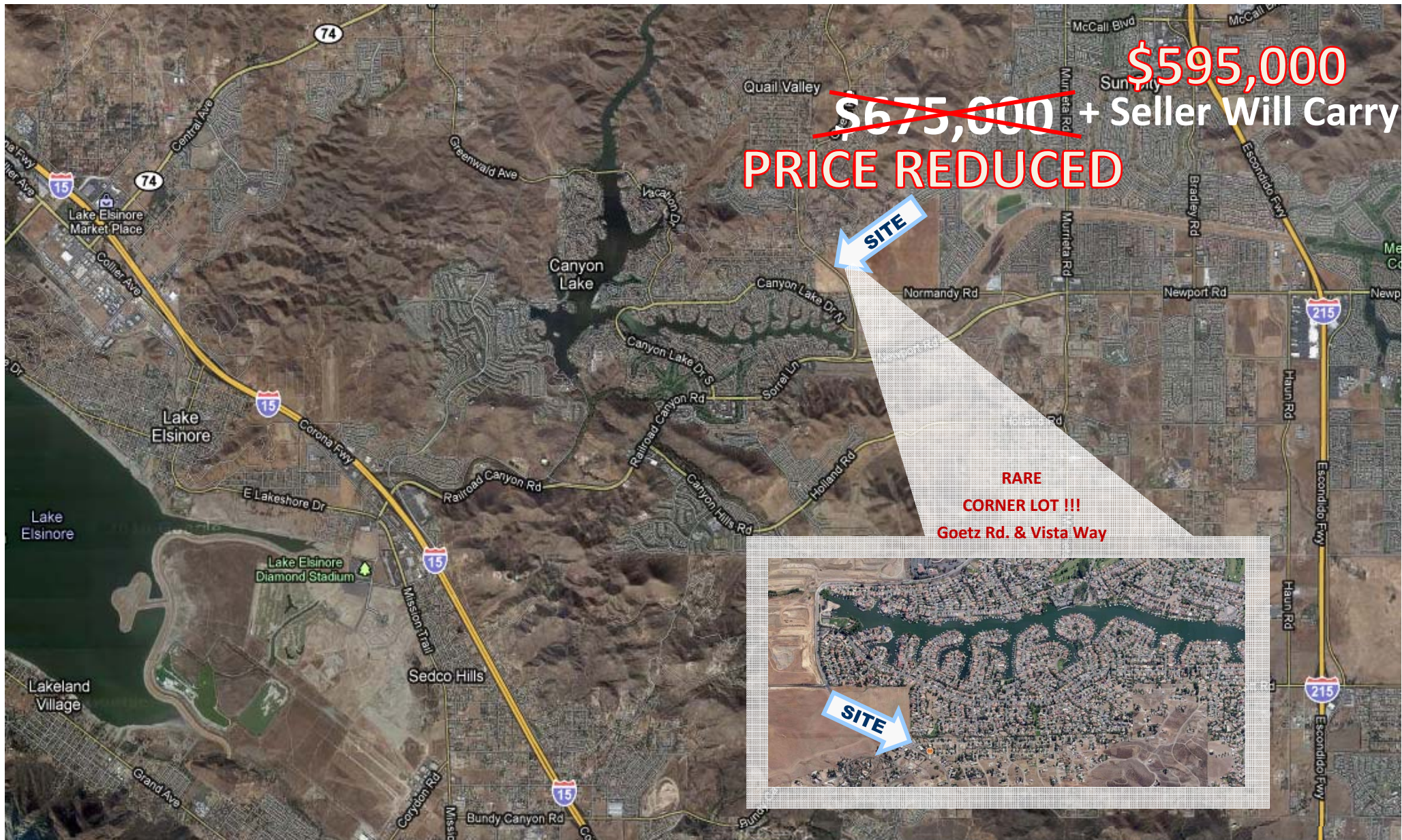




2.09 ACRES APPROVED MOBILE HOME PARK OR COMMERCIAL USE



Vince Reynolds
 858.546.4636
vince.reynolds@cbre.com
 Lic. #01173989



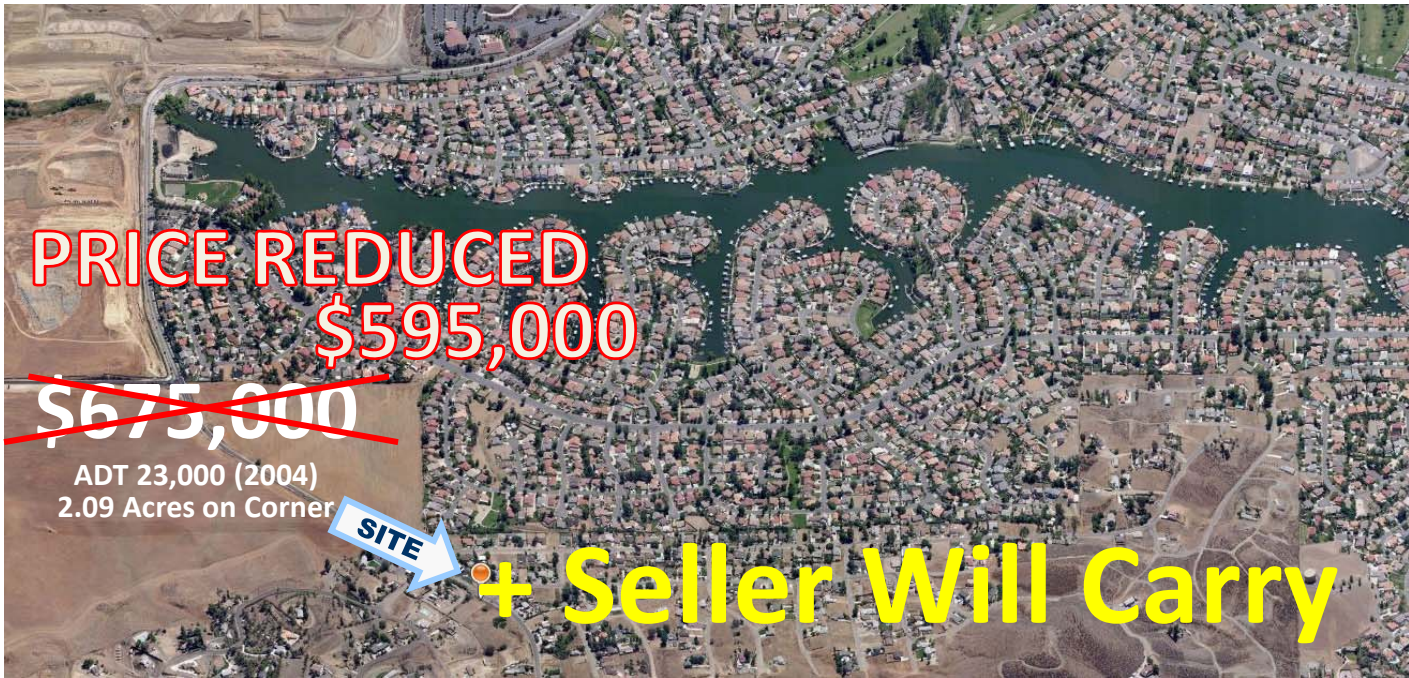
Norm Sangalang
 858.546.4685
norm.sangalang@cbre.com
 Lic. #01294930

29660 Goetz Road • Menifee, CA 92587

FOR SALE / LEASE / JOINT VENTURE

Seller Financing Available

Information contained herein has been obtained from sources deemed reliable but is not guaranteed.



- Corner Lot With Heavy Traffic Through Canyon Lake & Quail Valley
- Rare Remaining Commercial Opportunity On Goetz Rd. (CR / Zoning C1)
- Land Bank as Income Producing Property for Future Redevelopment
- Or, Permanent Conversion Back to Mobile Home Park up to 14 Spaces

Demographics	1 Mile	3 Mile	5 Mile
Population 2007	6,063	36,203	92,063
Population 2012 Estimate	6,741	41,648	110,534
Average Household Income 2007	\$83,230	\$68,915	\$63,036
ADT 23,000 (2004)	North East Corner	Goetz Rd & Vista Way	

On City Water
 Connect to City Sewer
 Or Use Septic Field
 Existing Infrastructure
 & Underground Utilities



NEC Goetz Rd & Vista Way



Lower Section



North Section



Storage Yard / Field



Vince Reynolds
 858.546.4636
 vince.reynolds@cbre.com
 Lic. #01173989



Norm Sangalang
 858.546.4685
 norm.sangalang@cbre.com
 Lic. #01294930

29660 Goetz Road • Menifee, CA 92587

FOR SALE / LEASE / JOINT VENTURE

Seller Financing Available

Information contained herein has been obtained from sources deemed reliable but is not guaranteed.