

FOR SALE

±35,975 SF INDUSTRIAL BLDG
ON ±2.93 ACRES

17999 Collier Ave
Lake Elsinore, CA 92530



FOR SALE

17999 Collier Ave
Lake Elsinore, CA 92530

Nick Earle

nearle@catalystretail.com
DRE# 01916982

Nick Corbell

ncorbell@catalystretail.com
DRE# 01932821



(951) 395-0000

www.catalystretail.com



41391 Kalmia St, Suite 230
Murrieta, CA 92562

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice



PROPERTY FEATURES

- ±35,975 SF Industrial Building on ±2.93 Acres
- Warehouse is ±29,625 SF
- Office is ±4,000 SF
- Insulated Warehouse
- Fully Sprinklered
- 1,000 AMPS 3-Phase
- 4 GL and 1 DH Doors
- 3 Ton Overhead Crane
- Easy Access off I -15 Freeway

TRAFFIC COUNTS

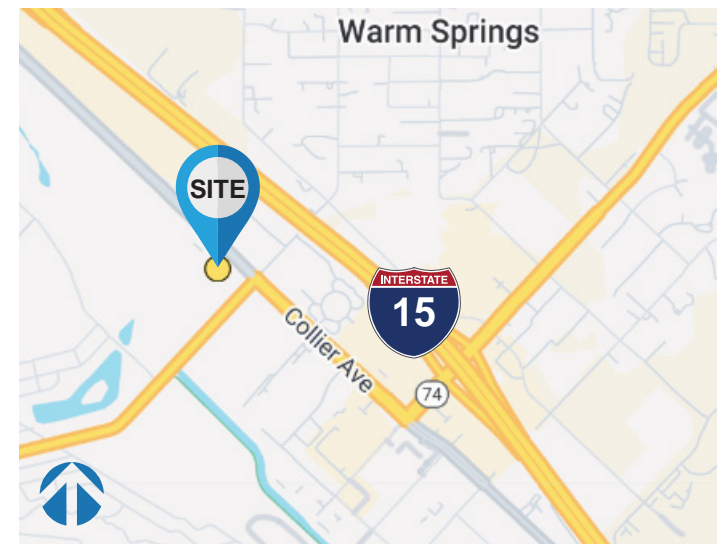
±49,663 CPD

At Collier Ave and Riverside Dr

±122,215 CPD

On 15 Freeway

*Source: Regis Online



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CATALYST
RETAIL

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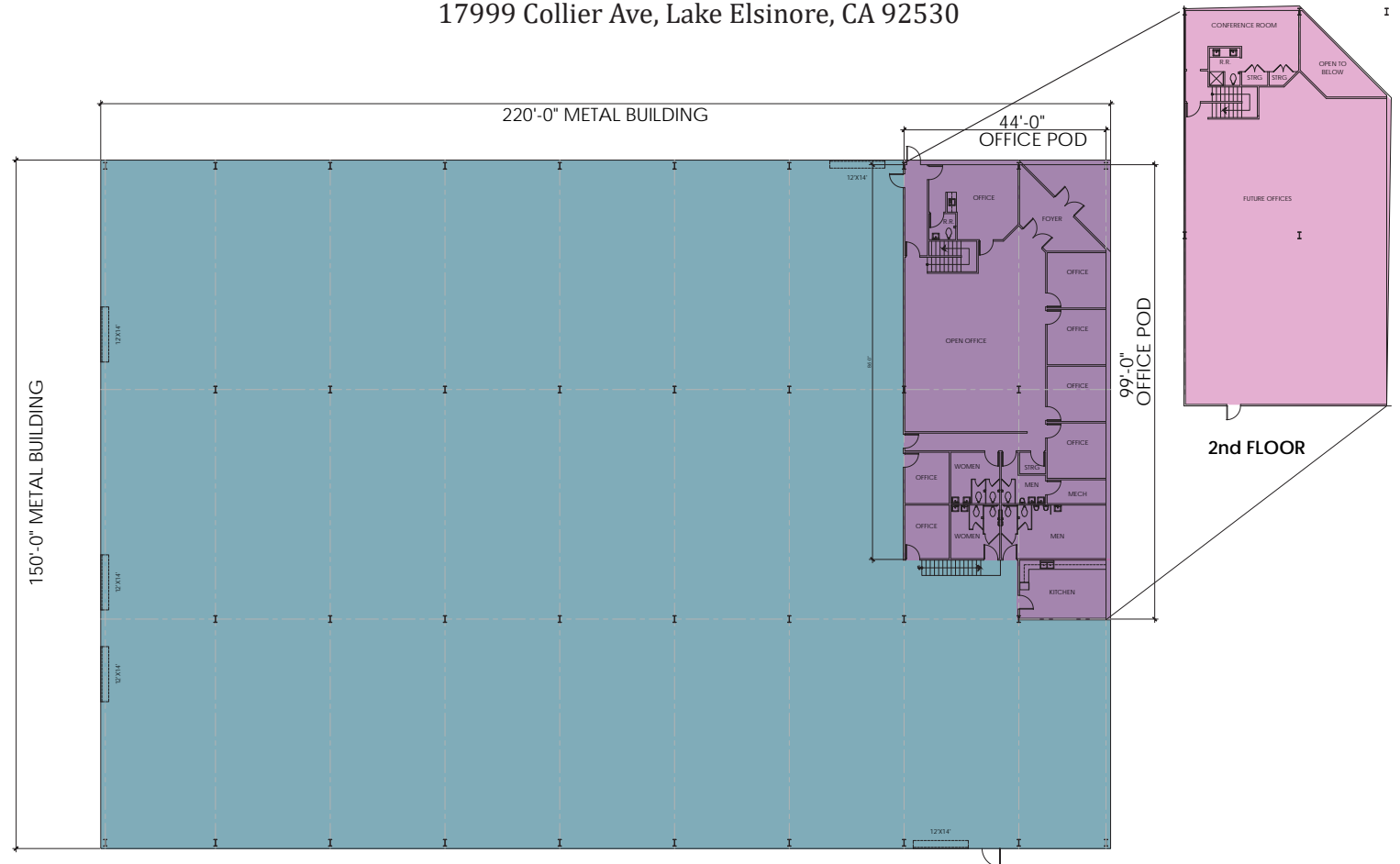
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17999 Collier Ave Lake Elsinore, CA 92530	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	2,035	42,454	83,493
2030 Projected Population	2,082	43,945	85,978
2020 Census Population	1,678	43,315	81,811
2010 Census Population	1,596	36,683	69,210
Projected Annual Growth 2025 to 2030	0.5%	0.7%	0.6%
Historical Annual Growth 2010 to 2025	1.8%	1.0%	1.4%
2025 Median Age	35.6	33.2	34.7
Households			
2025 Estimated Households	600	12,243	25,215
2030 Projected Households	626	12,965	26,568
2020 Census Households	495	12,224	24,361
2010 Census Households	478	10,421	20,400
Projected Annual Growth 2025 to 2030	0.9%	1.2%	1.1%
Historical Annual Growth 2010 to 2025	1.7%	1.2%	1.6%
Race and Ethnicity			
2025 Estimated White	40.0%	36.7%	40.0%
2025 Estimated Black or African American	3.3%	6.8%	7.0%
2025 Estimated Asian or Pacific Islander	4.7%	7.3%	7.7%
2025 Estimated American Indian or Native Alaskan	2.1%	1.7%	1.6%
2025 Estimated Other Races	50.0%	47.5%	43.7%
2025 Estimated Hispanic	59.9%	58.5%	53.9%
Income			
2025 Estimated Average Household Income	\$93,465	\$112,321	\$121,760
2025 Estimated Median Household Income	\$80,576	\$96,854	\$102,564
2025 Estimated Per Capita Income	\$27,590	\$32,418	\$36,804
Business			
2025 Estimated Total Businesses	395	1,162	2,116
2025 Estimated Total Employees	3,655	8,912	14,362
2025 Estimated Employee Population per Business	9.3	7.7	6.8
2025 Estimated Residential Population per Business	5.2	36.5	39.5