

# 10 Acres. Endless Possibilities.

## Prime Automotive Development Land



**AUTO CENTER DRIVE  
LAKE ELSINORE, CALIFORNIA**

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# Property Overview

A rare opportunity to secure ±10 acres of vacant land in one of Southern California's fastest-growing markets. Strategically positioned in Lake Elsinore and currently owned by Toyota, this expansive parcel offers exceptional potential for a future dealership, service campus, or custom automotive development. With its strong visibility, generous frontage, and excellent regional connectivity, the site is also well-suited for a variety of commercial uses and may accommodate future retail development, subject to city approval. An ideal platform for a flagship presence in Riverside County's thriving growth corridor.

Surrounded by rapidly expanding residential communities, active retail corridors, and strong consumer demand, the property sits in a high-momentum trade area with long-term growth drivers. Immediate access to I-15 provides seamless reach to Riverside, Orange, and San Diego counties, supporting both customer traffic and operational efficiency.

**High-Growth Development Opportunity**



**APN**  
363-130-086



**LAND SIZE**  
10.00 AC



**SALE PRICE**  
Unpriced



**ZONING**  
General Commercial



SUBJECT PROPERTY



AVE 6

AVE 7

AVE 9

AVE 10

AVE 11

AVE 12

ELAKESHORE DRIVE

MILL ST

PARKWAY

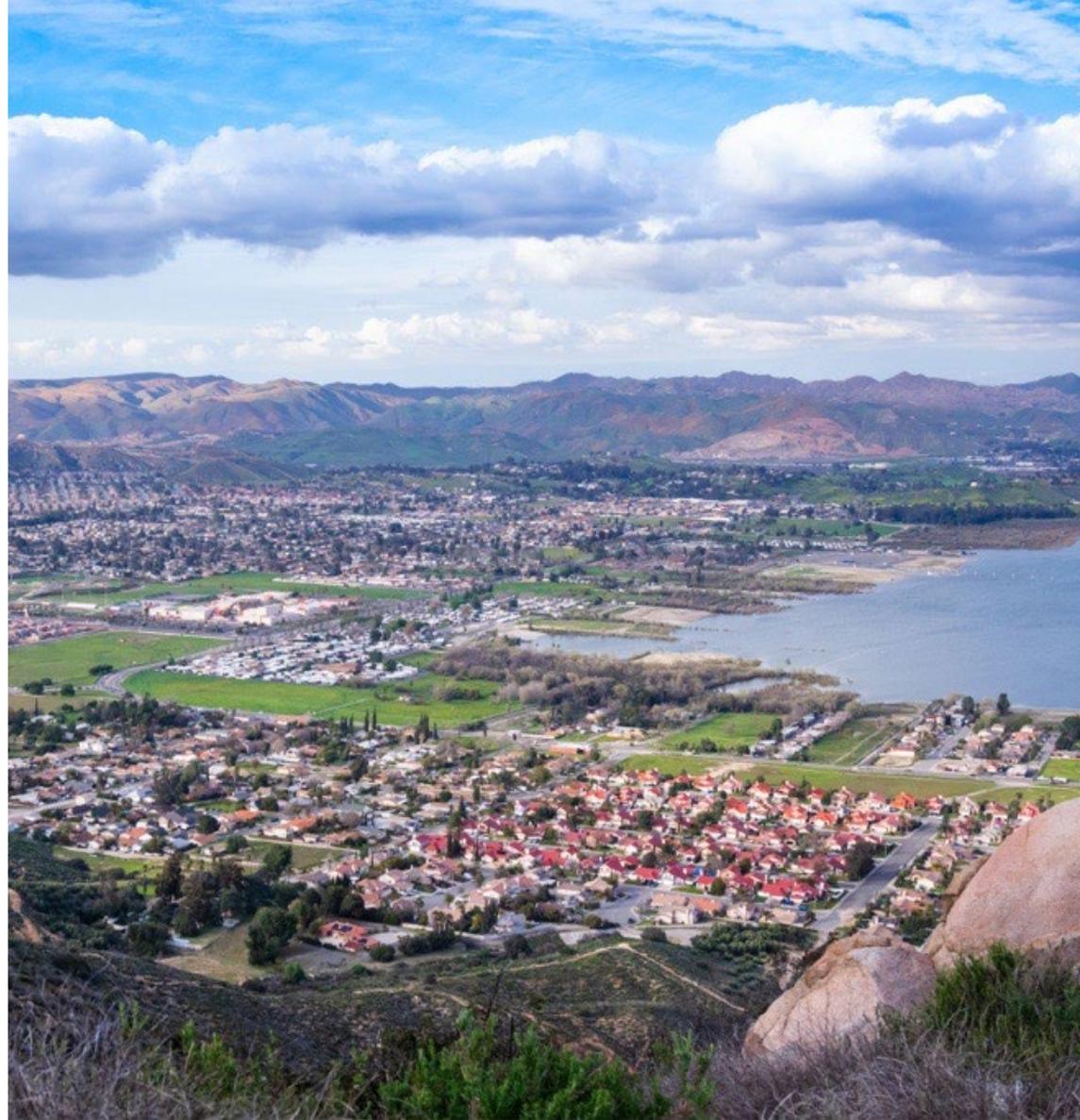
AUTO CENTER DRIVE

# Location Overview

## ABOUT LAKE ELSINORE, CALIFORNIA

Lake Elsinore boasts a vibrant and growing population, with a significant portion of residents between 18 and 64 years old. Millennials and Generation Z alone represent over half of the community, many of whom are entering or expanding their families. This dynamic demographic fuels increased household spending, supports demand for goods and services, and drives growth in family-focused purchases, from homes to vehicles, positioning the city for sustained economic vitality.

Lake Elsinore sits within commuting distance of Los Angeles, San Diego, and Orange County, yet maintains a quieter suburban feel. Families enjoy the natural lake, hiking trails, and expanding schools and infrastructure, making it an appealing blend of affordability, convenience, and lifestyle.



## DEMOGRAPHICS



**POPULATION**  
72,210



**MEDIAN HOUSEHOLD INCOME**  
\$100,577



**MEDIAN HOME VALUE**  
\$587,456



### TRAFFIC COUNTS

The site on Auto Center Drive offers exceptional visibility with direct exposure to over 103,500 vehicles per day and immediate access to the I-15 freeway.



**Avison Young's Automotive Properties Group** (APG) is a fully dedicated service line within Avison Young that specializes in the automotive real estate needs of investors, developers, manufacturers, and franchisees. Headquartered in Los Angeles, California, APG provides automotive specific expert knowledge in marketing, research, investments, leasing, management, and valuation. APG consistently utilizes the global network and local marketing knowledge of Avison Young's dedicated real estate professionals to ensure our clients make informed, effective real estate decisions.

**For further  
information**

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