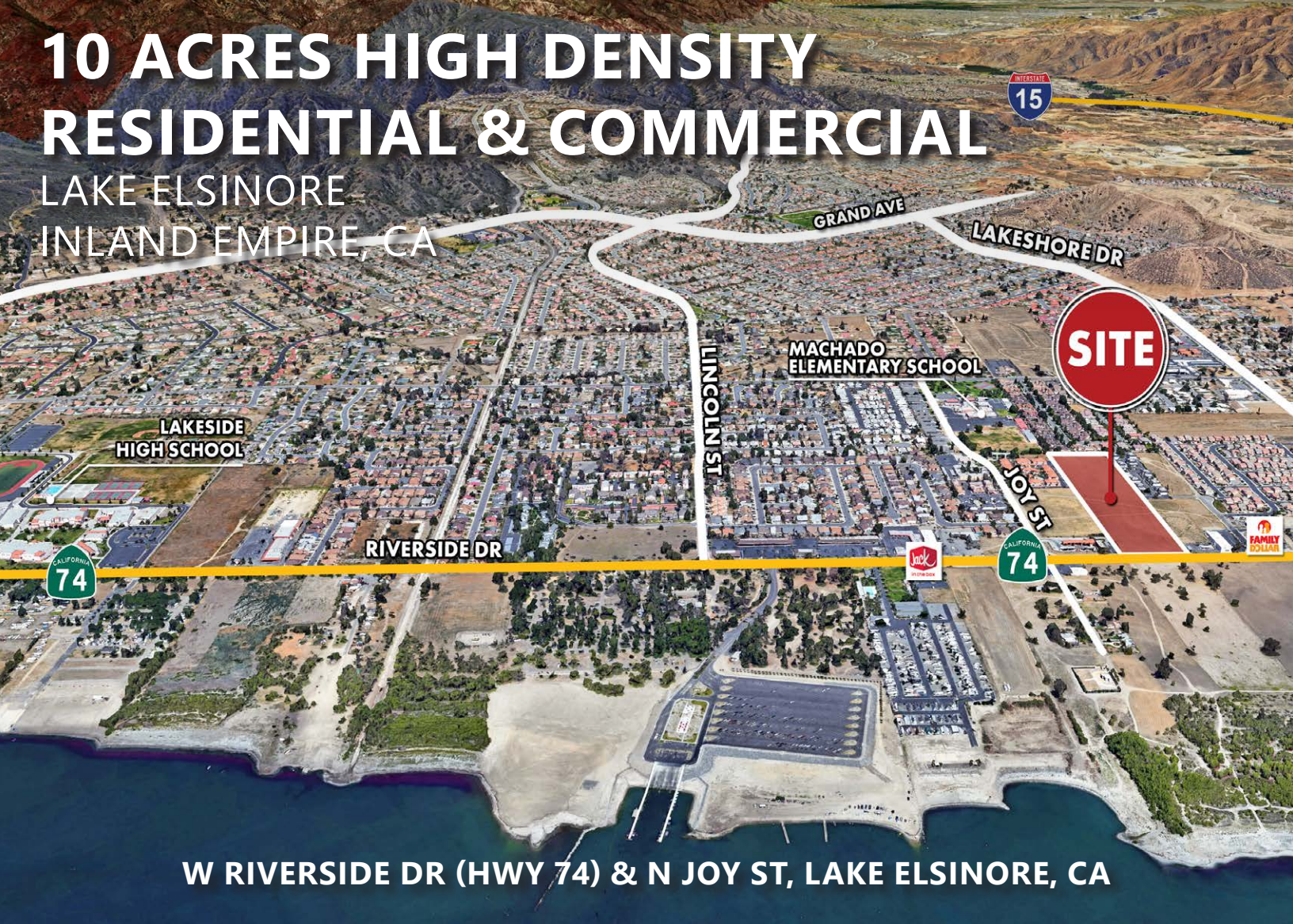


10 ACRES HIGH DENSITY RESIDENTIAL & COMMERCIAL

LAKE ELSINORE
INLAND EMPIRE, CA



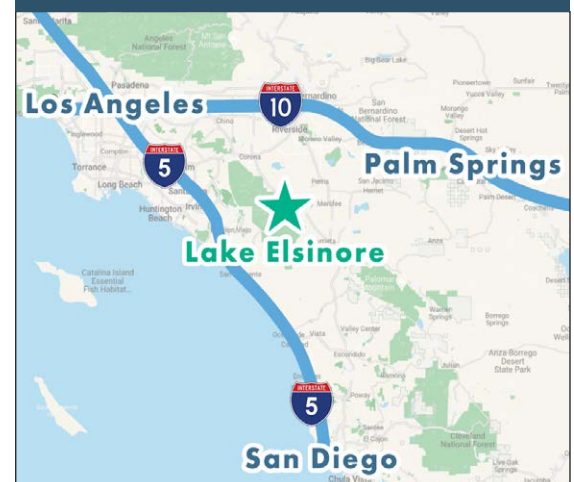
W RIVERSIDE DR (HWY 74) & N JOY ST, LAKE ELSINORE, CA

FEATURES

- Zoned High Density Residential (24 du/ac) and General Commercial
- High visibility with strong traffic count of Riverside Drive (Hwy 74) 26,500 cars per day
- Close proximity within 2.5 miles to Target, Costco, Walmart, LA Fitness, Lowes, Home Depot, Starbucks and many more!
- Easy access to I-15, I-215, & CA-60
- Less than 1 mile to Lakeside High School
- 1/2 mile from Machado Elementary School
- Located in the Inland Empire which has experienced incredible growth due to affordability & jobs
- Lake Elsinore is one of California's fastest growing cities located in one of the most dynamic regions with high market demand

PRICE: \$5,350,000 (\$12.28/SF)

COACHELLA VALLEY



VICINITY MAP


Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE



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10 AC INVESTMENT LAND

AERIAL & SITE AMENITIES

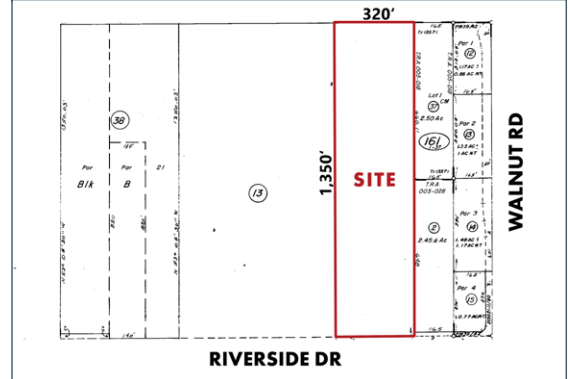


Directions: From I-15 (South), take exit on Nichols Rd. Slightly, turn left onto Collier Ave and continue straight for 3 miles. Turn right onto Riverside Dr. Continue straight for about 1.7 miles. The property will be on your right. Adjacent to VCC Lake Elsinore Health Center (31361 Riverside Dr, Lake Elsinore, CA 92530)

SITE AMENITIES

- **Location:** Property is located at W Riverside Dr & Joy St, Lake Elsinore, CA
- **Zoning:** C-2 (General Commercial) & R-3 (High Density Residential)
- **General Plan:** General Commercial & High Density Residential
- **Parcel Size:** 10 acres (435,600 SF)
- **APN:** 379-160-004
- **Parcel Dimensions:** 1,350 ft x 320 ft
- **Utilities:**
 - Water: 8" main line on Riverside Dr (in front of property)
 - Sewer: 12" main line on Riverside Dr (in front of property)
 - 14" force main on Riverside Dr
- **Flood:** Partially In 500 Years
- **Terms:** Cash
- **Comments:** Lake Elsinore is located in the heart of the Inland Empire. The Inland Empire is poised for significant growth, driven by rapid population increases, demand for affordable housing, a flourishing job market, and a key location in the region. High visibility with great frontage of 310 ft. Close to all conveniences and schools. Walking distance to Lake Elsinore with spectacular views. Don't miss out with this great opportunity for future developments!

PARCEL MAP



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 POPULATION	13,108	47,756	79,074
2023 HOUSEHOLD	3,809	13,892	23,500
AVG. HH INCOME	\$77,367	\$86,307	\$89,243

760.360.8200 | DesertPacificProperties.com | 77-933 Las Montanas Rd. Suite 101 Palm Desert CA 92211

Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.