

FULLY ENTITLED INDUSTRIAL DEVELOPMENT OPPORTUNITY AVAILABLE FOR SALE



**PHASE III
AVAILABLE**

PHASE II

PHASE I

READY TO BUILD!

DEVELOPMENT HIGHLIGHTS

Vacant Land	+8.78 Acres
Six Building Project	±149,500 SF
No Entitlement Risk	
Permit Ready	

DESCRIPTION

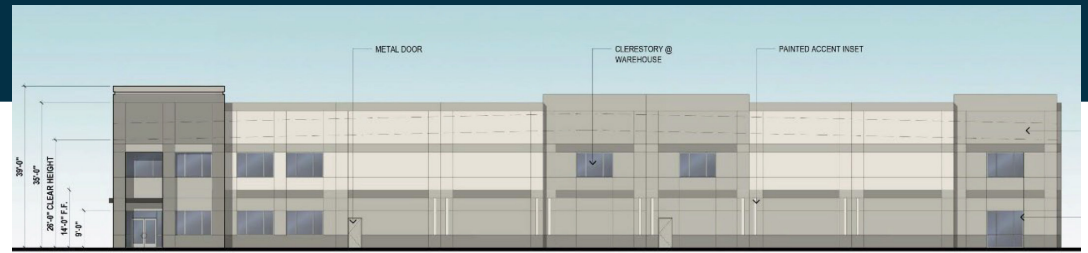
- Phase III of the Fairway Business is the final phase of the highest image industrial property within the City of Lake Elsinore. This development opportunity is comprised of constructing six freestanding buildings ranging in size from 12,000sf to 52,500sf.
- The property is owned by the original builder/developer and the pride in ownership is evident in the first two phases by the upgraded architectural treatments, landscaping, and abundant parking. All of the buildings in the first two phases, 3 in 2018 and 6 in 2019/2020 were sold upon completion.
- Phase III is fully entitled with an approved site plan and ready to pull permits, construction could start immediately.
- In addition to Fairway Business Park's quality features, the surrounding area provides advantages as well, such as plentiful retail amenities, convenient freeway access, and a population of over 95,000 people within a five-mile radius.

MARKET HIGHLIGHTS

- Proven strong demand for this size and product type
- Low vacancy in surrounding markets, and no competition for sale in either existing or under construction in Lake Elsinore
- Business friendly city

* Available for interested Parties is a complete development proforma, construction budget, and market data reports.

* Due Diligence package prepared for potential buyers.



EAST ELEVATION(CHANEY ST. ELEVATION)



SOUTH ELEVATION

FAIRWAY BUSINESS PARK

Phase II

FULLY ENTITLED & PERMIT READY
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READY TO BUILD



Please Contact:



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FAIRWAY BUSINESS PARK

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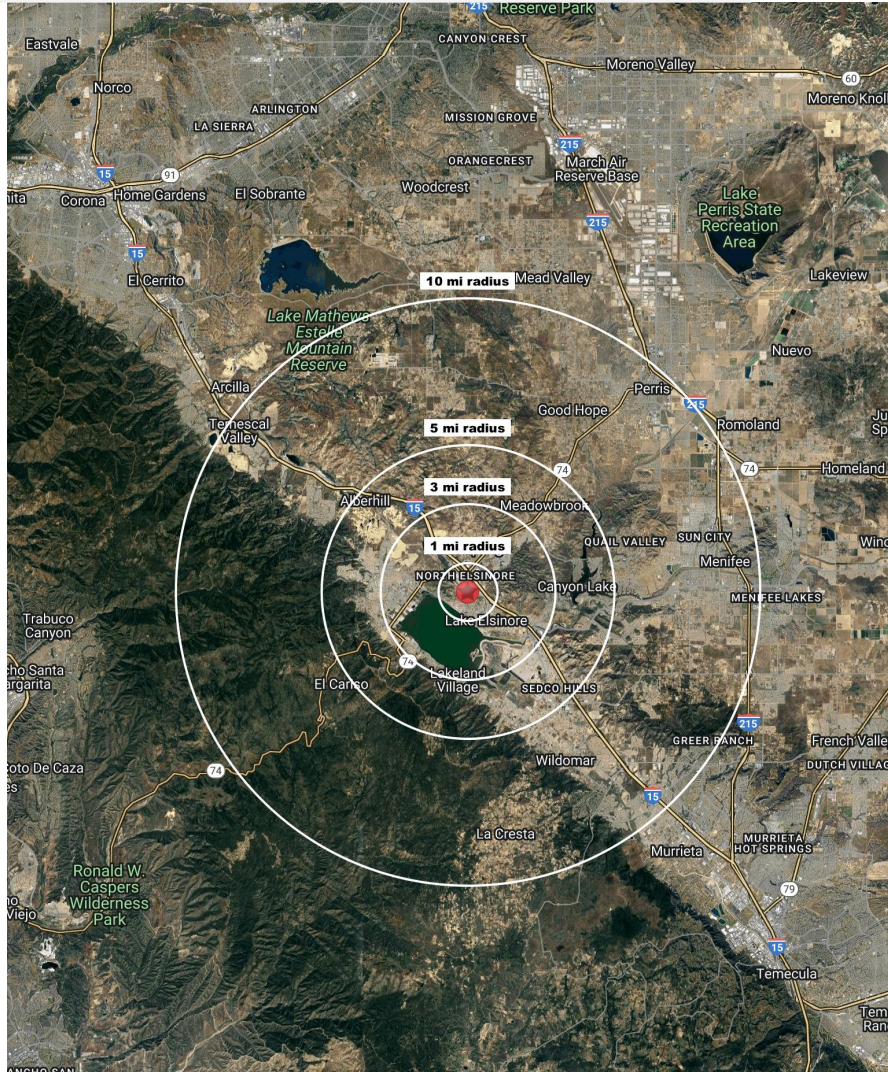


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FAIRWAY BUSINESS PARK

FOR SALE



533 Chaney St Lake Elsinore, CA 92530	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2024 Estimated Population	4,302	43,477	92,612	281,479
2029 Projected Population	4,400	44,496	94,049	292,324
2020 Census Population	4,577	44,486	92,686	277,924
2010 Census Population	4,019	37,698	78,508	232,625
Projected Annual Growth 2024 to 2029	0.5%	0.5%	0.3%	0.8%
Historical Annual Growth 2010 to 2024	0.5%	1.1%	1.3%	1.5%
2024 Median Age	33.3	33.4	34.6	35.9
Households				
2024 Estimated Households	1,232	12,689	27,984	88,026
2029 Projected Households	1,265	13,155	28,780	92,460
2020 Census Households	1,252	12,843	27,962	86,719
2010 Census Households	1,093	10,873	23,501	73,122
Projected Annual Growth 2024 to 2029	0.5%	0.7%	0.6%	1.0%
Historical Annual Growth 2010 to 2024	0.9%	1.2%	1.4%	1.5%
Race and Ethnicity				
2024 Estimated White	38.7%	37.0%	39.0%	39.7%
2024 Estimated Black or African American	7.9%	8.5%	8.9%	8.4%
2024 Estimated Asian or Pacific Islander	14.8%	9.9%	9.7%	12.0%
2024 Estimated American Indian or Native Alaskan	1.6%	1.6%	1.5%	1.4%
2024 Estimated Other Races	37.0%	43.0%	40.9%	38.5%
2024 Estimated Hispanic	49.5%	53.7%	52.4%	50.5%
Income				
2024 Estimated Average Household Income	\$63,660	\$106,861	\$117,260	\$123,019
2024 Estimated Median Household Income	\$54,256	\$87,277	\$95,620	\$100,524
2024 Estimated Per Capita Income	\$18,256	\$31,220	\$35,460	\$38,504
Education (Age 25+)				
2024 Estimated Elementary (Grade Level 0 to 8)	14.1%	10.9%	9.8%	8.1%
2024 Estimated Some High School (Grade Level 9 to 11)	7.4%	8.8%	8.6%	7.7%
2024 Estimated High School Graduate	30.6%	29.9%	28.7%	27.1%
2024 Estimated Some College	22.6%	22.1%	23.0%	25.4%
2024 Estimated Associates Degree Only	13.4%	9.1%	9.1%	9.7%
2024 Estimated Bachelors Degree Only	9.6%	13.3%	13.6%	14.2%
2024 Estimated Graduate Degree	2.4%	6.0%	7.3%	7.8%
Business				
2024 Estimated Total Businesses	551	1,482	2,671	6,535
2024 Estimated Total Employees	5,131	10,839	17,437	42,411
2024 Estimated Employee Population per Business	9.3	7.3	6.5	6.5
2024 Estimated Residential Population per Business	7.8	29.3	34.7	43.1

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