

±1.91 Acres | Commercial Land For Sale

NEC Highway 74 (Central Ave.) & Crumpton Road | Lake Elsinore, CA

SALES PRICE: \$790,000 | ± 685 FEET OF HIGHWAY 74 FRONTAGE | C-2 ZONING



Temescal Canyon
High School



Highway 74/Central Avenue



WCI

WEST COUNTY INVESTMENTS

Gary Washburn

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CalDRE #00705913



INSIGHT
COMMERCIAL REAL ESTATE ADVISORS

Robert Kirkpatrick

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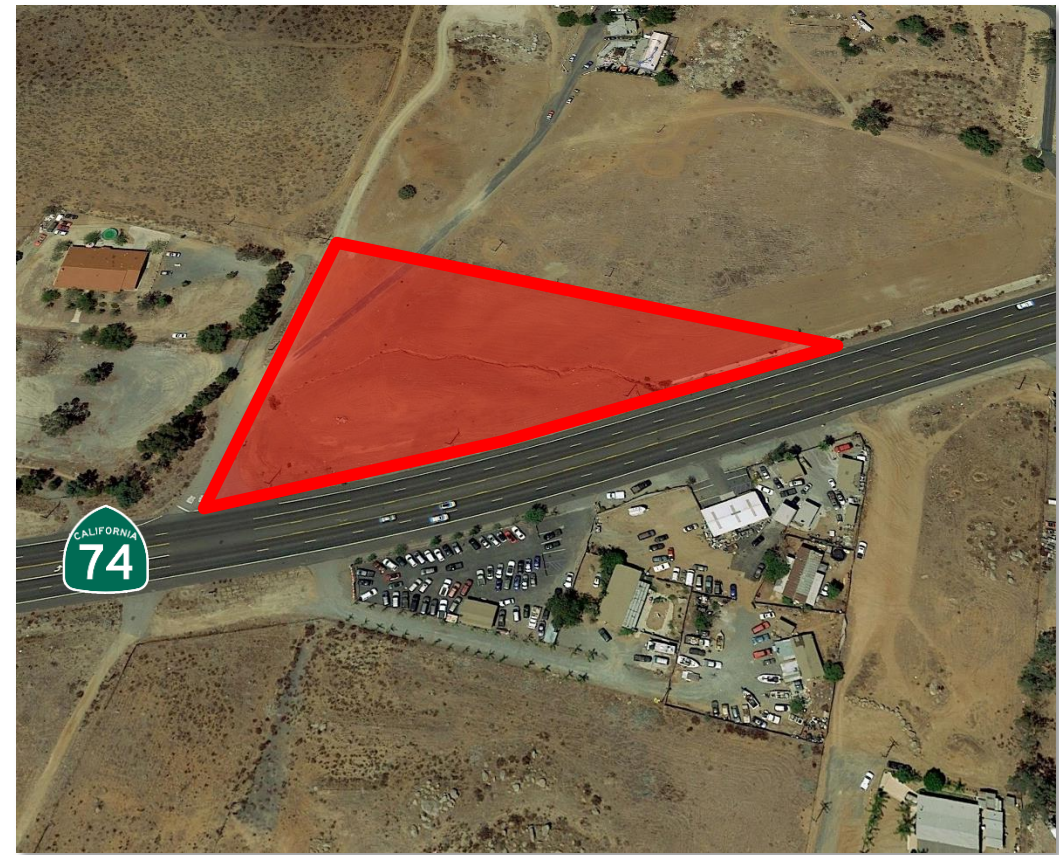
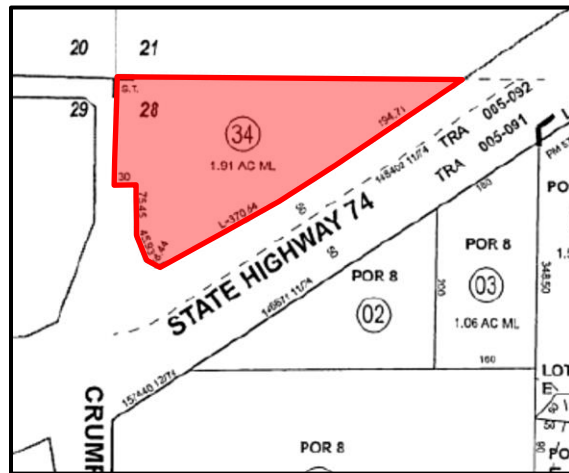
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SITE ATTRIBUTES

- Sales Price: \$790,000 (\$9.50 PSF)
- Ideal location for fast feeders, carwash, automotive uses
- Strong daytime populations and traffic counts
- Heavily traveled highway with ±32,000 cars per day; Main east-west thoroughfare between Lake Elsinore (I-15) and Perris (I-215)



Demographics Esri

	1 Mile	3 Miles	5 Miles
Population 2020:	4,760	21,675	84,025
Population 2025 (est.)	5,089	23,142	90,128
Daytime Population:	3,680	21,176	73,776
2020 Average HH Income:	\$98,419	\$94,039	\$87,274

Exclusively Co-Listed by:



Traffic Counts CalTrans

Interstate 15:	±121,000 CPD
Highway 74/Central:	±32,000 CPD



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INFORMATION FOR THE CITY OF LAKE ELSINORE

County	Riverside
Mayor	Robert Magee
Incorporated	April 9, 1888
Website	www.lake-elsinore.org



Total Population

2020 DEMOGRAPHICS

Total Population	67,459
No. of Households	19,368
No. of Families	15,320
Average Household Size	3.46
Median Age	31.7
Median HH Income	\$70,317
Per Capita Income	\$24,628
Median Net Worth	\$91,928

2020 EDUCATION

Bachelor's/Graduate/Professional Degree	17%
Some College	36%
High School Degree	29%
No High School Diploma	17%

Source: ESRI

2020 EMPLOYMENT

White Collar	54%
Blue Collar	27%
Services	19%
Unemployment Rate	18.6%

