

Retail Pad For Sale

+/- 1.9 AC - \$650,000

Lake Elsinore Retail District

NAI Capital
COMMERCIAL REAL ESTATE SERVICES WORLDWIDE

LAKE ELSINORE



16960 Lakeshore Drive

Lake Elsinore, CA 92530

Offering Memorandum

Steven Berman

Vice President

818.815.2412

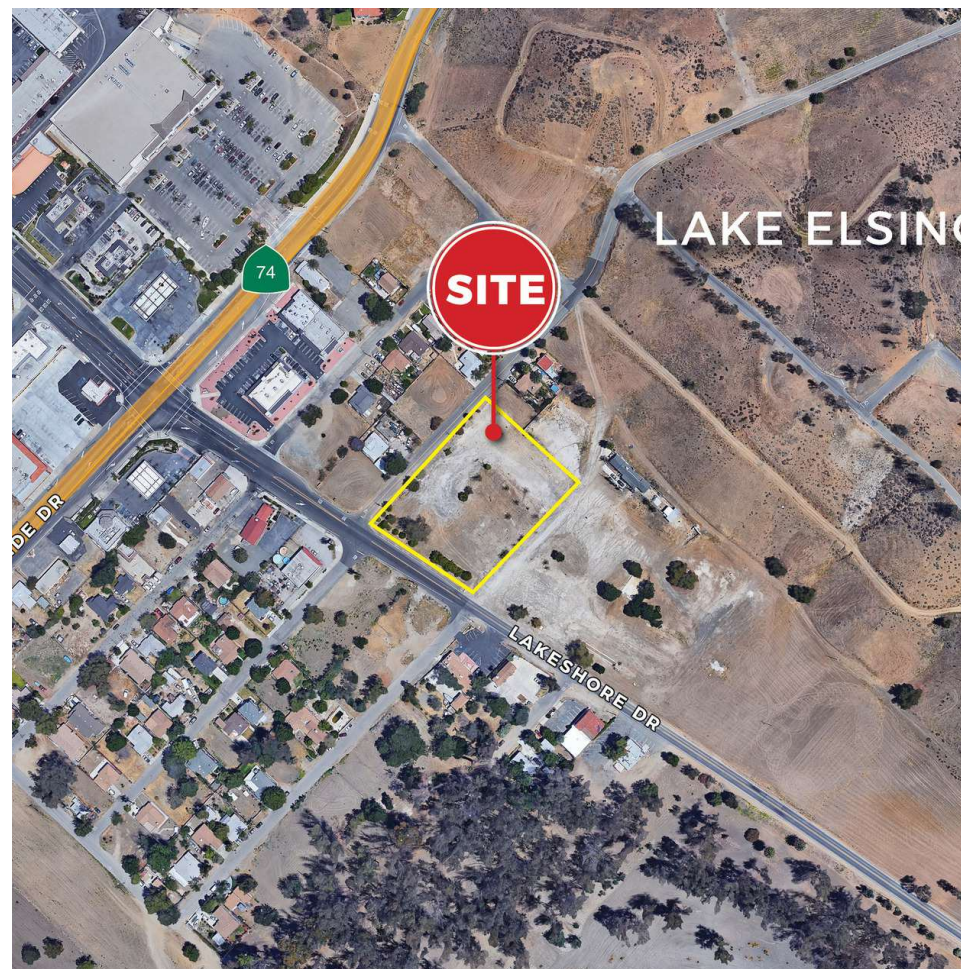
sberman@naicapital.com

CA DRE #00967188

PROPERTY OVERVIEW

Size:	+/- 1.9 Acres, +/- 82,764 SF
APN:	378-283-008
Zoning:	C1 - Commercial Use
County:	Riverside County
Utilities:	Water, Gas & Electrical
Price / PSF:	\$650,000 / \$7.85 PSF

- Located on the northeast side of Lake Elsinore adjacent to the main intersection with Riverside Drive (Hwy 74)
- High visibility with strong traffic count of Lakeshore Dr. (19,100VOD) / Riverside Dr (26,900 VOD).
- Adjacent to Albertson's, Stater Bros., Starbucks, KFC, AutoZone, Arco Gas, Del Taco & Chevron.
- Close proximity within 2 miles to the I-15 Corridor that includes: Costco, Target, Walmart, LA Fitness, Lowes, Home Depot.
- Strong demographic: 5-mile population of +/- 79,988; average age 34-39; with average household income of \$106,263.
- General commercial zoning allowing for drive-thru, sit-down restaurant, automotive, as well as RV and Boat storage subject to plot plan approval.



Steven Berman

Vice President

818.815.2412

sberman@naicapital.com

CA DRE #00967188

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital Commercial, Inc. CAL DRE Lic. #02130474



Steven Berman

Vice President

818.815.2412

sberman@naicapital.com

CA DRE #00967188

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital Commercial, Inc. CAL DRE Lic. #02130474



Steven Berman

Vice President

818.815.2412

sberman@naicapital.com

CA DRE #00967188

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital Commercial, Inc. CAL DRE Lic. #02130474



Steven Berman

Vice President

818.815.2412

sberman@naicapital.com

CA DRE #00967188

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital Commercial, Inc. CAL DRE Lic. #02130474



Steven Berman

Vice President

818.815.2412

sberman@naicapital.com

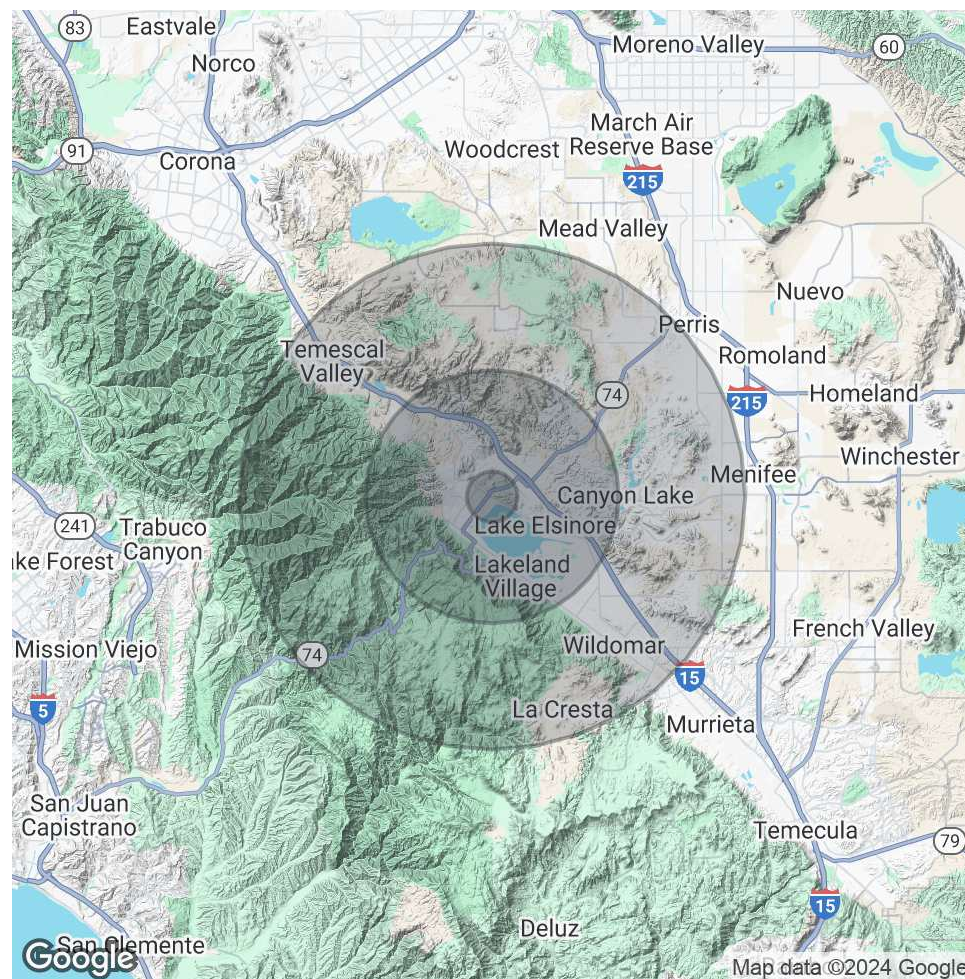
CA DRE #00967188

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital Commercial, Inc. CAL DRE Lic. #02130474

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,123	79,988	234,173
Average Age	35	36	39
Average Age (Male)	34	36	38
Average Age (Female)	36	37	39

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,469	23,717	71,929
# of Persons per HH	3.3	3.4	3.3
Average HH Income	\$88,956	\$106,263	\$118,050
Average House Value	\$477,374	\$559,095	\$592,311

Demographics data derived from AlphaMap



Steven Berman

Vice President

818.815.2412

sberman@naicapital.com

CA DRE #00967188

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital Commercial, Inc. CAL DRE Lic. #02130474