

+/-3.09 Acres • For Sale

Collier Avenue, Lake Elsinore, CA

PROPERTY HIGHLIGHTS

- ±3.09 Acres of Prime Commercial Development Land
- Excellent Interstate 15 Visibility
- General Commercial (C-2) Zoning
- Just ½ Mile from the Central Avenue I-15 Interchange
- Adjacent to Lake Elsinore Honda & New Commercial Development
- Utilities Readily Accessible to the Site
- Prime Infill Opportunity Along the Growing I-15 Corridor



Prime Location Along I-15 Corridor



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Contents

01 PROPERTY OVERVIEW

04 Executive Summary

02 MARKET OVERVIEW

- 08 Aerial
- 09 Surrounding Retail & Public Works
- 10 Hesperia Overview
- 11 San Bernardino County Overview

Property Overview

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Executive Summary

PROPERTY OVERVIEW

The subject property consists of approximately 3.09 acres of vacant commercial land located along Collier Avenue with excellent visibility from Interstate 15. Situated just one-half mile from the Central Avenue interchange, the property offers outstanding accessibility and exposure within one of Lake Elsinore’s fastest-growing commercial corridors.

Surrounded by established commercial development and positioned adjacent to Lake Elsinore Honda, the site benefits from General Commercial zoning, readily accessible utilities, and convenient access to a growing mix of retail, automotive, and commercial uses. Its highly visible location along the Interstate 15 corridor presents an excellent opportunity for a wide variety of future commercial development.

PROPERTY FACTS

LOCATION: Lake Elsinore, Riverside County, CA

TOTAL SITE AREA: ±3.09 Acres

APNs:
377-081-017 & 377-081-019

ZONING: C2 – General Commercial

GENERAL PLAN: C2 – General Commercial

ASKING PRICE

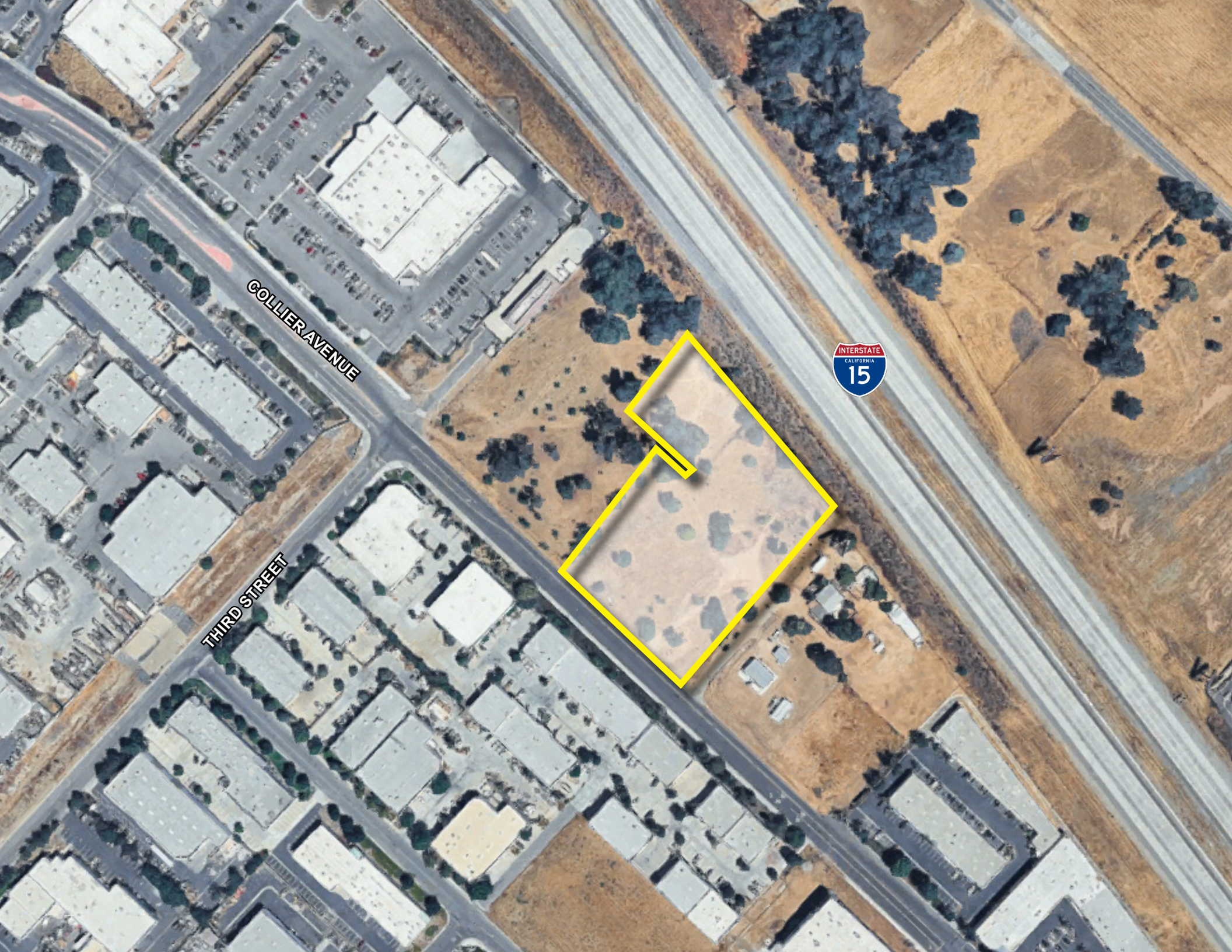
\$1,700,000

PRICE PER SF

\$12.62 / SF

ZONING

The property is zoned C-2 – General Commercial with a GC – General Commercial General Plan designation. The zoning allows for a broad range of retail, restaurant, office, hospitality, automotive, and commercial uses, providing flexibility for a variety of future development opportunities.



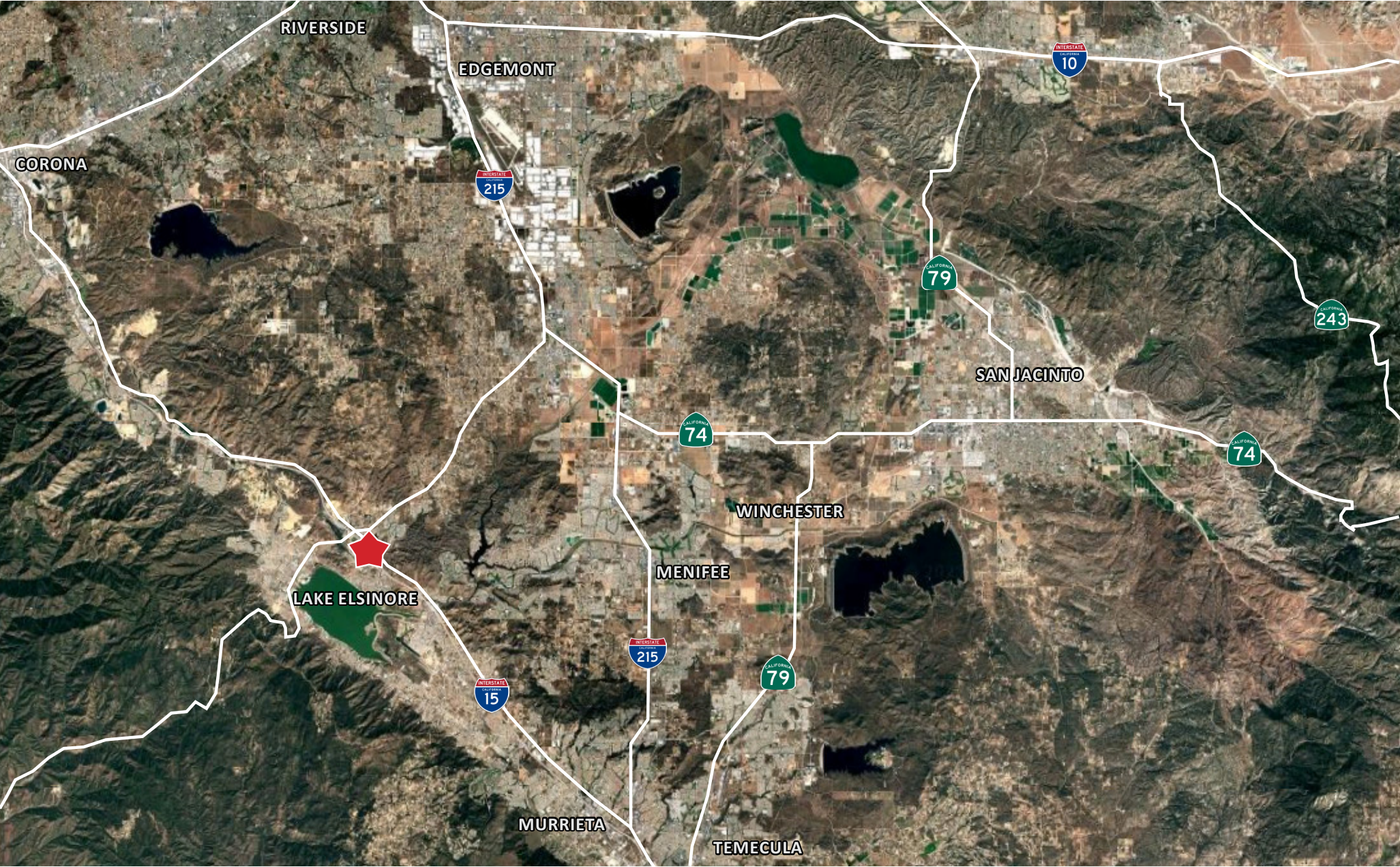




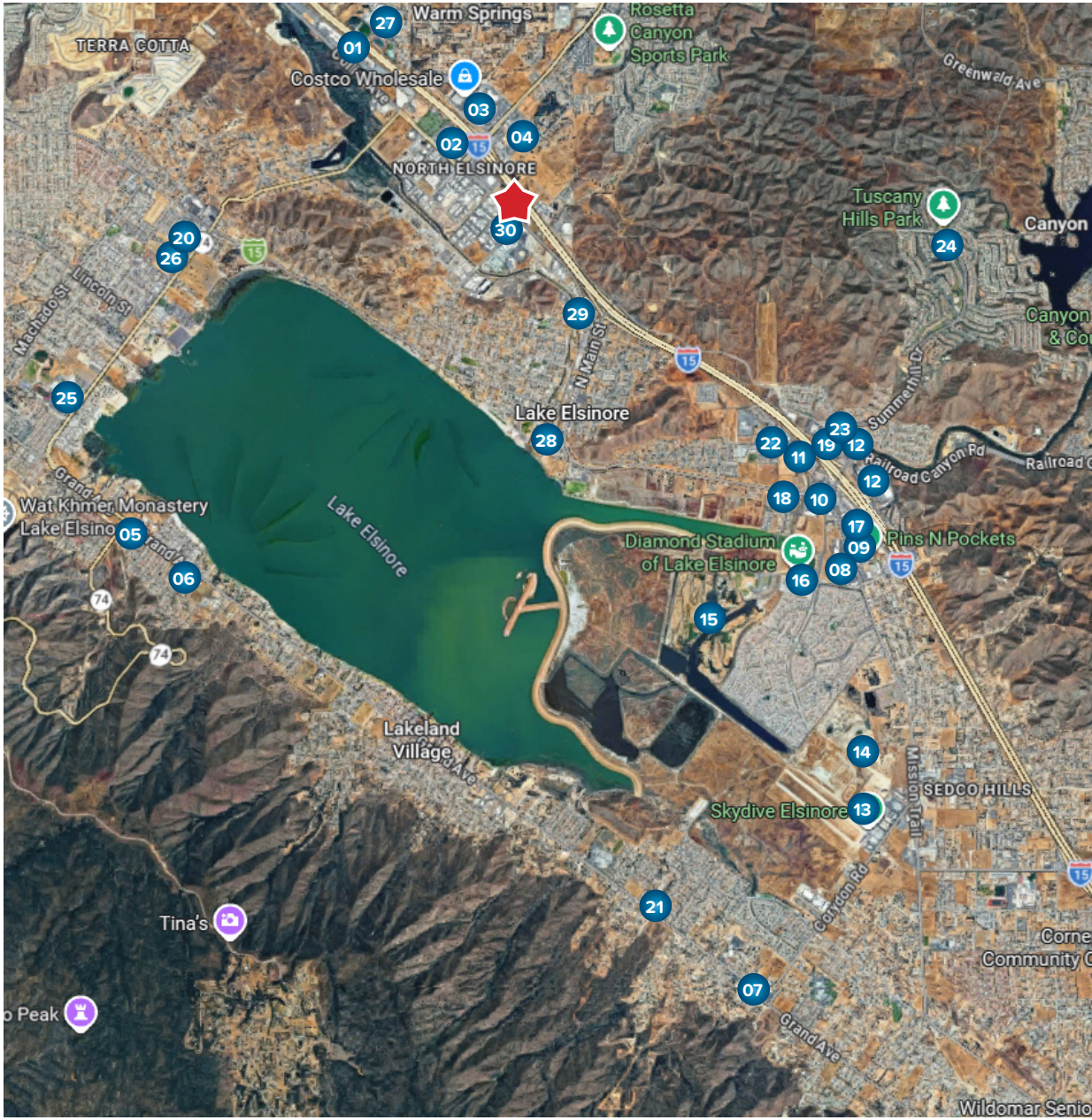
An aerial photograph of a multi-lane highway curving through a valley, with green hills and mountains in the background. The image is partially covered by a blue gradient on the left side.

Market Overview

Location Aerial



Surrounding Retail & Public Works



SHOPPING CENTERS

- 01 Outlets at Lake Elsinore
- 02 Lake Elsinore Square
- 03 Lake Elsinore Market Place
- 04 Central Plaza
- 05 Ortega Oaks Plaza
- 06 Lake Country Plaza
- 07 Grand Plaza
- 08 Lake Elsinore Town Center
- 09 Mission Trail Plaza
- 10 Lake Elsinore Valley Center
- 11 Shoppers Square
- 12 Railroad Canyon Plaza

EDUCATION

- 21 Lakeland Village School
- 22 Railroad Elementary School
- 23 Canyon Academy
- 24 Tuscany Hills Elementary School
- 25 Lakeside High School
- 26 Diego Hills Charter School
- 27 Temescal Valley High School

GOVERNMENT

- 28 Lake Elsinore City Hall
- 29 Lake Elsinore Public Works
- 30 Department of Public Social Services

ENTERTAINMENT

- 13 Skydive Elsinore
- 14 Lake Elsinore Motorsports Park
- 15 The Links at Summerly
- 16 Storm Stadium

MEDICAL FACILITIES

- 17 Lake Elsinore Mental Health Facility
- 18 Mission Valley Medical Center
- 19 A Plus Urgent Care
- 20 Vista Community Clinic

Location Overview

LAKE ELSINORE OVERVIEW

California’s third fastest growing city; located 15 miles Northwest of Temecula and 20 miles South of Riverside. The City is popular with residents due to the variety of recreational activities and the year-round mild climate which lies in the Southwestern section of Riverside County. Closely bordering Orange and Los Angeles county, the community includes a large number of upper middle-class professionals and provides the allure and charm of the 1920’s with the restored downtown features of vintage street lamps and attractive window canopies.

Lake Elsinore’s most popular and prominent outdoor activities include boating, water skiing, wind surfing, fishing, swimming and other activities on the beach. The lake offers beautiful campgrounds and it’s a short drive to the scenic Cleveland National Forest. The Elsinore Valley is popular with skydiving enthusiasts due to the well-known thermal winds. Excellent opportunities for hiking, bicycle riding and bird watching are available. The Trabuco Canyon Trail and the Chiquito Trail are popular with outdoor enthusiasts.

Lake Elsinore Diamond or “Storm Stadium” serves as the site for the Single A minor league baseball team Lake Elsinore Storm. As part of the California league, a farm team for the Major League San Diego Padres, fans of all ages enjoy baseball at the professional level. The Stadium is also host to boxing matches, concerts, local high school graduations and the annual “Field of Screams” event during Halloween with an impressive seating capacity of up to 14,000.

Wildomar, incorporated in 2008, neighbors Lake Elsinore. The population of Wildomar has surpassed 32,000, an increase from 14,064 at the 2000 census, when the community was still an unincorporated census-designated place.

2025 Summary

Population	75,900
Households	20,499
Median Age	33.7
Median Household Income	\$101,888
Average Household Income	\$122,510



RIVERSIDE COUNTY OVERVIEW

Riverside County is one of the fastest growing counties in the United States, leading the rapidly changing Inland Empire market, with rivers, mountain peaks, deserts and fertile valleys, Riverside County offers diversity that few locations can match. More than two million people live in Riverside County, making it the fourth most populous county in California, taking advantage of affordable housing, nearby beaches, mountains, hiking and bike trails, the Wine Country near Temecula and resorts that offer oases in the desert. Riverside County covers 7,208 square miles in Southern California. Together, Riverside and San Bernardino Counties have been dubbed the Inland Empire.

California’s fourth largest county by population is expanding its economy, working to diversify beyond the housing industry that has driven the region’s economy for years.

Centrally located in the heart of Southern California; Riverside County borders San Bernardino, Orange and San Diego Counties. Interstate 10 runs through the entire County from east to west, and Interstates 15 and 215 connect Riverside County with San Diego County and San Bernardino County. Highway 60 and 91 link Riverside County to Los Angeles and Orange Counties. Attractive to many businesses, rail service connects Riverside County businesses with important markets, ports of entry, and key airports to expedite major national and international commerce transactions. Metrolink provides a large number of commuters from Riverside to Los Angeles, Orange and San Bernardino Counties In addition, Riverside County is presently served by 3 airports including the rapidly expanding Ontario international Airport: Palm Springs International Airport and San Bernardino International Airport.

2026 Summary

Population	2,492,000
Households	791,757
Median Age	36.3
Median Household Income	\$84,505
Average Household Income	\$90,527



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