

# ±0.66 ACRE COMMERCIAL VACANT LAND FOR SALE



**508 N. MAIN STREET**  
**LAKE ELSINORE, CA 92530**

**ALICIA HORNYAK**

Senior Associate

909-253-7250

[aliciah@cbcsocalgroup.com](mailto:aliciah@cbcsocalgroup.com)

1200 California Street, Suite 130 | Redlands, CA 92374

P: 909-793-3600 | F: 951-239-3147

CalBRE: 01998652 | [www.cbcsocalgroup.com](http://www.cbcsocalgroup.com)



SC



# ±0.66 ACRE COMMERCIAL VACANT LAND

508 N. MAIN STREET, LAKE ELSINORE, CA 92530

## Property Information

APN's: 377-243-002/003/004/005

Site Size: 4 Parcels Totaling ±0.66 Acre  
(±28,867 SF)

Zoning: Gateway Commercial Specific Plan

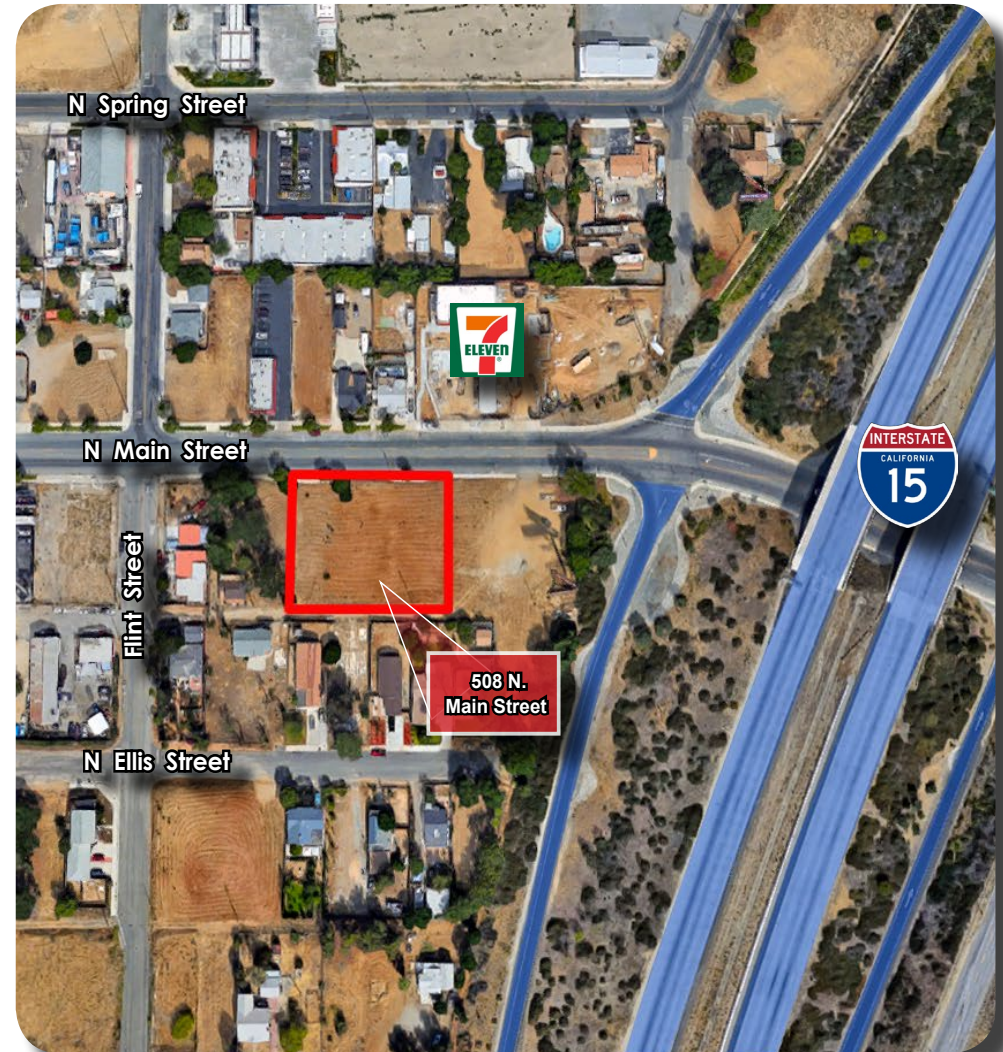
Topography: Level

Frontage: 202' on N. Main Street

Sales Price: \$865,000.00

## Property Highlights

- Freeway Visibility
- Quick Access for Both North and South On and Off Ramps
- Great Frontage/Traffic Exposure on Main Street
- Owner Will Consider a Ground Lease or Build to Suit



ALICIA HORNYAK  
909-253-7250  
[aliciah@cbcsocalgroup.com](mailto:aliciah@cbcsocalgroup.com)  
CalBRE # 01820864

1200 California Street, Suite 130 | Redlands, CA 92374  
P: 909-793-3600 | F: 951-239-3147  
CalBRE: 01998652 | [www.cbcsocalgroup.com](http://www.cbcsocalgroup.com)



# ±0.66 ACRE COMMERCIAL VACANT LAND

508 N. MAIN STREET, LAKE ELSINORE, CA 92530

## Demographics

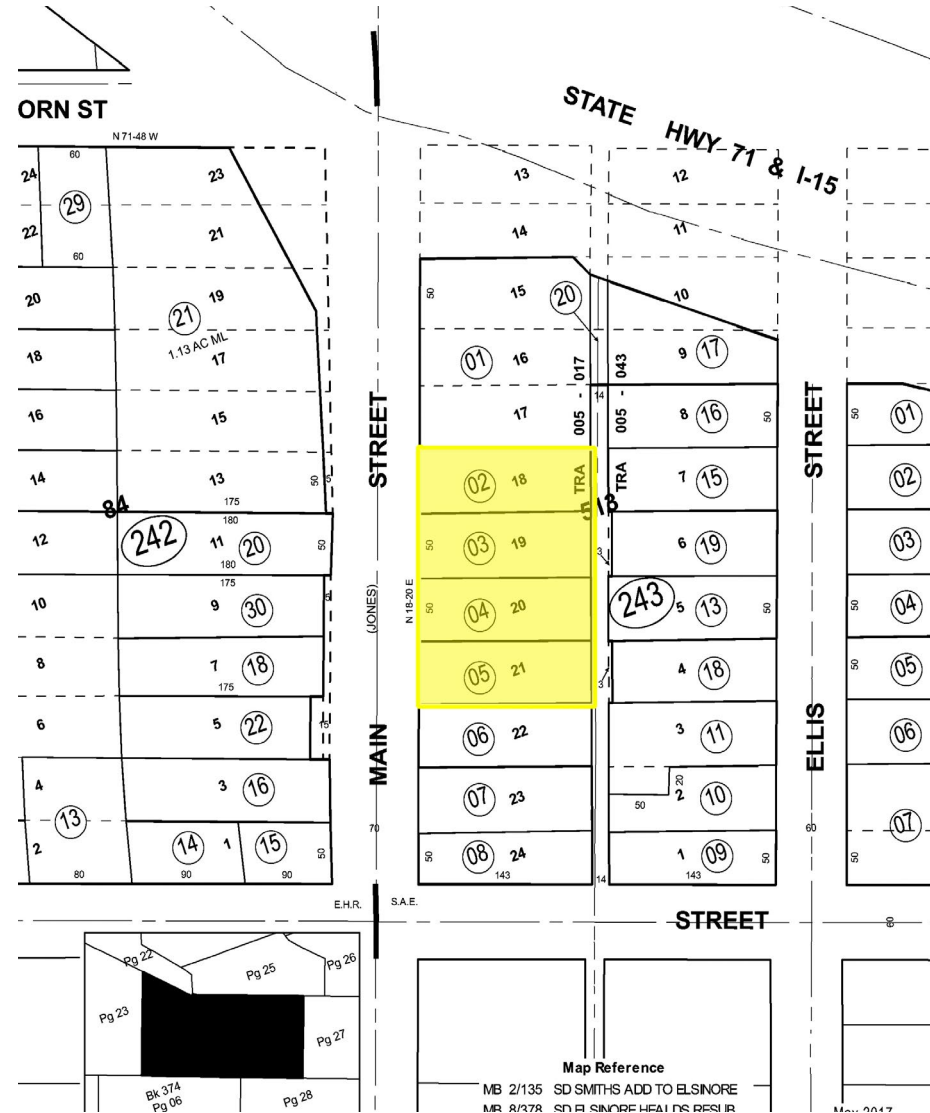
	1 Mile	3 Miles	5 Miles
Population 2017 (Est):	6,741	36,069	104,928
Population 2022 Projection:	7,165	38,636	111,983
Population 2010 Census:	6,170	31,414	93,612
Population Growth 2017-2022	6.29%	7.12%	6.72%
2017 Average HH Income:	\$51,183	\$70,314	\$76,232

## Traffic Counts

N. Main Street @ Pottery Street	13,200 ADT (2016)
N. Main Street @ E. Sumner Street	14,464 ADT (2010)
I-15 Freeway @ Franklin Street	139,910 ADT (2010)

Source: CoStar April 2018

## Parcel Map



**ALICIA HORNYAK**

909-253-7250

[aliciah@cbcsocalgroup.com](mailto:aliciah@cbcsocalgroup.com)

CalBRE # 01820864

1200 California Street, Suite 130 | Redlands, CA 92374

P: 909-793-3600 | F: 951-239-3147

CalBRE: 01998652 | [www.cbcsocalgroup.com](http://www.cbcsocalgroup.com)



SC

# ±0.66 ACRE COMMERCIAL VACANT LAND

508 N. MAIN STREET, LAKE ELSINORE, CA 92530



**ALICIA HORNYAK**

909-253-7250

[aliciah@cbcsocalgroup.com](mailto:aliciah@cbcsocalgroup.com)

CalBRE # 01820864

1200 California Street, Suite 130 | Redlands, CA 92374

P: 909-793-3600 | F: 951-239-3147

CalBRE: 01998652 | [www.cbcsocalgroup.com](http://www.cbcsocalgroup.com)

