

Land For Sale

# 3.09 ACRES OF PRIME DEVELOPMENT LAND

*General Commercial Zoned  
land along Interstate-15  
Available in Riverside County*



COLLIER AVENUE,  
LAKE ELISNORE, CA

KIDDER.COM

**km** Kidder  
Mathews

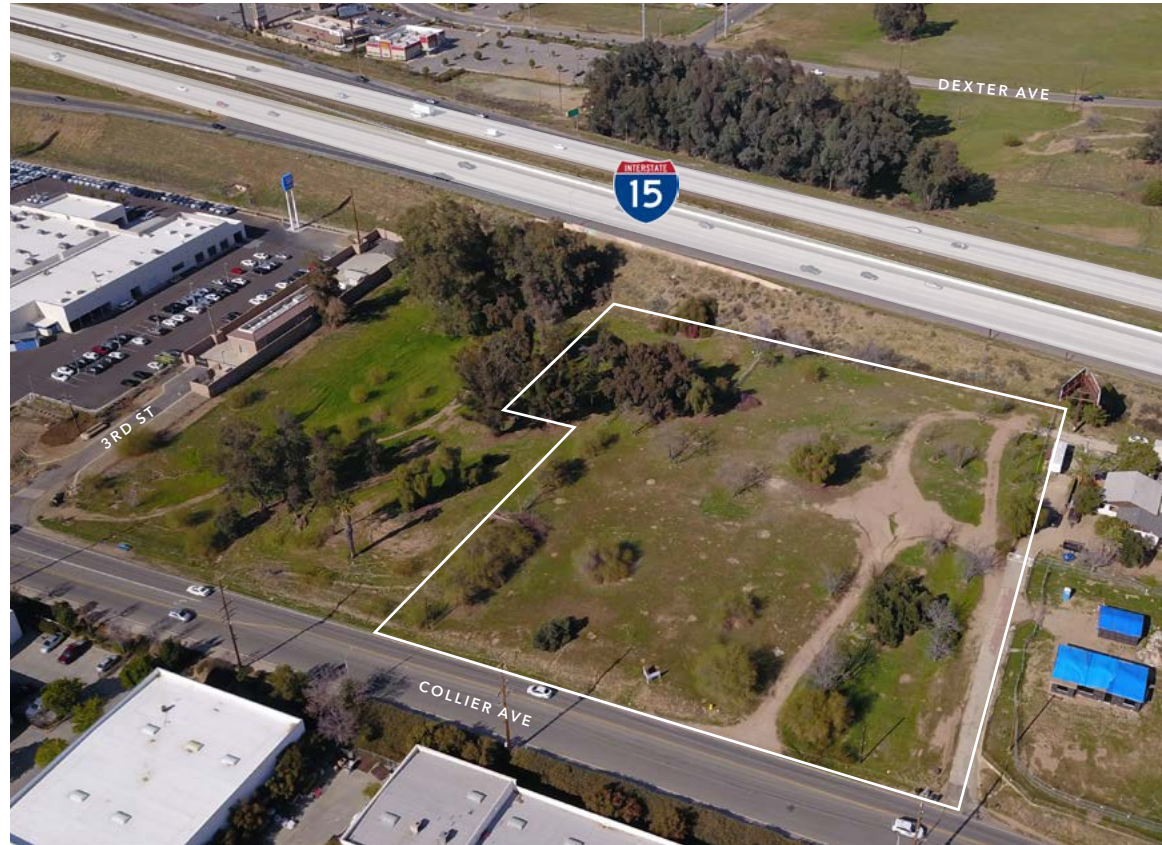


# 3.09 AC LAND DEVELOPMENT OPPORTUNITY IN SOUTHWEST RIVERSIDE COUNTY

*The subject property is well-positioned to take advantage of Lake Elsinore's expanding commerce.*

The subject property offers a new owner freeway visibility on the heavily trafficked Interstate-15 freeway which is the main thoroughfare connecting the Inland Empire to San Diego County.

The property is conveniently located 0.5 miles from the Central Avenue I-15 on/off ramp on Collier Avenue offering easy access for future customers. The surrounding area has undergone tremendous development growth - most recently Lake Elsinore Honda acquired ±6.97 acres and constructed a new/used car dealership. The subject property will benefit from the presence of Honda Motors as a neighbor, as well as various new commercial developments in the surrounding area.

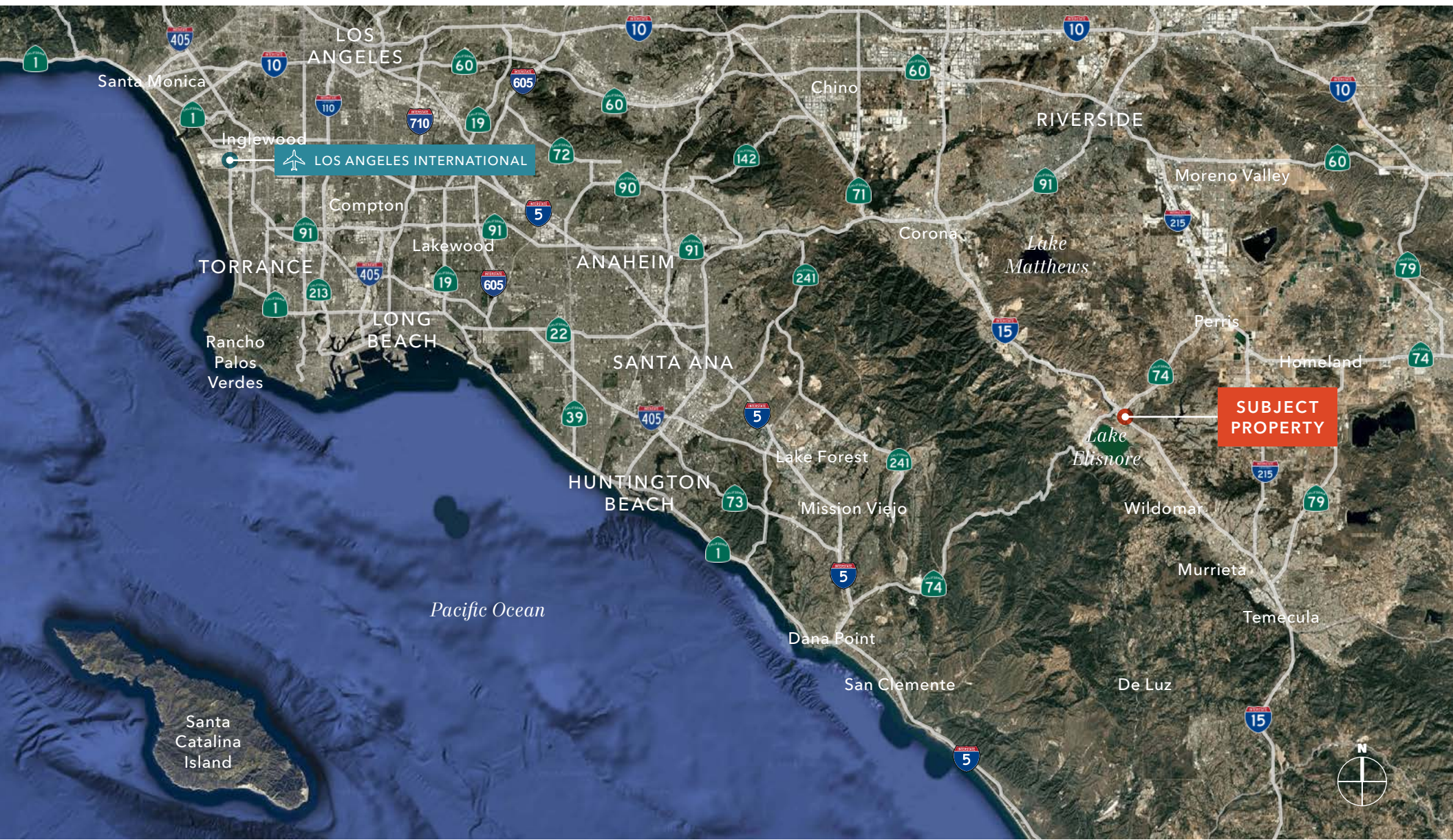


TOTAL GROSS ACRES	3.09
ADDRESS	Collier Ave, Lake Elsinore, CA
TOPOGRAPHY	Flat, Level
ZONING	C-2, General Commercial
PARCEL NUMBERS	377-081-017 & -019
SALE PRICE	\$1,750,000





COLLIER AVE LAND DEVELOPMENT OPPORTUNITY







## NEARBY AMENITIES

### RESTAURANTS & BARS

- 01 Hell's Kitchen Motorsports
- 02 Subway
- 03 Starbucks Coffee
- 04 McDonald's
- 05 International House of Pancakes
- 06 Panera Bread
- 07 Chick-Fil-A
- 08 Chipotle
- 09 Burger King
- 10 Wendy's
- 11 Chili's Bar & Grill
- 12 Raising Cane Chicken Fingers
- 13 Taco Bell
- 13 Golden Corral Buffet & Grill
- 14 Del Taco & Popeye's LA Chicken

### SERVICES & BANKS

- 01 Lake Elsinore Honda
- 02 Extra Space Storage
- 03 Wells Fargo
- 04 Johnson's Auto Repair
- 05 UEC Roofing
- 06 LA Fitness

- 07 Navy Federal Credit Union

- 08 Chevron
- 09 Banks of America
- 10 Mobil
- 11 Arco
- 12 Central Cleaners
- 13 Circle K Gas & Car Wash
- 14 Collision Pros Auto Body & Paint

### SHOPPING & GROCERY

- 01 Target
- 02 Sherwin-Williams Paint Store
- 03 T-Mobile
- 04 Marshalls
- 05 Ulta Beauty
- 06 Home Depot
- 07 Wallgreens
- 08 Petco
- 09 Adli
- 10 Lowe's Home Improvement
- 11 Costco
- 12 Petsmart
- 13 Wal-Mart
- 14 Tractor Supply

# COLLIERS AVENUE LAND OPPORTUNITY



*Exclusively listed by*

RON L KING, SIOR  
858.369.3011  
ron.king@kidder.com  
LIC N° 00868661

BOB WILLINGHAM, SIOR  
858.369.3013  
bob.willingham@kidder.com  
LIC N° 01469841

MATT CALVET  
858.442.2072  
matt.calvet@kidder.com  
LIC N° 01949267

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

