

Dexter Avenue Retail Pads

Dexter Avenue, Lake Elsinore, CA (APN: 377-030-085-092)



Join: **LONE STAR STEAKHOUSE**

golden corral
Buffet & Grill

LA FITNESS

Proposed Nearby Retailers:

Mobil

K

Chevron

Walmart

CVS pharmacy

LA QUINTA INN & SUITES

- 2.7± Acres
- Ready to Build
- Utilities to Property
- Flexible Pad Sizes

Features:

- At Dexter Avenue entrance to the new proposed Walmart and CVS
- Drive-thru pad opportunities
- Ideal for retail, restaurant, financial institution, car wash, hotel, etc.
- Zoned General Commercial
- I-15 visible, with easy freeway access
- Call Broker for pricing and details

Demographics

Source: CoStar - 2016	1 mile	3 mile	5 mile
2016 Population (Estimated)	3,926	35,969	84,696
2021 Population (Projected)	4,203	38,387	90,298
Daytime Employee Population	4,750	10,099	16,602
Average Household Income	\$81,538	\$66,241	\$72,034

Traffic Counts

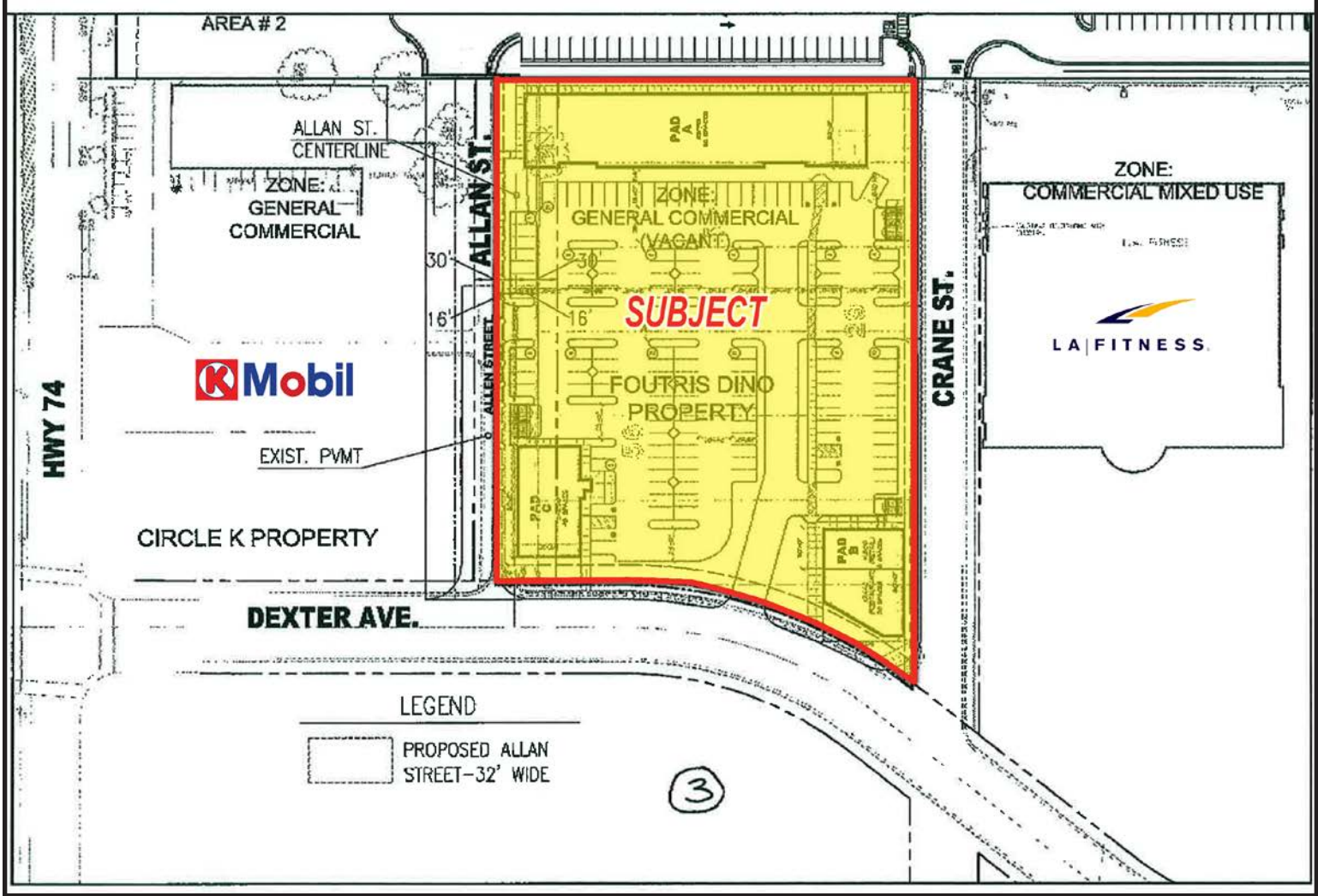
Source: City of Lake Elsinore* & CalTrans**	ADT
Central Avenue Between Dexter Avenue and Cambern Avenue*	37,718
Dexter Avenue Between Central Avenue and Dexter Place*	6,797
Interstate 15 at Central Avenue**	121,000

EXCLUSIVELY LISTED BY:

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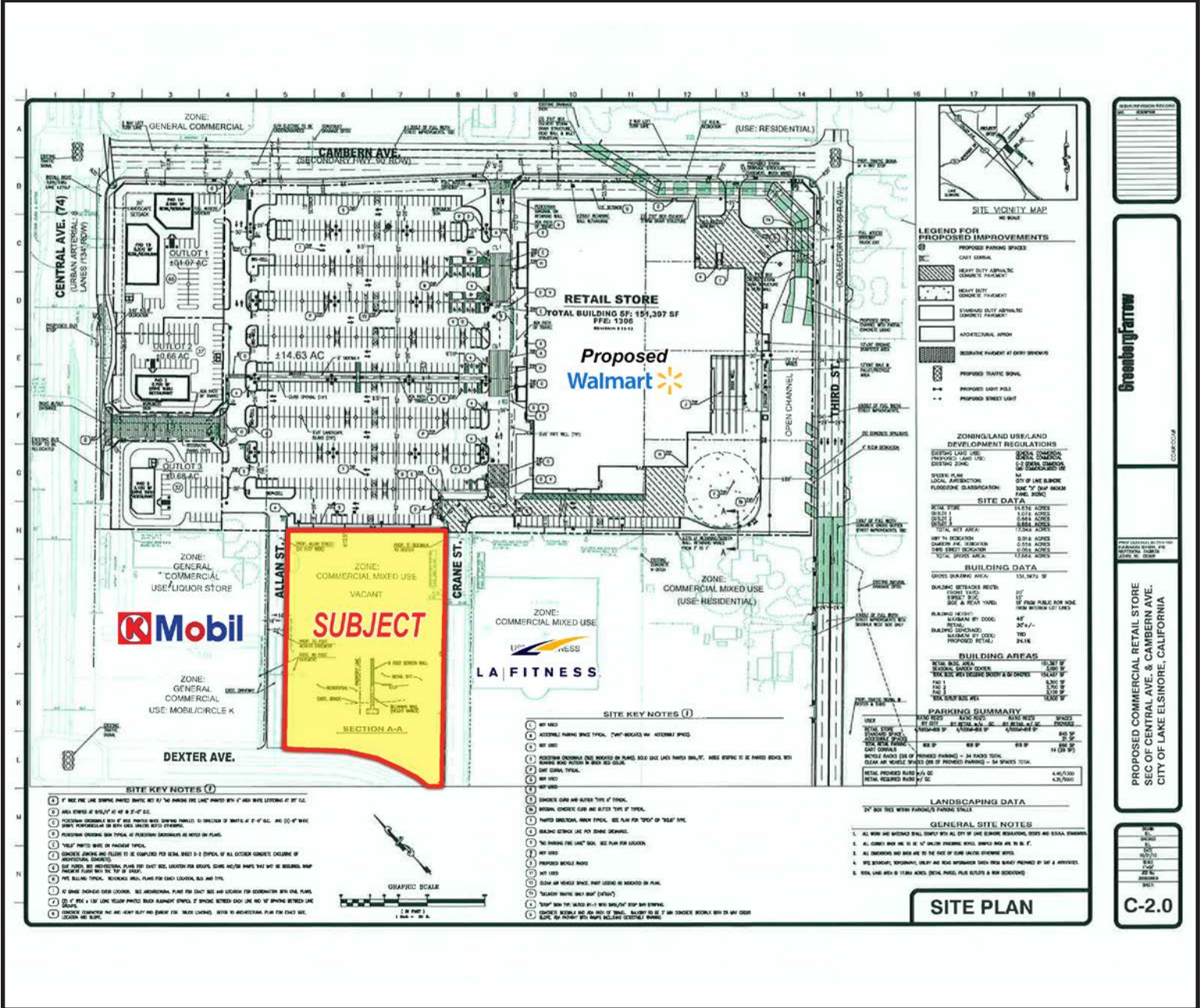
Founded in 1988
www.WestMarCRE.com
WestMar Commercial Real Estate

Proposed
Walmart  **CVS**
pharmacy



Conceptual Site Plan

The above information, while not guaranteed, has been secured from sources we believe to be reliable.



Conceptual Site Plan