

# LAKE ELSINORE SALE OR GROUND LEASE OPPORTUNITY

# INTERSTATE 15 FRONTAGE & VISIBILITY

SWC INTERSTATE 15 AND NICHOLS ROAD, LAKE ELSINORE, CA



Join at Intersection



APN: 389-200-032 (0.92± Acres)  
389-200-031 (1.40± Acres)

**Sale Price**

- APN 389-200-031: \$1,097,712.00
- APN 389-200-032: \$721,353.00

**Annual Lease Rates**

- APN 389-200-031: \$105,000.00 NNN
- APN 389-200-032: \$75,000.00 NNN

**Demographics**

Source: CoStar 2017	1 mile	3 mile	5 mile
2017 Population (Estimated)	623	36,016	72,350
2022 Population (Projected)	666	38,577	77,333
Daytime Employee Population	769	7,472	12,133
Average Household Income	\$79,067	\$72,999	\$74,112

**Features:**

- Opportunity for freeway sign
- Located at the corner of Nichols Road and Colliers Avenue. (Scheduled to be signalized with future development of Alberhill Ranch project.)
- Excellent visibility from Interstate 15, Nichols Road, and Colliers Avenue
- Zoned CH (Commercial Highway)
- Adjacent to 372,476± SF Lake Elsinore Outlets, which boasts over 1,000,000 visitors per year
- Adjacent to busy Arco AM/PM which generates an average of 2,000 transactions per day
- At freeway on/off ramps that lead to several Alberhill planned residential communities, with in excess of 12,798± additional units at build-out.

**Traffic Counts**

Source: CalTrans 2015* and CoStar 2015**	ADT
Interstate 15 at Nichols Road*	118,000
Nichols Road at Collier Avenue**	6,752

*The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix, and availability subject to change without notice.*

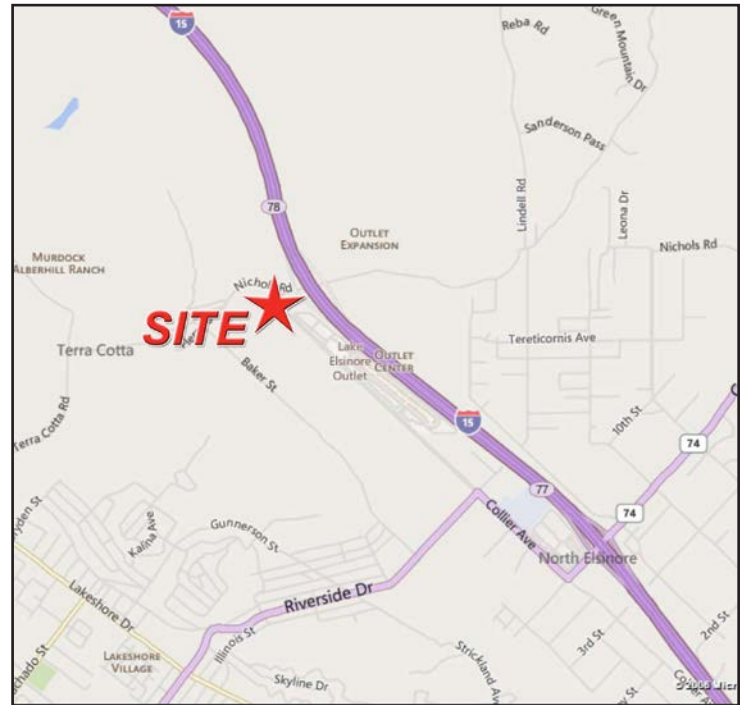
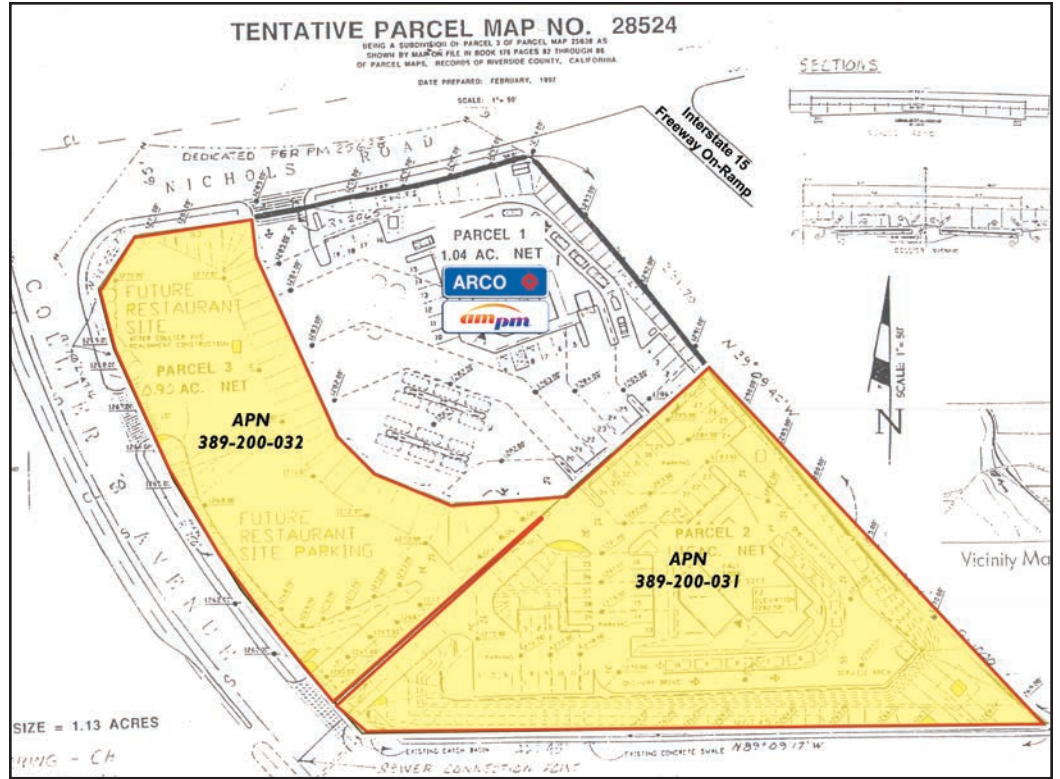
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