



Welcome to  
.46 Acres of Commercial Land at "4  
Corners"



[www.inlandempireincomeproperties.com](http://www.inlandempireincomeproperties.com)

#K07095955 **\$499,000** (APN 378-290-005)

**Lot Size:** 0.46 acres

**Style:** Lot / Land



**David Pronenko**

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**Winner-Baird**

**Your Income Property Specialists**

Information is deemed to be correct but not guaranteed.

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**Address:** .46 Acres of Commercial Land at "4 Corners" **Type:** Commercial **Style:** Lot / Land **Lot Type:** Rectangular **Lot Size:** 0.46 acres **MLS:** K07095955

**Description**

## Property Description:

.46 acres of C-1 land in high growth area of Lake Elsinore. Del Taco is to the east of the site and Chevron Gas Station is on the east corner next to Del Taco.

To the west of the site, is the new Viscaya 168 SFR home development (see link above) along with an additional 13,700 sq ft of retail. Major surrounding tenants include Stater Brothers, Albertson's Domino's Pizza.

Average Daily Traffic (ADT) is 45,000. Near newly opened national retailers: Costco, Target, Home Depot, Lowes, Staples & PetSmart. See Attachments: Opportunity / Demographic Brochure

Subject property dimensions: 100 x 200.

Del Taco lot next door is 107 x 200.

## Location Description:

Riverside County in the City of Lake Elsinore on the North West corner of Highway 74 and Lakeshore Drive.

Access to the 15 freeway 2 miles away with access to San Diego or Orange County Lake Elsinore Lake is less than 1 mile from site.

## Zoning Description:

C-1 Neighborhood Commercial

Commission Split: 3%

TaxID/APN: 378-290-005

To view more properties or for flyer & investment analysis info on this property go to:

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4 Corners Half Acre Lake Elsinore



0.46 Acres Location Map



0.46 Acres Google Site Map



IEIP Link Logo