

For Sale

\$1,500,000.

2.50 Acres Potential Mixed Use Vacant Land Commercial / High Density Residential

Lakeshore Dr. Near "4 Corners" in Lake Elsinore, CA



- Lakeshore is main arterial road to & from Interstate 15 via Riverside Dr. (Hwy 74) and Lake St.
- Immediate proximity to Albertson's & Stater Bros. shopping centers at "4 corners"
- Immediate proximity to new Viscaya Village Center currently under construction
- Immediate proximity to soon to be developed Lakeshore Pointe anchored by Rite Aid with additional retail shops. Currently in pre leasing
- Currently zoned C-P "Commercial Park District"
- City considering Mixed Use zoning upon completion of General Plan Overlay with expected completion Q2-Q3 2007. Approx. first 170 ft. to be Commercial with back portion to be High Density Residential

David Pronenko
VP Brokerage

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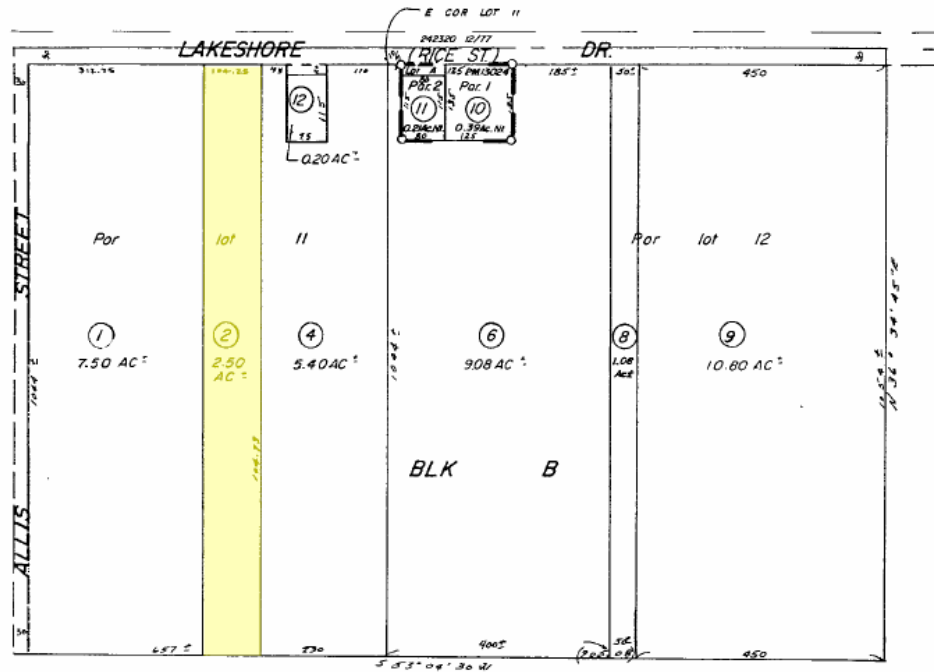
E-mail: dpcrc@ca.rr.com



212 E. Grand Blvd. Ste E
Corona, CA 92879

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- APN 379-230-002
- Lot dimensions:
approx. 104 ft x 1000 ft
- Approx. 104 ft frontage on Lakeshore Dr
- Utilities at Lakeshore Dr
- 45,000+ ADT on Hwy Riverside Dr (Hwy 74)
- Lakeshore corridor undergoing high concentration of quality development
- Minutes from recreational lake access
- High growth area
- Please call for terms & condition of sale



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