

4.50 ACRES OF INDUSTRIAL LAND

SWC PIERCE STREET & BAKER ROAD - LAKE ELSINORE, CA

FOR SALE: \$931,100 (\$4.75/SF)

- **M-2 Zoned Land (General Manufacturing)**
- **Zoning Allows Outdoor Storage**
- **Interstate 15 Access at Nichols Road**
- **Electricity to the Site**

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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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AERIALS



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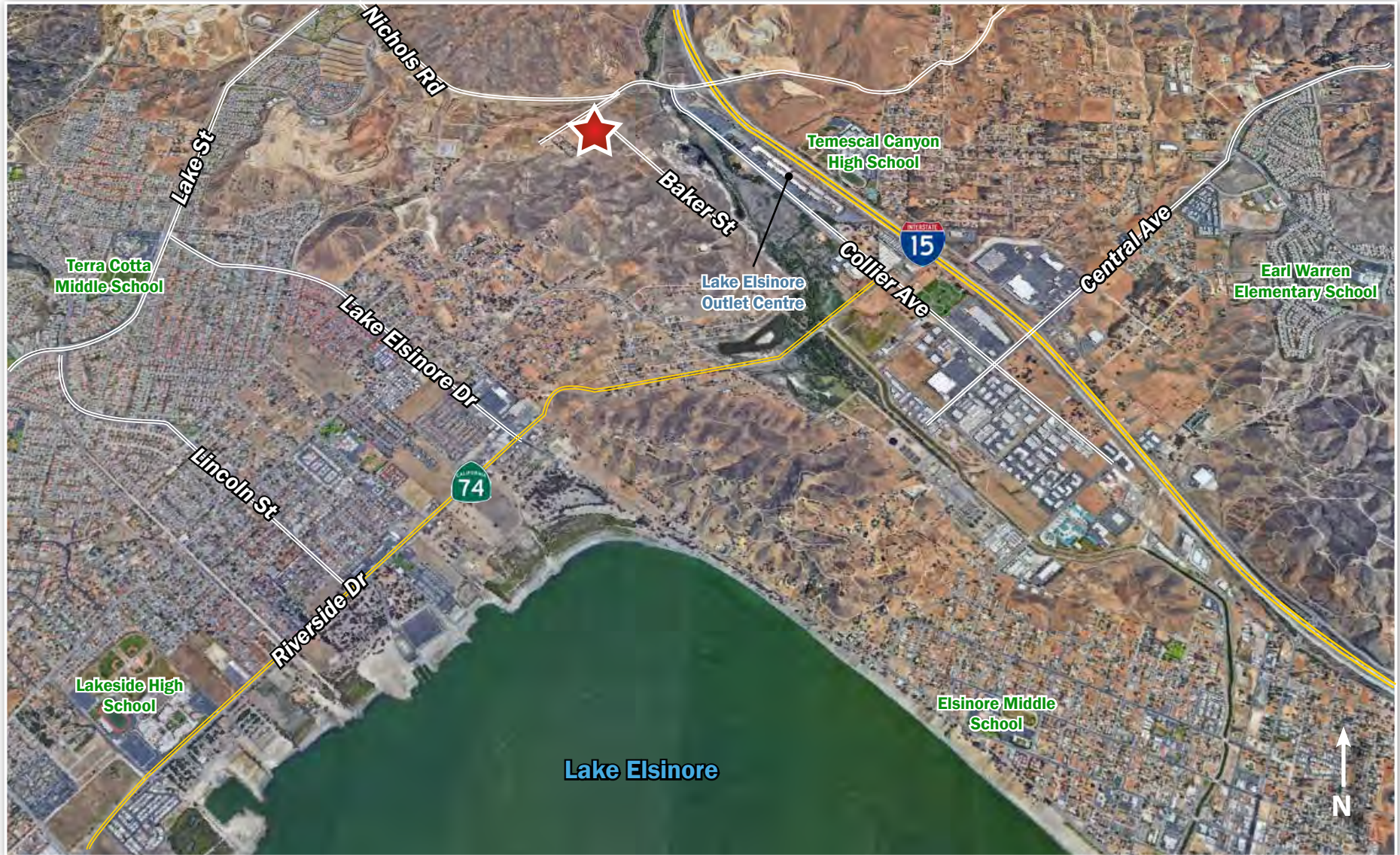
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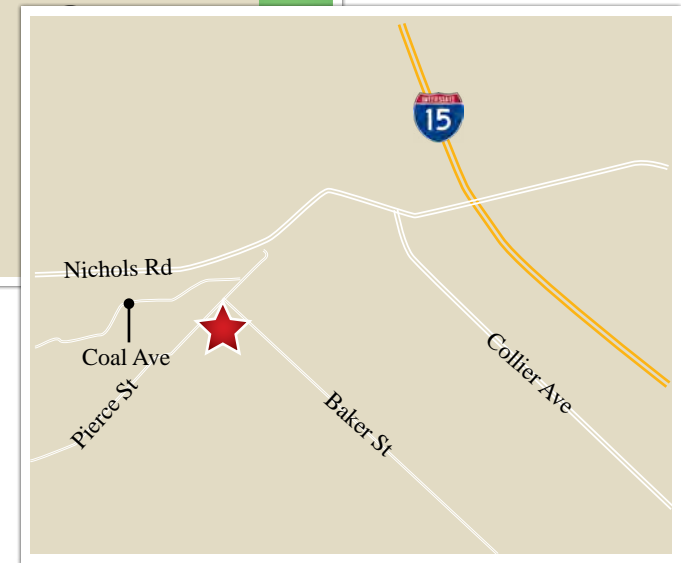
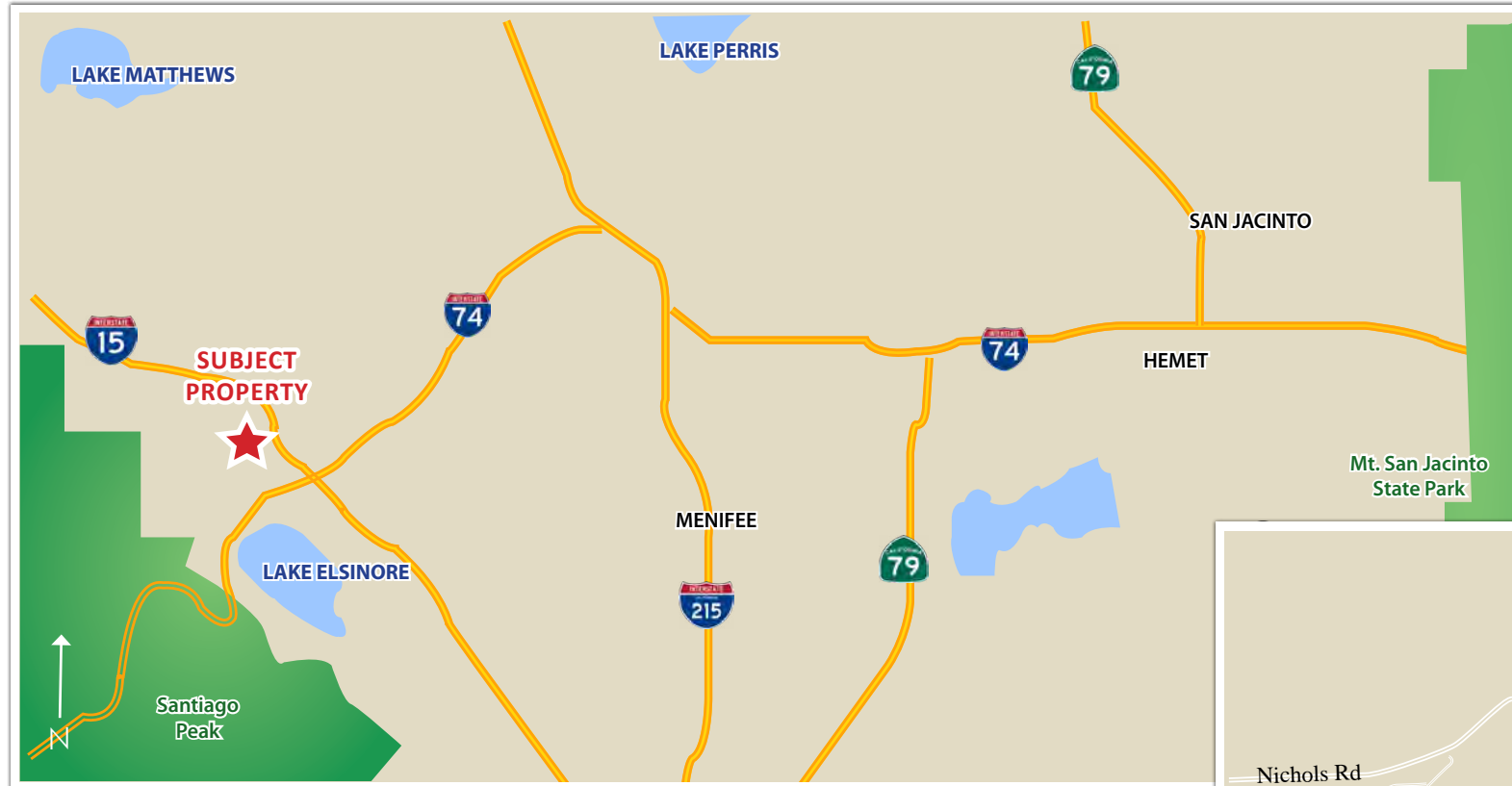
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LOCATION MAP



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PROPERTY INFORMATION

- Location:** The property is located in the City of Lake Elsinore in the County of Riverside less than 1 mile west of Interstate 15. The site is positioned on Pierce Street and Baker Road. Surrounded by upcoming residential and retail development, this site will be an ideal acquisition target for developers, builders, or investors ready to capture future demand for commercial space.
- Jurisdiction:** City of Lake Elsinore
- APN #:** 378-020-028
- Acreage:** 4.50 Acres
- Topography:** Flat
- Zoning:** M-2 (General Manufacturing)
- General Plan:** Limited Industrial
- Max Height:** 45'
- Min. Lot Size:** 1 Acre
- Utilities:** Electricity through the site, sewer & water believed to be in the street
- Entitlements:** None, Raw Land
- 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 Police Department |
- Price:** **\$931,100 (4.75/Square Foot)**



DOCUMENT LINKS

[LAND USE MAP](#)
[ZONING CODE](#)

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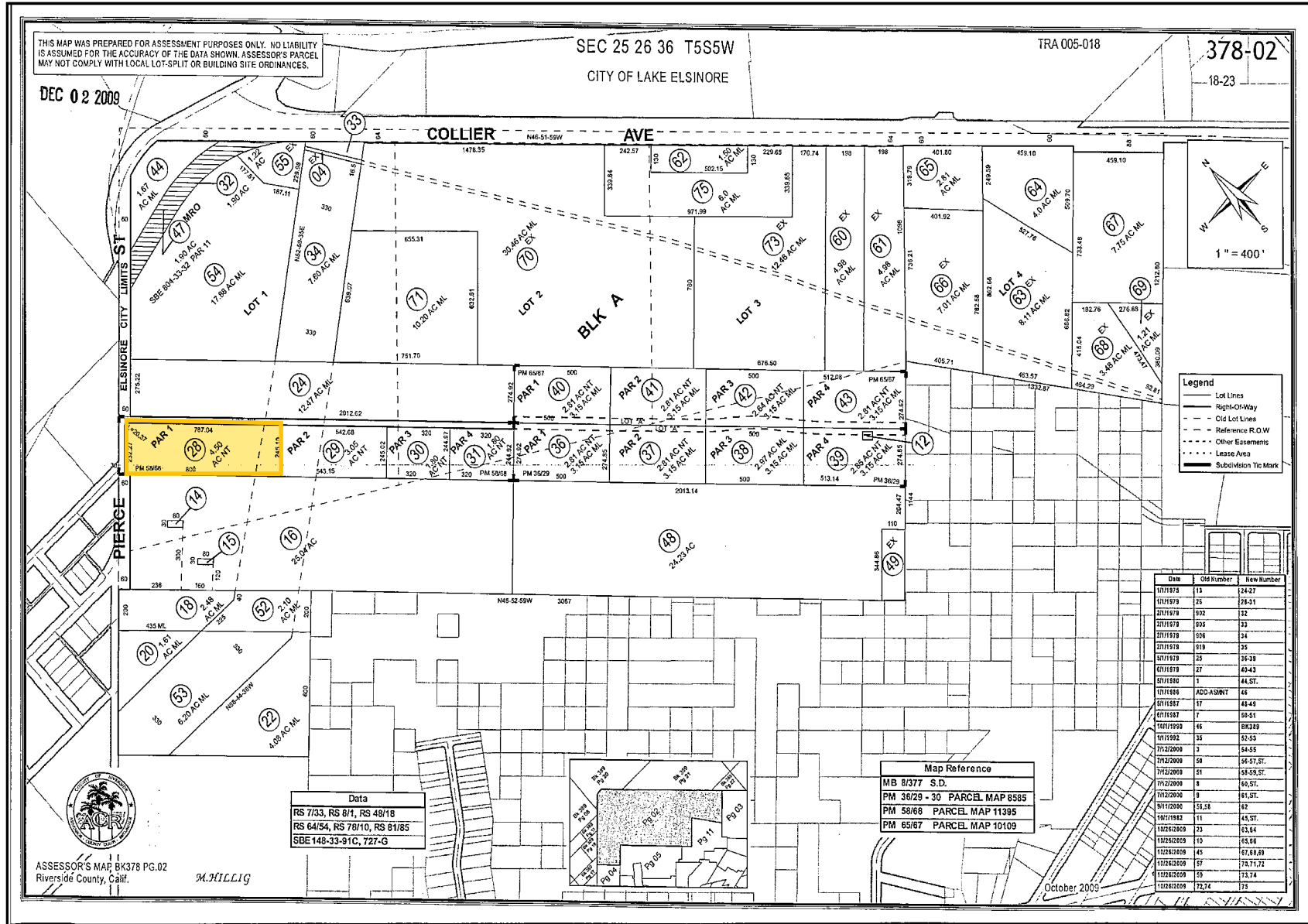
SITE PHOTOS



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PLAT MAP



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DEMOGRAPHICS

Baker St & Pierce St Lake Elsinore, CA 92532		1 mi radius	3 mi radius	5 mi radius
POPULATION	2017 Estimated Population	1,288	37,619	69,615
	2022 Projected Population	1,370	40,123	74,417
	2010 Census Population	689	33,097	62,305
	2000 Census Population	623	23,788	44,053
	Projected Annual Growth 2017 to 2022	1.3%	1.3%	1.4%
	Historical Annual Growth 2000 to 2017	6.3%	3.4%	3.4%
	2017 Median Age	31.7	31.4	32.1
HOUSEHOLDS	2017 Estimated Households	369	10,809	20,411
	2022 Projected Households	389	11,416	21,617
	2010 Census Households	203	9,449	18,152
	2000 Census Households	190	7,145	13,699
	Projected Annual Growth 2017 to 2022	1.1%	1.1%	1.2%
	Historical Annual Growth 2000 to 2017	5.5%	3.0%	2.9%
RACE AND ETHNICITY	2017 Estimated White	52.5%	56.3%	58.5%
	2017 Estimated Black or African American	4.4%	5.6%	5.6%
	2017 Estimated Asian or Pacific Islander	5.0%	5.3%	5.5%
	2017 Estimated American Indian or Native Alaskan	1.3%	1.0%	0.9%
	2017 Estimated Other Races	36.8%	31.8%	29.4%
	2017 Estimated Hispanic	55.1%	53.3%	50.7%
INCOME	2017 Estimated Average Household Income	\$80,352	\$73,672	\$72,868
	2017 Estimated Median Household Income	\$68,395	\$65,554	\$63,470
	2017 Estimated Per Capita Income	\$23,021	\$21,206	\$21,459
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	10.0%	13.0%	11.8%
	2017 Estimated Some High School (Grade Level 9 to 11)	9.6%	11.2%	11.2%
	2017 Estimated High School Graduate	29.7%	27.8%	28.8%
	2017 Estimated Some College	28.3%	29.0%	28.0%
	2017 Estimated Associates Degree Only	6.4%	5.6%	6.0%
	2017 Estimated Bachelors Degree Only	13.0%	9.0%	9.5%
	2017 Estimated Graduate Degree	3.0%	4.3%	4.6%
BUSINESS	2017 Estimated Total Businesses	80	903	1,492
	2017 Estimated Total Employees	734	7,483	11,185
	2017 Estimated Employee Population per Business	9.2	8.3	7.5
	2017 Estimated Residential Population per Business	16.1	41.6	46.7



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