

3.11 ACRES OF LAKEFRONT COMMERCIAL/MIXED-USE LAND

Mark Avenue - Lake Elsinore, CA

FOR SALE: \$619,000

- **Approximately 220 Feet of Lake Elsinore Frontage**
- **Zoned Commercial Mixed Use**
- **2 Blocks from Ortega Hwy CA 74**

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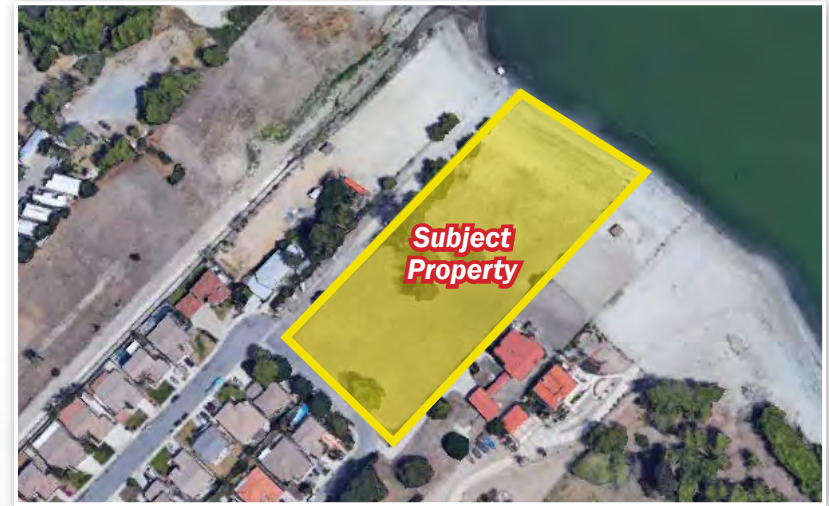
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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale, lease and availability are subject to change or withdrawal without notice.

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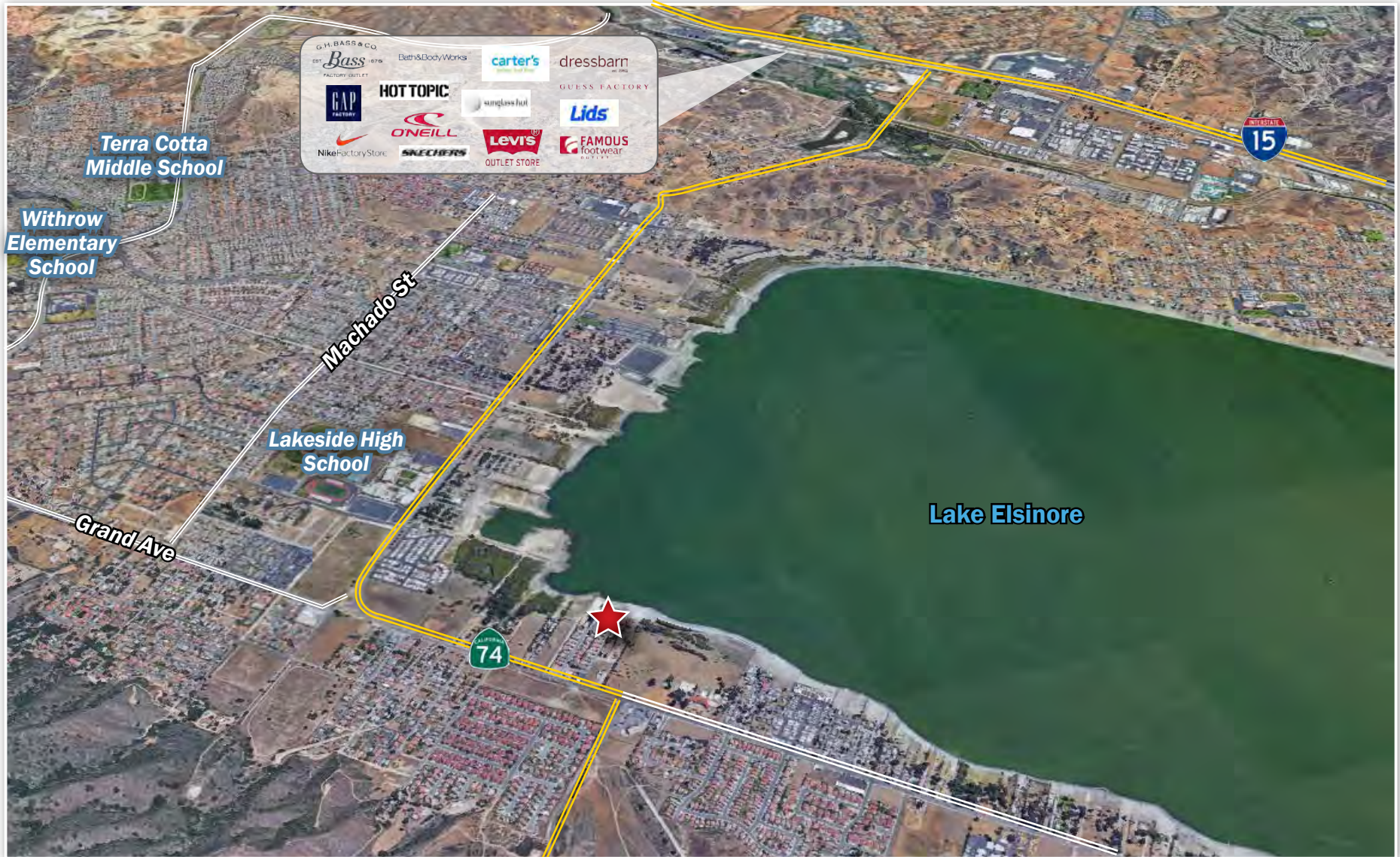
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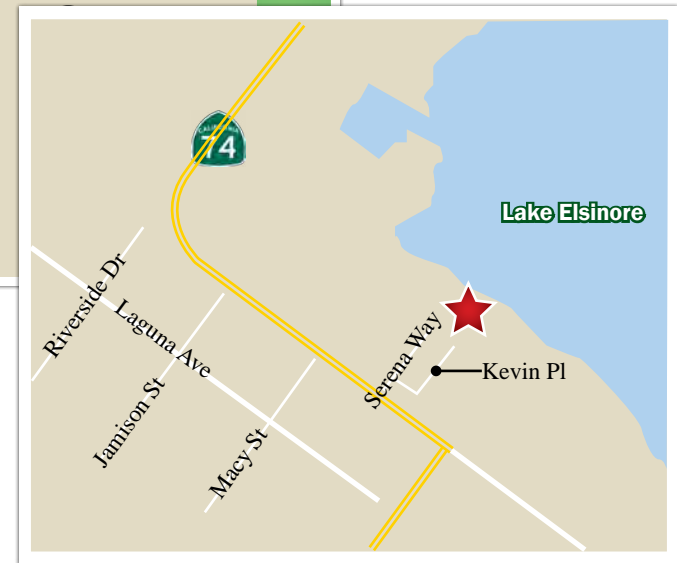
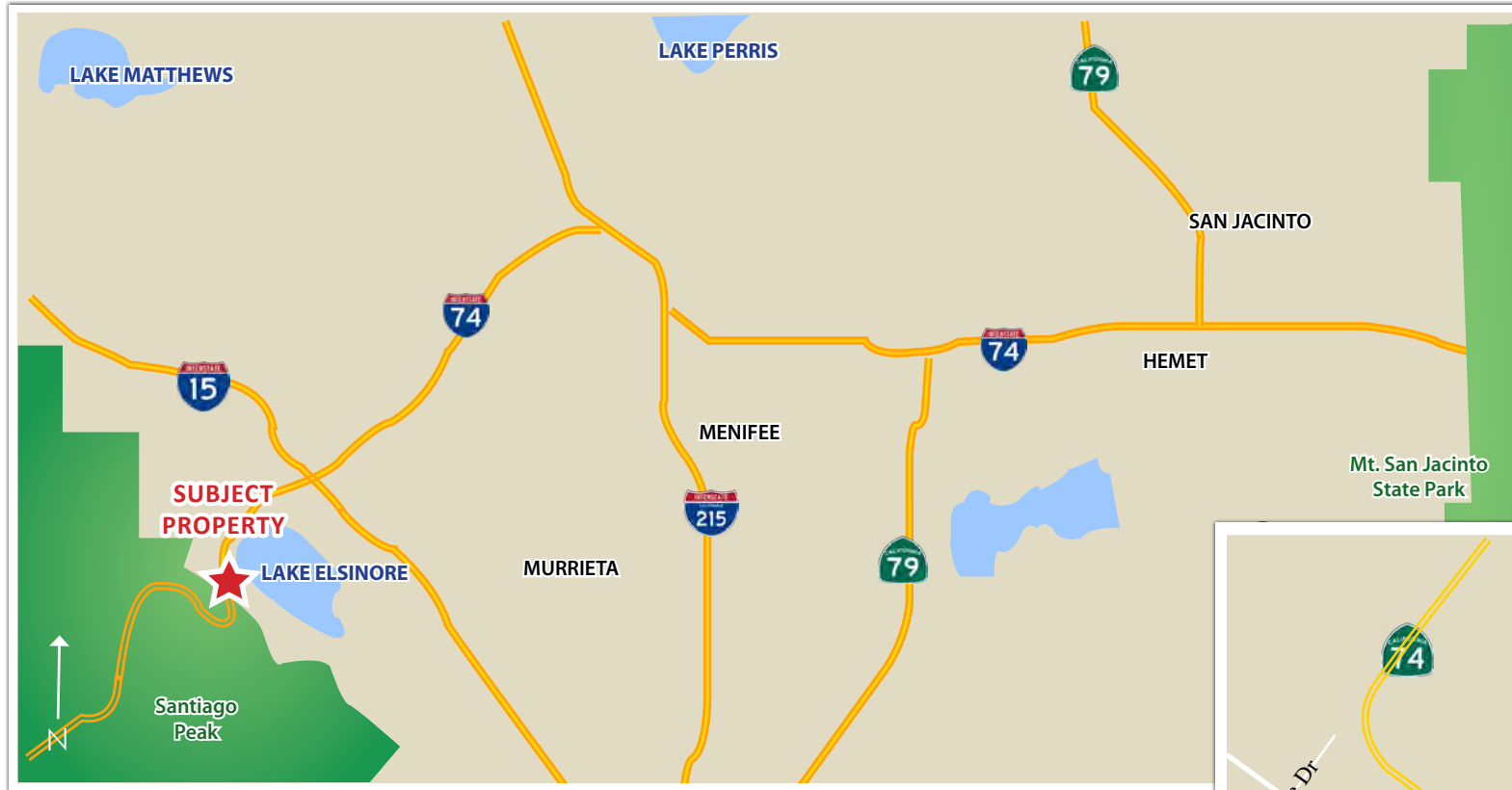
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LOCATION MAP



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PROPERTY INFORMATION

Location: The property is located in the City of Lake Elsinore in the County of Riverside less than 2 blocks from Ortega Hwy CA 74. The site is positioned on the west side, directly on the Lake Elsinore Shore. Surrounded by upcoming residential and retail development, this site is an ideal location for a commercial business or an acquisition for developers, builders, and investors ready to capture future demand for space in the area.

Jurisdiction: City of Lake Elsinore

APN & Acreage: 381-040-005 | 3.11 Acres

Topography: Flat

Zoning: CMU (Commercial Mixed Use)

General Plan: Commercial Mixed-Use (Lake Edge District)

Max F.A.R.: .80

Max Density: 7-18 Dwelling Units per Acre (24 with Density Bonus)

Min Lot Size: 1,815 SF (Net)

Allowable Uses: Retail, Residential, Office, Medical Office, Food Establishment, Recreation (with C.U.P.)

Utilities: Utilities available to the property

Services:

Water/Sewer	Elsinore Valley Municipal Water District
Electric	Southern California Edison
Gas	Southern California Gas Company
Fire	Lake Elsinore Fire Department
Police	Lake Elsinore Polic Department

Price: **\$619,000**



[ZONING LINKS](#)

- [CMU ZONING CODE](#)
- [CONCEPTUAL SITE PLAN](#)
- [GENERAL PLAN MAP](#)

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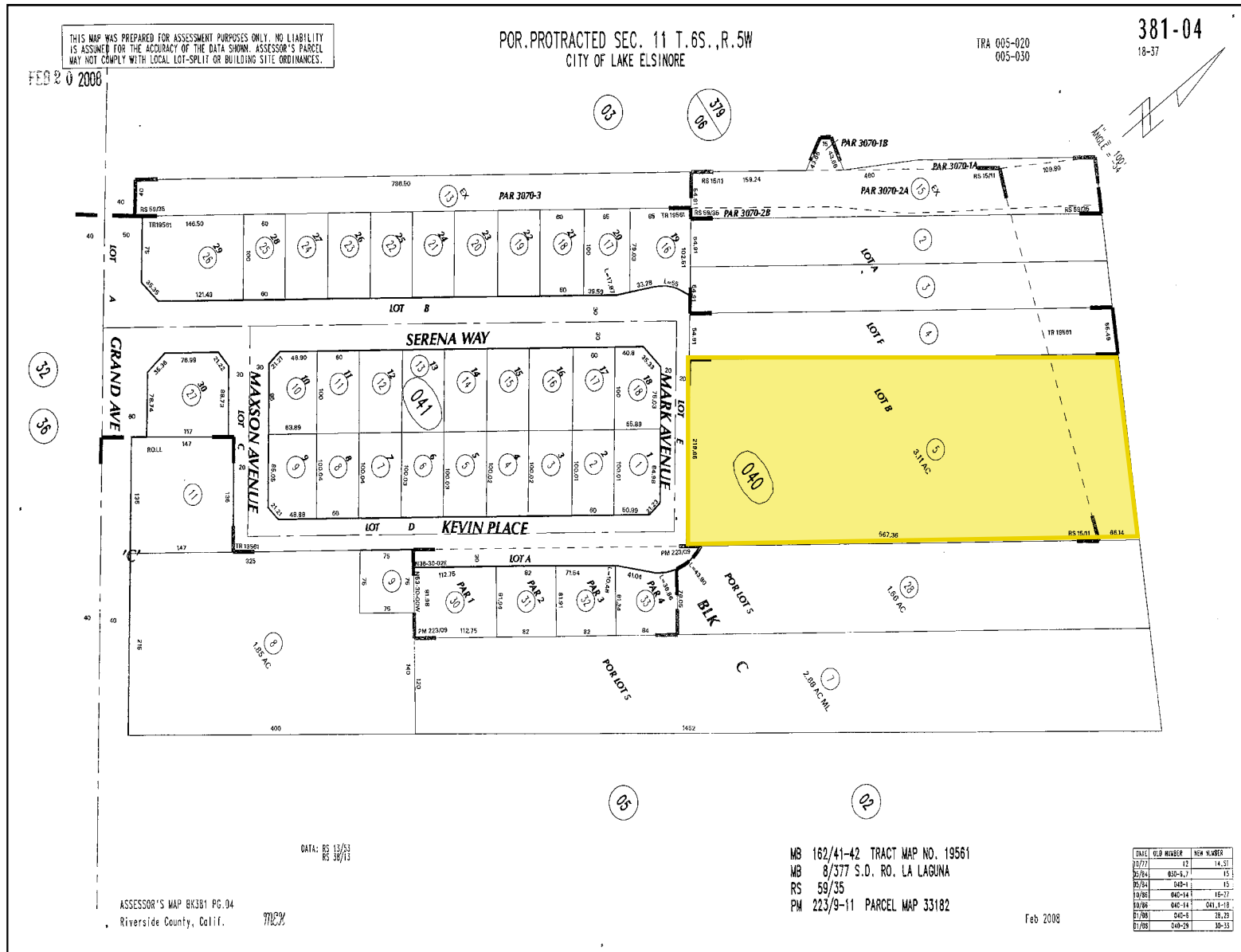
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PLAT MAP



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DEMOGRAPHICS

Serena Way & Mark Ave Lake Elsinore, CA 92530		1 mi radius	3 mi radius	5 mi radius
POPULATION	2017 Estimated Population	7,294	42,712	66,882
	2022 Projected Population	7,810	45,692	71,537
	2010 Census Population	6,826	38,176	58,931
	2000 Census Population	5,539	30,076	41,685
	Projected Annual Growth 2017 to 2022	1.4%	1.4%	1.4%
	Historical Annual Growth 2000 to 2017	1.9%	2.5%	3.6%
	2017 Median Age	31.2	31.6	32
HOUSEHOLDS	2017 Estimated Households	2,177	12,455	19,668
	2022 Projected Households	2,309	13,204	20,843
	2010 Census Households	2,015	11,058	17,189
	2000 Census Households	1,800	9,332	13,051
	Projected Annual Growth 2017 to 2022	1.2%	1.2%	1.2%
	Historical Annual Growth 2000 to 2017	1.2%	2.0%	3.0%
RACE AND ETHNICITY	2017 Estimated White	58.7%	58.0%	58.7%
	2017 Estimated Black or African American	5.1%	5.1%	5.2%
	2017 Estimated Asian or Pacific Islander	3.7%	3.9%	4.9%
	2017 Estimated American Indian or Native Alaskan	0.9%	1.1%	1.0%
	2017 Estimated Other Races	31.7%	32.0%	30.2%
	2017 Estimated Hispanic	53.8%	54.1%	51.6%
INCOME	2017 Estimated Average Household Income	\$57,135	\$66,013	\$69,908
	2017 Estimated Median Household Income	\$43,504	\$56,007	\$60,107
	2017 Estimated Per Capita Income	\$17,208	\$19,366	\$20,671
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	11.9%	13.3%	12.3%
	2017 Estimated Some High School (Grade Level 9 to 11)	14.3%	12.7%	12.2%
	2017 Estimated High School Graduate	35.3%	30.5%	29.7%
	2017 Estimated Some College	22.5%	27.7%	27.5%
	2017 Estimated Associates Degree Only	7.0%	5.1%	5.5%
	2017 Estimated Bachelors Degree Only	5.0%	7.1%	8.3%
	2017 Estimated Graduate Degree	4.1%	3.7%	4.4%
BUSINESS	2017 Estimated Total Businesses	29	911	1,664
	2017 Estimated Total Employees	228	6,394	12,224
	2017 Estimated Employee Population per Business	7.9	7.0	7.3
	2017 Estimated Residential Population per Business	253.3	46.9	40.2

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