

± 1 ACRES VACANT COMMERCIAL PAD AVAILABLE FOR GROUND LEASE OR SALE



SUBJECT SITE

W. Lakeshore Dr

CPD 19,100

Riverside Dr & Lakeshore Dr

CPD 26,900

LAKESHORE VILLAGE - DRIVE-THRU PAD AVAILABLE

16758 LAKESHORE DR, LAKE ELSINORE, CA 92530

OFFERING MEMORANDUM

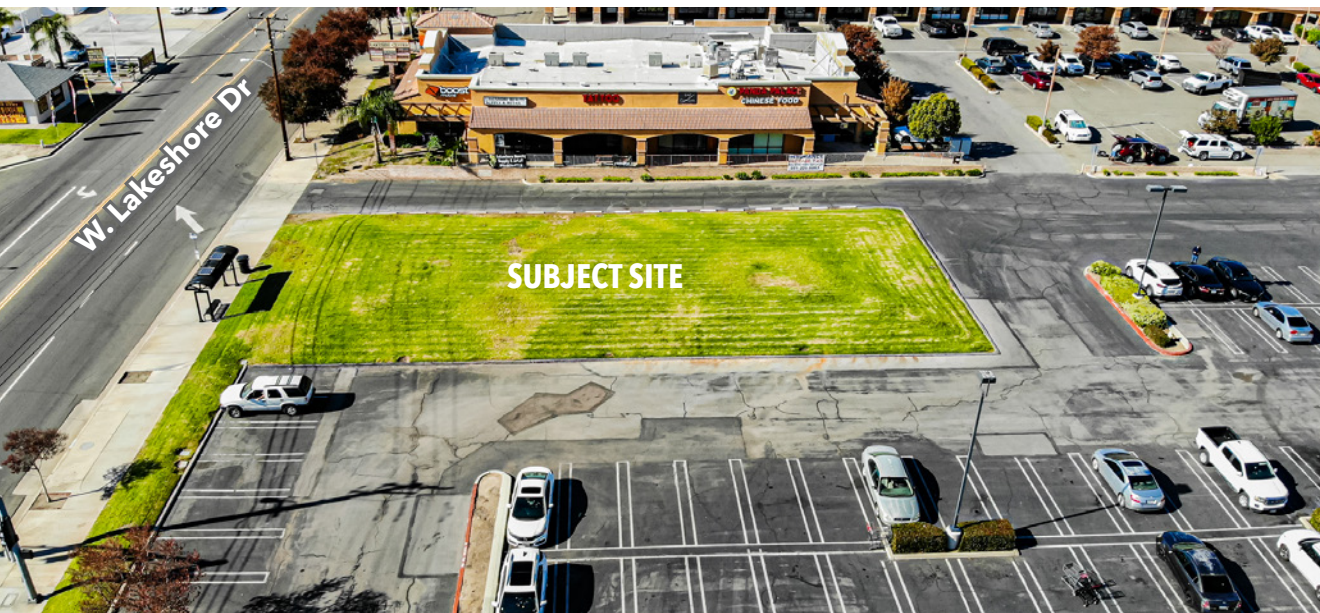
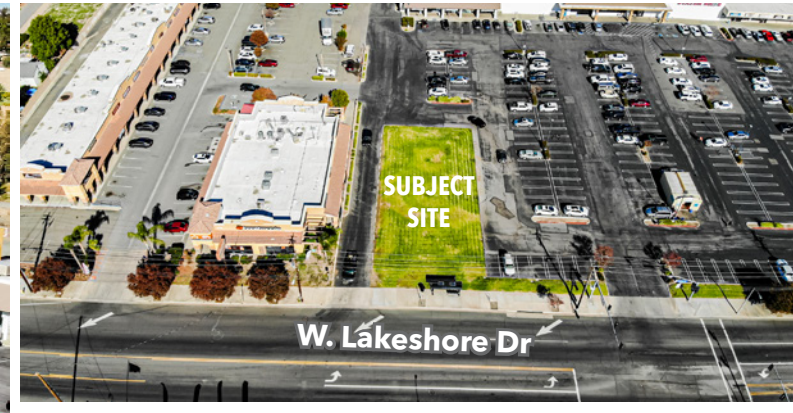


Raffaele Suprano

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2152 Dupont Drive #215
Irvine, California 92612, United States
Telephone: (949) 339-8918

AERIAL PHOTOS



PROPERTY HIGHLIGHTS

Approx. 1.00 acre Out-lot pad - Drive Through Permitted

Maximum 6,000 sq.ft. allowed with drive-thru

Excellent Development Opportunity

APN# 378-290-015

Less than 1 mile from Lake Elsinore's Launch pointe
(www.launch-pointe.com)

Signalize intersection

New 400 single family home community under
development nearby

Located at the heart of a high growth trade area with
multiple new residential and commercial coming soon

Within a 5 miles radius of more than 76,000 people, with an
average household income of \$ 97,792


Anchor by Stater Bros 95% occupied shopping plaza




DEMOGRAPHICS

	1 Miles	3 Miles	3 Miles
2022 POPULATION			
Population	11,371	45,826	76,582
Households	3,563	13,747	22,941
Families	2,740	10,728	17,850
Average Household Size	3.18	3.33	3.33
Median Age	29.8	31.7	32.4
Median Household Income	\$58,766	\$72,562	\$77,452
Average Household Income	\$73,367	\$91,465	\$97,792


DEMOGRAPHICS PROFILE WITHIN 3-MILE RADIUS:



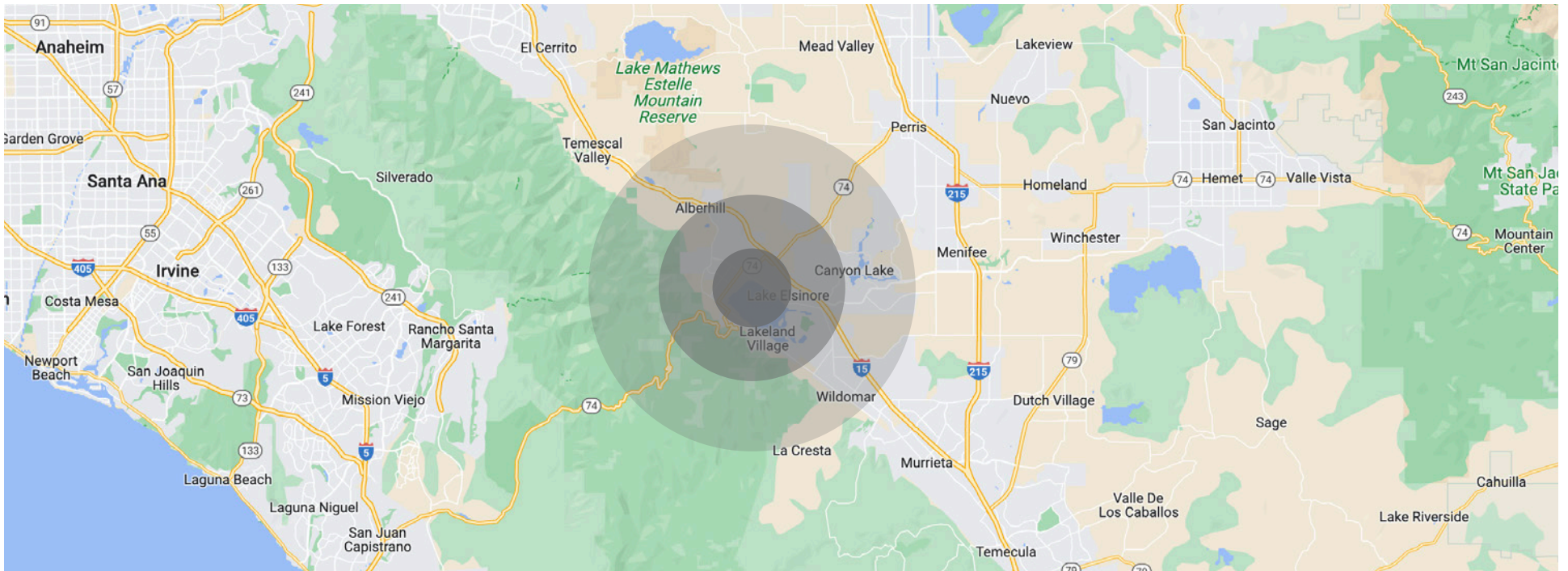
POPULATION
45,826



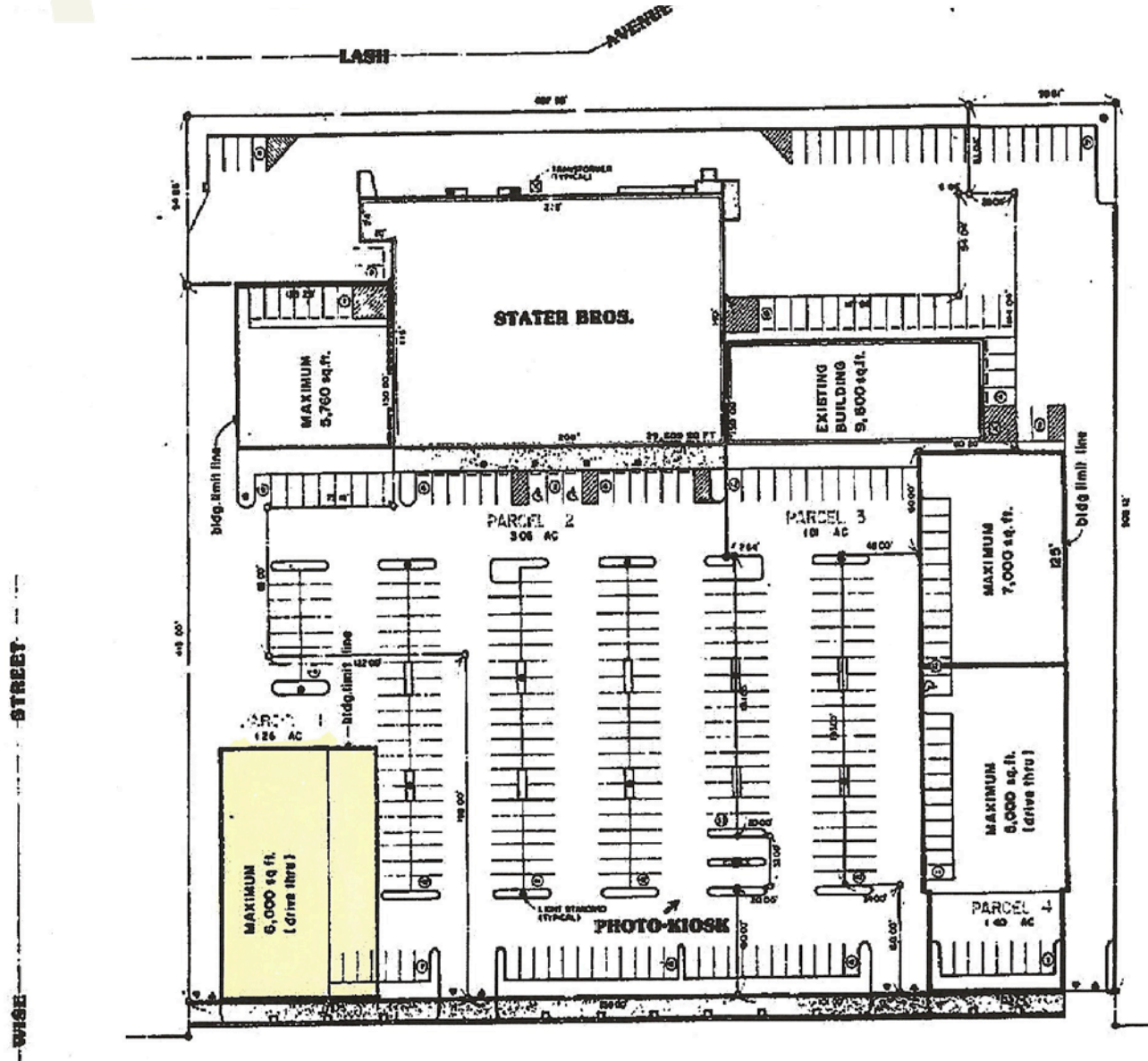
HOUSEHOLDS
13,747



AVERAGE HH INCOME
\$91,465



SITE PLAN



TENANTS

- DOGGY STYLES PET GROOMER
- AJ'S FISH MARKET
- DEL RIO MEAT MARKET
- LAKESHORE BEAUTY SUPPLY & RETAIL

PLAZA TENANTS:



- LIQUOR STORE
- THE OLD GLORY SMOKE SHOP
- GUIDANCE INSURANCE AGENCY, INC.
- SPORTS PIZZA OF LAKE ELSINORE CALIFORNIA
- PLAZA HAIRCUTTERS
- 2 GOOD LUCK BOTANICA & BOOKSTORE

- DULCERIA ARCOIRIS
- LA MONARCA MICHOACANA
- COMPAS TACOS
- METRO BY T-MOBILE
- RIA MONEY TRANSFER AGENCY
- POSTAL PLUS
- SHAPE BROW THREADING SALON
- DONUT STAR
- DOMINO'S PIZZA

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LOCATION MAP

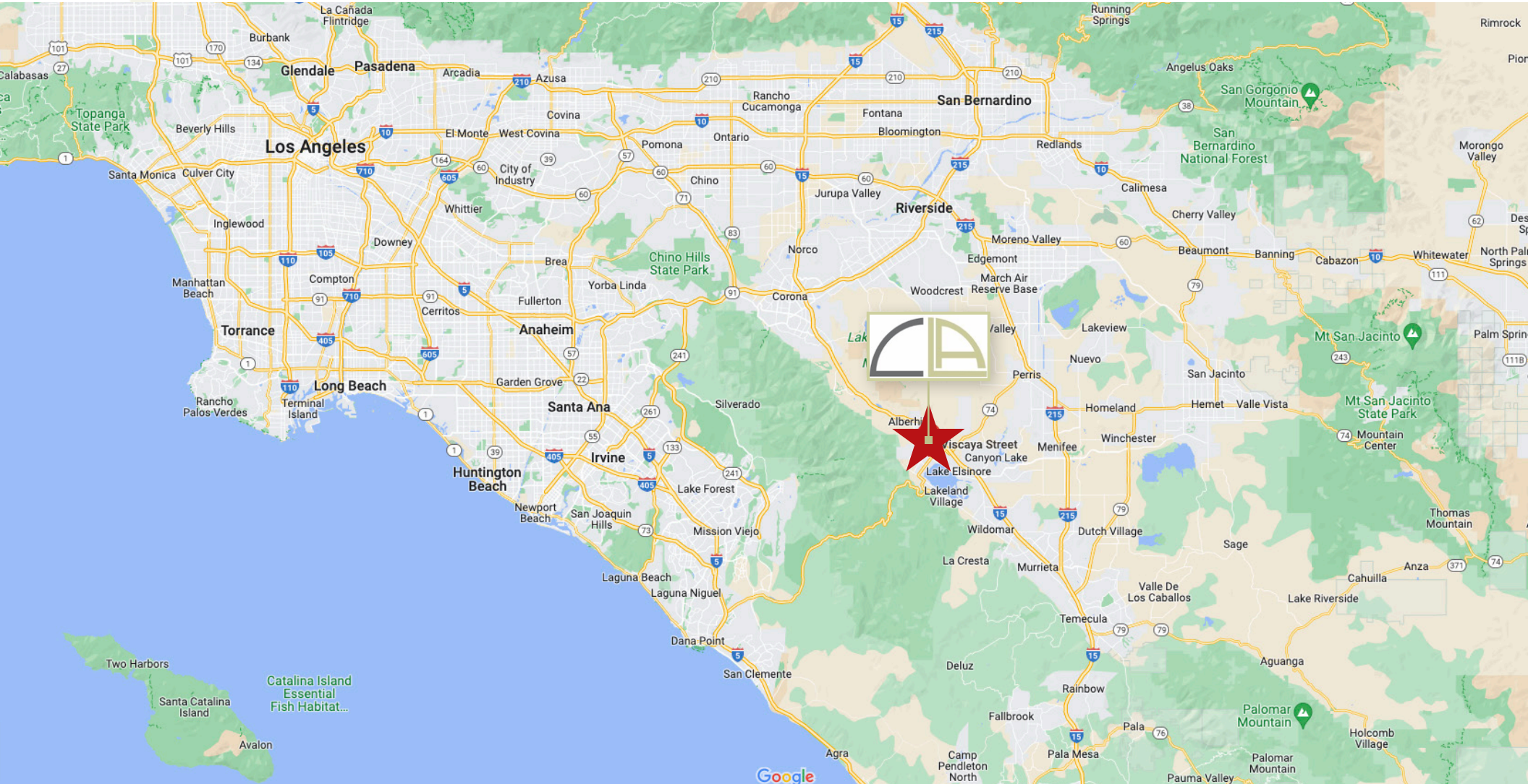




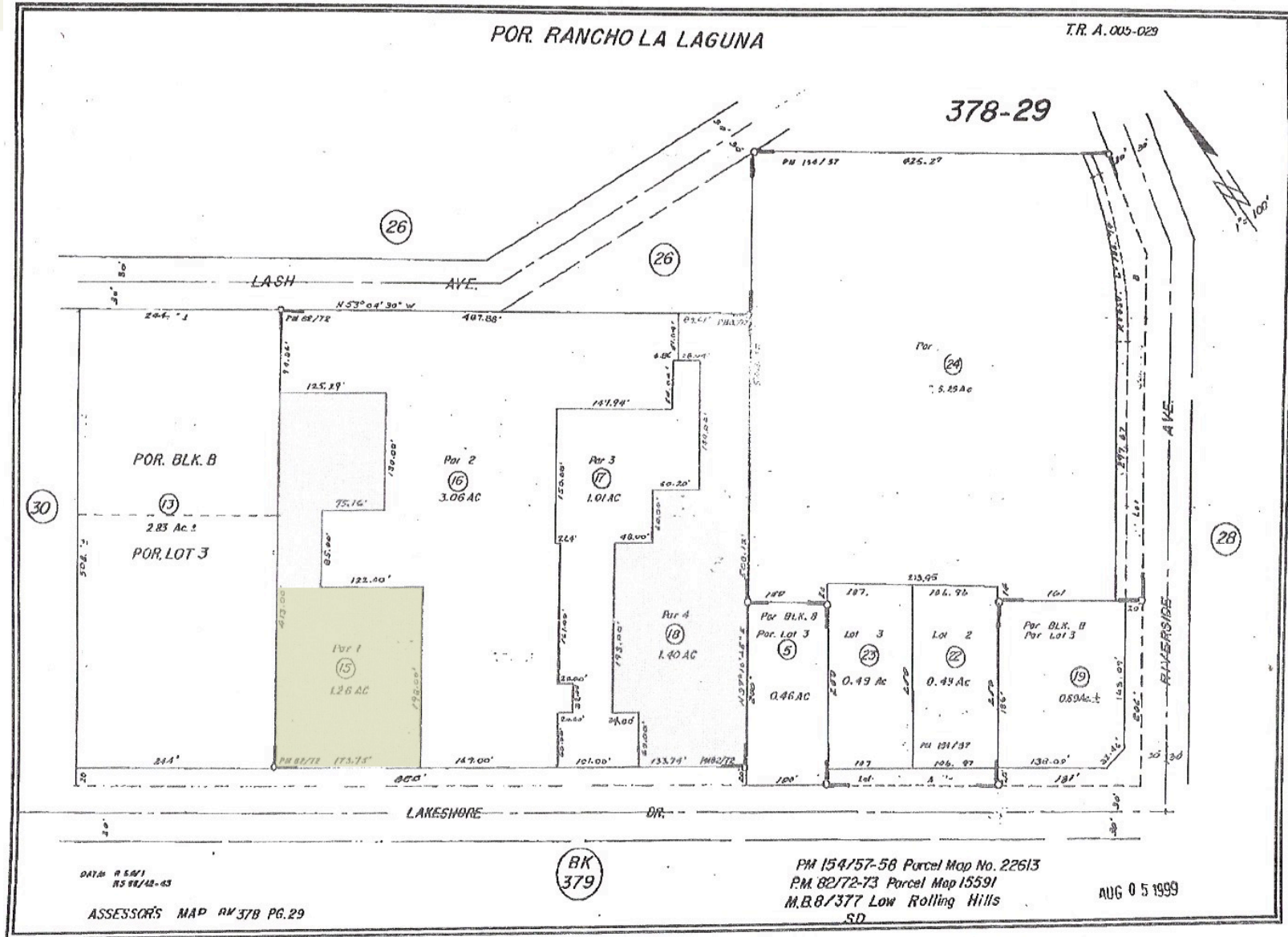
Riverside St. & Lakeshore Dr

CPD 29,900

REGIONAL MAP



PLAT MAP



AREA SNAPSHOT



LAKE ELSINORE, CALIFORNIA

Lake Elsinore is a city in western Riverside County, California, United States. Established as a city in 1888, it is on the shore of Lake Elsinore, a natural freshwater lake about 3,000 acres in size. The city has grown from a small resort town in the late 19th and early 20th centuries to a suburban city with over 70,000 residents.

Lake Elsinore, originally Laguna Grande, is the largest natural freshwater lake in Southern California and is situated at the lowest point within the 750-square-mile San Jacinto River watershed at the terminus of the San Jacinto River, where its headwaters are found on the western slopes of San Jacinto Peak with its North Fork, and Lake Hemet with its South Fork. Lake levels are healthy at 1,244 feet above sea level with a volume of 30,000 acre-ft that often fluctuate, although much has been done recently to prevent the lake from drying up, flooding, or becoming stagnant. At 1,255 feet, the lake would spill into the outflow channel on its northeastern shore, known properly as Temescal Wash, flowing northwest along I-15, which feeds Temescal Creek, which dumps into the Santa Ana River just northwest of the City of Corona. It then flows to Orange County, out to the Pacific Ocean just south of Huntington State Beach.

Lake Elsinore is bordered by the Elsinore Mountains to the west, which are a part of the larger Santa Ana Mountain Range, and receive a few inches of snowfall a few days each year. Included in the Santa Ana Mountains is the Cleveland National Forest and the community of El Cariso. Lake Elsinore is northwest of Wildomar and the northern portion is part of the Temescal Canyon. To the east of the lake are the much older and more eroded slopes of the Temescal Mountains.



NEARBY AMENITIES



CONTACT US



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