



KW COMMERCIAL

SOUTHERN GATEWAY DEVELOPMENT OPPORTUNITY

33780 ZEIDERS ROAD | MENIFEE, CALIFORNIA

2.99± ACRES | OFFERED AT \$1,895,000

APNs 384-170-002 & 384-170-003 | EDC-SG | Near I-215, Scott Rd & Keller Rd

EXECUTIVE SUMMARY

A two-parcel Southern Gateway holding combining current utility with future employment-oriented redevelopment potential



Left: seller-supplied current-site drone photography. Right: illustrative photorealistic development concept only; not a site plan or entitlement.

THE OFFERING

33780 Zeiders Road, Menifee, CA 92584. APNs 384-170-002 & 384-170-003. Combined advertised area: 2.99± acres / 130,244± SF. Offered together at \$1,895,000.

INVESTMENT THESIS

Potentially recognized existing residential use; EDC-SG business-park positioning; I-215 proximity; surrounding employment development; and the City's active Innovation District planning effort.



Seller-supplied photography and illustrative concept imagery. Buyer to independently verify all property, planning, zoning and entitlement matters.

ACTUAL SITE CONDITION

Seller-supplied drone photography documents raw land, existing improvements and adjacent employment development



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CURRENT CONDITION

Submitted images show the existing residence and improvements, open land, mature vegetation, adjacent employment/industrial development and proximity to the I-215 corridor.

DUE DILIGENCE FOCUS

Verify parcel boundaries, individual acreages, legal descriptions, improvements, utilities, easements, drainage, access, environmental conditions and project constraints.



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EXISTING RESIDENCE + HOLDING VALUE

Potentially recognized existing residential use within an Economic Development Corridor



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RECOGNIZED EXISTING USE

EDC provisions state that single-family dwellings existing in an EDC zone as of November 18, 2015 are considered permitted uses. The reported circa-1951 house appears potentially eligible, subject to City verification.

VALUE LAYERS

Existing residential utility; current EDC-SG office/commercial/R&D/light-industrial potential; and longer-term Innovation District planning value.



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EDC-SG BUSINESS-PARK FRAMEWORK

Economic Development Corridor–Southern Gateway is designed for an employment-oriented business-park setting



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CITY INTENT

Southern Gateway is described as a business-park style of development featuring light industrial and office uses with commercial opportunities while retaining aspects of the area's rural character.

RELEVANT CONCEPTS

Professional and medical office; business services; R&D; light-intensity manufacturing; service-commercial and specialized retail may be relevant, subject to the City use table and approvals.



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MIXED-USE + RESIDENTIAL CONDITIONS

New residential development may be possible under conditions—not as a simple subdivision premise



CONDITIONAL STATUS

New single-family, multifamily and live/work uses are conditional in the EDC context.

KEY LIMITATIONS

Residential development generally must include commercial, office or institutional components or a City-approved alternative. Mixed-use frontage is expected to retain commercial storefronts. New residential development is generally restricted within 1,000 feet of I-215 right-of-way.



DEVELOPMENT STANDARDS

EDC-SG standards provide a framework; they do not establish guaranteed buildable area



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REPORTED BASELINE

Minimum lot area: 20,000 SF. Maximum FAR: 1.0. Front setback: 25 ft. Street-side: 25 ft. Rear: 10 ft. Maximum building height: 75 ft. Required landscaped open space: 10%.

PRACTICAL CAPACITY

Parking, access, circulation, setbacks, drainage, landscaping, fire access, utilities, easements, environmental constraints and future Specific Plan standards determine actual capacity.



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MENIFEE INNOVATION DISTRICT

A City-led Specific Plan effort could shape Southern Gateway's long-term development framework



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PLANNING AREA

The City describes approximately 299 acres, about 88 parcels and 56 property owners, generally west of I-215, east of Howard Way, south of Scott Road and north of Keller Road.

CITY OBJECTIVES

Establish a district vision, identify opportunities and constraints, assess infrastructure, define uses and standards, advance design guidance and support employment-oriented growth.



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EMPLOYMENT + INNOVATION OPPORTUNITY

Potential build-out concepts consistent with the City’s stated employment focus



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SECTOR NARRATIVE

City planning materials discuss technology, healthcare/medical, biotechnology, advanced manufacturing, professional/scientific services, business incubators, executive suites, financial sectors and R&D.

ILLUSTRATIVE CONCEPTS

Professional/medical office, executive business suites, R&D/light-industrial flex, advanced manufacturing, or compact technology/data-center facilities—each illustrative only.



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NEARBY APPROVED DEVELOPMENT

Business-park momentum in the Zeiders Road corridor



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PEMCOR MENIFEE BUSINESS PARK

Public documents describe the approved Pemcor project at 33521 Zeiders Road as a 20.03-acre, 11-building commercial/industrial business park totaling 337,770 SF; buildings approximately 23,100–37,840 SF.

PROJECT CONTEXT

Reported features include 677 parking spaces and 121,879 SF landscaped area. Anticipated end users include industrial/manufacturing, service-commercial and office businesses. Separate project; no approvals transfer.



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ACCESS + LOCATION CONTEXT

I-215, Scott Road, Zeiders Road and Keller Road support the regional commercial narrative



SCOTT ROAD / I-215

Menifee's Scott Road/I-215 interchange project was intended to address congestion and improve accessibility to the City's Economic Development Corridor.

KELLER ROAD / I-215

Public planning has also considered a proposed I-215/Keller Road interchange initiative. It remains subject to final approvals, design, funding and construction.



DRONE PHOTOGRAPHY GALLERY

Actual property, residence, raw land, adjacent employment development and I-215 corridor context



OFFERING TERMS + CONTACT

Commercial offering memorandum | Buyer and broker due diligence required



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OFFERING TERMS

33780 Zeiders Road, Menifee, CA 92584
APNs 384-170-002 & 384-170-003
2.99± acres / 130,244± land SF
Offered together | \$1,895,000
Zoning reported: EDC-SG

DISCLAIMER

No warranty or representation, express or implied, is made as to accuracy, completeness, zoning, existing legal use, permitted uses, development capacity, acreage, access, utilities, environmental condition, title or suitability. Information is subject to independent verification. Existing residential status, Specific Plan inclusion, zoning standards, uses, building height, setbacks, freeway restrictions, access and development capacity must be confirmed with the City of Menifee and qualified advisors. Seller-supplied aerials and conceptual images are not approved plans, entitlements or representations that any use will be permitted. Price, terms and availability are subject to change or withdrawal without notice.