

FOR SALE

27180 McCall Blvd
Sun City, CA

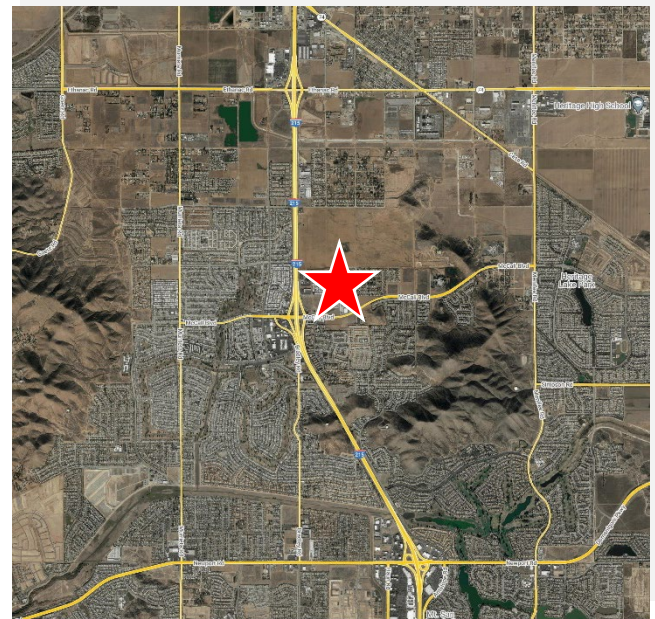


PROPERTY HIGHLIGHTS

- Located off the 215 freeway in Sun City, CA.
- McCall is a major east/west thoroughfare
- Signalized corner at Encanto Drive and McCall Blvd
- Surrounded by nearby commercial developments
- Access and frontage to McCall and Encanto

BUILDING SF	N/A
LOT SIZE	0.69 AC
YEAR BUILT	N/A
PARKING	N/A
TRAFFIC COUNTS	97,843 VPD (McCall Blvd & 215 FWY)

SIGNAGE TYPE	N/A
1-MILE (POP.)	11,073
3-MILE (POP.)	67,076
MED. INCOME (3 Mile)	\$77,624
SPACE USE	Vacant Land



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LOCATION & DEVELOPMENT HIGHLIGHTS

- City assistance and incentives throughout all stages of the planning and development process
- The bordering city, Menifee, is investing more than \$170 million in infrastructure projects intended to improve business access and traffic flow
- Recognized as one of the “Top 10” cities for growth in Southern California

Within a 5-Mile Radius

- Average Household Income over \$88,000
- Population over 125,000 residences

LEGAL INFORMATION

TAX PARCEL ID	333-040-005
2022 RE TAXES	\$8,385
ZONING	COMMERCIAL



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores; Use restriction details available upon request.

OFFERING PROCESS

Seller will consider the submission of an offer using Seller’s Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller’s Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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