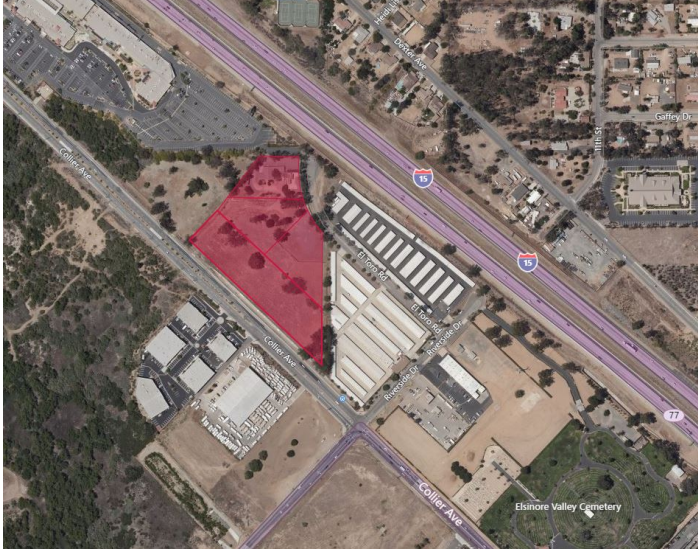


Profile 1 of 1

**Summary (76456)**

**Land - 7.85 Acres  
North of Collier Ave. &  
Riverside Dr.  
Lake Elsinore, CA  
92530**

<b>County:</b>	Riverside
<b>Market:</b>	Southwest Riverside County
<b>Sub Market:</b>	Lake Elsinore
<b>Property Near:</b>	Collier Ave. & Riverside Dr.
<b>Land Size (SF):</b>	341,944 SF
<b>Land Size (Acres):</b>	7.85 Acres

**General Listing/Transaction Information**

<b>Asking Price:</b>	\$1,675,000.00 \$4.90 Per SF
<b>Price/Acre:</b>	\$213,375.80
<b>Transaction Type:</b>	Sale

**Contacts**

<b>Listing Broker(s)</b>	Charley Black Lee & Associates - Temecula Valley 951.445.4507 cblack@lee-associates.com Sam Robles Lee & Associates - Temecula Valley 951.445.4519 srobles@lee-associates.com
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**Site**

<b>Parcel Number:</b>	389-220-003 thru 006
<b>Zoning:</b>	LI
<b>Topography:</b>	Rolling

**Utilities**

<b>Gas:</b>	Yes
<b>Water:</b>	Yes
<b>Sewer:</b>	Yes
<b>Power:</b>	Yes (Verify)
<b>Utilities Comments:</b>	Verify

**Comments**

**Listing Comments:** 4 Parcels Fronting the East Side of Collier Ave. Accessible from El Toro Road. Sewer, Water, Gas & Electric Available (Verify). Currently Zoned Light Industrial.