Rental	C	C	C	C	C	
Boats and RVs Sales and Rental	C	C	C	C	C	
Motor vehicle wholesale, with no outdoor display	C	--	--	--	--	
Motor vehicle wrecking and junk yards	--	--	--	--	--	Chapter 9.240 (Motor Vehicle and Related Uses)
Motor vehicle, trailer or boat storage – Indoor	--	--	--	--	--	
Outdoor	--	--	--	--	--	
Motorcycle sales/service	C	P	C	P	P	
Multi-family dwellings	C	C	C	C	C	Subject to Section 9.140.050 (Special Requirements for Mixed Uses and Residential Uses in EDC Zones). May not be located within 1,000 feet of the I-215 right-of-way.
Natural gas, above ground storage	C	--	--	--	C	

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Table 9.140.030-1 Economic Development Corridors Zones Allowed Uses and Approval Requirements

Allowed Use	EDC-NG	EDC-MB	EDC-CC	EDC-NR	EDC-SG	Additional Requirements
Nurseries and garden supply, indoor and outdoor (retail sales only)	C	C	C	C	C	Does not include cultivation of marijuana/cannabis. No outdoor bulk materials.
Offices (professional and medical)	P	P	P	P	P	
Outdoor dining	P	P	P	P	P	Chapter 9.260 (Outdoor Sales, Display, and Dining)
Parking lots and parking structures.	P	C	C	P	P	
Personal Services	C	P	P	P	C	
Pet shops, pet supply, and pet care and grooming	P	P	P	P	P	
Public utility substations, offices and storage buildings	P	P	P	P	P	
Recording studios	P	P	P	P	P	
Recycling collection facilities	C	C	--	C	C	Chapter 9.280 (Recycling Facilities); May not be located within 1,000 feet of the freeway right-of-way.
Recycling processing facilities	C	--	--	--	--	Chapter 9.280 (Recycling Facilities); May not be located within 1,000 feet of the freeway right-of-way.
Religious Institutions	C	C	C	C	C	
Research and development (except noxious, explosives, or dangerous materials)	P	--	P	--	P	
Residential care facility	C	C	C	C	C	May not be located within 1,000 feet of the I-215 right-of-way.
Restaurants	P	P	P	P	P	Chapter 9.250 (Alcohol sales)
Restaurants with ancillary breweries, distilleries and/or wine making facilities with sales for on-site and off-site consumption	P	P	P	P	P	Chapter 9.250 (Alcohol sales)
Self-Storage, public storage facilities (new)	--	--	--	--	--	
Self-Storage, public storage facilities with or without manager's residence onsite (existing as of the effective date of this ordinance)	C	C	C	C	C	May expand only within the footprint of the existing development/property.
Shooting range; Indoor	P	C	C	C	C	
Shooting range; Outdoor	--	--	--	--	--	
Single-family residences	C	C	C	C	C	Requires tentative tract map approval. May not be located within 1,000 feet of the I-215 right-of-way.
Smoking Lounge	C	C	C	C	C	
Solid Waste Disposal	--	--	--	--	--	
Sports and recreational facilities (not including motor driven vehicles and riding academies, but including archery ranges, athletic playgrounds, athletic fields, sports arenas, skating rinks, skate parks, stadiums, and commercial swimming pools)	C	C	C	--	C	
Swap Meets (Indoor only)	--	--	--	--	--	

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Table 9.140.030-1 Economic Development Corridors Zones Allowed Uses and Approval Requirements

Allowed Use	EDC-NG	EDC-MB	EDC-CC	EDC-NR	EDC-SG	Additional Requirements
Tattoo Establishments	C	C	C	--	--	Chapter 9.265 (Tattoo Establishments)
Theaters	C	C	P	C	P	
Towing services (with tow truck parking, no auto storage)	p	C	--	--	C	
Truck stops	--	--	--	--	--	
Trucking and freighting operations	C	C	--	--	C	
Vocational/trade school;	P	C	C	C	P	
Warehouse (except noxious, explosives, or dangerous materials)						
Fulfillment Center	P	--	--	--	--	
Warehousing, logistics and distribution facility	P	--	--	--	--	
Warehouse/club store, Standalone facility 50,000 sq. ft. or larger	C	C	C	C	C	
Warehouse/club store, Standalone facility under 50,000 sq. ft.	P	P	P	P	P	
Wedding chapels	C	C	C	C	C	
Wholesale businesses with samples on the premises but not including storage.	P	P	P	P	P	
Wholesale stores and distributors	C	C	C	C	C	
Wireless Communication Facilities	C	C	C	C	C	Chapter 9.290 (Wireless Communication Facilities)
<p>FOOTNOTES:</p> <p>1. Emergency Shelters shall:</p> <p> A. Provide on-site facilities management personnel during all hours that the emergency shelter is in operation.</p> <p> B. Be located no less than 300 feet from another emergency shelter.</p> <p> C. Provide adequate lighting to illuminate the entire outdoor and parking areas of the property.</p> <p> D. Provide security during all hours that the emergency shelter is in operation.</p>						

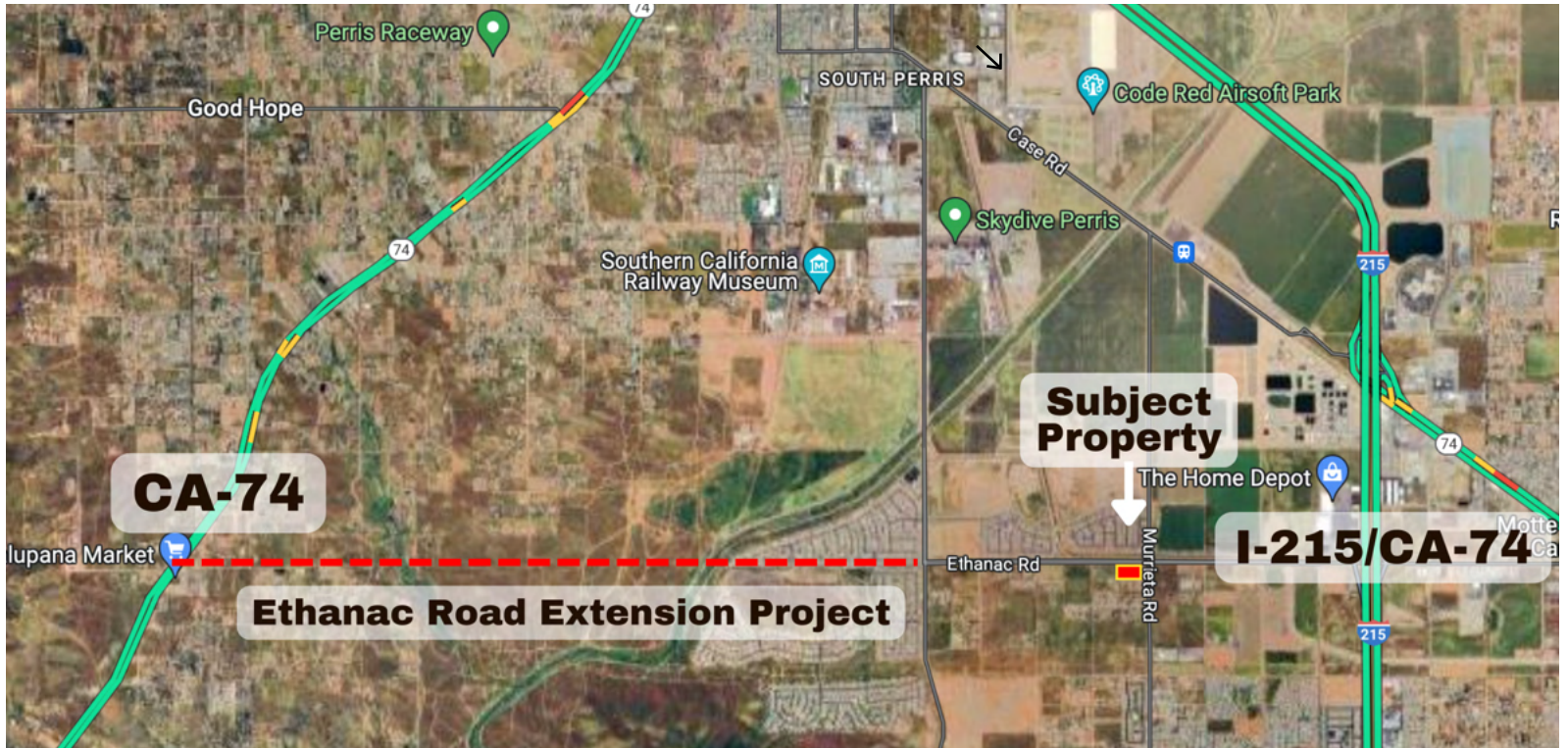
([2022-337](#), 03/16/2022;[2022-351](#), 09/21/2022;[2023-365](#), 02/01/2023)

Effective on: 2/1/2023

Source: <https://online.encodeplus.com/regs/menifee-ca/doc-viewer.aspx?secid=1343#secid-1344>

PROJECTS NEARBY

ETHANAC ROAD EXTENSION PROJECT



The Ethanac Expressway is planned to function as an additional east-west arterial route, providing a 4-lane roadway connecting I-15 to I-215 and beyond. This will enhance traffic safety, improve emergency access, relieve congestion on existing arterial routes and reduce travel times by providing a more direct connection. Riverside County and the cities of Menifee, Perris and Lake Elsinore are working together in an effort to plan and deliver the Ethanac Expressway.

Source: <https://rcprojects.org/ethanac-expressway>

28 ACRE INDUSTRIAL FACILITY PROJECT

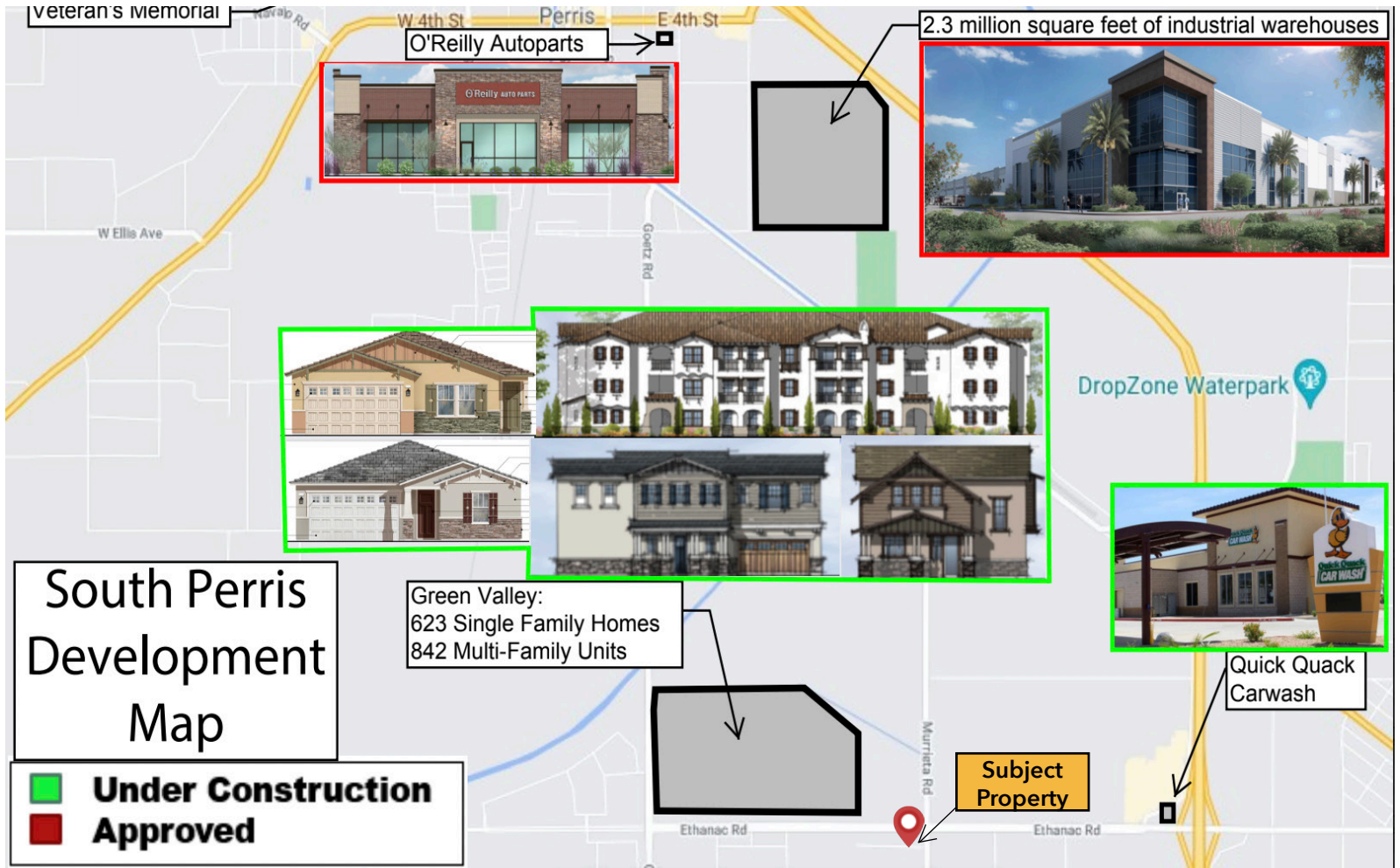
The Murrieta Road Warehouse Project proposes development of an approximately 517,720 sq ft warehouse building with a Floor Area Ratio of 0.48 on the 28.27 acre site. Additional improvements include a parking lot and loading docks, ornamental landscaping, associated onsite infrastructure, and construction of offsite street improvements.



Sources: <https://www.cityofmenifee.us/DocumentCenter/View/19112/Initial-Study>
<https://cityofmenifee.us/DocumentCenter/View/12102/Land-Development--CIP-Map---January-2024?bidId=>

PROJECTS NEARBY

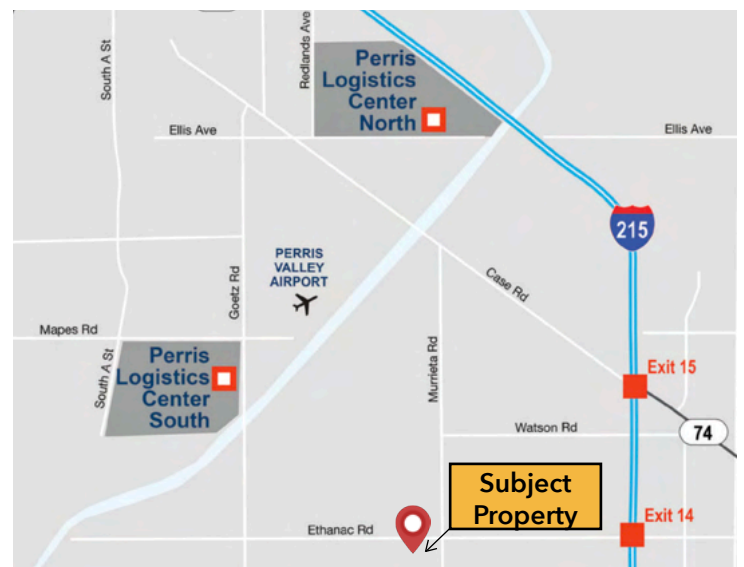
SOUTH PERRIS DEVELOPMENT PROJECT



Source: <https://www.cityofperris.org/government/planning-commission/current-projects>

PERRIS LOGISTICS CENTERS

The nearby Perris Logistics Centers North and South are strategically located in one of the premier distribution markets in the country. The sites feature proximity/access to three major interstates and the nation's busiest port system with immediate proximity to Ontario Airport, UPS & FedEx Ground Hubs and BNSF.



IMPROVEMENTS: SINGLE FAMILY HOME



4 Beds | 2 Baths | 1,972 Sq Ft

Currently Leased at \$2,705 / month

Spacious single story home on a fenced lot. This property offers 4 bedrooms, 2 bathrooms, and a large formal living room with a fireplace. The generously sized dining/family room is adjacent to the kitchen. This home features central air, wood laminate flooring, tile, and stainless steel appliances. The current tenant is very clean and cooperative, pays on time and would like to stay and continue taking good care of the property until it is ready for development.



Perris Logistics Center South

Bank of America

Subject Property



SCAN FOR
AERIAL VIDEO



Marcus & Helen Ibrahim
(626) 605-1840
REALTOR, DRE# 02103911
marcus@teamibrahim.com
www.teamibrahim.com

