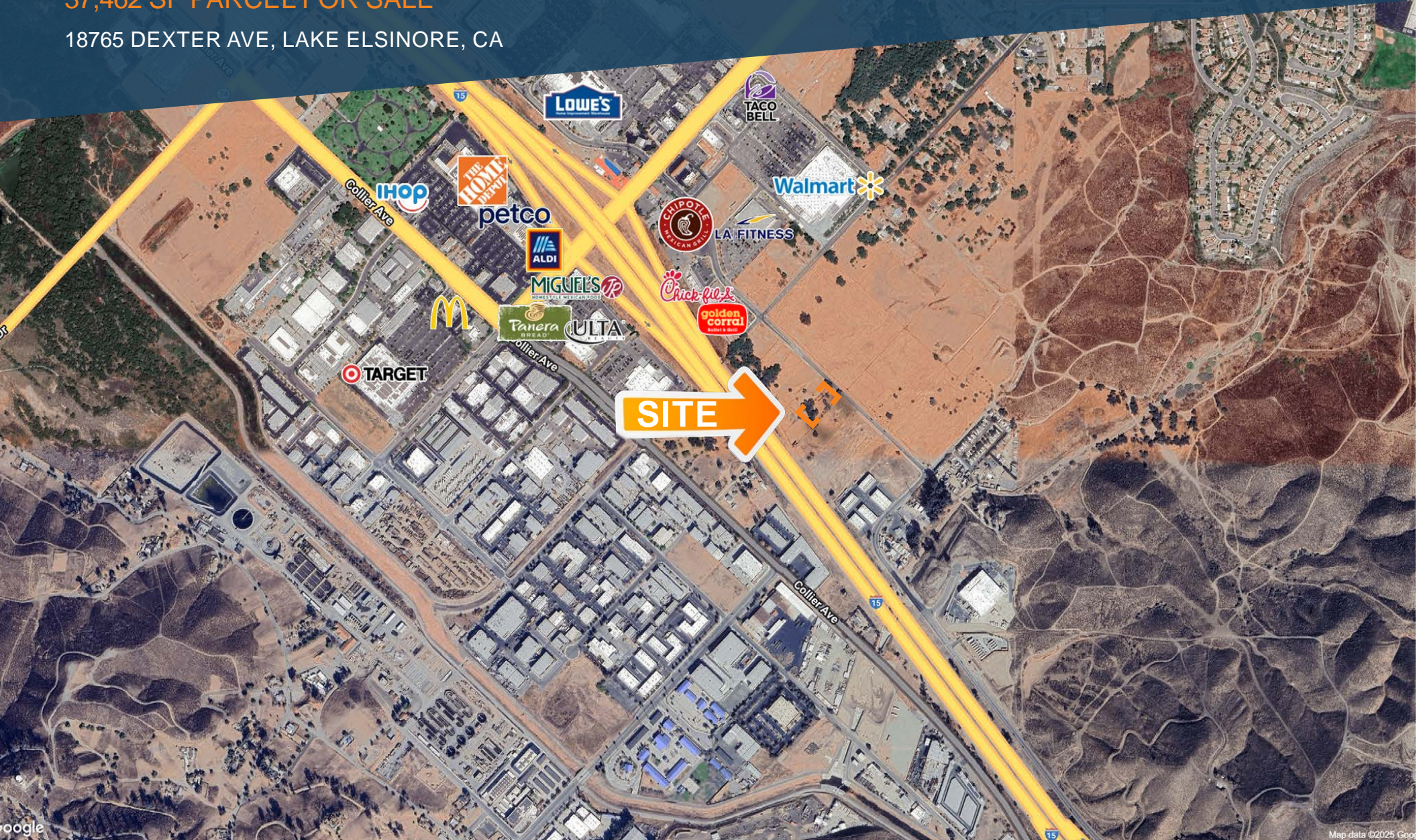


# JOIN WALMART, LOWE'S, COSTCO IN THIS VIBRANT TRADE AREA

37,462 SF PARCEL FOR SALE

18765 DEXTER AVE, LAKE ELSINORE, CA



**JAY BRUN**

Senior Vice President

**951.816.9626**

[jbrun@areasllc.com](mailto:jbrun@areasllc.com)

BRE#00977248

ADVISORS REAL ESTATE SERVICES LLC | [www.AREASLLC.com](http://www.AREASLLC.com)

This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer, tenant or landlord to verify the information and conduct appropriate due diligence. AREAS, LLC 2025.

**AREAS**  
ADVISORS REAL ESTATE ASSET SERVICES CA, INC

## PROPERTY FEATURES

- Strong Traffic Counts
- Great freeway Visibility
- C2 Zoning, allowing for retail, office, restaurants, medical and much more.
- Property is APN: 377-081-025

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>			
Population 2024	4,620	34,374	95,683
Population 2029	4,334	35,477	97,226
Daytime Employee Population	6,269	19,797	45,968
<b>INCOME</b>			
2024 Average HHI	\$159,766	\$115,662	\$119,647
<b>TRAFFIC COUNTS</b>			



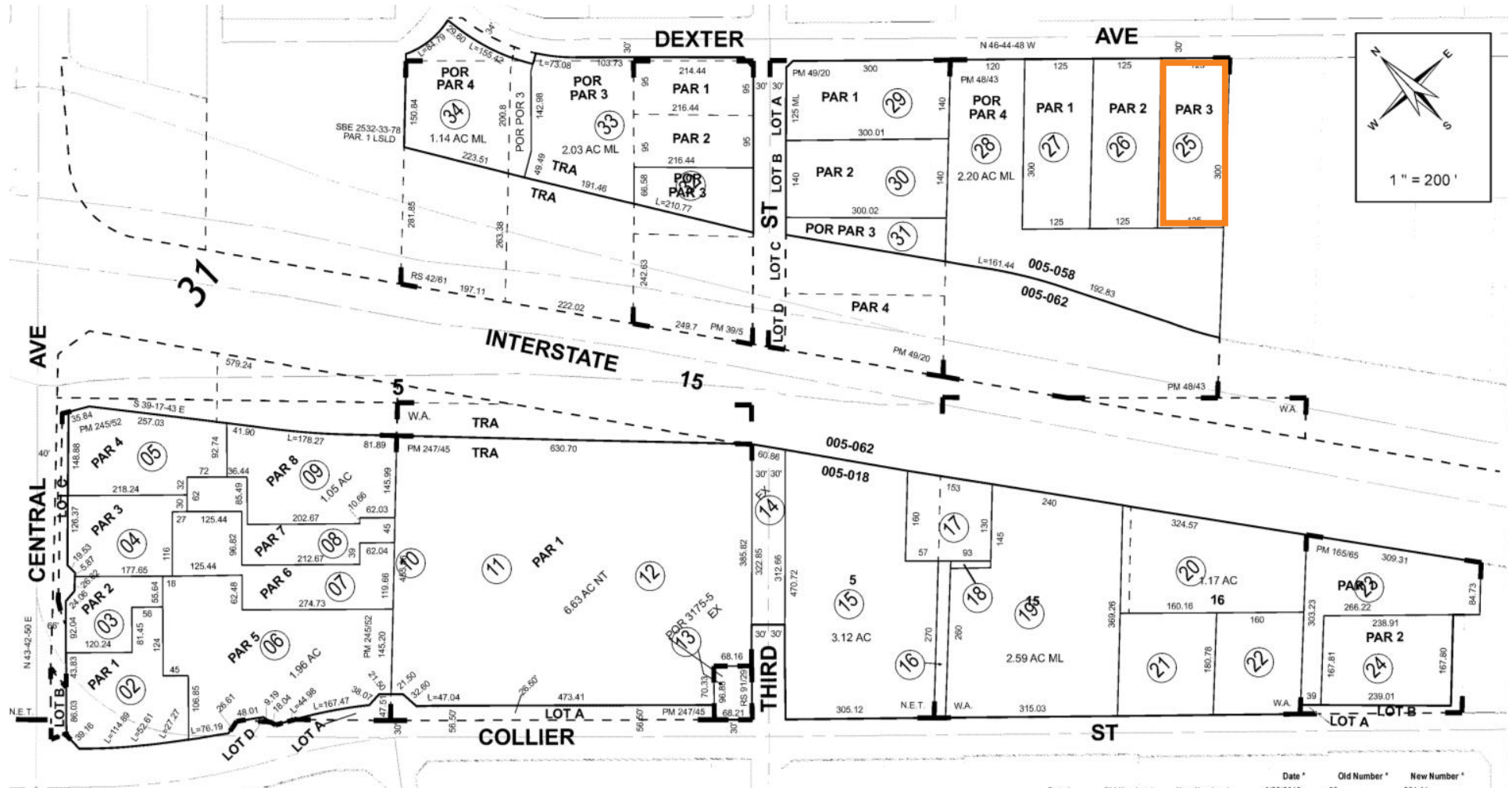
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 ADVISORS REAL ESTATE ASSET SERVICES CA, INC

SITE PLAN



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