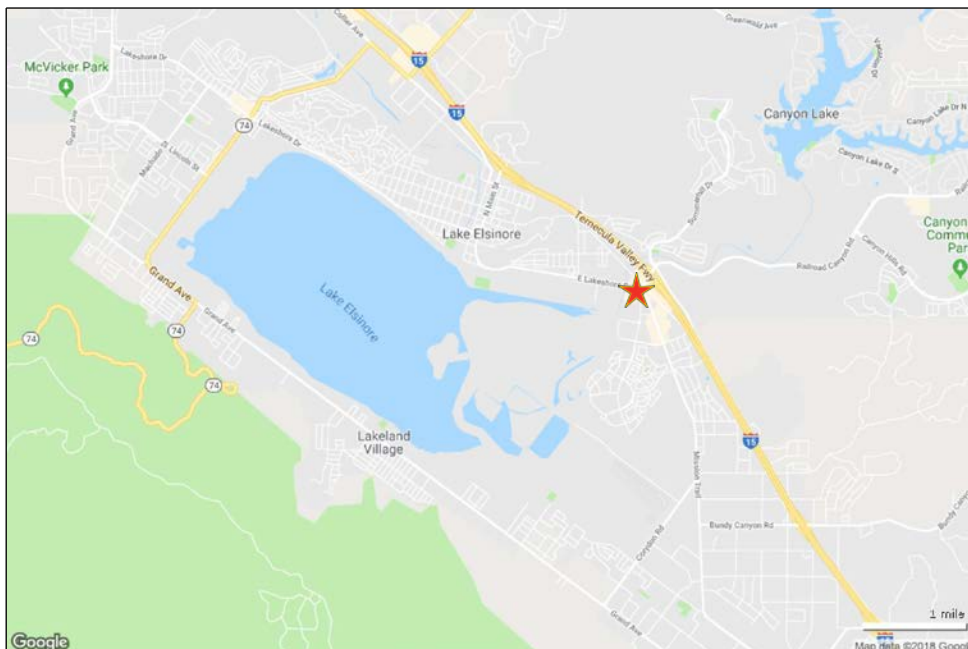


# LAKE ELSINORE RETAIL PAD

417 Diamond Drive, Lake Elsinore, CA



**AREA:**

- 19,602± SF Vacant Land
- Located Just West of I-15 Freeway Interchange
- APN: 363-150-041
- For Ground Rent

**DESCRIPTION:**

- Zoned Commercial

**DESCRIPTION:**

- Ideal for drive thru restaurant or convenience oriented retail
- Broad range of allowed uses - contact broker for details

**EXCLUSIVELY LISTED BY:**

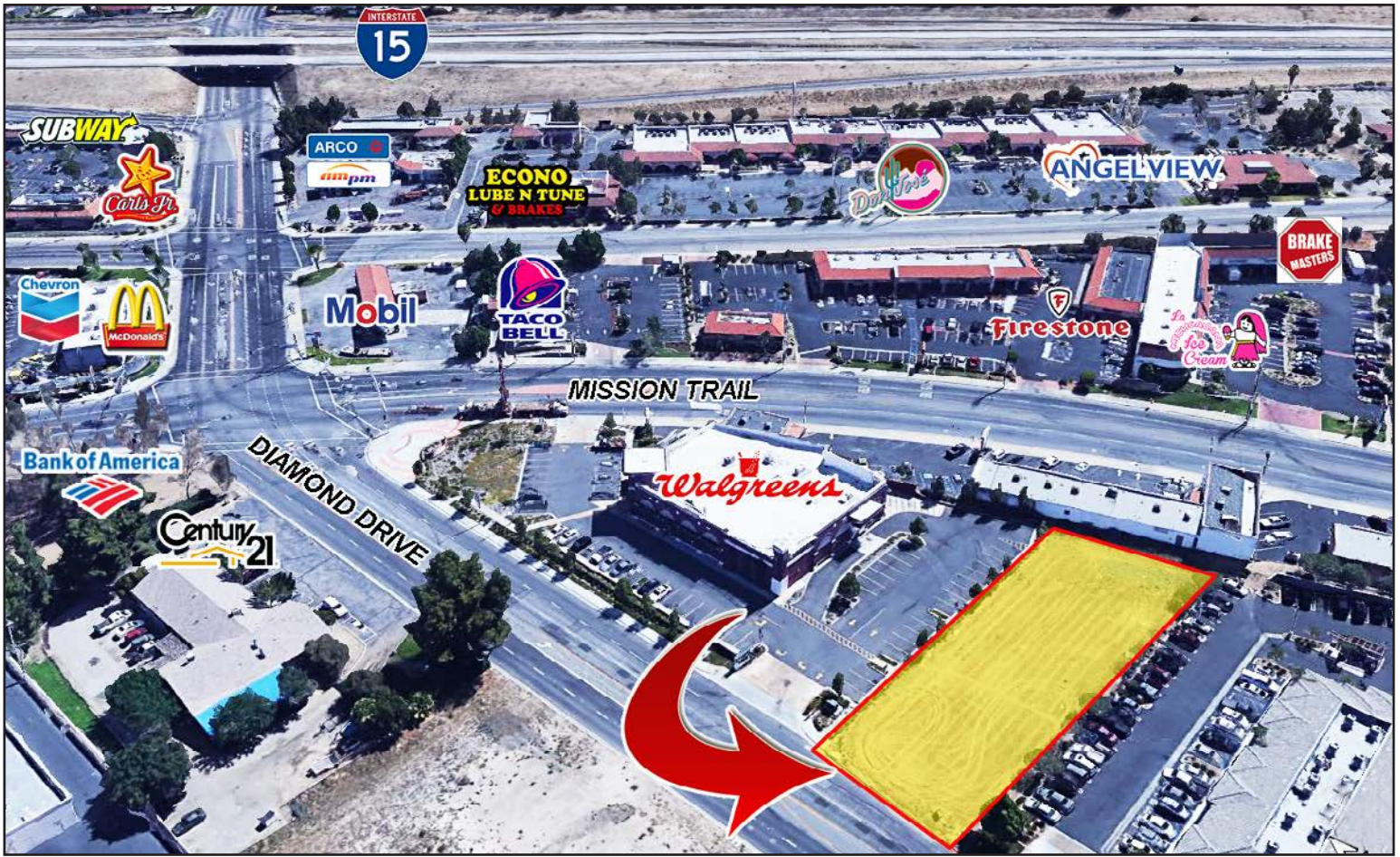
**Scott Forest**

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*Founded in 1988*  
[www.WestMarCRE.com](http://www.WestMarCRE.com)  
**WestMar Commercial Real Estate**

**FOR GROUND LEASE: LAKE ELSINORE RETAIL PAD - 417 DIAMOND DRIVE, LAKE ELSINORE, CA**



**AREA:** 19,602± SF Vacant Land

APN: 363-150-041

For Ground Rent

**Demographics**

Source: CoStar 2018	1 mile	3 mile	5 mile
2018 Population (Estimated)	7,270	44,851	112,298
2023 Population (Projected)	7,891	47,858	120,015
Daytime Employee Population	3,568	9,754	17,549
Average Household Income	\$67,831	\$78,644	\$78,509

**Traffic Counts**

Source: CoStar 2018	ADT
Diamond Drive at Casino Drive	22,600
Mission Trail at Campbell Street	18,711
East Lakeshore Drive at Elm Street	15,000



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