

Land For Sale

3.09 ACRES OF PRIME DEVELOPMENT LAND

*General Commercial Zoned
land along Interstate-15
Available in Riverside County*



COLLIER AVENUE,
LAKE ELISNORE, CA

3.09 AC LAND DEVELOPMENT OPPORTUNITY IN SOUTHWEST RIVERSIDE COUNTY

The subject property is well-positioned to take advantage of Lake Elsinore's expanding commerce.

The subject property offers a new owner freeway visibility on the heavily trafficked Interstate-15 freeway which is the main thoroughfare connecting the Inland Empire to San Diego County.

The property is conveniently located 0.5 miles from the Central Avenue I-15 on/off ramp on Collier Avenue offering easy access for future customers. The surrounding area has undergone tremendous development growth - most recently Lake Elsinore Honda acquired ±6.97 acres and constructed a new/used car dealership. The subject property will benefit from the presence of Honda Motors as a neighbor, as well as various new commercial developments in the surrounding area.



TOTAL GROSS ACRES	3.09
ADDRESS	Collier Ave, Lake Elsinore, CA
TOPOGRAPHY	Flat, Level
ZONING	C-2, General Commercial
PARCEL NUMBERS	377-081-017 & -019

C-2, GENERAL COMMERCIAL ZONING

C-2 General Commercial Zoning allows for a variety of commercial/retail uses. The purpose of C-2 zoning is to provide a convenient location for businesses & services that meet the needs of the local community.

Permitted uses for C-2 Zoning include:

- Department stores

- Home improvement centers

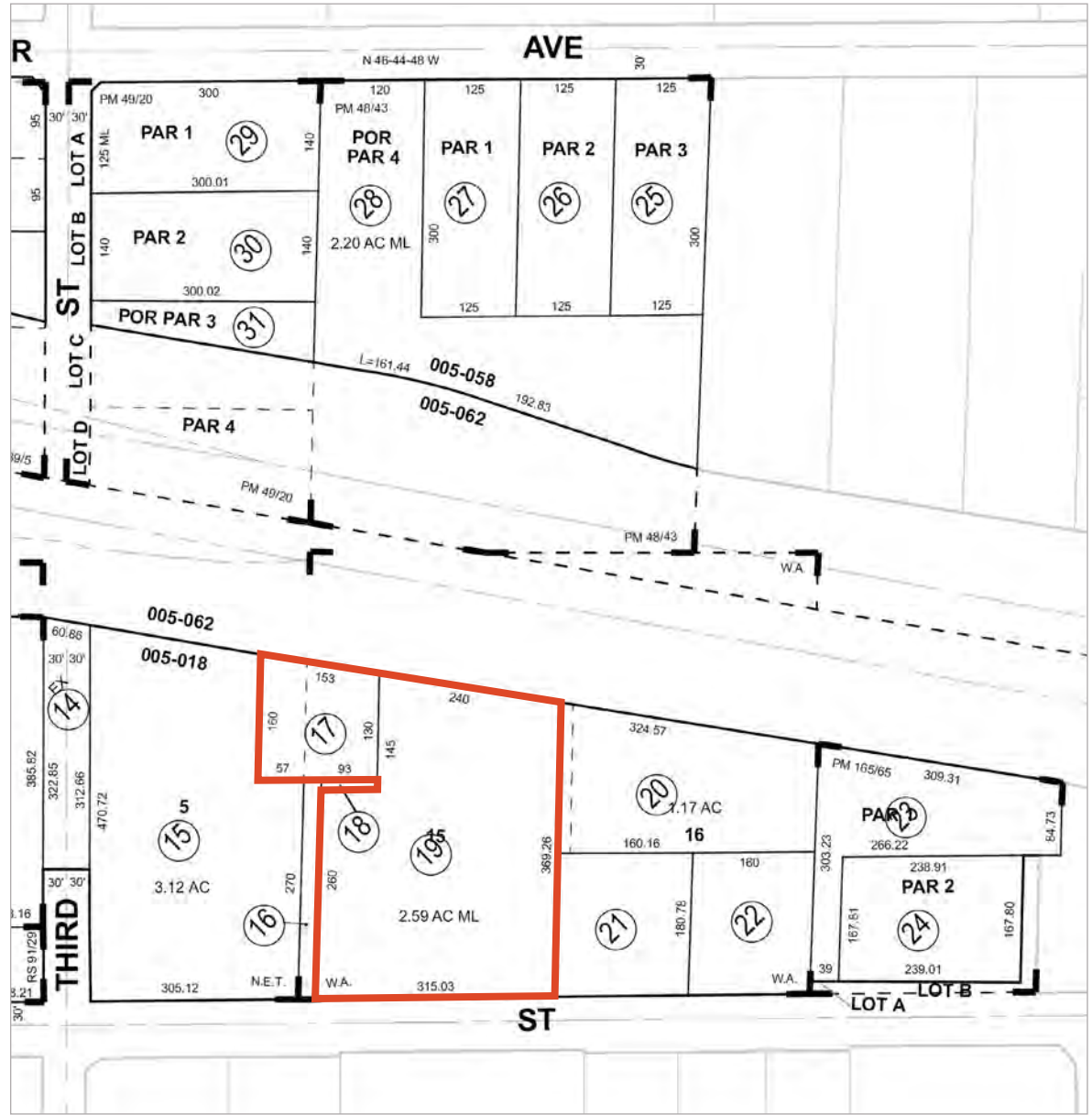
- Hotels

- Motels

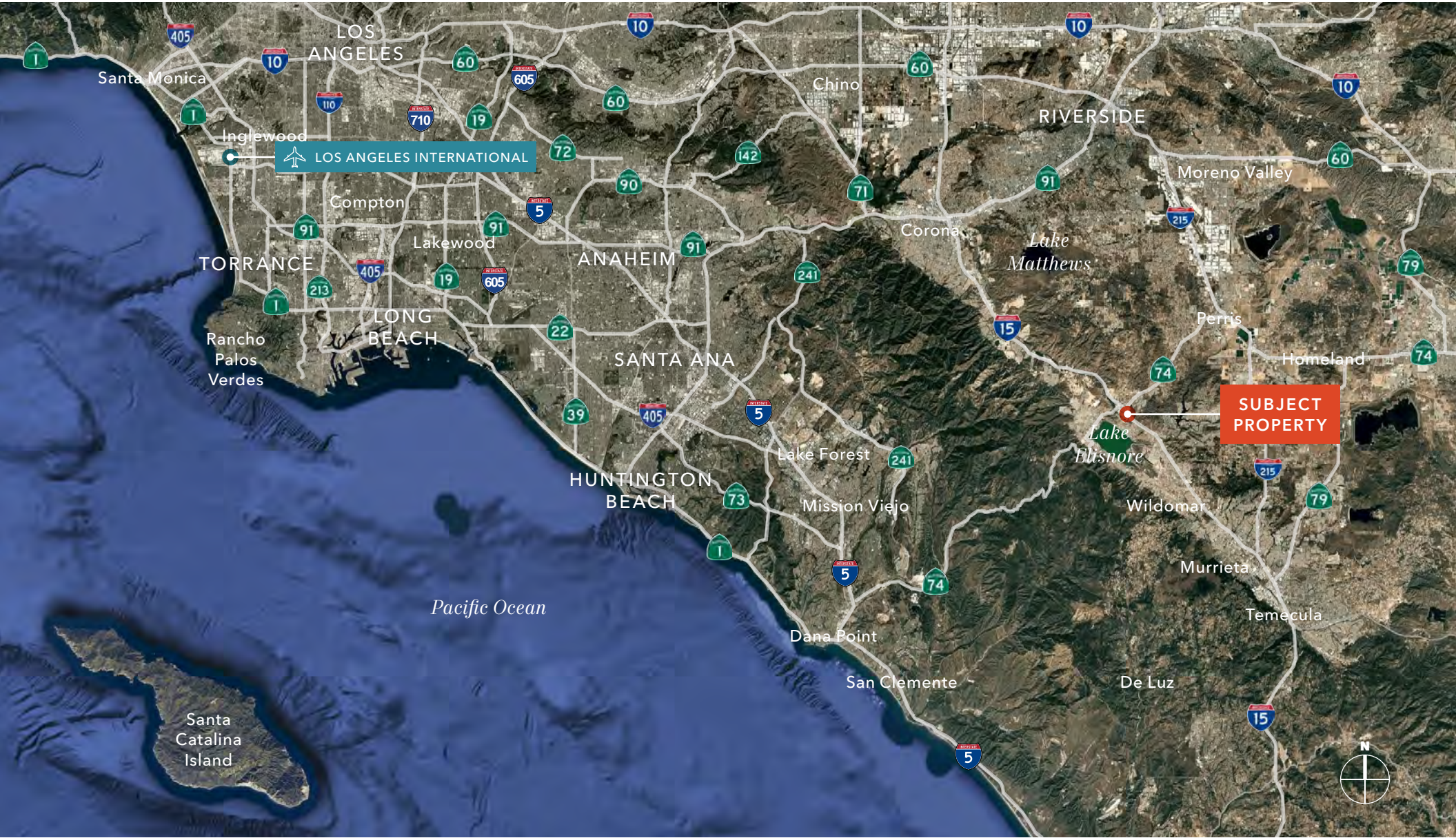
- Sale of motor vehicles, motorcycles & recreational vehicle parts, accessories

- Vehicle services incidental to the sale of parts

- Hilton Approved Site for Hampton Inn



COLLIER AVE LAND DEVELOPMENT OPPORTUNITY





NEARBY AMENITIES

RESTAURANTS & BARS

- 01 Hell's Kitchen Motorsports
- 02 Subway
- 03 Starbucks Coffee
- 04 McDonald's
- 05 International House of Pancakes
- 06 Panera Bread
- 07 Chick-Fil-A
- 08 Chipotle
- 09 Burger King
- 10 Wendy's
- 11 Chili's Bar & Grill
- 12 Raising Cane Chicken Fingers
- 13 Taco Bell
- 13 Golden Corral Buffet & Grill
- 14 Del Taco & Popeye's LA Chicken

SERVICES & BANKS

- 01 Lake Elsinore Honda
- 02 Extra Space Storage
- 03 Wells Fargo
- 04 Johnson's Auto Repair
- 05 UEC Roofing
- 06 LA Fitness

- 07 Navy Federal Credit Union

- 08 Chevron
- 09 Banks of America
- 10 Mobil
- 11 Arco
- 12 Central Cleaners
- 13 Circle K Gas & Car Wash
- 14 Collision Pros Auto Body & Paint

SHOPPING & GROCERY

- 01 Target
- 02 Sherwin-Williams Paint Store
- 03 T-Mobile
- 04 Marshalls
- 05 Ulta Beauty
- 06 Home Depot
- 07 Wallgreens
- 08 Petco
- 09 Adli
- 10 Lowe's Home Improvement
- 11 Costco
- 12 Petsmart
- 13 Wal-Mart
- 14 Tractor Supply

COLLIERS AVENUE LAND OPPORTUNITY



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