

**FOR SALE: 2.77 ACRES**  
**\$2,400,000**

**18350 PASADENA ST.**  
**Lake Elsinore, CA**



**EXCLUSIVELY**  
**LISTED BY**

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**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



# PROPERTY HIGHLIGHTS

## PROPERTY DESCRIPTION

Nestled in the heart of Lake Elsinore, a prime piece of land is now available FOR SALE. This 2.77 Acre parcel offers an unparalleled opportunity for investment / development. The site is FULLY ENTITLED and PERMIT READY for a flexible office/industrial building.

This central location provides easy access to local amenities such as shopping centers, schools, parks, and recreational facilities, making it ideal for commercial projects. With Lake Elsinore's growing popularity and continuous development, this parcel of land promises significant potential for future growth and a high return on investment.



### LOCATION:

- Immediately Located Off Central Ave (74 Hwy/Ortega Hwy) and 15 Freeway
- Corner Parcel for Maximum Visibility
- Abundant Dining Options and Shopping Amenities within 2 Miles

### ZONING AND PERMITTING:

- FULLY ENTITLED for a 53,000 SF Industrial Building
- M1 – Limited Manufacturing
- Business District – Limited Industrial
- Entitlements Allow for Cannabis Retail/ Industrial Space

### TRAFFIC COUNT:

- Central Ave at 1-15 : 61,500 VPD
- 1-15 at Central Ave : 226,000 VPD



# GROWTH OF LAKE ELSINORE

Over the past decade, Lake Elsinore, CA has had the fastest growing population over of any California city, and the FOURTH fastest in the nation. This period has seen a surge in residential developments, with new housing communities springing up to accommodate the increasing population drawn by the area's scenic beauty and affordable living. Additionally, commercial expansion has been notable, with new shopping centers, restaurants, and recreational facilities enhancing the local economy and quality of life. The city has also invested in infrastructure improvements, including upgraded roads and public services, to support this rapid growth. As a result, Lake Elsinore has emerged as a vibrant community, attracting new residents and businesses while maintaining its natural charm and appeal.

## Active Development Projects:

### Applications Submitted:

- 22 Commercial Properties
- 11 Industrial Sites
- 8 Multi-Family Buildings
- 5 Single Family Buildings
- 7 Miscellaneous Projects

### Current Projects Under Construction:

- 2 Commercial (total 121,924 SF)
- 4 Industrial (total 37,772 SF – Cannabis Users)
- 1 Multi-Family (5 units)
- 7 Single Family Projects (1,130 lots)

### 900 + Single-Family Projects Underway:

Tri-Point Homes	: Total of 223 Lots (Westlake and Ridgeline)
Richmond American Homes	: 96 Lots (Running Deer Estates)
KB Homes Coastal, Inc.	: Total of 553 Lots (Terracina and Rosetta Hills)
Meritage Homes	: -168 Lots (Nichols Ranch)
Century Communities	: -90 Lots (Tessera)

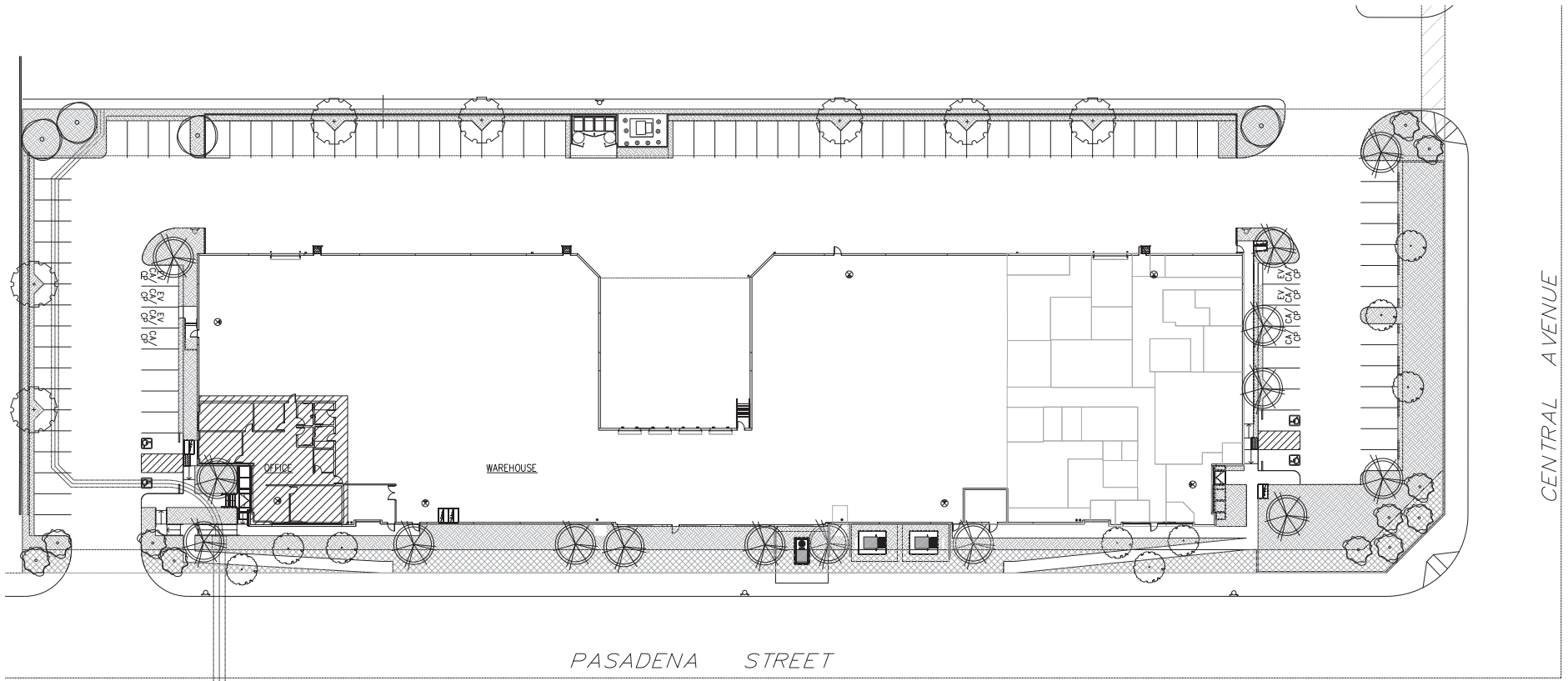


# RENDERING OF ENTITLED BUILDING

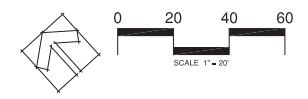




# RENDERING OF ENTITLED BUILDING



**CONCEPTUAL LANDSCAPE PLAN**



# AREA DEMOGRAPHICS

<b>Population</b>	<b>1 Mile</b>	<b>3 miles</b>	<b>5 Miles</b>
Estimated Population (2024)	2,484	45,418	85,254
Projected Population (2029)	2,517	46,561	86,673
Census Population (2020)	2,545	46,643	85,347

<b>Households</b>	<b>1 Mile</b>	<b>3 miles</b>	<b>5 Miles</b>
Estimated Households (2024)	725	13,154	25,607
Projected Households (2029)	740	13,654	26,362
Census Households (2020)	732	13,318	25,546

<b>Income</b>	<b>1 Mile</b>	<b>3 miles</b>	<b>5 Miles</b>
Estimated Average Household Income (2024)	\$78,437	\$110,024	\$116,696
Projected Average Household Income (2029)	\$80,314	\$113,957	\$121,386
Census Average Household Income (2010)	\$52,871	\$62,631	\$68,255
Estimated Per Capita Income (2024)	\$22,945	\$31,893	\$35,080
Projected Per Capita Income (2029)	\$23,677	\$33,444	\$36,948

<b>Daytime Demos</b>	<b>1 Mile</b>	<b>3 miles</b>	<b>5 Miles</b>
Total Businesses (2024)	488	1,213	2,425
Total Employees (2024)	4,769	9,292	16,111



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# AMENITIES MAP





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