

FOR SALE - 3.25 ACRES

SEC COLLIER AVE. & 3RD ST., LAKE ELSINORE CA

All C2 Uses
Acceptable or
Hotel Plans
Available



JAY BRUN

Senior Vice President

951.816.9626

jbrun@areasllc.com

BRE #00977248

ADVISORS REAL ESTATE ASSET SERVICES LLC | www.AREASLLC.com

This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer, tenant or landlord to verify the information and conduct appropriate due diligence. AREAS, LLC. 2025.

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PROPERTY FEATURES

- Hotels plans available to Buyer with final CEQA submittal needed (approx. 4 months) to complete entitlements. Retail and Office Uses also acceptable
- Join Target, Home Depot, Costco, Lowe's and Walmart at Lake Elsinore's most vibrant interchange
- Adjacent to Lake Elsinore Honda at the gateway to the city's largest industrial park
- Great visibility and traffic counts with 248 feet of freeway frontage exposure to $\pm 147,000$ cars per day
- APN's 377-081-015 and 016

DEMOGRAPHICS

1 MILE 3 MILE 5 MILE

POPULATION

Population 2026	2,942	45,882	93,396
Population 2031	2,995	47,413	96,233

Daytime Employee Population

INCOME

2026 Average HHI	\$57,856	\$86,157	\$93,911
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TRAFFIC COUNTS

Collier Ave		$\pm 5,370$ VPD	
Interstate 15 @ Central Ave		$\pm 147,000$ VPD	



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Map Reference *

Parcel	Map Number	Area
PM 39/5	PARCEL MAP NO. 9211	
MB 13/620	S.D. WALLS 1ST ADD.	
MB 5/105	NORTH ELSINORE TRACT	
RS 42/61		
PM 48/43	PARCEL MAP NO. 9686	
PM 49/20	PARCEL MAP NO. 9687	
PM 245/52 - 57	PARCEL MAP NO. 37284	
RS 91/29 - 36		
PM 165/65 - 66	PARCEL MAP NO. 24465	
PM 247/45 - 47	PARCEL MAP NO. 37534	

Map Reference *

Date *	Old Number *	New Number *
4/26/2019	74	081-24
4/26/2019	50	081-25
4/26/2019	49	081-26
4/26/2019	48	081-27
4/26/2019	51	081-28
4/26/2019	61	081-29
4/26/2019	62	081-30
4/26/2019	63	081-31
4/26/2019	60	081-32
4/26/2019	86	081-33
4/26/2019	84	081-34
10/8/2019	10-12	081-35

Map Reference *

Date *	Old Number *	New Number *
4/26/2019	53	081-11
4/26/2019	79	081-12
4/26/2019	80	081-13
4/26/2019	85	081-14
4/26/2019	25	081-15
4/26/2019	24	081-16
4/26/2019	26	081-17
4/26/2019	28	081-18
4/26/2019	23	081-19
4/26/2019	22	081-20
4/26/2019	21	081-21
4/26/2019	20	081-22
4/26/2019	75	081-23

Map Reference *

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