



Anna Chang

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Lakeshore Dr

4.26 Acres of Commercial Land Offered at \$5,200,000 in Lake Elsinore, CA



INVESTMENT HIGHLIGHTS

- Raw land, tentative map with CEQA, final map in process in one of the fastest growing cities in Southern California.
- Accessibility from Interstate 15, this location offers a prime gateway to major areas including Los Angeles, San Diego, Orange County and Ontario.
- Development opportunity with lake views in a consistently growing population.
- Renowned as the extreme sports capital of the world.

EXECUTIVE SUMMARY

Prime investment/development opportunity in one of the fastest growing cities in Southern California.

PROPERTY FACTS

Price	\$5,200,000
Sale Type	Investment
No. Lots	1
Property Type	Land
Property Subtype	Commercial
Proposed Use	Commercial
Total Lot Size	4.26 AC

1 LOT AVAILABLE

Lot

Price	\$5,200,000
Price Per AC	\$1,220,657
Lot Size	4.26 AC

Raw land with Final Map in process. Wet and Dry Utilities at Street

DESCRIPTION

Situated for optimal accessibility from Interstate 15, this location offers a prime gateway to major areas including Los Angeles, San Diego, Orange County, and Ontario. Boasting a thriving population of 64,201 residents, Lake Elsinore has experienced a remarkable 2.61% year-on-year increase. Renowned as the action sports capital

of the world, this locale provides a stunning view of the lake, surrounded by a plethora of local eateries. Moreover, an array of recreational options and attractions are conveniently within walking distance, enhancing the allure of this perfect destination.

TRANSPORTATION

TRANSIT/SUBWAY

Melrose Transit Stop	 SPRINTER	56 min drive	44.6 mi
College Boulevard Transit Stop	 SPRINTER	57 min drive	45.5 mi
Rancho Del Oro Transit Stop	 SPRINTER	59 min drive	46.4 mi
El Camino Real Transit Stop	 SPRINTER	60 min drive	47.3 mi
Crouch Street Transit Stop	 SPRINTER	62 min drive	48.5 mi

COMMUTER RAIL

North Main Corona Commuter Rail (Inland Empire-Orange County, 91 Lines)	 	28 min drive	21.0 mi
Riverside-La Sierra Commuter Rail (Inland Empire-Orange County, 91 Lines)	 	32 min drive	24.3 mi
West Corona Commuter Rail (Inland Empire-Orange County, 91 Lines)	 	31 min drive	23.7 mi
Riverside-Downtown Commuter Rail (Riverside, Inland Empire-Orange County, 91 Lines)	 	42 min drive	32.4 mi
Laguna Niguel/Mission Viejo Commuter Rail (Orange County, Inland Empire-Orange County Lines)	 	51 min drive	34.8 mi

AIRPORT

Ontario International Airport	45 min drive	35.2 mi
John Wayne Airport	60 min drive	48.8 mi

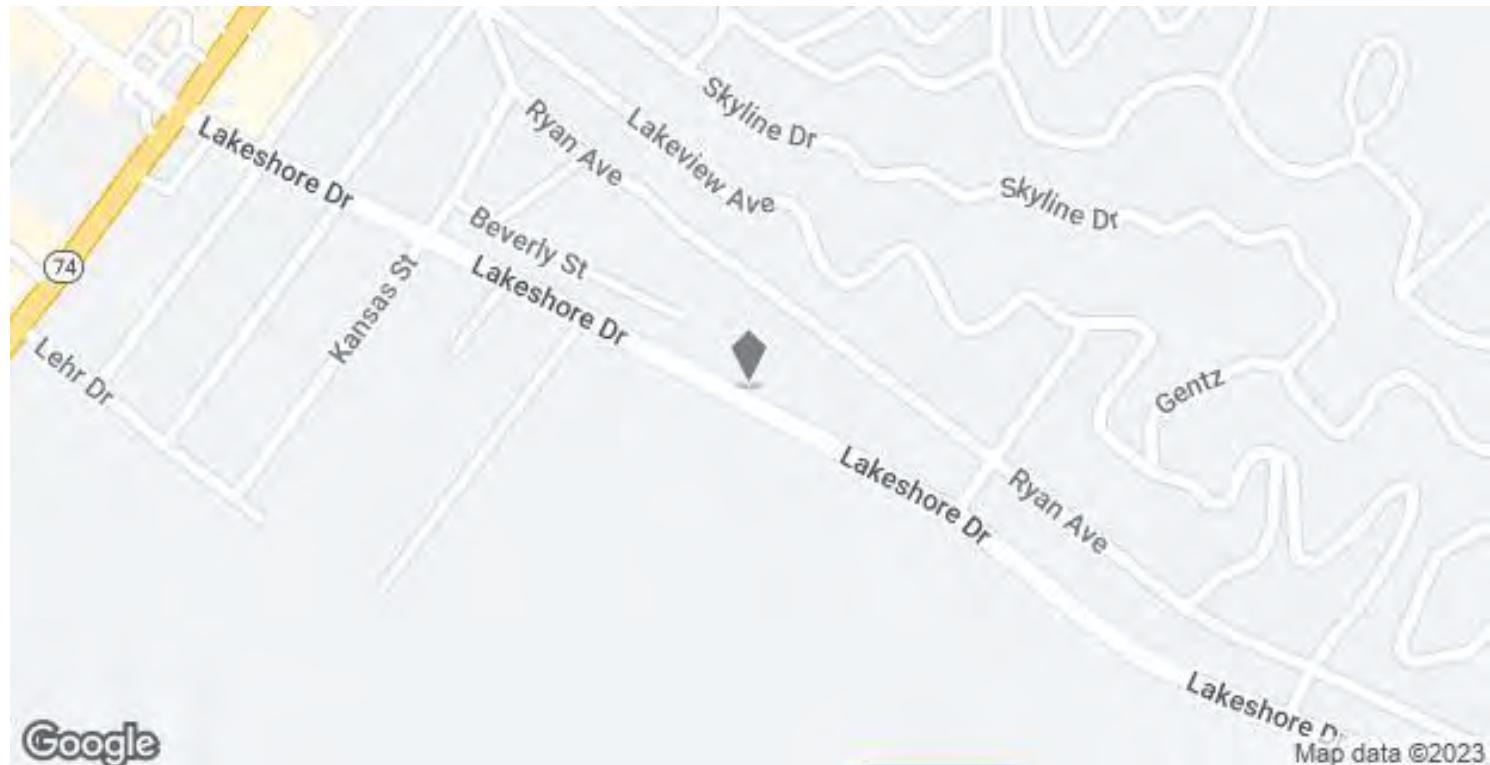
PROPERTY TAXES

Parcel Numbers	375-092-005	Improvements Assessment	\$0
Land Assessment	\$536,094	Total Assessment	\$536,094

ZONING

Zoning Code	C-1 (Neighborhood Commercial)
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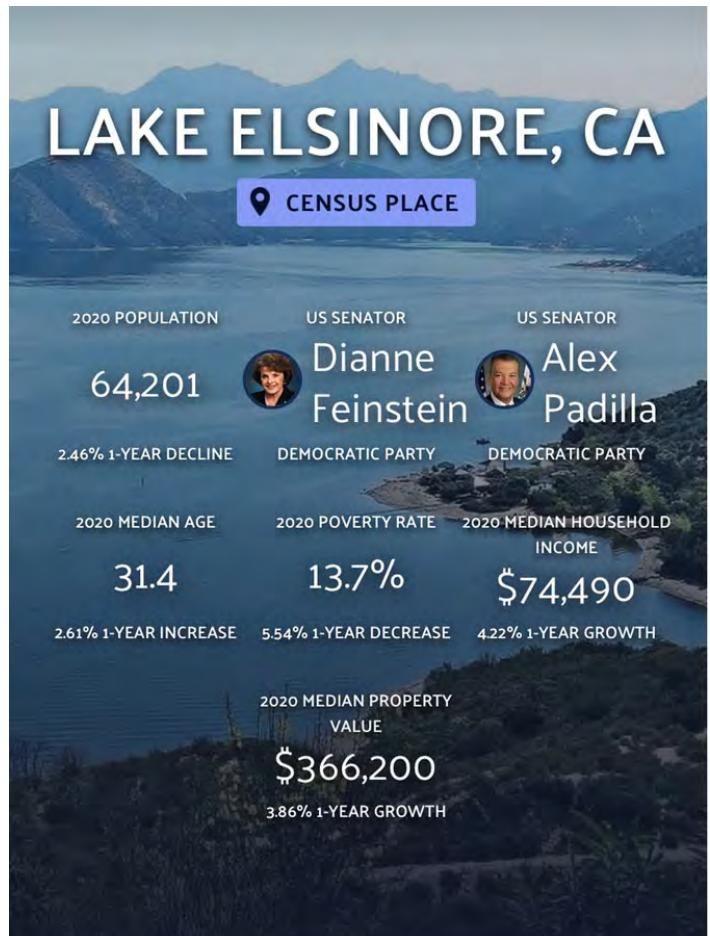
MAP OF LAKESHORE DR LAKE ELSINORE, CA 92530



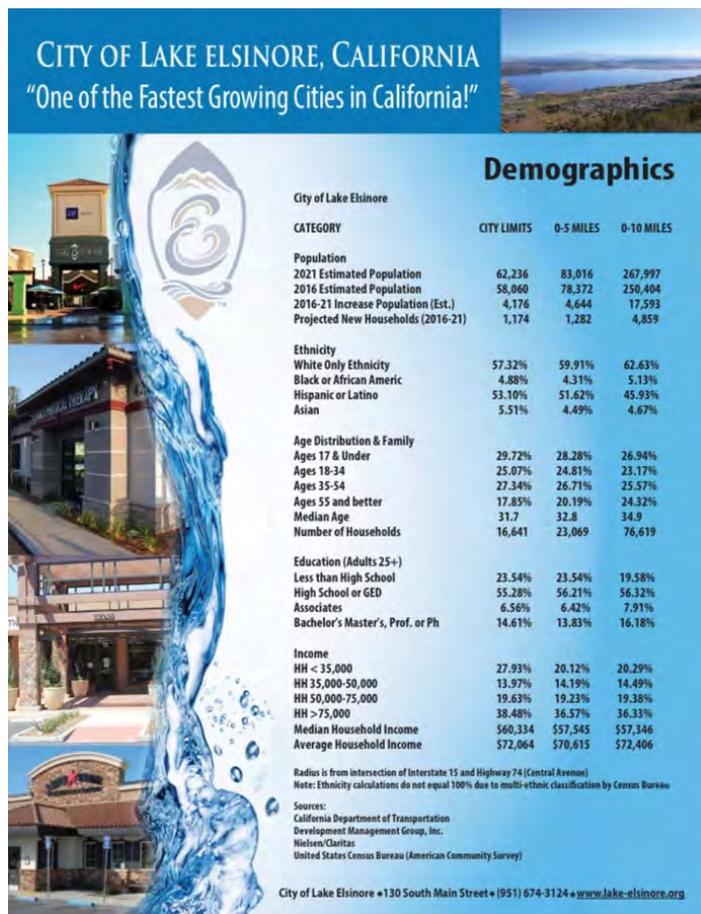
ADDITIONAL PHOTOS



Aerial



Tri-Cities Population



Demographics

MENIFEE, LAKE EL SINORE & CANYON LAKE CITIES PUMA, CA



PUBLIC USE MICRODATA AREA (PUMA)

2020 POPULATION

208,685

US SENATOR



Dianne
Feinstein

US SENATOR



Alex
Padilla

0.611% 1-YEAR DECLINE

DEMOCRATIC PARTY

DEMOCRATIC PARTY

2020 MEDIAN AGE

34.5

2020 POVERTY RATE

10.7%

2020 MEDIAN HOUSEHOLD

INCOME

\$74,713

0.291% 1-YEAR INCREASE

13.2% 1-YEAR DECREASE

6.2% 1-YEAR GROWTH

2020 MEDIAN PROPERTY

VALUE

\$361,700

4.72% 1-YEAR GROWTH

Population & Diversity

Economy

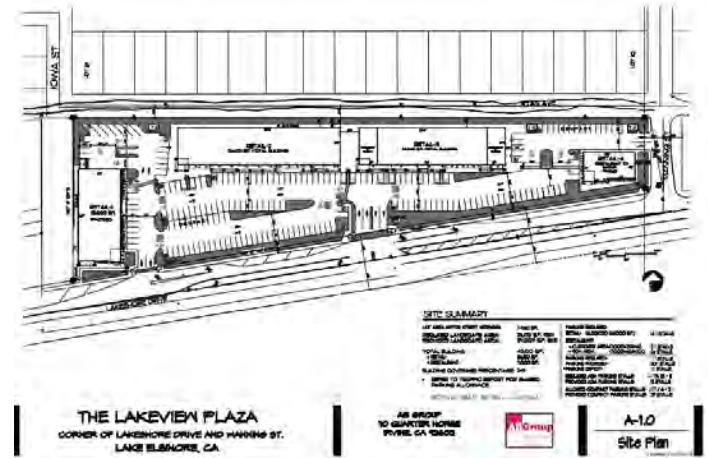
Civics

Education

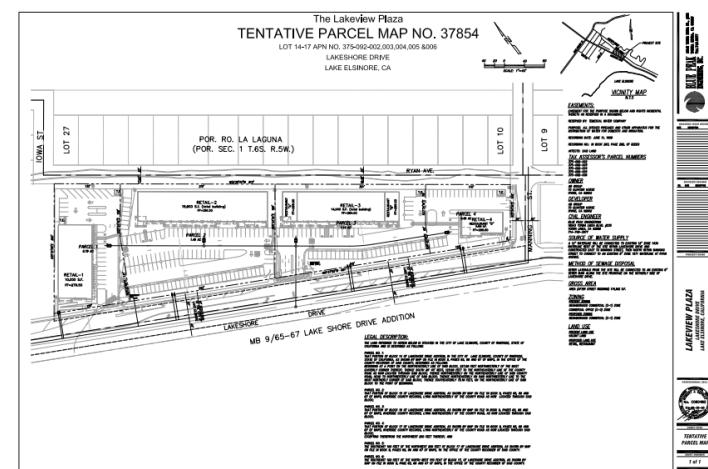
Tri-Cities Pop



Proposal

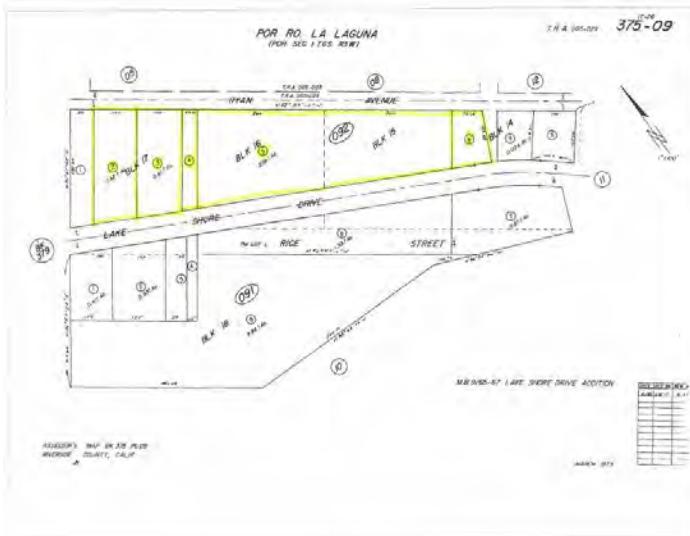


Site Plan



Tentative Site Map





plat map

Listing ID: 29270769

Date Created: 8/14/2023

Last Updated: 8/18/2023

Address: Lakeshore Dr, Lake Elsinore, CA