

# ±43 ACRES COMMERCIAL MIXED USE ACRES

EAST SIDE OF I-15 & CAMINO DEL NORTE  
LAKE ELSINORE, CALIFORNIA

Lake Elsinore



126,594 CPD

EXTENSION  
COMPLETION DATE  
1ST QTR 2020

Camino Del Norte Road



## UP TO ±150 ACRES AVAILABLE

**±43 ACRES**  
COMMERCIAL MIXED  
USE ACRES

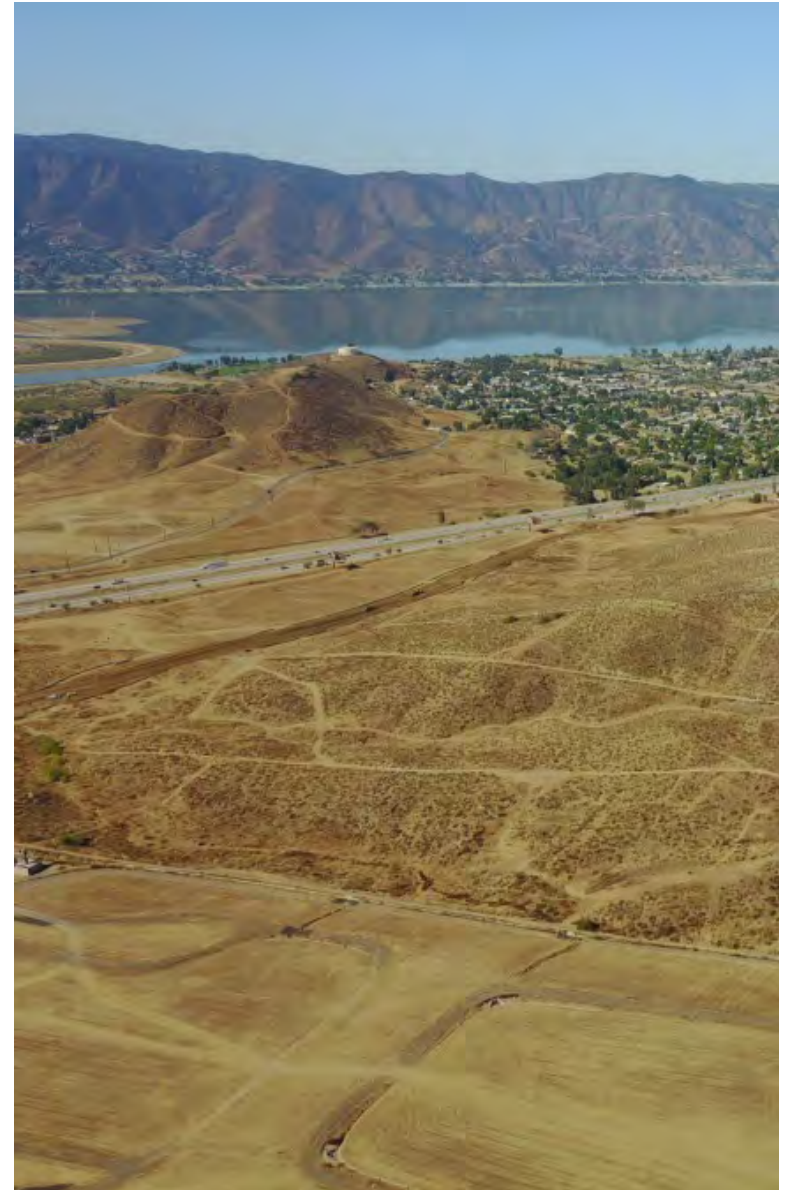
EAST SIDE OF I-15 & CAMINO DEL NORTE  
LAKE ELSINORE, CALIFORNIA

# PERFECT OPPORTUNITY FOR HOTEL OR EXTENSION TO AUTO MALL

**±18 UNITS PER ACRE - ASSISTED LIVING, MULTI-FAMILY**

## KEY INVESTMENT HIGHLIGHTS

- **NEW FRONTAGE ROAD CONSTRUCTION BEGAN 3RD QUARTER 2019**
- **CITY FUNDED CAMINO DEL NORTE EXTENSION WILL BE COMPLETED BY 1ST QTR. 2020**
- **GROWTH**  
One of the fastest growing cities in Southern California with a growth rate of 61.2% since 2000.
- **LAKE VIEWS**  
Each and every parcel has expansive views of the Lake, the city of Lake Elsinore and Temecula Valley/regions.
- **PROXIMITY**  
Lake Elsinore is central to San Diego, Riverside and Orange Counties with highway and freeway access.
- **RESIDENTIAL LIVE/WORK DEMAND**  
The population of the Lake Elsinore area is growing faster than additional housing can be developed. Affordable housing in the Inland Empire continues to be a scarce commodity creating a demand in the northern and eastern regions creating a great market opportunity for work and live development.
- **SIGNIFICANT FRONTAGE ALONG NEW EXTENSION**  
Three individual parcels spanning ±1,350 SF Along New Frontage
- **FLEXIBLE AND FAVORABLE ZONING**  
CMU / Commercial Mixed-Use District
  - Principal Uses permitted at this time for subject parcels under section 17.1134.010
  - The intent of the CMU District is to accommodate a development opportunity that offers a mix of land uses in a compact, high quality, pedestrian-friendly, interactive pattern. Commercial mixed-use districts are characterized by interconnected streets, wide sidewalks, outdoor public spaces and activities.
  - A sampling of uses include: retail uses, residential including apartments and condominiums, medical and professional office, restaurants, banks, hotels and bed and breakfast, churches, day care, community center, business vocational and Health, fitness or exercise club.



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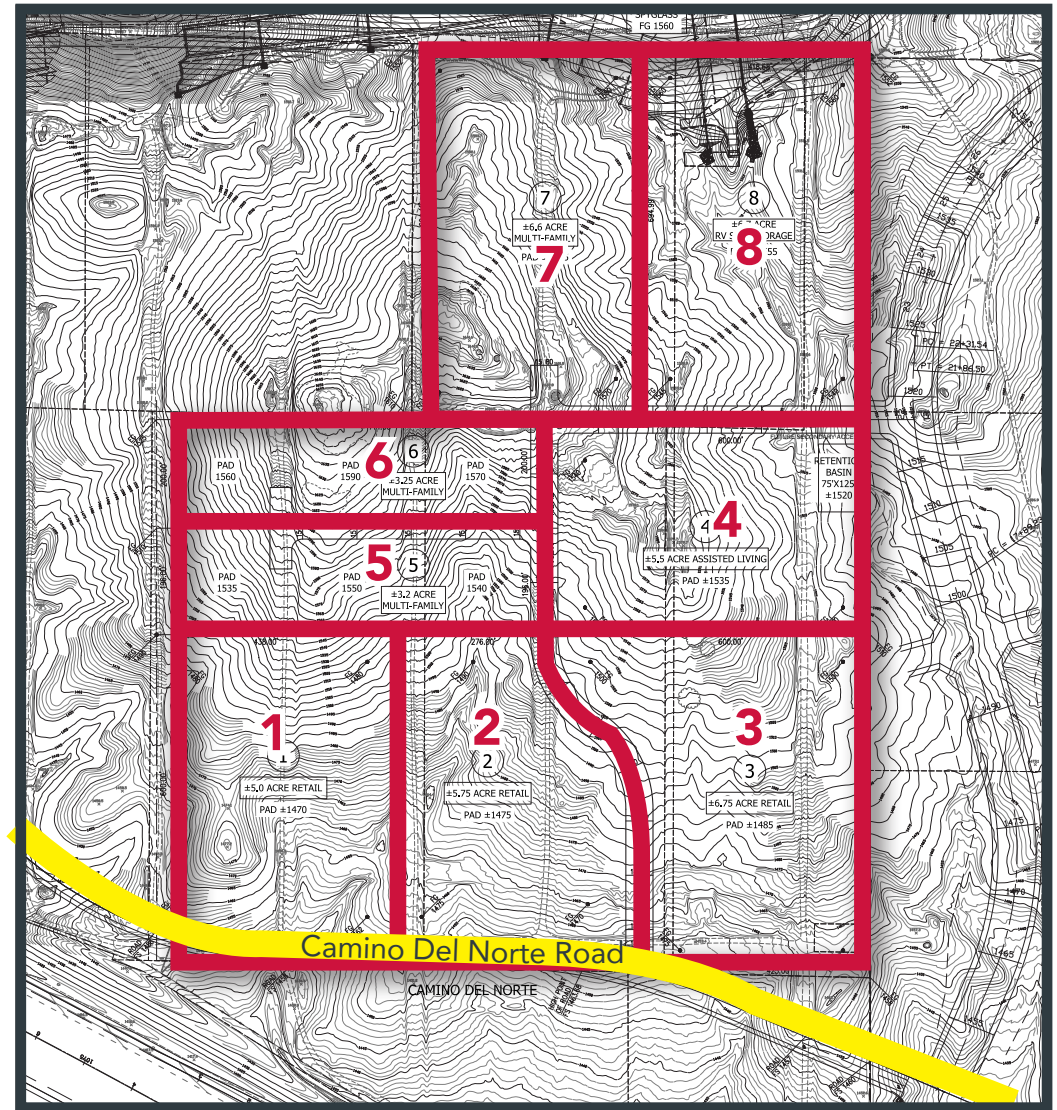
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**PROPERTY EXHIBIT**

#	SIZE	PRICE
<b>8</b>	±6.7 Acres/ 291,825 SF	\$1,170,000/ \$4.00 SF
<b>7</b>	±6.6 Acres/ 287,496 SF	\$1,150,000/ \$4.00 SF
<b>6</b>	±3.25 Acres/ 141,570 SF	\$708,000/ \$5.00 SF
<b>5</b>	±3.2 Acres/ 139,392 SF	\$697,000/ \$5.00 SF
<b>4</b>	±5.54 Acres/ 239,580 SF	\$1,438,000/ \$6.00 SF
<b>3</b>	±6.75 Acres/ 294,030 SF	\$2,352,000/ \$8.00 SF
<b>2</b>	±5.75 Acres/ 250,470 SF	\$2,000,000/ \$8.00 SF
<b>1</b>	±5 Acres/ 217,800 SF	\$1,743,000/ \$8.00 SF

**Totals                    ±43 Acres                    \$11,258,000  
(\$6.01 SF)**

\* Lot Lines Can Be Adjusted Based on Buyers Criteria.





Camino Del Norte Road

Lake Elsinore



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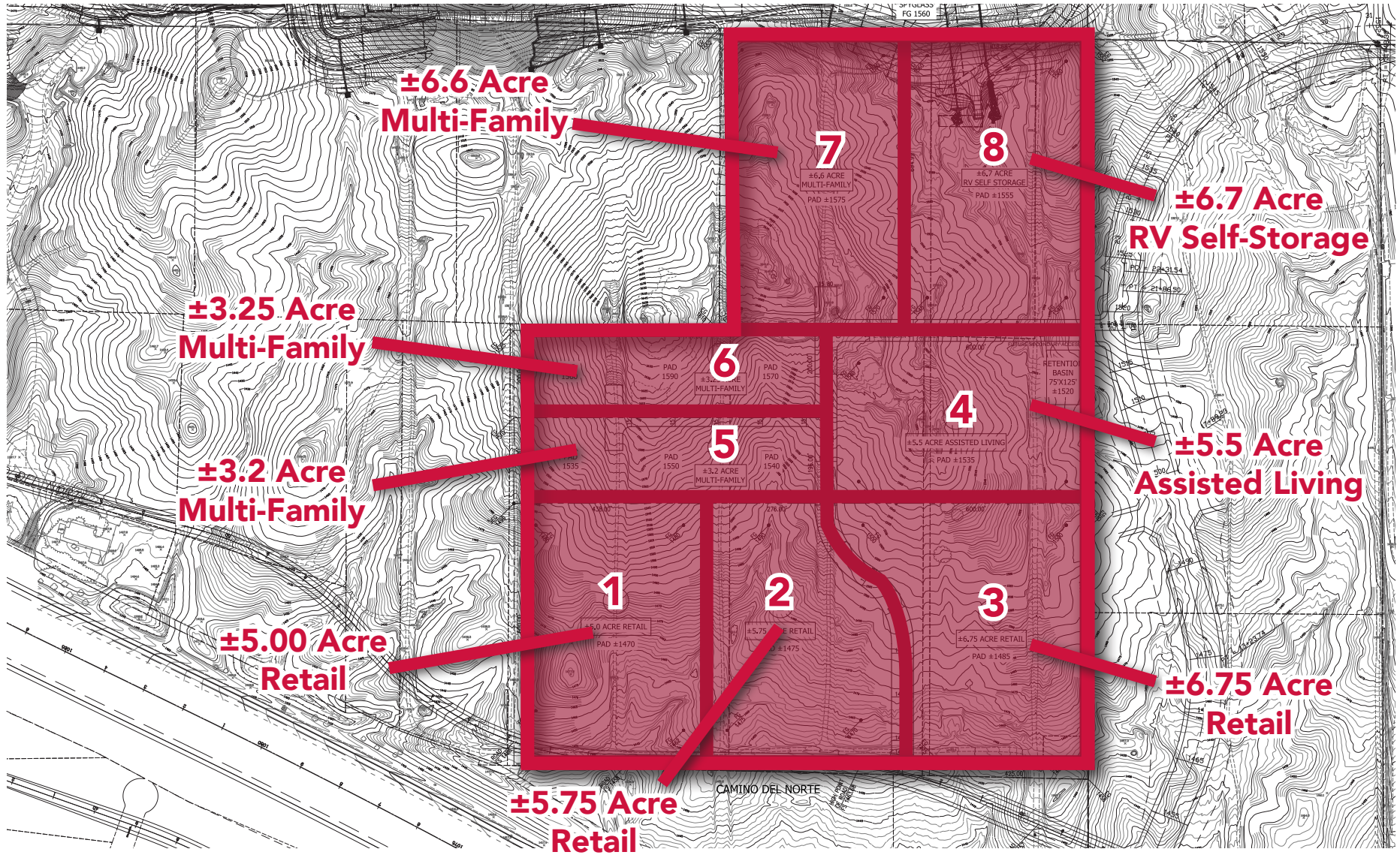
## NEW DEVELOPMENTS



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**PROPERTY EXHIBIT**



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## LAKE ELSINORE DIAMOND SPORTS CTR.

The Inland area will become the destination for youth volleyball, basketball and other sports tournaments as a plan for a huge sports complex in Lake Elsinore is currently under construction. The Lake Elsinore Diamond Sports Center will feature about 520,000 square feet of indoor floor space split between two levels. The center is located on approximately 23 acres abutting the north side of the Lake Elsinore Diamond minor-league baseball stadium which is home to The Lake Elsinore Storm. The 433,000-square-foot ground floor should accommodate 58 volleyball courts or be divided into 33 basketball courts. In addition, it will feature a championship arena with seating for 3,000 fans, a food court and family-style restaurant. An 89,000-square-foot upper level would line the inner perimeter while overlooking the courts and arena. It would offer a sports bar, VIP suites, team rooms, offices and other functional uses.



## THE ELSINORE GRAND PRIX

The Elsinore Grand Prix is a dirt-bike race that takes place in and around the Lake Elsinore area. The annual race is usually held in mid-November. The popularity of the event hit its apex in the late 1960s and early 1970s, drawing the likes of dirt-bike greats Malcolm Smith and Steve McQueen, to name a few. The race has always been set as an "open" format, meaning anyone can ride; usually only about 200 or so take this event seriously, whereas the rest use it as an opportunity to have fun. In 1971, the documentary movie *On Any Sunday* by Bruce Brown included scenes from the grand prix.



## LAUNCH POINT RECREATION

Launch Point Recreation Destination & RV Park is Southern California's newest outdoor resort destination. It was designed to provide guests with a truly unique RV resort experience. Launch Point is conveniently located between Los Angeles and San Diego, off the I-15 freeway.



## TEMECULA WINE COUNTRY

Temecula Valley Wine Country, with its sustainable farming practices, agricultural preserve, scenic beauty and charming tasting rooms, produces hundreds of award-winning wines. Centrally located just east of the I-15 fwy and within an hour from San Diego and Orange County, Temecula's wineries are booked and bustling ALL year round for tasting, weddings and corporate events.



## BALLOON & WINE FESTIVAL

Temecula Valley Balloon & Wine Festival attracts over 40,000 attendees every year for a celebration of its award-winning wines and scenic beauty. Rising above the gorgeous Lake Skinner and numerous vineyards, the balloon rides are a dramatic experience for both romantics and adventurers alike.



## AREA OVERVIEW



## TOP AREA EMPLOYERS



**3,000**  
EMPLOYEES



**1,400**  
EMPLOYEES



**3,050**  
EMPLOYEES



**900**  
EMPLOYEES



**408**  
EMPLOYEES



**2,000**  
EMPLOYEES



**650**  
EMPLOYEES



**404**  
EMPLOYEES



**5,000**  
EMPLOYEES



**353**  
EMPLOYEES



**697**  
EMPLOYEES



**1,800**  
EMPLOYEES



**375**  
EMPLOYEES

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## PROPERTY DEMOGRAPHICS

**2019 EST. AVG. HOUSEHOLD INCOME OF \$59,942 WITHIN A ONE-MILE RADIUS.**

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2019 Median Age	31.5	33.7	34.0
2019 Population - Current	6,766	37,597	115,239
2024 Population - Five Year Projection	7,218	40,460	124,150

	1 MILE	3 MILES	5 MILES
<b>HOUSEHOLD INCOME</b>			
2019 Average Household Income	\$59,942	\$80,437	\$76,089
2024 Average Household Income	\$67,718	\$91,065	\$86,595
2019 Median Household Income	\$56,754	\$72,728	\$69,963
2024 Median Household Income	\$67,011	\$84,684	\$81,015
2019 Median Value of Owner Occ. Housing Units	\$305,097	\$363,520	\$341,076

## LAKE ELSINORE FAST FACTS



**61.2%**

POPULATION GROWTH SINCE 2000



**39.7%**

PREDICTED JOB GROWTH OVER THE NEXT 10 YEARS



**3.40%**

RECENT JOB GROWTH IN LAKE ELSINORE



**5.0%**

HOME APPRECIATION IN THE LAST YEAR



**457,000+**

ESTIMATED POPULATION IN 20 MINUTES DRIVE-TIME



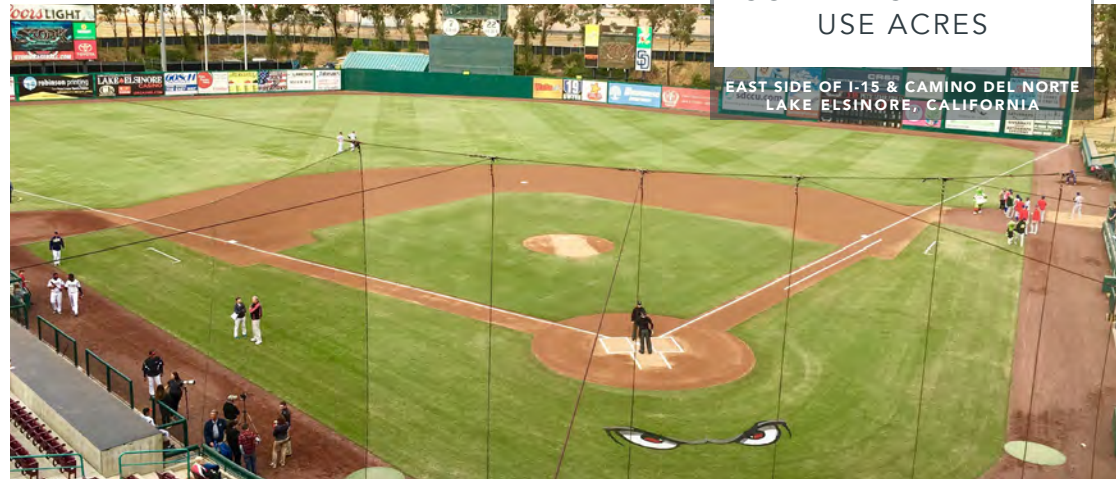
**\$85,000+**

AVERAGE HOUSEHOLD INCOME 20 MINUTES DRIVE-TIME



**25 MINUTES**

AVERAGE COMMUTE TIME



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LAKE ELSINORE, CA

### DISTANCE FROM LAKE ELSINORE:



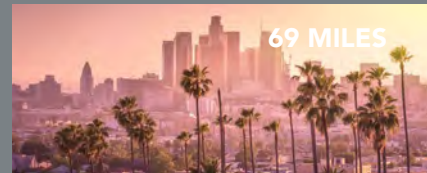
30 MILES

ORANGE COUNTY



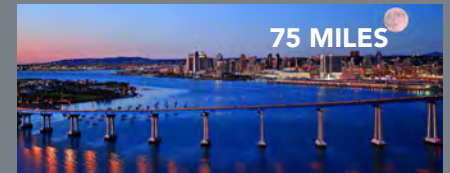
32 MILES

RIVERSIDE



69 MILES

LOS ANGELES



75 MILES

SAN DIEGO

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