

±1.32 AC FOR LEASE

Encanto Road, Menifee, CA

- ±1.32 AC For Lease
- Prominent Freeway Visibility
- 81,269 CPD (I-215)



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Property Description

Size	±1.32 acres
APN	331-120-063
City	Menifee

Property Information

The subject property is conveniently located between two freeway off-ramps with over 200 feet of frontage on Encanto Dr and prominent freeway visibility to I-215. Ownership recently completed construction on the adjacent RV SuperCenter at the SE corner of Encanto Dr & McLaughlin Rd. The property is less than ½ mile north of a large Mixed-Use project at the SE corner of Encanto Dr & Rouse Rd that is projected to contain 1,022 new residential units.



Property Highlights

- 1.32 Acres available for lease
- Great location between two developing off-ramps
- Prominent freeway visibility
- Traffic Counts (I-215): 81,269 Cars Per Day
- 234 feet of frontage on Encanto Dr
- Existing KFC/Taco Bell & Richardson RV Dealership south of site
- New RV SuperCenter north of site



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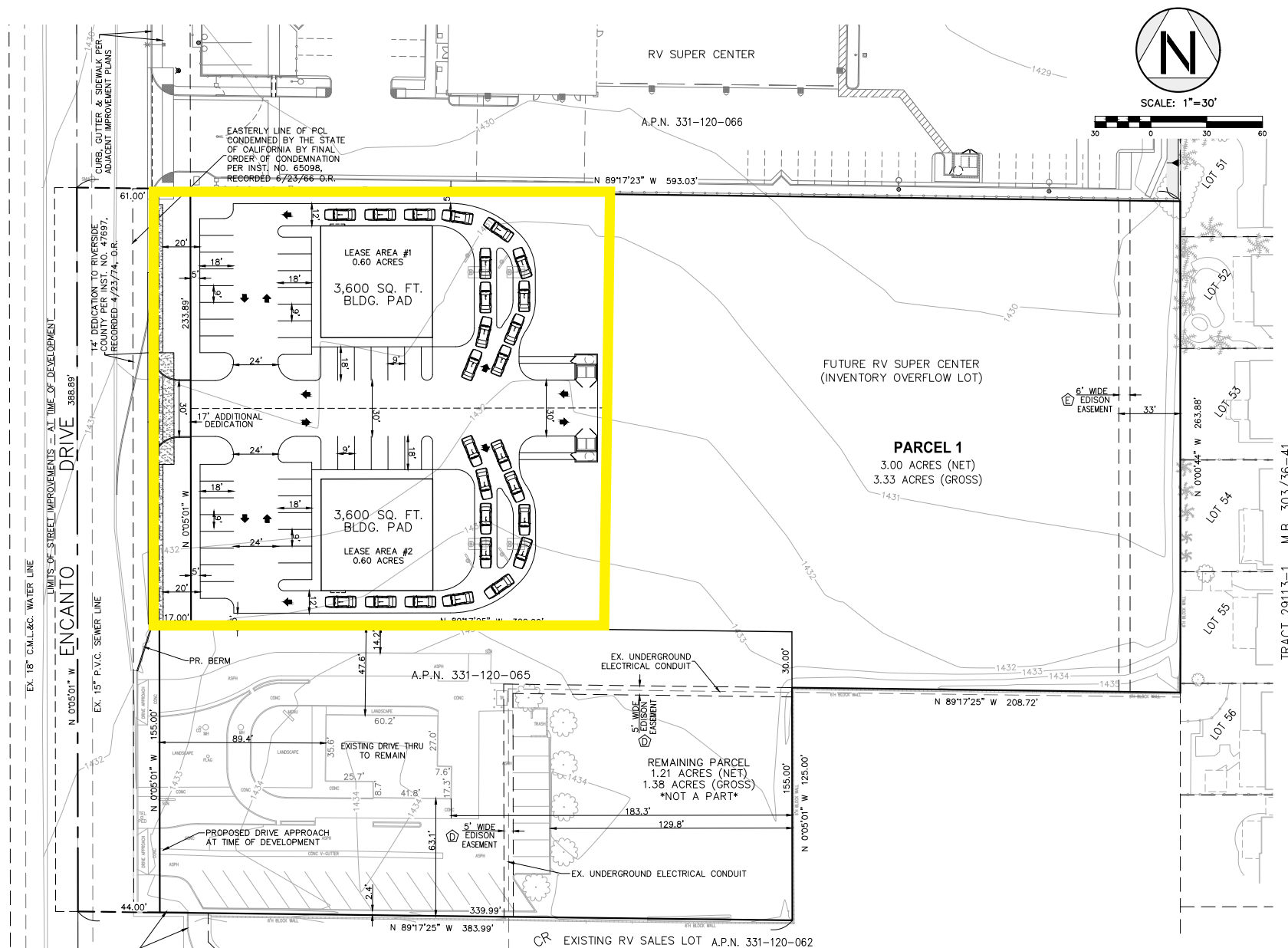
Drone Photography



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Site Plan



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Surrounding Retail & Public Works



Public Works

- 1 Big League Dreams Perris
- 2 Menifee Global Medical Center
- 3 Sun City Mobile Home Estates
- 4 Sun City Library

Education

- 5 Heritage High School
- 6 Hans Middle School

Surrounding Retail



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Location Overview - Menifee

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

2022: 131,500

2027 Projected: 147,000



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%



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Location Overview - Riverside County

Riverside County is one of the fastest growing counties in the United States, leading the rapidly changing Inland Empire market, with rivers, mountain peaks, deserts and fertile valleys, Riverside County offers diversity that few locations can match. More than two million people live in Riverside County, making it the fourth most populous county in California, taking advantage of affordable housing, nearby beaches, mountains, hiking and bike trails, the Wine Country near Temecula and resorts that offer oases in the desert. Riverside County covers 7,208 square miles in Southern California. Together, Riverside and San Bernardino Counties have been dubbed the Inland Empire.

California's fourth largest county by population is expanding its economy, working to diversify beyond the housing industry that has driven the region's economy for years.

Centrally located in the heart of Southern California; Riverside County borders San Bernardino, Orange and San Diego Counties. Interstate 10 runs through the entire County from east to west, and Interstates 15 and 215 connect Riverside County with San Diego County and San Bernardino County. Highway 60 and 91 link Riverside County to Los Angeles and Orange Counties. Attractive to many businesses, rail service connects Riverside County businesses with important markets, ports of entry, and key airports to expedite major national and international commerce transactions. Metrolink provides a large number of commuters from Riverside to Los Angeles, Orange and San Bernardino Counties. In addition, Riverside County is presently served by 3 airports including the rapidly expanding Ontario International Airport, Palm Springs International Airport and San Bernardino International Airport.

Demographics

Census 2010 Summary

Population	2,189,641
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2022 Summary

Population	2,424,500
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Households	780,500
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Median Age	35.9
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Median Household Income	\$63,474
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Average Household Income	\$86,589
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2027 Summary Est.

Population	2,538,000
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Households	808,687
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Location Overview - Inland Empire

The largest region of Southern California, the Inland Empire, comprised of both Riverside and San Bernardino Counties, is one of the most significant economies in the United States. It has been rated in the top tier for various measures of growth from population and job creation to construction and office space absorption over the last decade. It is generally considered to be the area between the southern coastal areas of Orange County, Los Angeles, and the Palm Springs CA, and other desert cities. Inland Empire contains over 50 cities, including Riverside, San Bernardino, Rancho Cucamonga, Ontario and Temecula's Wine Country to the south.

The U.S. Census Bureau-defined Riverside-San Bernardino-Ontario metropolitan area covers more than 27,000 square miles (70,000 km²) and has a population of approximately 4 million.[3] Most of the area's population is located in southwestern San Bernardino County and northwestern Riverside County. At the end of the 19th century, the Inland Empire was a major center of agriculture, including citrus, dairy, and wine-making. Agriculture declined through the 20th century, and since the 1970s a rapidly growing population, fed by families migrating in search of affordable housing, has led to more residential, industrial, and commercial development.

The Inland Empire is poised for extreme growth. The Inland Empire has added over half a million people in the past five years bringing the current population to 4.4 million. The Southern California work force has been migrating to the Inland Empire for reasons such as affordable land, excellent quality of life and relatively lowers housing prices coupled with efficient and multiple transportation routes. In fact, the Riverside-San Bernardino Primary Metropolitan Statistical Area is California's 2nd and the nation's 12th most populous region. The Inland Empire market continues to be one of the largest and most dynamic areas in the country, with diminishing land supply as well as steady absorption and demand, the area is poised for continued success. The area benefits from its infrastructure and the growing population who would prefer to live and work in the same community. There are many factors that continue to contribute to the sustained economic growth of the Inland Empire. These include:

- The Inland Empire offers a strategic West Coast location, vast amounts of available land for future growth, a highly-skilled and educated work force, a sophisticated transportation infrastructure, and access to 27 colleges and universities, including seven research institutions. The area features a changing economic landscape with emerging technological productivity, and employs an excess of 1 million people. The Inland Empire is also one of America's most unique regions, featuring impeccable mountains, lakes, deserts, and ample recreation and sporting activities, all within an hour's drive to the shores of the Pacific Ocean.

- Each year, millions visit the county to take advantage of the glorious desert winter, attend the Riverside County Fair and National Date Festival, the Balloon and Wine Festival, the Palm Springs International Film Festival, the Coachella and Stagecoach mega-concerts, the Paribas Open at the Indian Wells Tennis Center and the Humana Challenge, the golf tournament formerly known as the Bob Hope Classic. All those, joined with a rich, cultural heritage and frontier history, make Riverside County a great place live, work or visit.



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