

NEW DEVELOPMENT FOR LEASE

COLLIER AVENUE @ RIVERSIDE DRIVE
LAKE ELSINORE, CA 92530

OUTLETS AT
LAKE ELSINORE

SITE

ORTEGA HWY - RIVERSIDE DRIVE

COLLIER AVENUE



Walmart
Supercenter
coming soon

FOR MORE INFORMATION CONTACT:

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OUTLETS AT LAKE ELSINORE



SITE

RIVERSIDE DRIVE

COLLIER AVENUE

P Lake Elsinore Dexter Park & Ride



LAKE ELSINORE

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PROPERTY DETAILS

PAD & SHOP SPACE FOR LEASE

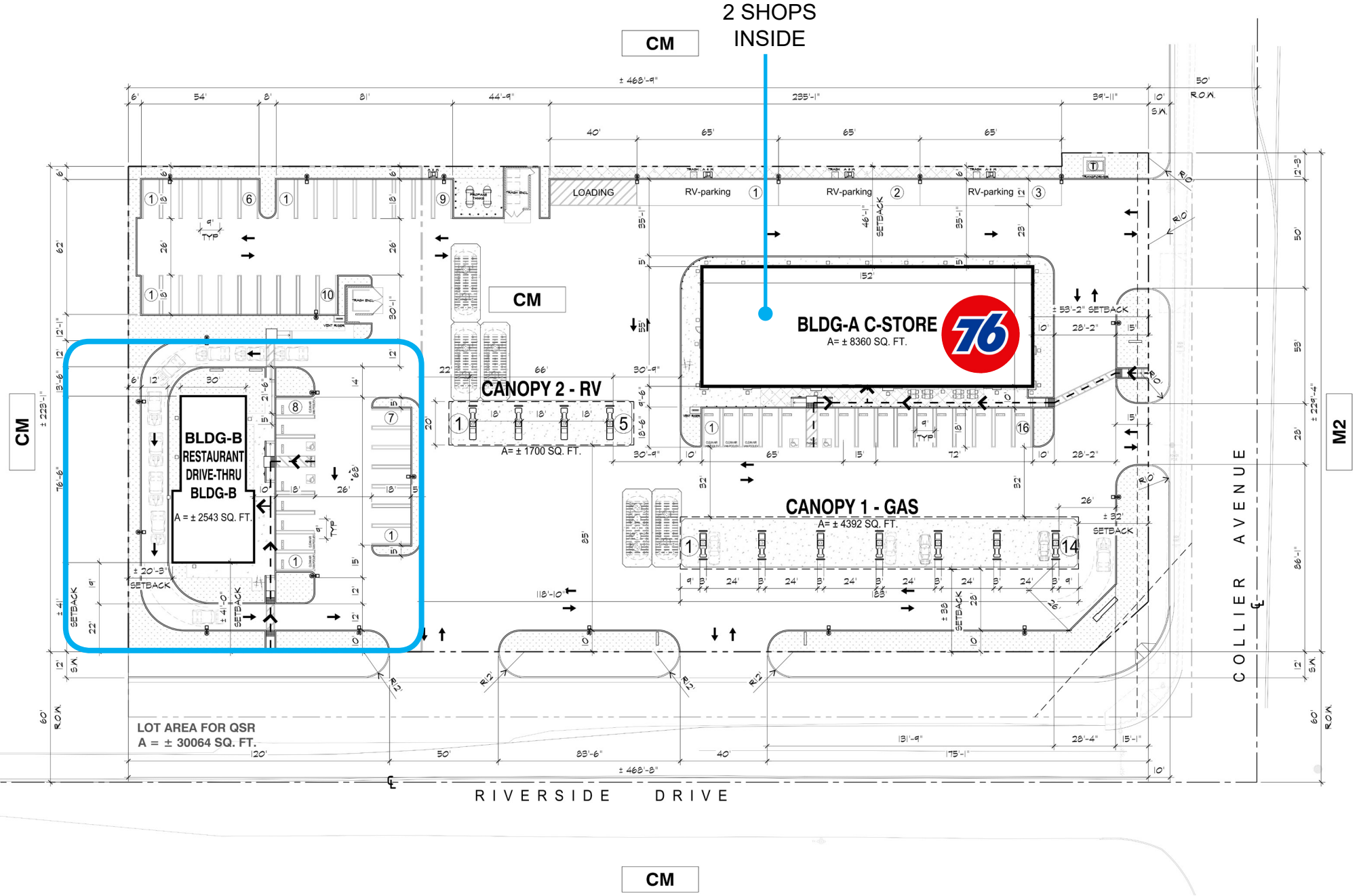
COLLIER AVENUE @ RIVERSIDE DRIVE
LAKE ELSINORE, CA



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PAD & SHOP SPACE FOR LEASE



COLLIER AVENUE @ RIVERSIDE DRIVE
LAKE ELSINORE, CA



PROPERTY DETAILS

Building:	± 8,300 SF Convenience Store ± 30,000 SF Drive-through Pad
Lot Size:	2.78 Acres
Number of Units:	2 plus Pad
Parking:	54
Zoning:	Commercial

PROPERTY HIGHLIGHTS

- Planned  gas station and large convenience store with motor-home accommodation
- Visibility from the  freeway
- Built in the heart of an exceptionally strong residential growth market; 10,536 additional housing units planned within the trade area
- Walmart Supercenter and LA Fitness are planned to join the existing 1 million square feet of nearby retail

LAKE ELSINORE PROFILE

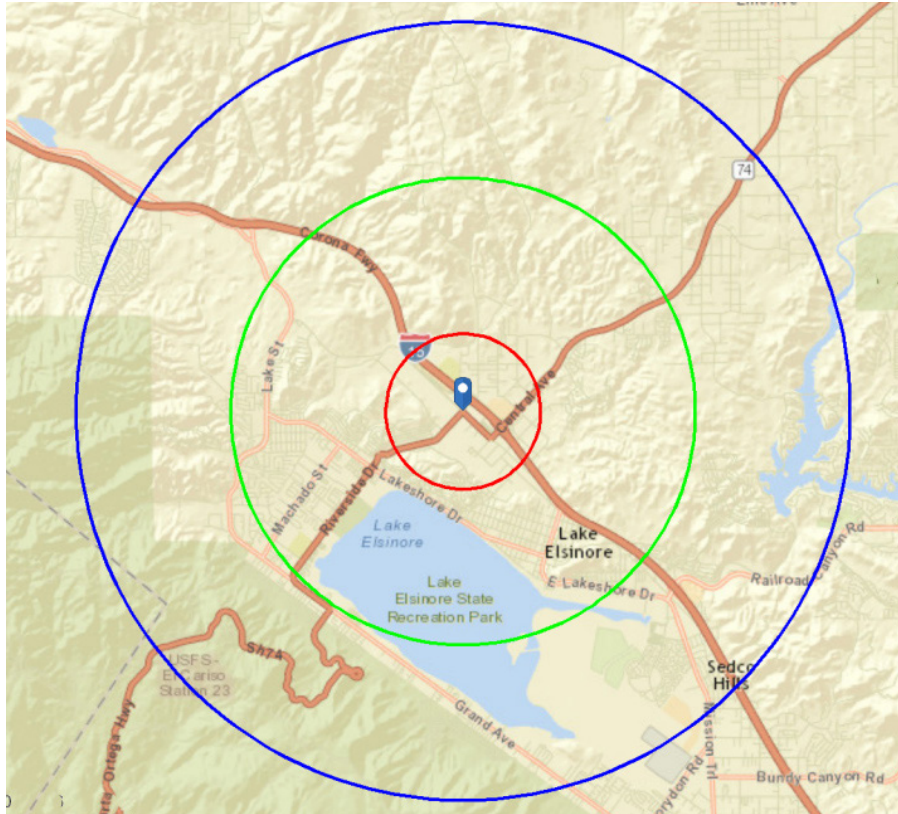
PAD & SHOP SPACE FOR LEASE

COLLIER AVENUE @ RIVERSIDE DRIVE
LAKE ELSINORE, CA

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	1,488	25,887	48,677
2010 Total Population	1,729	36,212	69,840
2017 Total Population	2,126	40,792	77,262
2017 Group Quarters	0	270	544
2022 Total Population	2,427	44,157	82,855
2017-2022 Annual Rate	2.68%	1.60%	1.41%
2017 Total Daytime Population	6,591	34,238	60,740
Workers	5,331	10,509	15,939
Residents	1,260	23,729	44,801
Household Summary			
2000 Households	448	7,773	15,406
2000 Average Household Size	3.31	3.32	3.15
2010 Households	507	10,211	20,681
2010 Average Household Size	3.41	3.51	3.35
2017 Households	628	11,438	22,748
2017 Average Household Size	3.39	3.54	3.37
2022 Households	715	12,335	24,299
2022 Average Household Size	3.39	3.56	3.39
2017-2022 Annual Rate	2.63%	1.52%	1.33%
2010 Families	383	8,100	16,298
2010 Average Family Size	3.79	3.85	3.69
2017 Families	473	9,067	17,851
2017 Average Family Size	3.77	3.88	3.72
2022 Families	539	9,763	19,038
2022 Average Family Size	3.78	3.90	3.74
2017-2022 Annual Rate	2.65%	1.49%	1.30%
2017 Households by Income			
Household Income Base	628	11,438	22,748
<\$15,000	15.4%	10.3%	9.7%
\$15,000 - \$24,999	13.4%	9.6%	10.1%
\$25,000 - \$34,999	13.2%	10.1%	9.7%
\$35,000 - \$49,999	14.6%	13.3%	12.2%
\$50,000 - \$74,999	18.0%	19.5%	18.6%
\$75,000 - \$99,999	12.1%	14.1%	13.5%
\$100,000 - \$149,999	8.4%	14.7%	16.0%
\$150,000 - \$199,999	3.3%	5.1%	6.0%
\$200,000+	1.6%	3.2%	4.1%
Average Household Income	\$56,254	\$72,144	\$76,647
2022 Households by Income			
Household Income Base	715	12,335	24,299
<\$15,000	16.5%	11.0%	10.5%
\$15,000 - \$24,999	13.7%	9.7%	10.2%
\$25,000 - \$34,999	12.3%	9.6%	9.1%
\$35,000 - \$49,999	13.1%	11.8%	10.8%
\$50,000 - \$74,999	15.2%	16.8%	16.0%
\$75,000 - \$99,999	12.0%	13.7%	13.1%
\$100,000 - \$149,999	10.1%	16.5%	17.5%
\$150,000 - \$199,999	4.6%	6.7%	7.5%
\$200,000+	2.2%	4.2%	5.3%
Average Household Income	\$62,959	\$81,140	\$85,999

Source: ESRI

LAKE ELSINORE PROFILE



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DEMOGRAPHICS	3 MILE RADIUS	5 MILE RADIUS
Population (2010 Census)	36,212	69,840
Population (2022 Projected)	44,157	82,855
Median Household Income	\$56,352	\$58,661
Average Household Income	\$72,144	\$76,647
Average Household Size	3.51	3.35
Median Age	29.5	31.3

TRAFFIC COUNTS	
Riverside Drive to Collier Avenue	25,000
Collier Avenue @ Hunco Way	25,900
Interstate 15	110,000

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