

28763 HIGHWAY 74
LAKE ELSINORE, CA 92532

4.75 ACRE COMMERCIAL LAND – FOR SALE

Lake Elsinore



HIGHWAY 74 CENTRAL AVE (+24,890 CPD)

Mark Hong
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PROPERTY INFORMATION

Address: 28763 Highway 74
 Lake Elsinore, CA 92532

Sale Price: \$1,950,000

APN's: 377-372-008, -036, -037

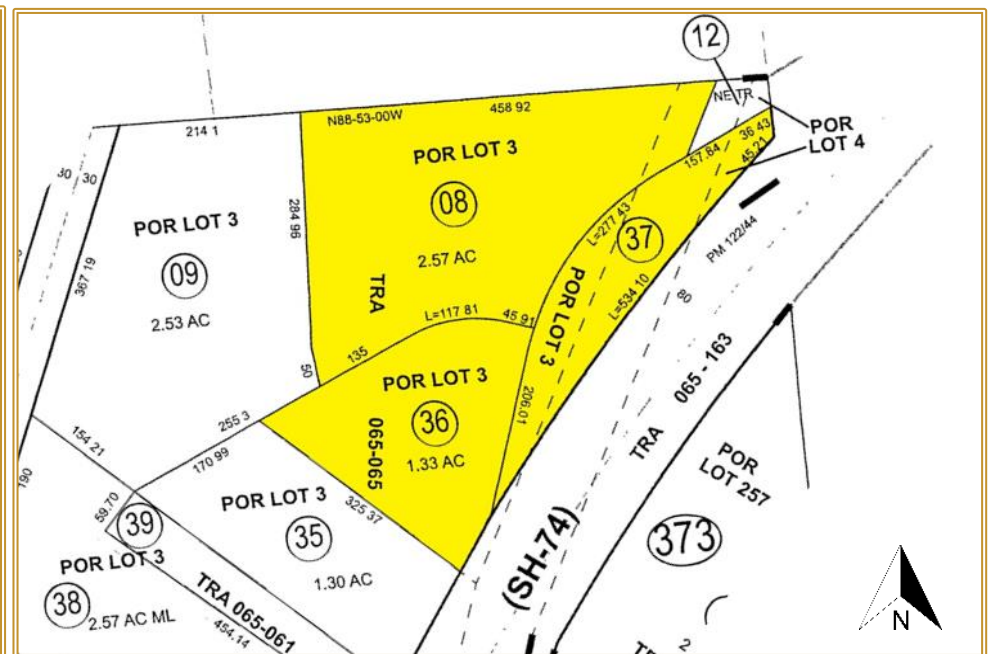
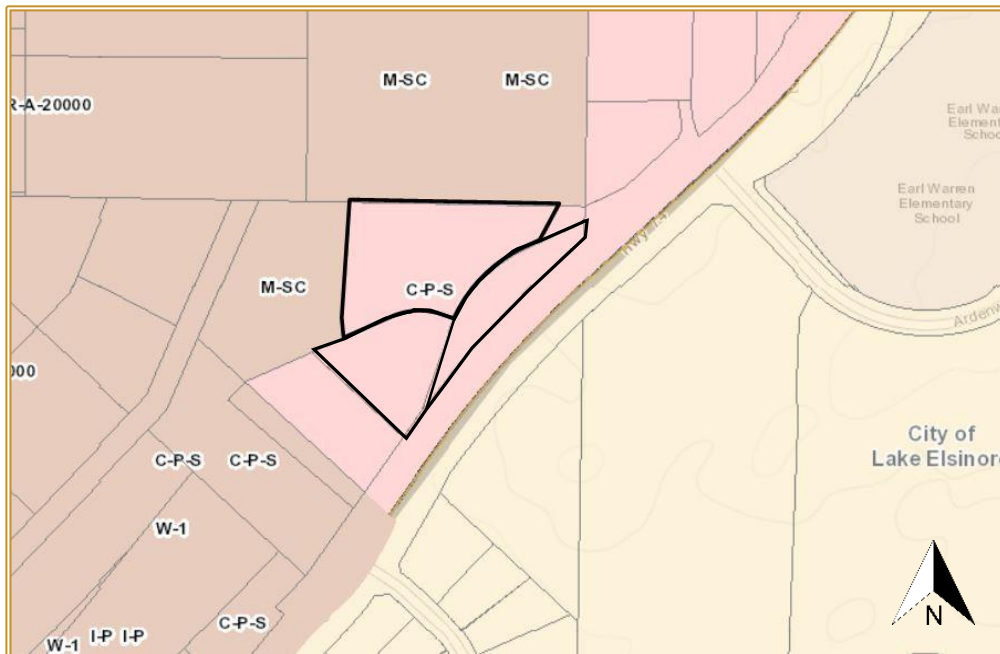
Land Size: ± 206,910 sq. ft.
 (4.75 acres)

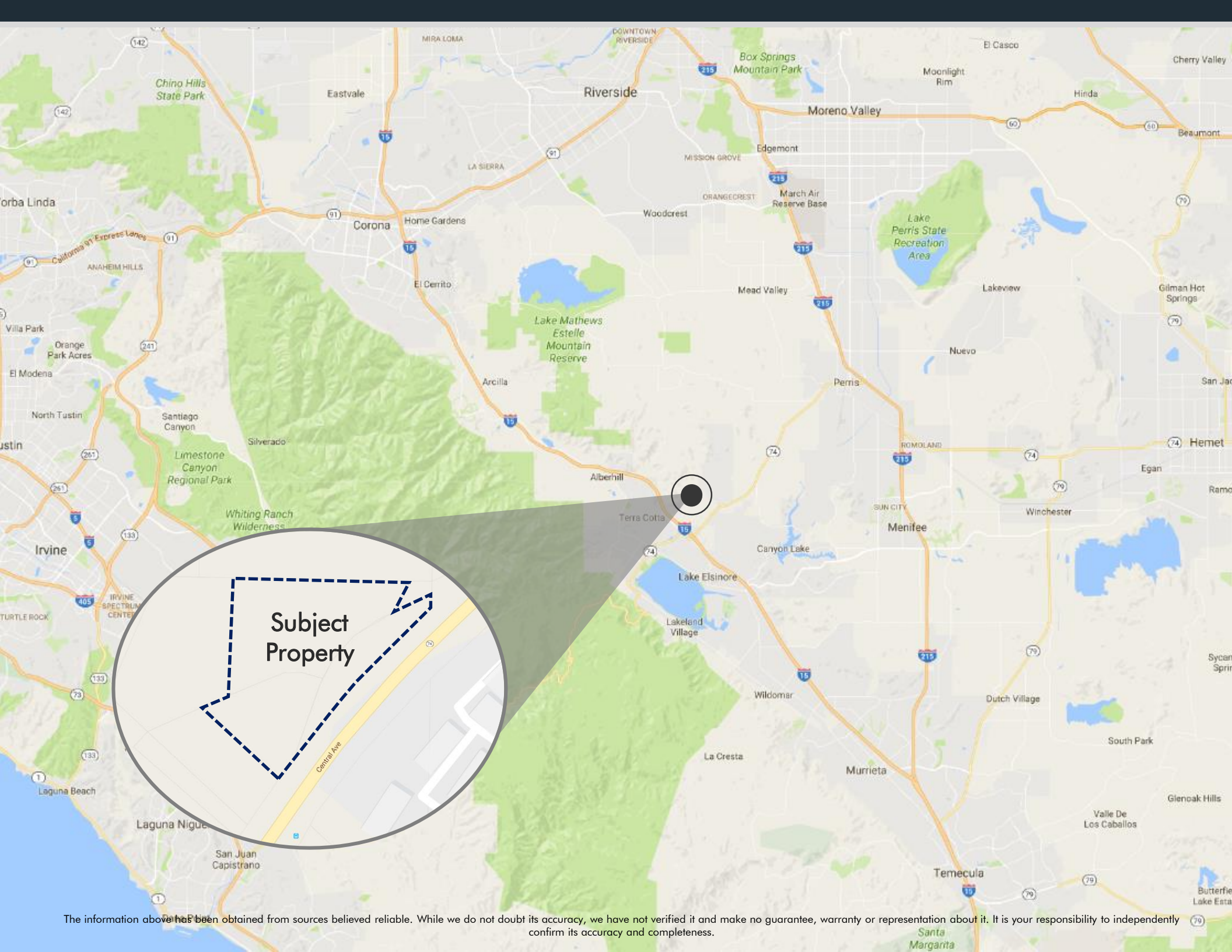
Land Price: \$9.42 per sq. ft.

Zoning : C-P-S

PROPERTY HIGHLIGHTS

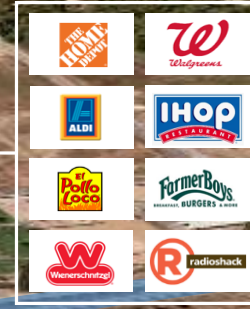
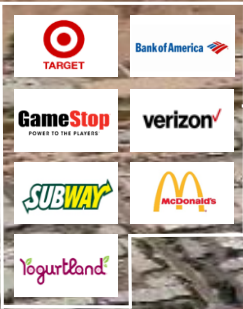
- Ideal for Retail Center, Self-Storage, and Express Car Wash
- Commercial Land priced at \$9.42 per sq. ft.
- Over 600 sq. ft. of frontage on Highway 74 .
- Convenient Freeway (15) access from Central Avenue.
- Close proximity from Costco, Lowes, and Home Depot.
- Average HH income of \$80,469 (1-mile radius).
- Adjacent to residential and apartment developments.



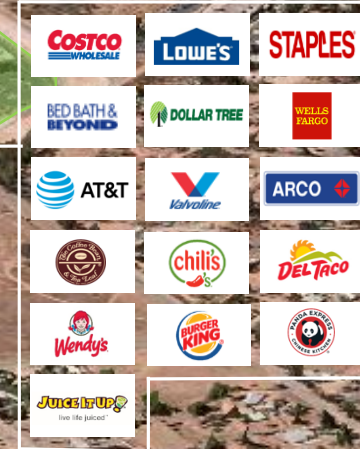


Subject Property

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



+117,158 CPD



CENTRAL AVE (+24,890 CPD)

SUBJECT PROPERTY

Ridgestone Apartments
352 Units

Trieste Homes
75 Units

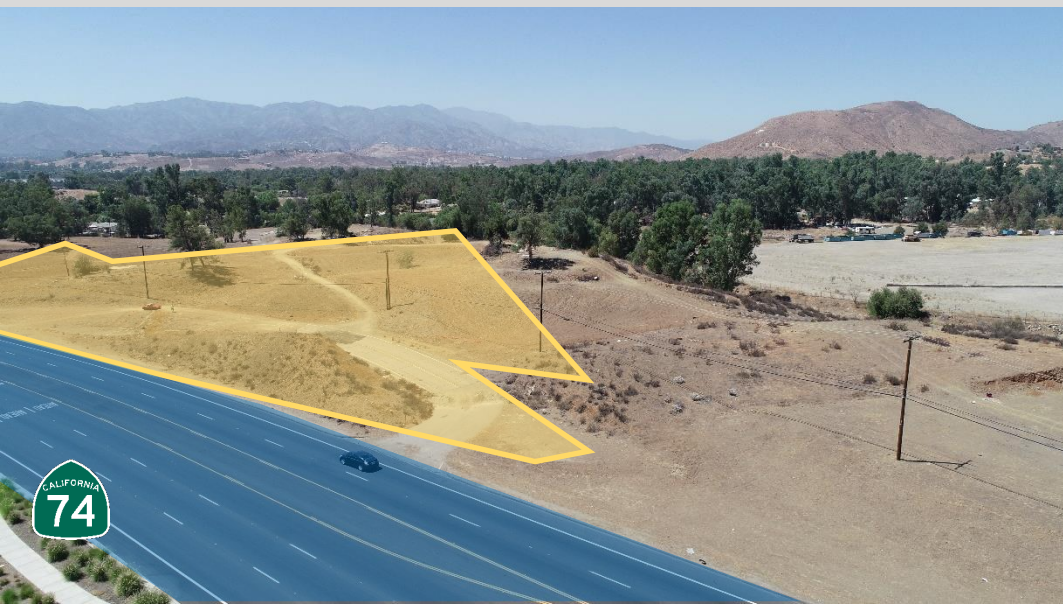
Rosetta Canyon Sports Park



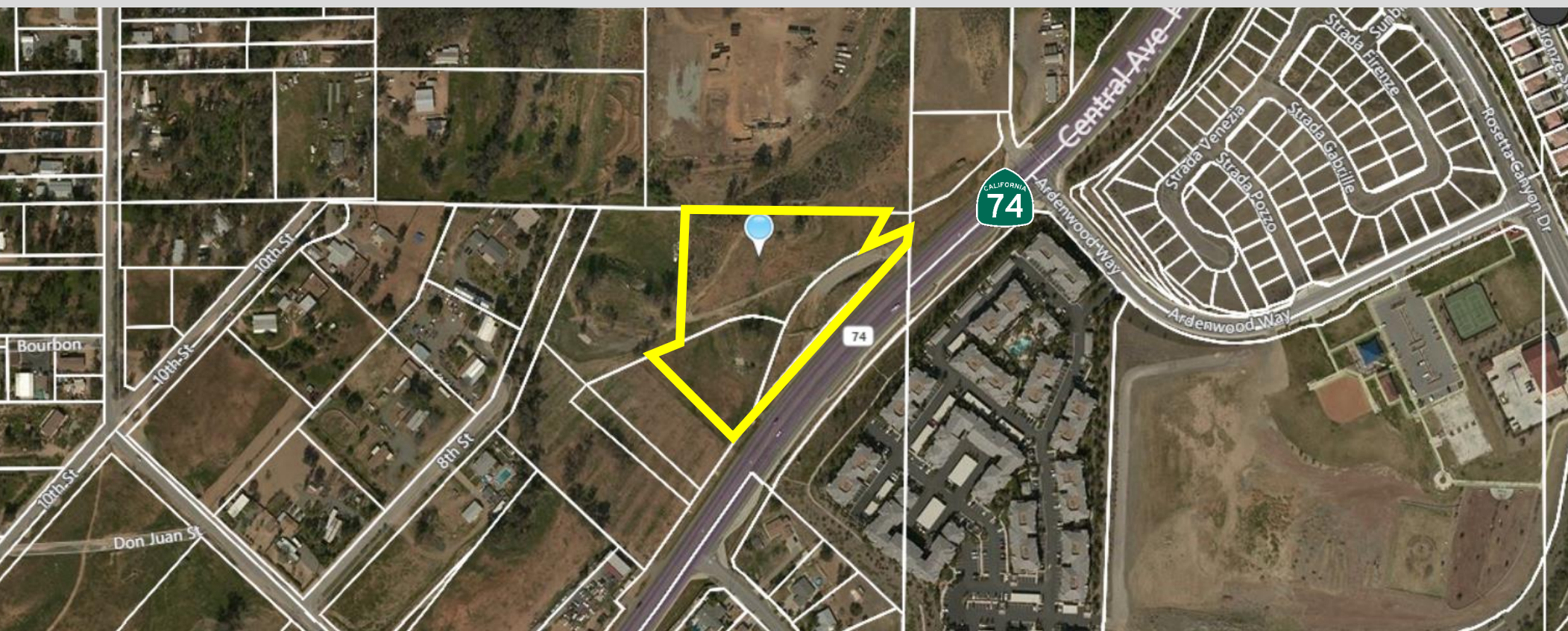
Rosetta Canyon



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Demographics

| | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius |
|-------------------------------|---------------|---------------|---------------|
| 2018 Total Population | 5,845 | 27,773 | 90,431 |
| 2018 Households | 1,708 | 29,673 | 96,580 |
| % Population Growth 2018-2023 | 7.34% | 6.84% | 6.80% |
| % HH Growth 2018-2023 | 7.20% | 6.86% | 6.81% |
| Average HH Income | \$84,474 | \$57,053 | \$60,690 |