

Dexter Avenue Retail Pads

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



Join:



Proposed Nearby Retailers:



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

Features:

- At Dexter Avenue entrance to the new proposed Walmart
- Drive-thru pad opportunities
- Ideal for retail, restaurant, financial institution, car wash, hotel, etc.
- Zoned General Commercial (C-2)
- I-15 visible, with easy freeway access
- Call Broker for pricing and details

Demographics

Source: CoStar - 2018	1 mile	3 mile	5 mile
2018 Population (Estimated)	4,001	37,139	88,645
2023 Population (Projected)	4,307	39,823	94,730
Daytime Employee Population	4,462	9,517	15,369
Average Household Income	\$88,724	\$69,747	\$74,931

Traffic Counts

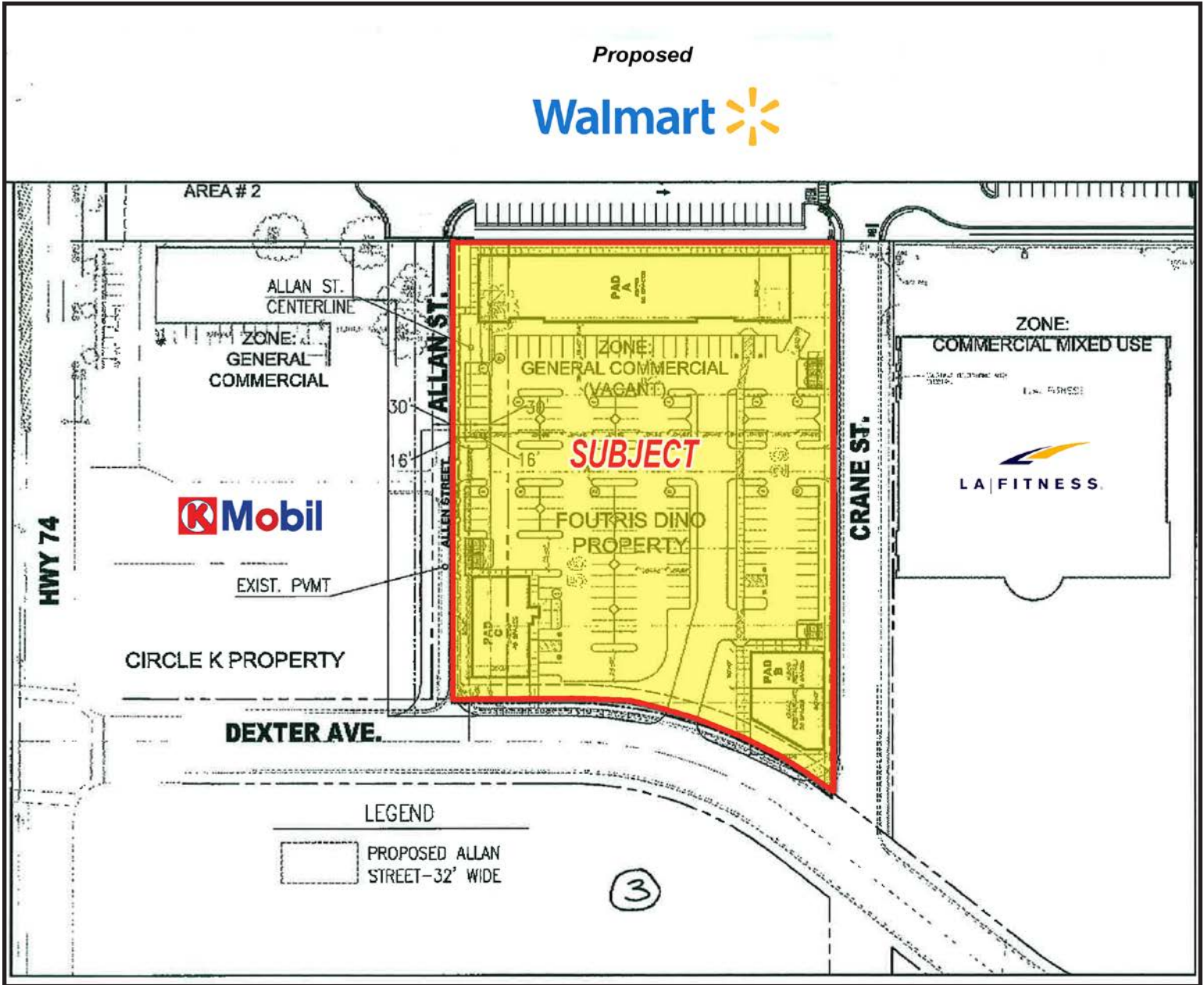
Source: Co-Star 2018, City of Lake Elsinore* & CalTrans**	ADT
Central Avenue Between Dexter Avenue and Cambern Avenue*	37,718
Dexter Avenue at Central Avenue	31,500
Interstate 15 at Central Avenue**	129,000

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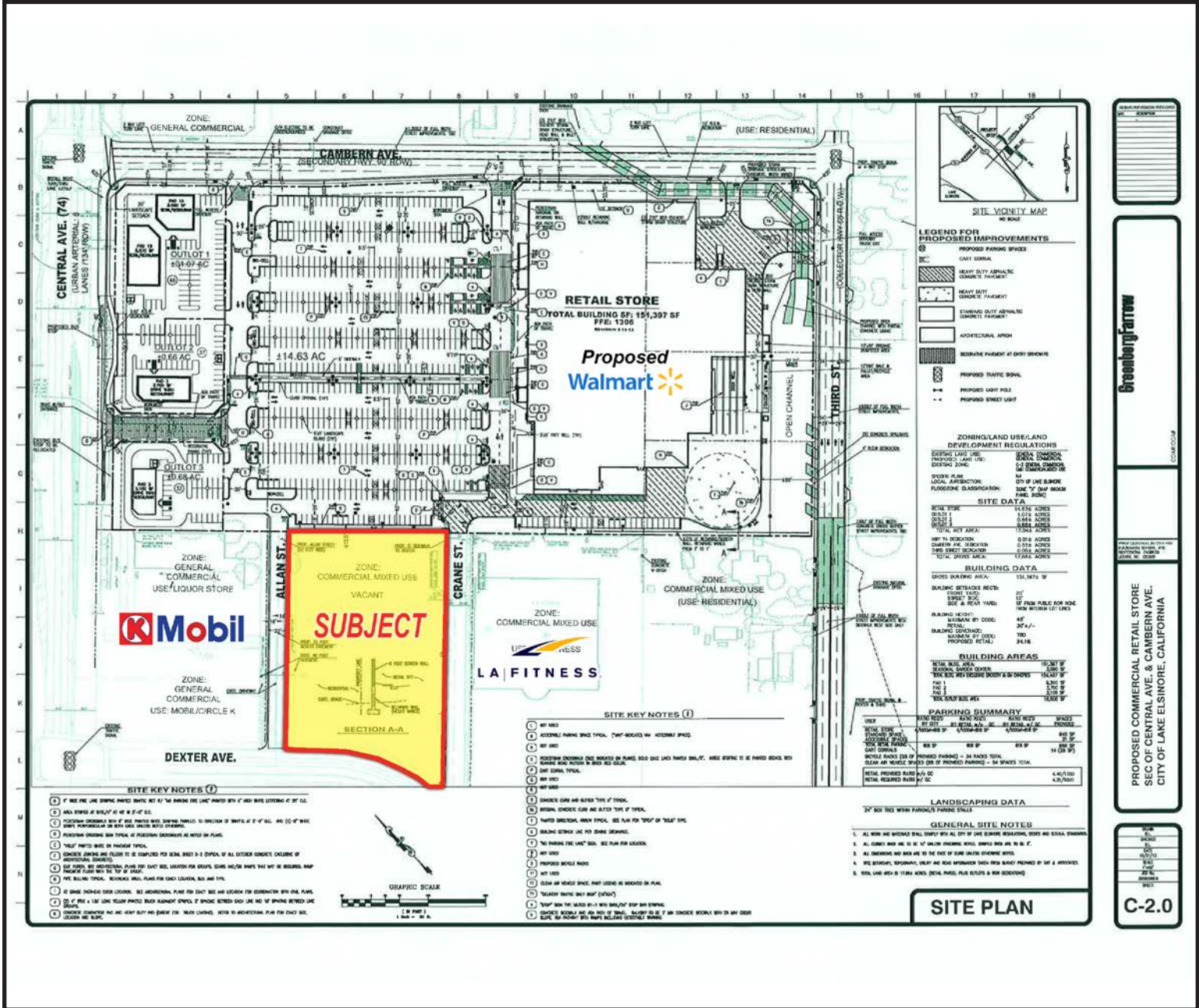
Founded in 1988
www.WestMarCRE.com
WestMar Commercial Real Estate

Proposed



Conceptual Site Plan





GreenbergFarrow

PROPOSED COMMERCIAL RETAIL STORE
SEC OF CENTRAL AVE. & CAMBERN AVE.
CITY OF LAKE ELSINORE, CALIFORNIA

C-2.0

Conceptual Site Plan



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