

# Lake Elsinore

## 18295 Collier Ave

**4,000 SF Building**  
**Lease Price: \$2.25 NNN**

**Former Bank Branch**

- Target anchor.
- Freestanding building with drive thru.
- Located near Home Depot, Lowes, Costco.
- Easy freeway access.

### Demographics

	1 Mile	2 Mile	3 Mile
Population:	3,450	11,907	28,254
Daytime Pop:	2,638	6,384	10,163
Households:	1,052	3,650	8,734
Avg HH Income:	\$50,750	\$53,744	\$54,016

### Traffic Counts

Collier Ave at Central Ave:	25,900 ADT
Central Ave at Collier Ave:	33,200 ADT



**WELLS FARGO**



**RETAIL INSITE**

12264 El Camino Real # 202  
 San Diego, CA 92130  
 Corporate Lic. #01206760

T 858.523.2090  
 F 858.523.2095  
[www.retailinsite.net](http://www.retailinsite.net)

**Don Moser**  
 Lic. 00821359  
 858.523.2087  
[dmoser@retailinsite.net](mailto:dmoser@retailinsite.net)

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