

NWC of I-15 & Nichols Road

±5.3 Acres

Lake Elsinore, CA



Lake Street

**ALBERHILL
PLANNED COMMUNITY**

Nichols Road

SITE



Collier Avenue

Nichols Road



SC

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Lake Elsinore, CA

Property Features

- Excellent freeway visibility and access
- Located on “going-home” side of the street
- Nichols Road provides access to Lake Elsinore Outlet Stores with ±369,000 SF of retail
- Nichols Road is a gateway to the newer Alberhill Ranch community

Demographics & Traffic Counts

	1 Mile	3 Miles	5 Miles
Population 2016:	314	34,108	68,146
Population 2021 (Est):	341	36,857	73,237
Daytime Employee Population:	571	7,411	12,481
2016 Average HH Income:	\$58,589	\$73,992	\$73,280

Nichols Road	9,500 ADT
Interstate 15	110,000 ADT

Source: Esri November 2016

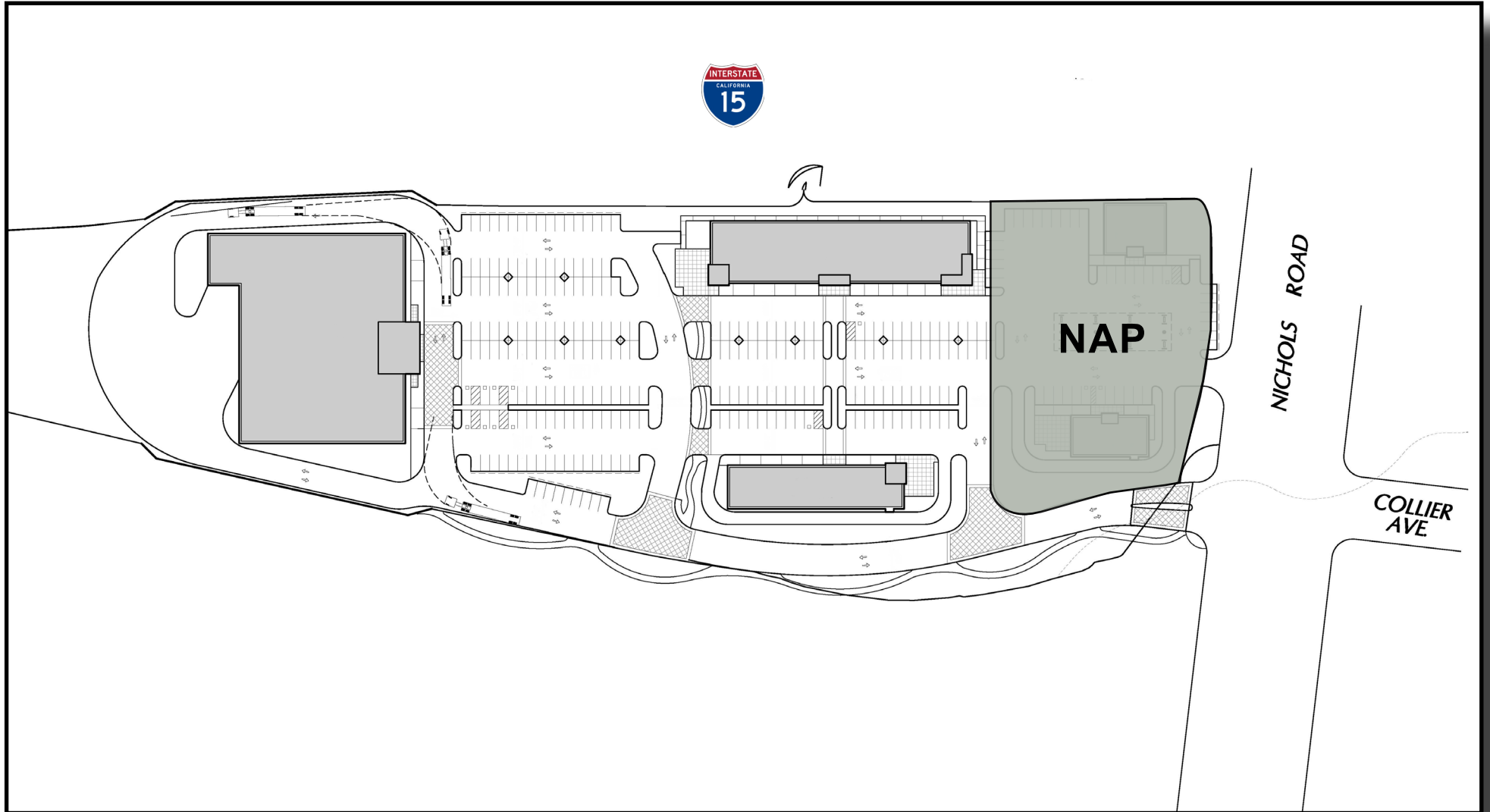


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Proposed Site Plan



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Prime Location

The property is in the City of Lake Elsinore, Surrounded by expanding development. Key features are The Lake Elsinore Storm baseball stadium, the Lake Elsinore lake, The Shores at Lake Elsinore and the master-planned community "Summerly". Summerly, which is currently in the late stages of development, includes over 1,500 single-family homes, a golf course and club house with restaurant. Homes in Lake Elsinore are currently selling in the neighborhoods of "Northstar" by RichmondAmerica, "Meridian" by Meritage Home, "Daybreak" by McMillan Communities and "Sunrise Springs" by Ryland Homes while the neighborhood "Sunset Hill" by Beazer Homes has sold out. Lake Elsinore was the fastest growing city in the state of California in 2013 and was recently ranked the fifth best city for home ownership in California by NerdWallet.

Local Amenities

The property is located near the Lake Elsinore Retail Outlets comprised of nearly 100 stores offering top brand-name merchandise at extraordinary values. Locals and tourists also frequent the city's historic downtown district lined with numerous antique shops, a museum, cozy restaurants and quaint vendors. The Lake Elsinore Diamond is home of the Lake Elsinore Storm AAA Professional Baseball club, an affiliate of the San Diego Padres which hosts minor league baseball games.

Demographics

The property is located in the City of Lake Elsinore. Annual average household income is \$73,304, higher than the national average of \$71,842.



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For More Information, please contact:

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