



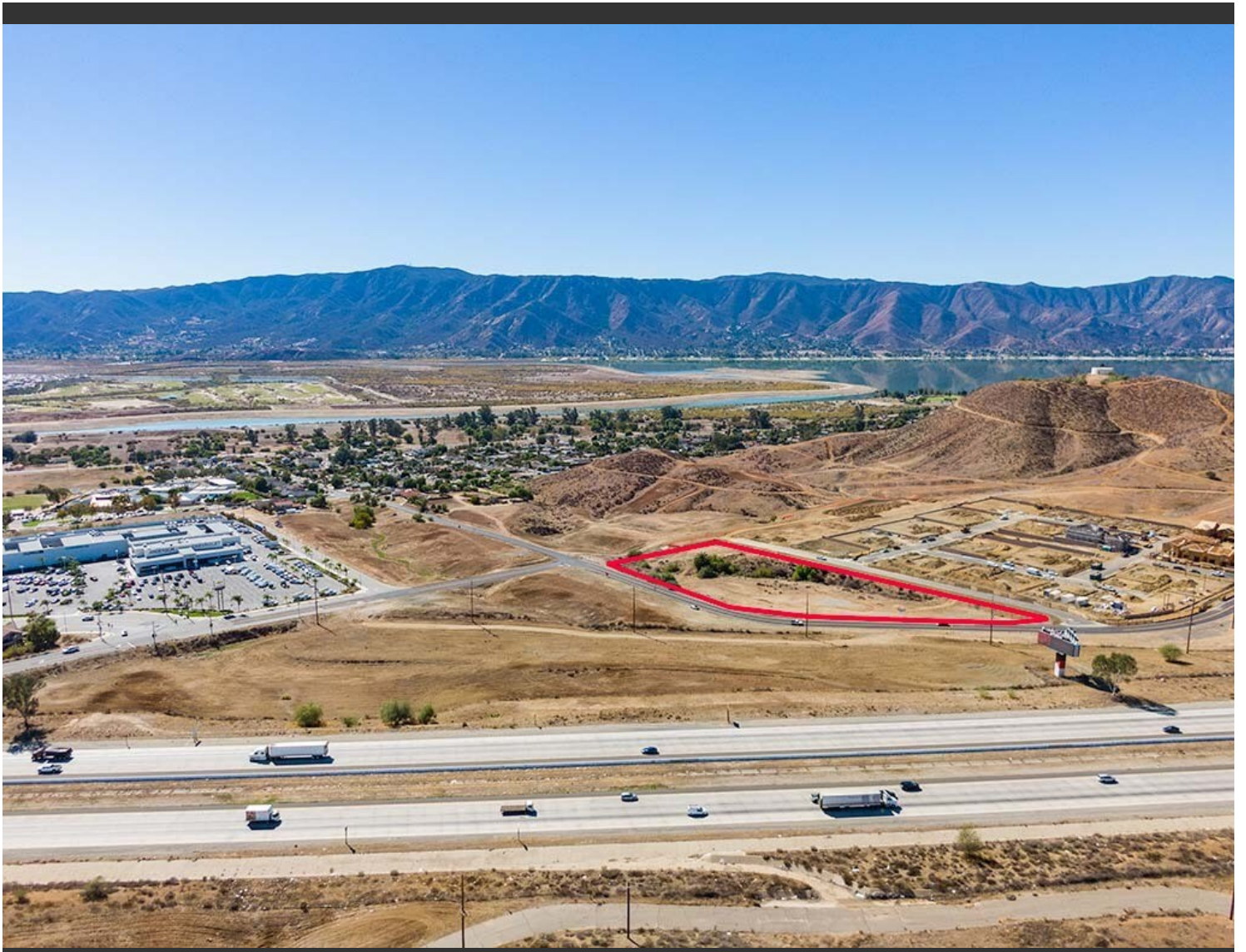
Ryan Jensen

9517107937



AVENUE 6 - Lake Elsinore Investment with I-15 Frontage

2.72 Acres of Commercial Land Offered at \$1,250,000 in Lake Elsinore, CA



INVESTMENT HIGHLIGHTS

- 2.72 Acres, 13 parcels
- Unobstructed views of Interstate 15
- Zoned:C2 General Commercial (wide range of commercial applications)
- Future hard corner lot via New Full Interchange at I-15/Franklin Street

PROPERTY FACTS

Price	\$1,250,000	Property Type	Land
Sale Type	Investment	Property Subtype	Commercial
Sale Conditions	Bulk/Portfolio Sale	Proposed Use	Hold For Investment
No. Lots	1	Total Lot Size	2.72 AC

1 LOT AVAILABLE

Lot

Price	\$1,250,000	Lot Size	2.72 AC
Price Per AC	\$459,559		

+/- 2.72 Acres (118,483 SF) consisting of 13 parcels. Zoned:C2 (General Commercial) property is situated in the heart of Riverside County with premium frontage of I-15 Freeway. Site is located on 6th Avenue & Franklin Street.

DESCRIPTION

Ryan Jensen of Tobias Commercial is pleased to exclusively present for sale +/- 2.72 acre (118,483 SF) C2 (General Commercial) zoned property situated in the heart of Riverside County with premium frontage of I-15 Freeway. Subject site is located on the West side of I-15. This site will be a future hard corner lot via New Full Interchange

at I-15/Franklin St
Property consists of 13 parcels and allows that allow a wide range of commercial applications such as retail uses, medical & professional office, hotels, service stations, automotive sales, churches, fitness clubs, community center, carwash, and much more. .

PROPERTY TAXES

Parcel Numbers

373-072-015

Land Assessment

\$100,682

Improvements Assessment

\$0

Total Assessment

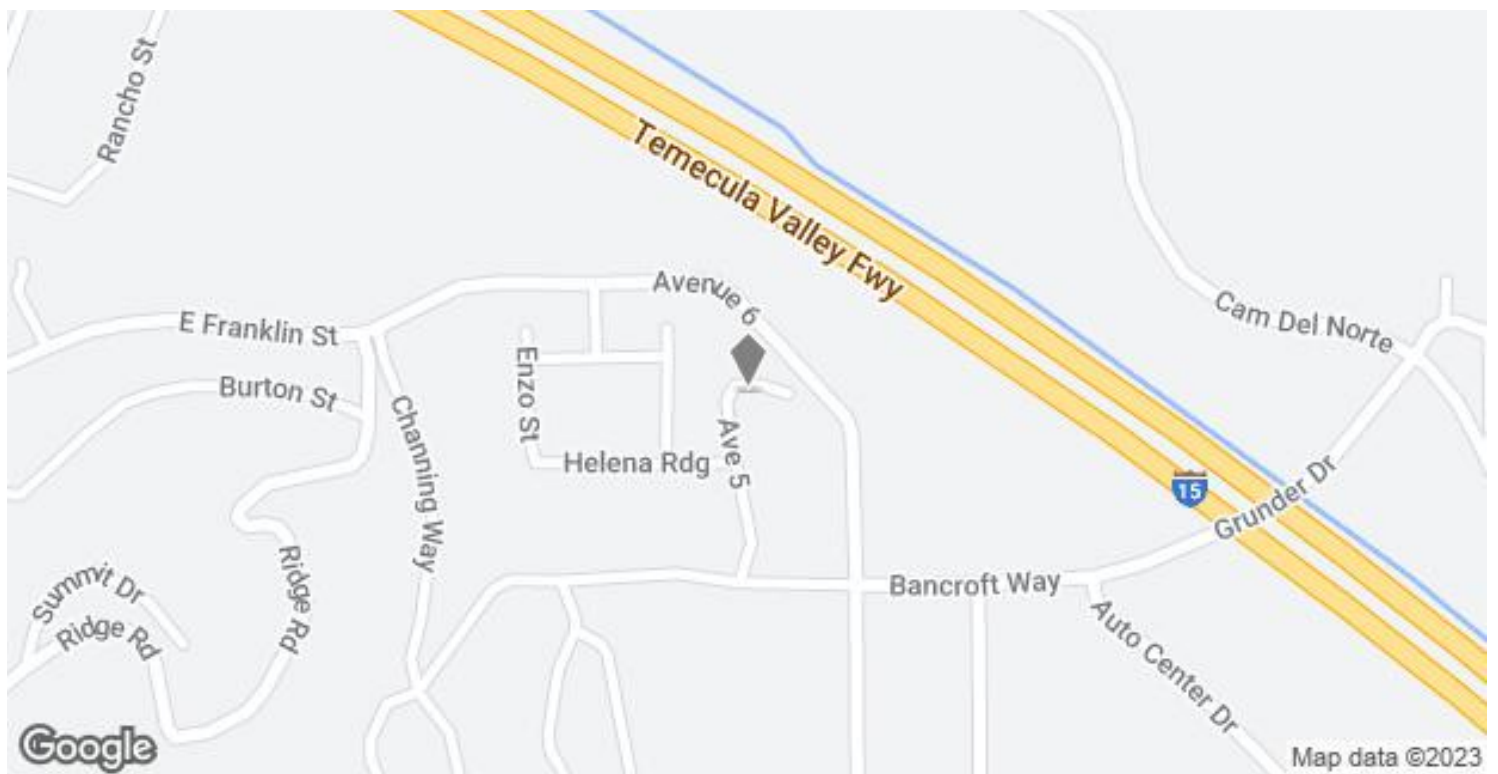
\$100,682

ZONING

Zoning Code

C2 (General Commercial)

MAP OF AVENUE 6 LAKE ELSINORE, CA 92530



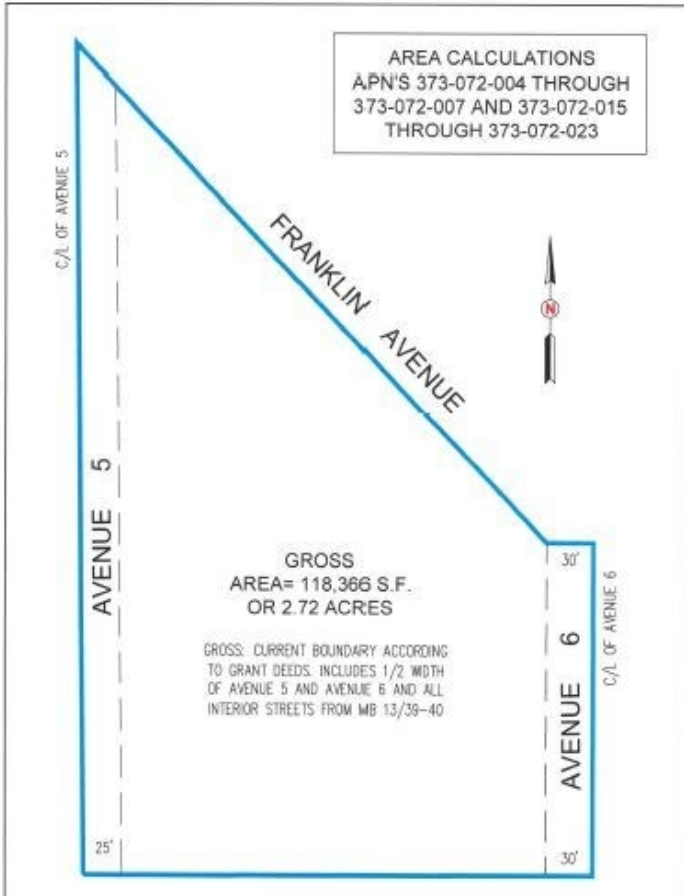
ADDITIONAL PHOTOS



photo 8



photo 3



arean calculations



photo 2

AERIAL SHOWING NEW FREEWAY EXIT
+/- 2.72 acres in Lake Elsinore with I-15 frontage



CONTACT: RYAN JENSEN 951.710.7937

This document has been prepared for information only and is not intended to constitute an offer of any financial product or service. It is not a contract and should not be relied upon as such. Please consult your broker for more information.

new off ramp w. site

Listing ID: 11530612

Date Created: 2/8/2018

Last Updated: 5/1/2023

Address: AVENUE 6, Lake Elsinore, CA

