

FOR SALE



**2495 E. LAKESHORE DRIVE**

LAKE ELSINORE, CA | ±6,181 SF FORMER BANK

# SUMMARY

## PROPERTY DESCRIPTION

The subject property is an outparcel pad building located near the signalized intersection of E. Lakeshore Drive and Diamond Drive in the City of Lake Elsinore, CA. This former 1-story bank branch building is ±6,181 square feet and sits on a ±24,917 square foot parcel with ample parking (40 stalls) and is located conveniently off Interstate 15. Owner to leave behind ATM in the outermost drive-thru lane for its use, which is addressed in Owner's Purchase and Sale Agreement. Per the City of Lake Elsinore, the property is zoned as C-1.

## DUE DILIGENCE

Due diligence can be found at:

[www.BankingCentersForSale.com](http://www.BankingCentersForSale.com)

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Pop (2023)	7,406	46,341	123,074
AHH Income	\$105,546	\$107,730	\$113,304
Daytime Pop.	3,767	11,655	20,239

Source: ESRI 2023 & CoStar

## SITE DETAILS

Parcel Size	0.5720 AC (24,917 SF)
Address	2495 E. Lakeshore Drive Lake Elsinore, CA 92530
Building Size	±6,181 SF
Floors	1-Story Building
Year Built	1981
APN	373-210-016 & 373-210-023
Zoning	C-1   City of Lake Elsinore
Parking	40 Spaces   6.44/1,000







# AERIAL





***For more information, please contact:***

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