

OFFERING MEMORANDUM

3.36 ACRE SITE FREEWAY COMMERCIAL

NWC Canyon Estate Drive & Summer Hill Drive Lake
Elsinore, CA 92532

Marcus & Millichap



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Activity ID #ZAH0100230

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EXECUTIVE SUMMARY

Offering Summary
Investment Highlights

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OFFERING SUMMARY



Listing Price
\$2,490,000



Lot Size
3.36 Acres



Zoning
C-1/SP

FINANCIAL

Address	NWC Canyon Estate Drive & Summer Hill Drive
Assessor's Parcel #	363-550-013
Listing Price	\$2,490,000
Lot Size	3.36 Acres (146,361 SF)
Price/Acre	\$741,071/Acre
Price/SF	\$17.01/SF
Zoning	C-1/SP Canyon Creek
General Plan Land Use	Canyon Creek "Summerhill" Specific Plan
Floor Area Ratio (FAR)	0.4 FAR
Buildable Square Footage (New Building)	58,545 SF Potential Building Size
Current Use	Vacant Land
Topography	Generally Level with Sloping Edges
Utilities	Infill Site, Utilities in Street
Frontage	±396' on Canyon Estate Drive
Car Counts	128,000 VPD (2017 DOT)



3.36 ACRE SITE - FREEWAY COMMERCIAL

NWC Canyon Estate Drive & Summer Hill Drive Lake Elsinore, CA 92532

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to offer for sale the ± 3.36 acre development site located at NWC Canyon Estate Drive & Summer Hill Drive in the city of Lake Elsinore, CA. The site is composed of one parcel of land with APN 363-550-013 and the site is generally level/rectangular in shape slightly sloping edges and 396' of frontage adjacent to the east of busy Interstate 15. The property is surrounded by a medical office to the south and a storage facility to the north.

Zoning on the site is C-1/SP Canyon Creek, and more specifically the Canyon Creek "Summerhill" Specific Plan. The C-1/SP zoning district is designed for areas appropriate for commercial development that will be harmonious with the character of an office environment and provide locations for general retail uses which offer the sale of goods and services to the general public and which, through characteristics of their operation, serve primarily the day-to-day shopping needs of local residents.

This site benefits from being 1.8 miles to the south of of the Lake Elsinore Town Center, which is known for its shopping district and dining choices. The property is across the freeway to the east from Railroad Canyon Elementary School.

Allowable uses include retail, professional and medical office, home improvement centers, health and exercise clubs, restaurants, government building, business colleges, professional schools, daycare centers, and other uses. With not many developable parcels remaining in Lake Elsinore, this vacant land has excellent visibility from Interstate 15 freeway.

INVESTMENT HIGHLIGHTS

± 3.36 Acre Freeway Commercial Development Opportunity in a Prime Lake Elsinore Location Just South of Town Center

Canyon Creek "Summerhill" Specific Plan

Generally Flat, Rectangular Site with with slightly sloping edges and 396' of frontage

Not many commercially developable parcels remaining in Lake Elsinore

Surrounded by a Medical Plaza and a Storage Facility

SECTION 2

02

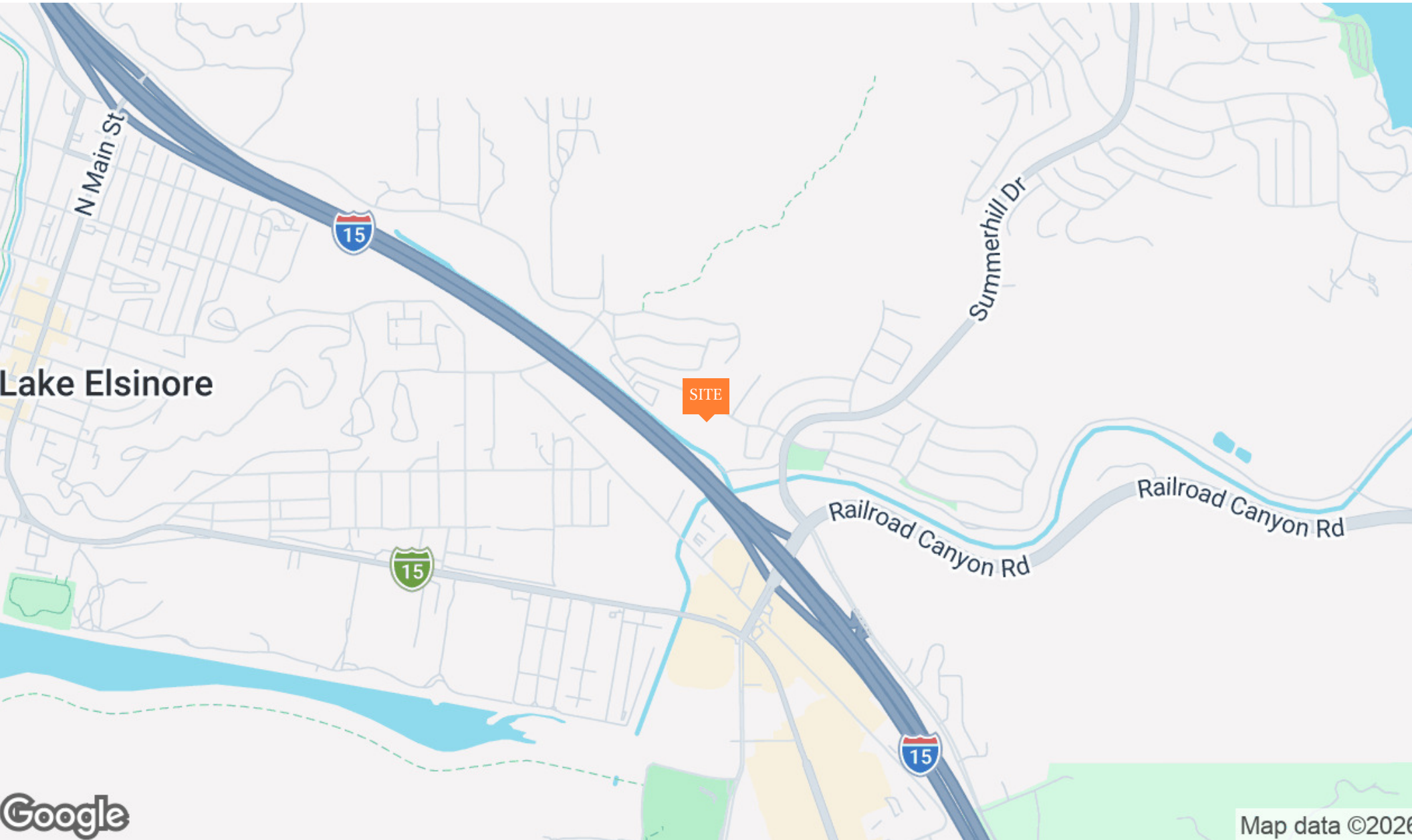
PROPERTY INFORMATION

Regional Map
Local Map
Plat Map
Canyon Creek Specific Plan
Aerial

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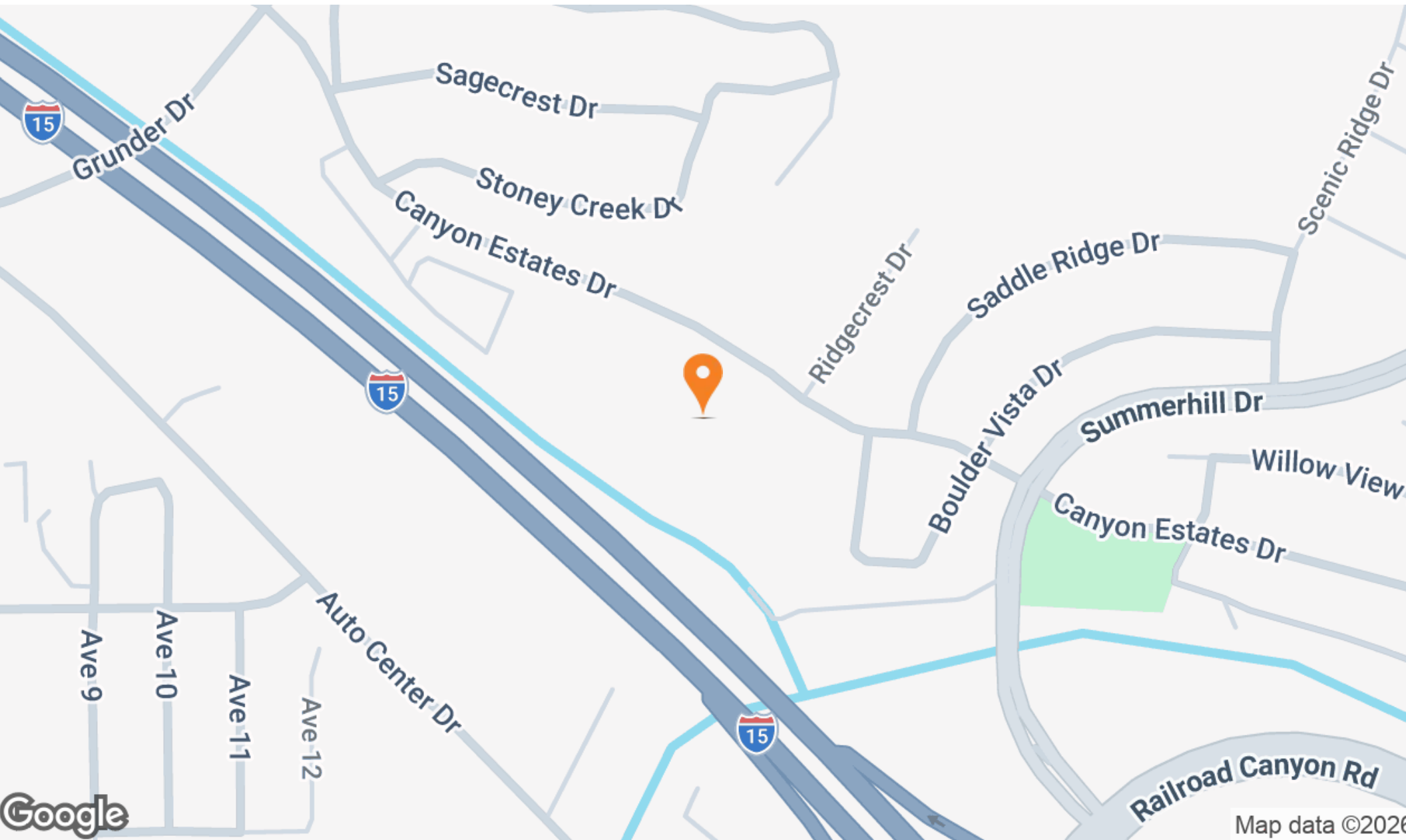
3.36 ACRE SITE FREEWAY COMMERCIAL

REGIONAL MAP



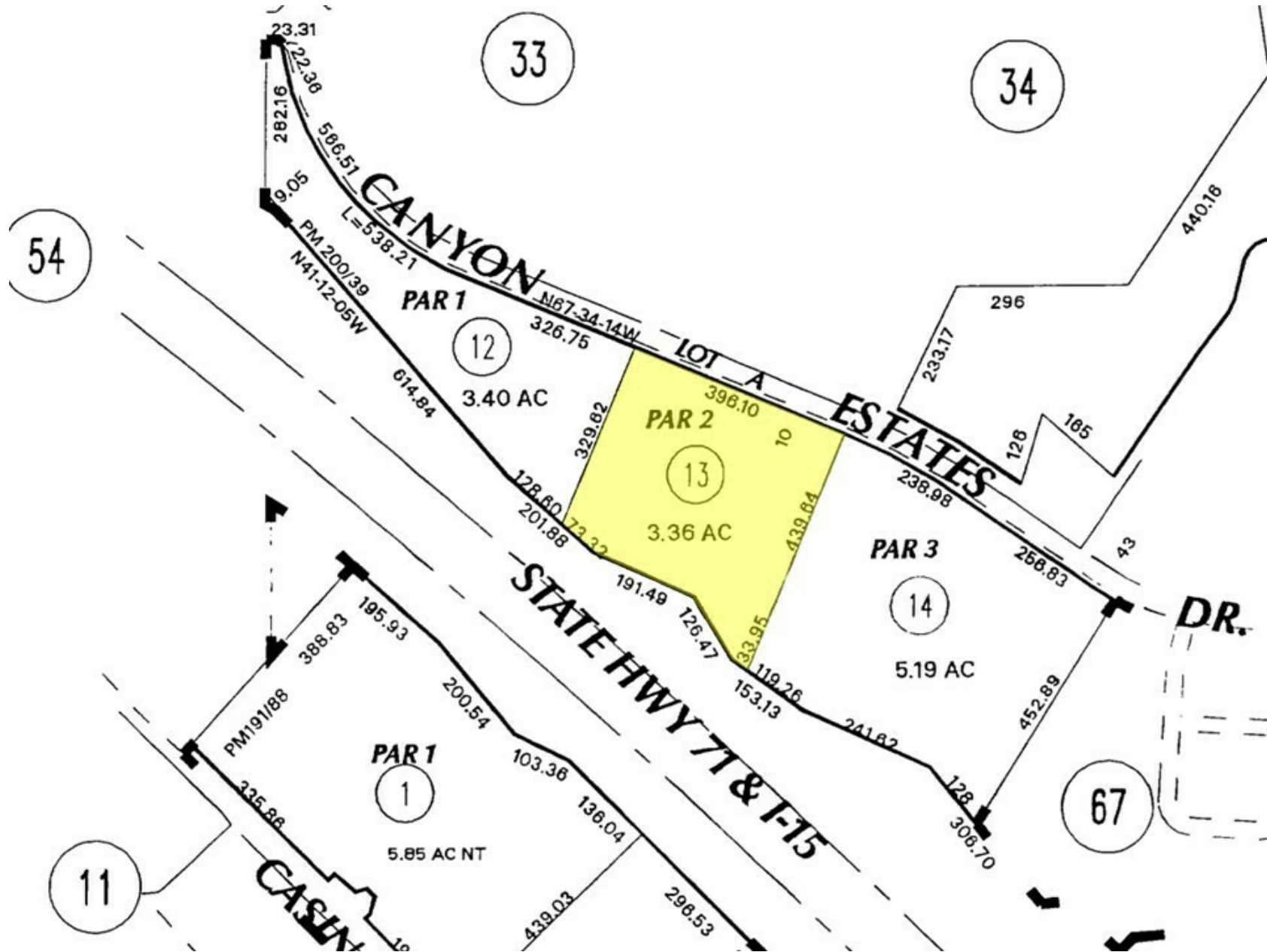
3.36 ACRE SITE FREEWAY COMMERCIAL

LOCAL MAP



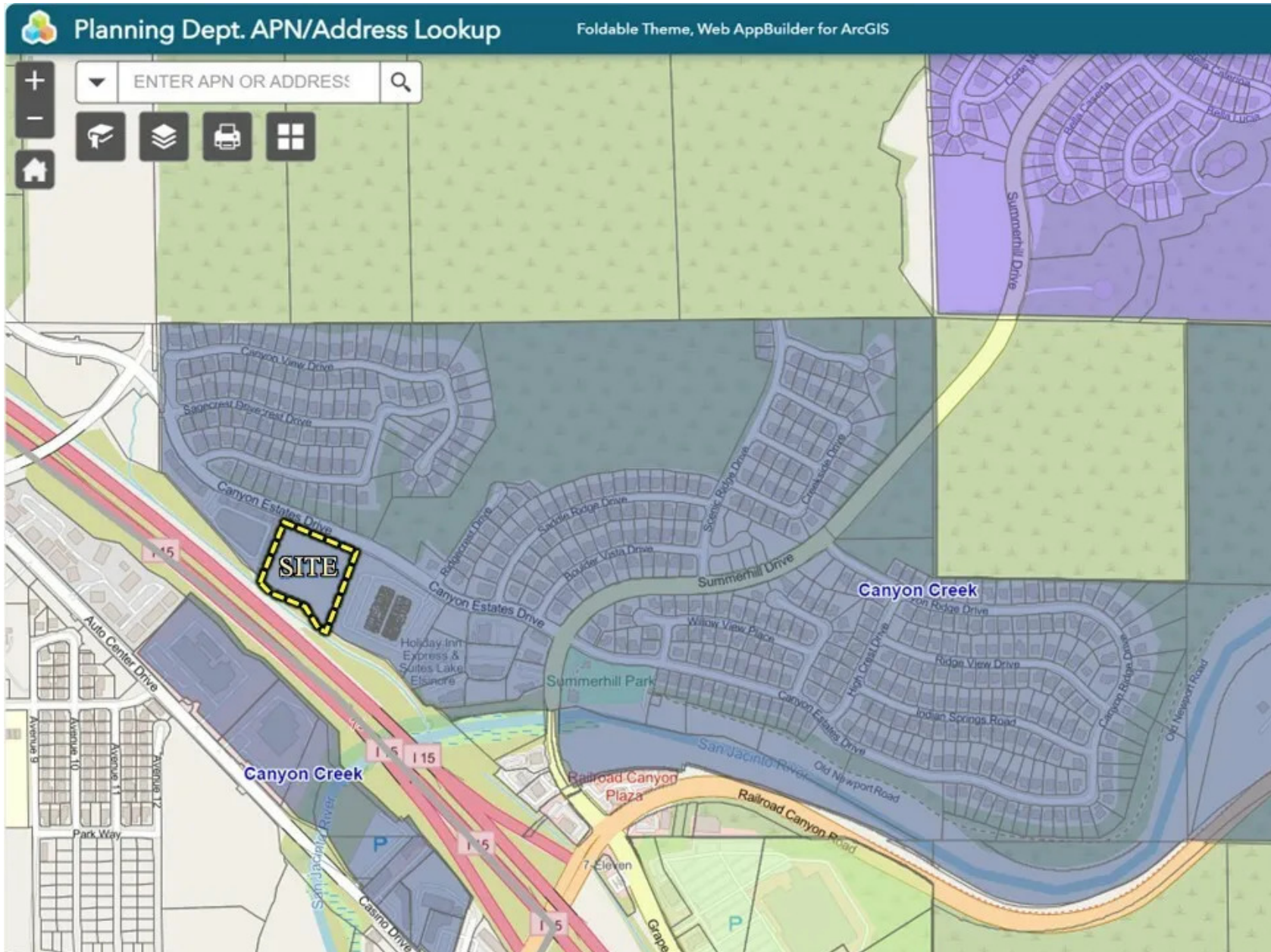
3.36 ACRE SITE FREEWAY COMMERCIAL

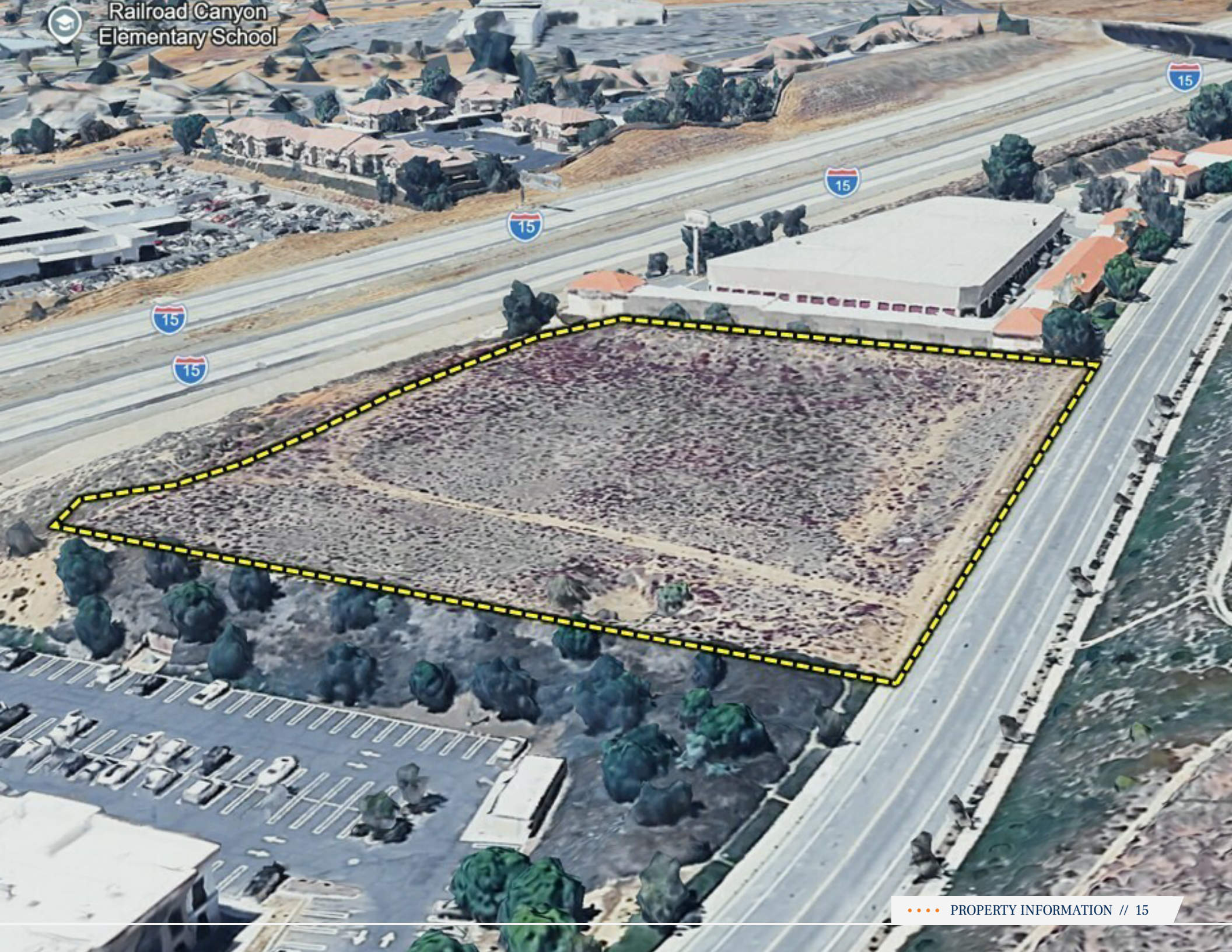
PARCEL MAP



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CANYON CREEK SPECIFIC PLAN





SECTION 3

03

FINANCIAL ANALYSIS

Financial Analysis

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3.36 ACRE SITE FREEWAY COMMERCIAL

FINANCIAL ANALYSIS

FINANCIAL ANALYSIS

Listed Price	\$2,490,000
Lot Size	3.36 Acres / 146,361 SF
Price/Acre	\$741,071 per Acre
Price/SF	\$17.01 per Square Foot
Zoning	C-1/SP Canyon Creek "Summerhill" Specific Plan

SECTION 4

04

MARKET OVERVIEW

Market Overview
Demographics

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MARKET OVERVIEW

RIVERSIDE-SAN BERNARDINO

Known as the Inland Empire, the Riverside-San Bernardino metro is a 28,000-square-mile region in Southern California, encompassing San Bernardino and Riverside counties. The metro contains a population of 4.7 million. The largest city is Riverside, with roughly 319,000 residents, followed by San Bernardino and Fontana, with more than 200,000 people each. Valleys in the southwestern portion of the region that are adjacent to Los Angeles, Orange County and San Diego County are the most populous in the metro. These areas about the San Bernardino and San Jacinto mountains, behind which lies the high-desert area of Victorville/Barstow to the north, and the low-desert Coachella Valley — home of Palm Springs — to the east. Abundant land and proximity to the Los Angeles metro have led the area formerly known as the Orange Empire to transition from an agricultural economy into a manufacturing and logistics hub in the last 70 years.

METRO HIGHLIGHTS



STRATEGIC LOCATION

Access to multiple inter-states and proximity to LAX and Ontario International airports, as well as ports in Long Beach and Los Angeles, contribute to the metro's vast transportation network.



DOMINANT INDUSTRIAL MARKET

The metro continues to be one of the nation's leading industrial markets in terms of annual property sales, construction activity and net absorption.



STRONG DEMOGRAPHIC TRENDS

Job growth, colleges and regionally affordable housing options draw thousands of new residents to the Inland Empire each year.

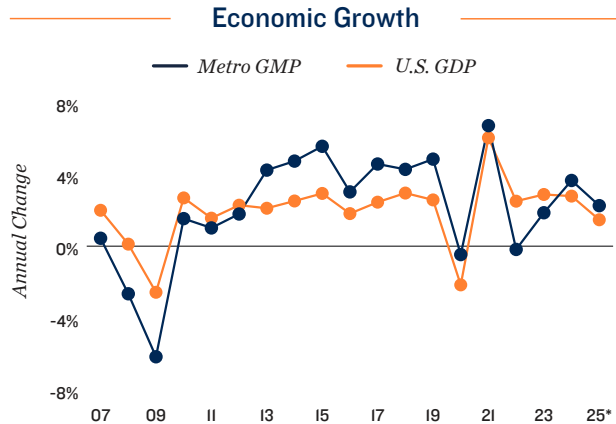


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MARKET OVERVIEW

ECONOMY

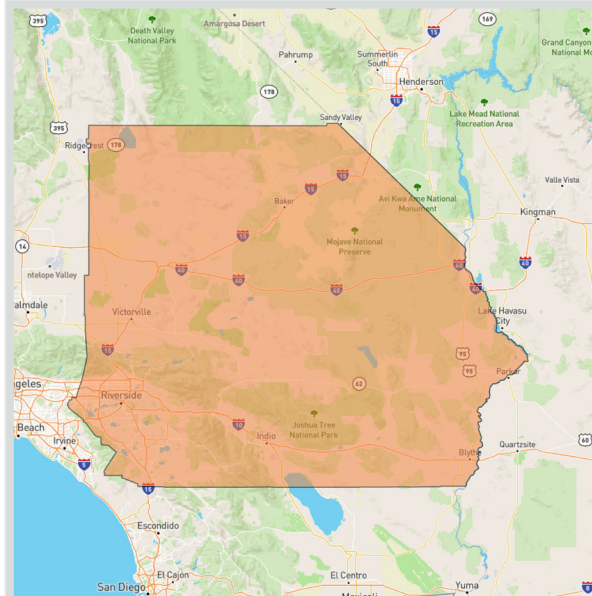
- Intermodal infrastructure supports the industrial sector. Ontario International is the major cargo airport, with Union Pacific and BNSF operating rail facilities in Fontana and San Bernardino. Another rail facility has been proposed by BNSF in Barstow.
- The metro's standing as a logistics hub requires many Fortune 500 companies to have massive distribution centers and warehouses in the area, such as Amazon and J.B. Hunt.
- East of Riverside and San Bernardino, communities in the Coachella Valley serve as tourist destinations and support employment in the hospitality sector.



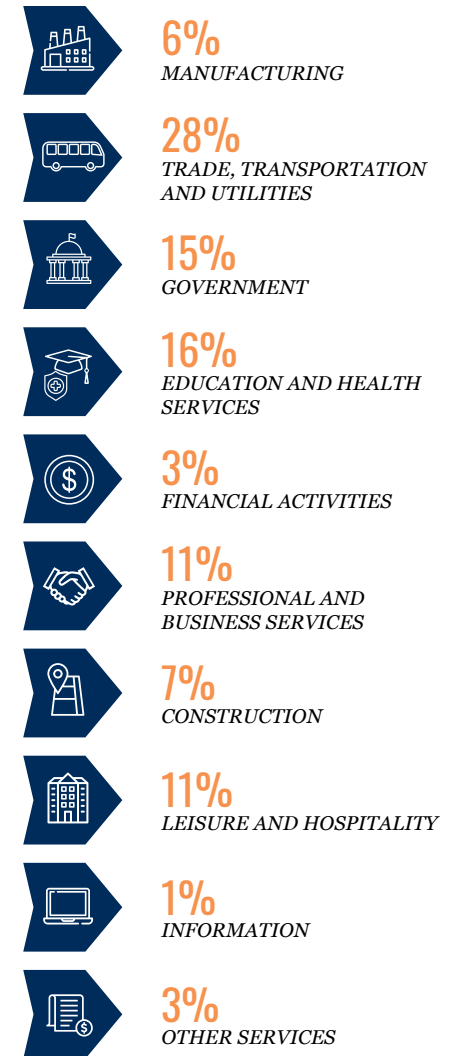
* Forecast

MAJOR AREA EMPLOYERS

- Kaiser Permanente
- Riverside Community
- AT&T
- Loma Linda University Medical Center
- Walmart
- University of California, Riverside
- Amazon
- Inland Cold Storage



SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

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MARKET OVERVIEW

DEMOGRAPHICS

- The metro is expected to add more than 98,000 people through 2029, and during this time, roughly 34,000 households will be formed, generating demand for newly built single-family homes and rentals.
- About 64 percent of households own the home they live in, which is one of the higher rates in California.
- The local median home price of roughly \$621,000 is by far the lowest among Southern California markets.

QUALITY OF LIFE

Regionally affordable housing continues to draw residents from other Southern California markets to the Inland Empire. The median home price in Riverside-San Bernardino is significantly lower than in Los Angeles, Orange and San Diego counties. The Inland Empire provides cultural opportunities, including the Riverside Metropolitan Museum and the Ontario Museum of History & Art. The Riverside County Philharmonic performs classical music concerts throughout the area. The region features an impressive offering of higher education institutions with at least 10 community colleges; California State University, San Bernardino; the University of Redlands; and the University of California, Riverside.

SPORTS

Basketball | **NBA-G** | Ontario Clippers
Soccer | **MASL** | Empire Strykers
Hockey | **AHL** | Ontario Reign



EDUCATION

- University of California, Riverside
 - University of Redlands
- California State University, San Bernardino



ARTS & ENTERTAINMENT

- Ontario Museum of History and Art
- Coachella Valley Music and Arts Festival
 - Riverside County Philharmonic
 - Riverside Metropolitan Museum



QUICK FACTS



POPULATION

4.7M

Growth 2025-2029*
2.1%



HOUSEHOLDS

1.5M

Growth 2025-2029*
2.3%



MEDIAN AGE

36

U.S. Median:
39



MEDIAN HOUSEHOLD INCOME

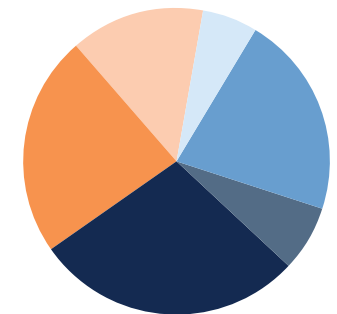
\$89,900

U.S. Median:
\$76,100

*Forecast

2025 Population by Age

6%	0-4 years
21%	5-19 years
7%	20-24 years
28%	25-44 years
23%	45-64 years
14%	65+ years



*Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

3.36 ACRE SITE FREEWAY COMMERCIAL

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	4,572	55,409	121,952
2025 Estimate			
Total Population	4,504	53,863	117,854
2020 Census			
Total Population	4,486	51,184	111,257
2010 Census			
Total Population	4,097	40,792	88,435
Daytime Population			
2025 Estimate	2,604	32,121	76,816
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	1,434	17,220	37,711
2025 Estimate			
Total Households	1,413	16,738	36,458
Average (Mean) Household Size	3.3	3.2	3.2
2020 Census			
Total Households	1,371	15,817	34,066
2010 Census			
Total Households	1,217	12,563	27,287

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$250,000 or More	5.6%	6.7%	6.5%
\$200,000-\$249,999	5.0%	6.0%	5.8%
\$150,000-\$199,999	23.2%	17.6%	14.6%
\$125,000-\$149,999	15.0%	10.3%	9.6%
\$100,000-\$124,999	11.2%	11.4%	12.2%
\$75,000-\$99,999	14.5%	12.5%	13.5%
\$50,000-\$74,999	13.1%	13.5%	14.8%
\$35,000-\$49,999	2.4%	6.0%	7.0%
\$25,000-\$34,999	3.4%	5.9%	5.5%
\$15,000-\$24,999	3.8%	4.5%	4.9%
Under \$15,000	2.9%	5.6%	5.7%
Average Household Income	\$129,350	\$120,287	\$116,845
Median Household Income	\$116,750	\$106,064	\$100,447
Per Capita Income	\$39,018	\$37,954	\$36,282

3.36 ACRE SITE FREEWAY COMMERCIAL

DEMOGRAPHICS

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate	4,504	53,863	117,854
0 to 4 Years	5.1%	6.3%	6.3%
5 to 14 Years	13.7%	14.8%	14.4%
15 to 17 Years	4.5%	4.3%	4.4%
18 to 19 Years	3.1%	2.6%	2.7%
20 to 24 Years	6.6%	6.1%	6.1%
25 to 29 Years	5.6%	6.6%	6.6%
30 to 34 Years	6.0%	7.6%	7.6%
35 to 39 Years	6.6%	7.7%	7.6%
40 to 49 Years	13.9%	13.6%	13.2%
50 to 59 Years	13.4%	12.4%	12.4%
60 to 64 Years	6.0%	5.6%	5.7%
65 to 69 Years	5.6%	4.5%	4.6%
70 to 74 Years	4.3%	3.2%	3.3%
75 to 79 Years	3.1%	2.3%	2.4%
80 to 84 Years	1.3%	1.3%	1.4%
Age 85+	1.2%	1.1%	1.3%
Median Age	38.0	36.0	36.0

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2025 Estimate Population Age 25+	3,017	35,491	77,916
Elementary (0-8)	6.0%	7.9%	8.4%
Some High School (9-11)	9.3%	6.8%	7.5%
High School Graduate (12)	20.6%	24.9%	27.9%
Some College (13-15)	20.4%	24.8%	25.4%
Associate Degree Only	14.1%	9.1%	9.3%
Bachelor's Degree Only	23.0%	18.2%	15.1%
Graduate Degree	6.5%	8.3%	6.5%
HOUSING UNITS			
Occupied Units			
2030 Projection	1,493	18,182	39,727
2025 Estimate	1,471	17,672	38,407
Owner Occupied	1,089	11,810	26,519
Renter Occupied	277	4,988	10,026
Vacant	58	934	1,949
Persons in Units			
2025 Estimate Total Occupied Units	1,413	16,738	36,458
1 Person Units	11.3%	15.4%	15.8%
2 Person Units	30.7%	27.1%	26.4%
3 Person Units	18.3%	18.1%	18.4%
4 Person Units	19.6%	19.3%	18.5%
5 Person Units	10.7%	10.8%	11.1%
6+ Person Units	9.5%	9.4%	9.8%

3.36 ACRE SITE FREEWAY COMMERCIAL

DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 117,854. The population has changed by 33.27 percent since 2010. It is estimated that the population in your area will be 121,952 five years from now, which represents a change of 3.5 percent from the current year. The current population is 50.5 percent male and 49.5 percent female. The median age of the population in your area is 36.0, compared with the U.S. average, which is 40.0. The population density in your area is 1,500 people per square mile.



HOUSEHOLDS

There are currently 36,458 households in your selected geography. The number of households has changed by 33.61 percent since 2010. It is estimated that the number of households in your area will be 37,711 five years from now, which represents a change of 3.4 percent from the current year. The average household size in your area is 3.3 people.



INCOME

In 2025, the median household income for your selected geography is \$100,447, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 79.92 percent since 2010. It is estimated that the median household income in your area will be \$115,484 five years from now, which represents a change of 15.0 percent from the current year.

The current year per capita income in your area is \$36,282, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$116,845, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 52,879 people in your selected area were employed. The 2010 Census revealed that 55.9 percent of employees are in white-collar occupations in this geography, and 24.7 percent are in blue-collar occupations. In 2025, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 42.00 minutes.



HOUSING

The median housing value in your area was \$504,988 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 19,297.00 owner-occupied housing units and 7,995.00 renter-occupied housing units in your area.



EDUCATION

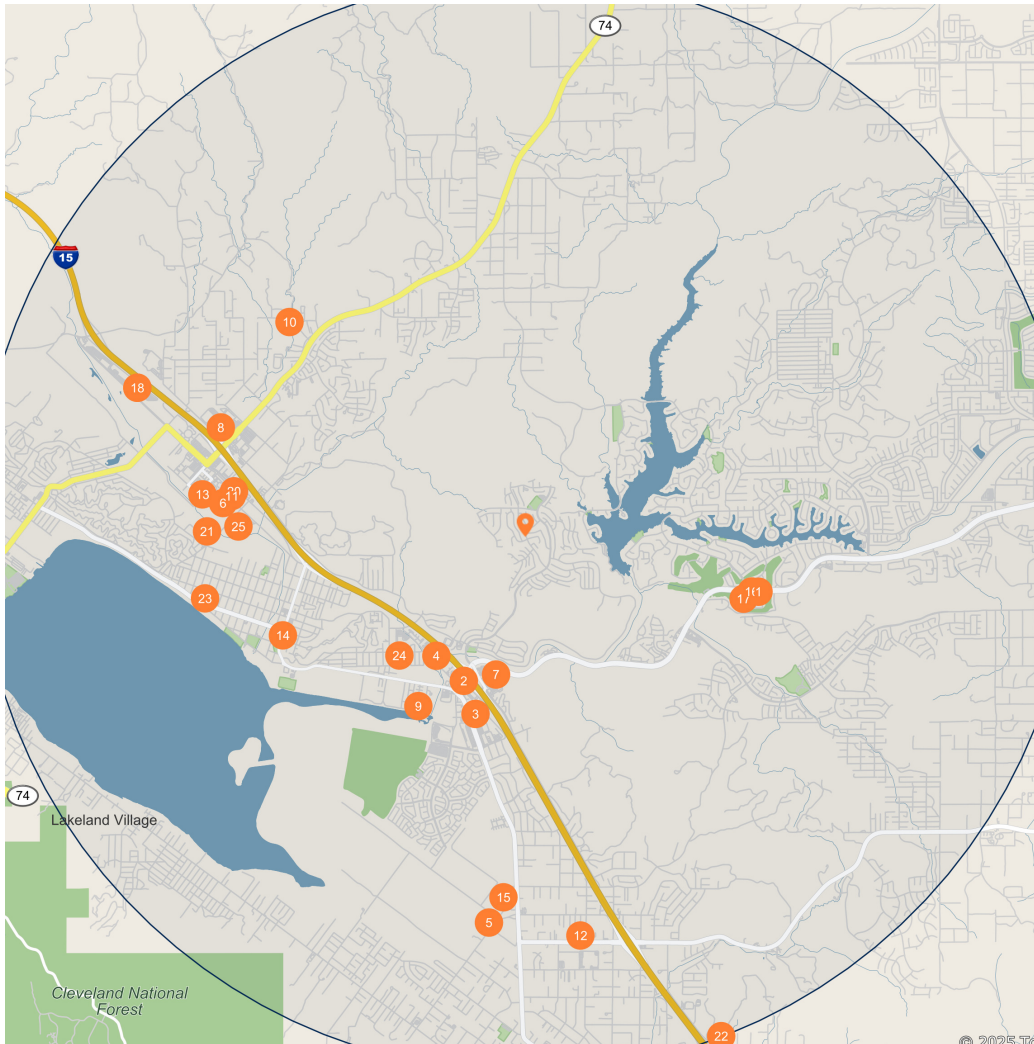
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 21.1 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 9.3 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 16.8 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 3.3 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 36.4 percent in the selected area compared with the 19.6 percent in the U.S.

3.36 ACRE SITE FREEWAY COMMERCIAL

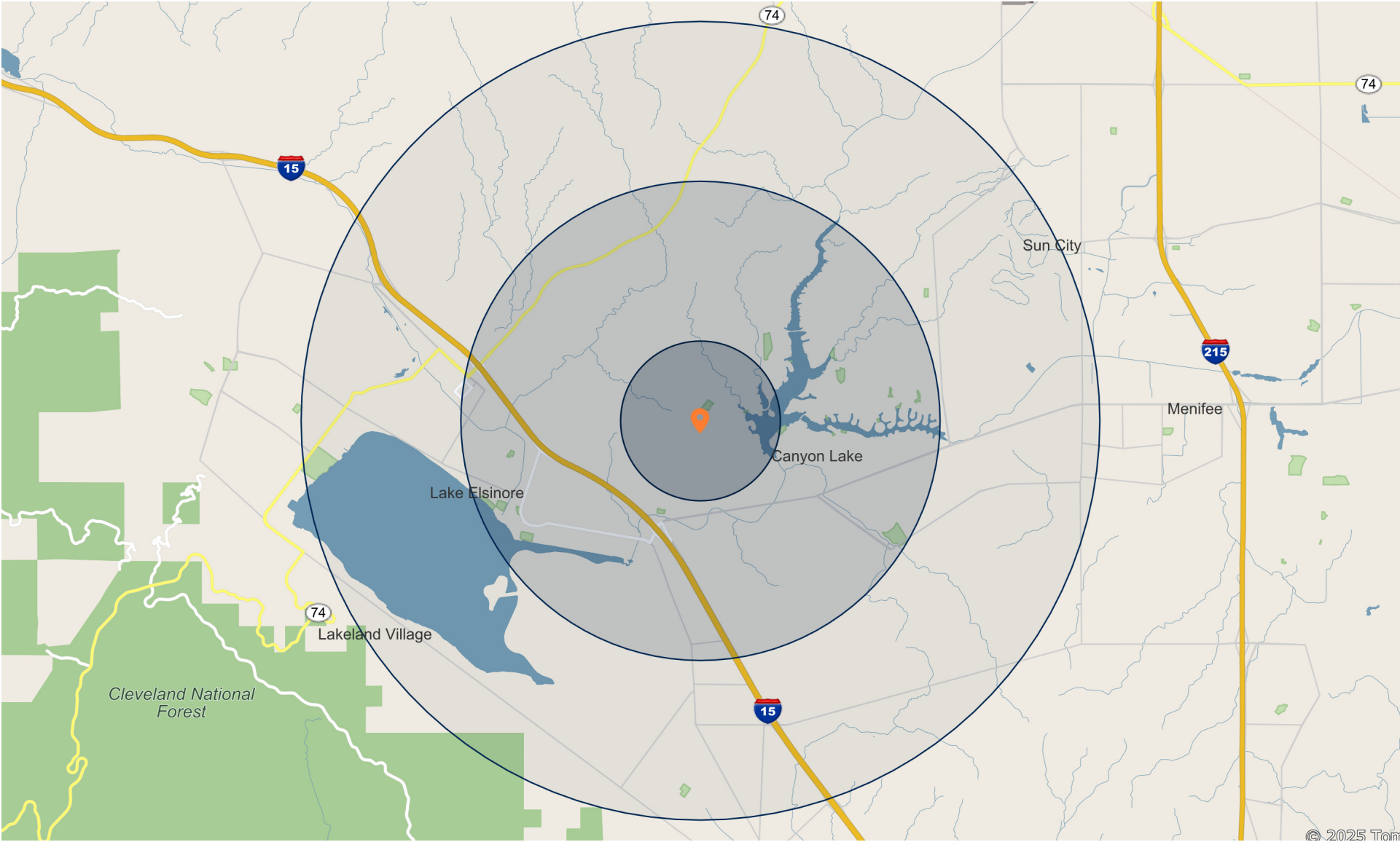
DEMOGRAPHICS



Major Employers		Employees
1	Alexander Dennis Incorporated-	2,000
2	Volume Services Inc-Centerplate	281
3	Cardenas Markets LLC-	264
4	Lake Elsinore Ford Inc-	200
5	Hakes Sash & Door Inc-	190
6	Gbc Concrete Masnry Cnstr Inc-	170
7	Walmart Inc-Walmart	169
8	Lowe's Home Centers LLC-Lowe's	131
9	AWI Management Corporation-	120
10	Pointdirect Transport Inc-	100
11	West Coast Ltg & Enrgy Inc-	90
12	Diverscape Inc-Diversified Landscape Co	90
13	Edje-Enterprises-	82
14	City of Lake Elsinore-	80
15	Aerofoam Industries Inc-Quality Foam Packaging	80
16	Spur Concrete Inc-	75
17	Cbabr Inc-Coldwell Banker	73
18	GH Bass & Co-Bass Shoe Factory Outlet	72
19	Pacific Sunwear Stores LLC-Pacific Sunwear	68
20	Sci Inc-SCI	65
21	Elsinore Vly Municpl Wtr Dst-	65
22	Sunpro Solar Inc-	64
23	Lake Elsinore Unified Schl Dst-Elsinore Middle School	62
24	Lake Elsinore Unified Schl Dst-Railroad Cyn Elementary Schl	62
25	Lake Elsinore Unified Schl Dst-Southern Cal Online Academy	62

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DEMOGRAPHICS



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