

FOR SALE

**±35,975 SF INDUSTRIAL BLDG
ON ±2.93 ACRES**

17999 Collier Ave

Lake Elsinore, CA 92530



CATALYST
RETAIL

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

- $\pm 35,975$ SF Industrial Building on ± 2.93 Acres
- Warehouse is $\pm 29,625$ SF
- Office is $\pm 4,000$ 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

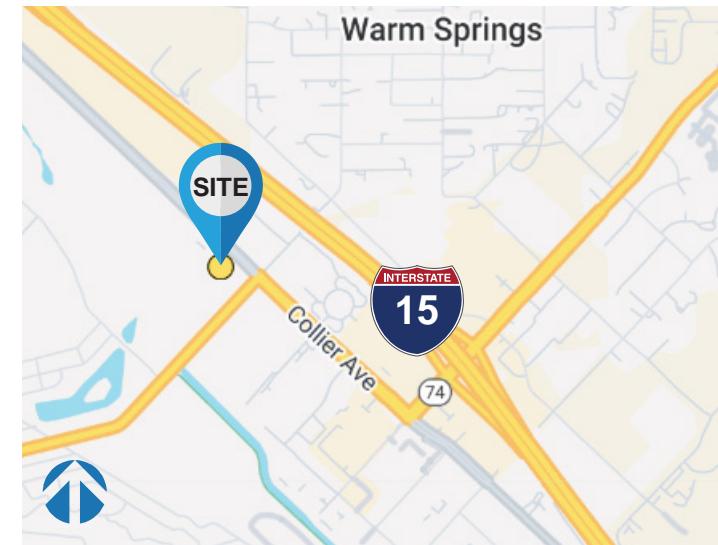
$\pm 49,663$ CPD

At Collier Ave and Riverside Dr

*Source: Regis Online

$\pm 122,215$ CPD

On 15 Freeway



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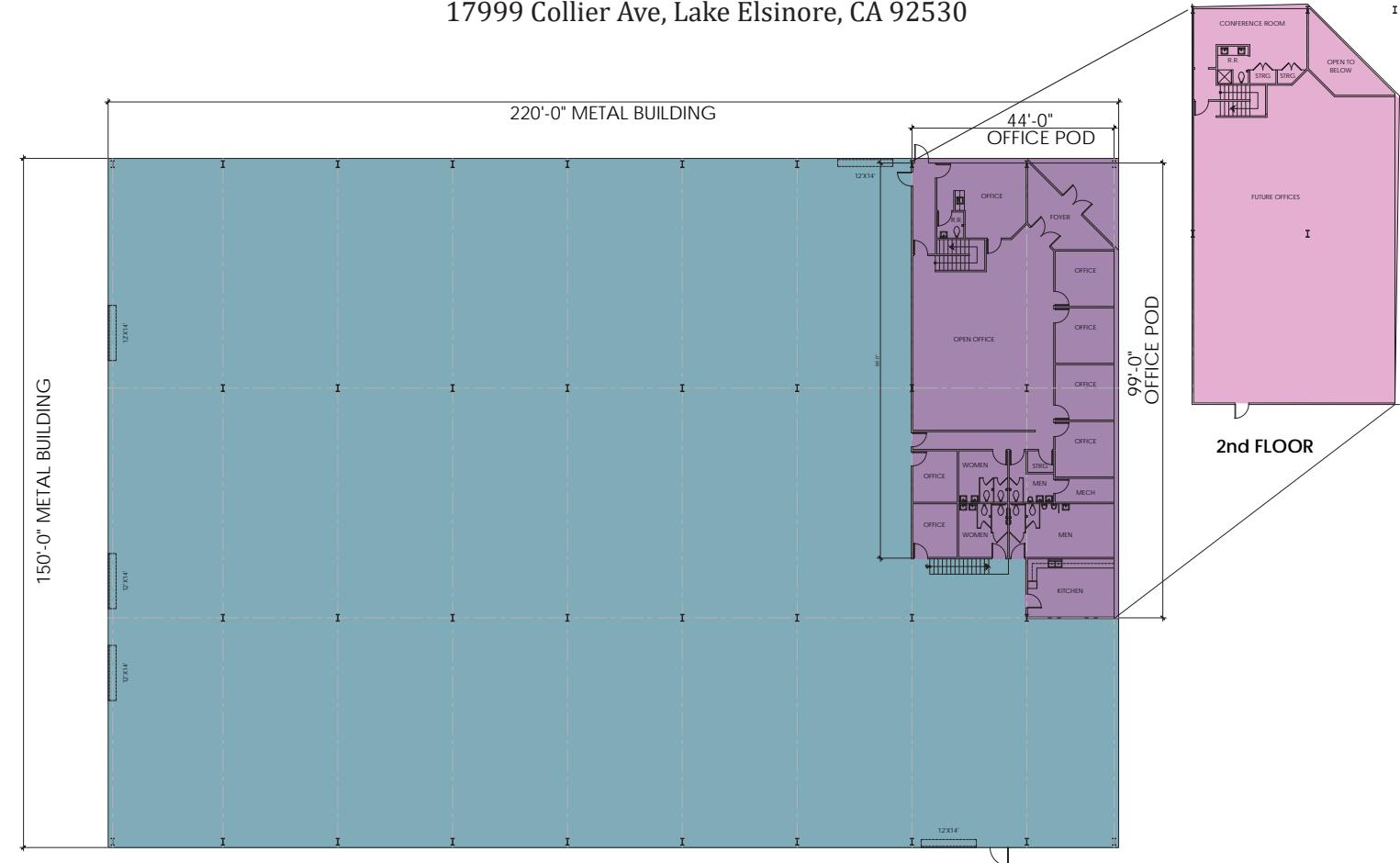
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SITE SOURCE
RETAIL BROKER NETWORK

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		1 mi radius	3 mi radius	5 mi radius
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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