



# COMING SOON



## LAKE ELSINORE CITY CENTER

31700 Grape St, Lake Elsinore, CA 92532

Jr. Anchor Opportunity  
and Shop Space Available

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# PROJECT

## Lake Elsinore City Center

NWC Grape Street & Railroad Canyon Road



Lake Elsinore City Center serves an expanded trade area.



Excellent visibility and accessibility to the (15) Freeway

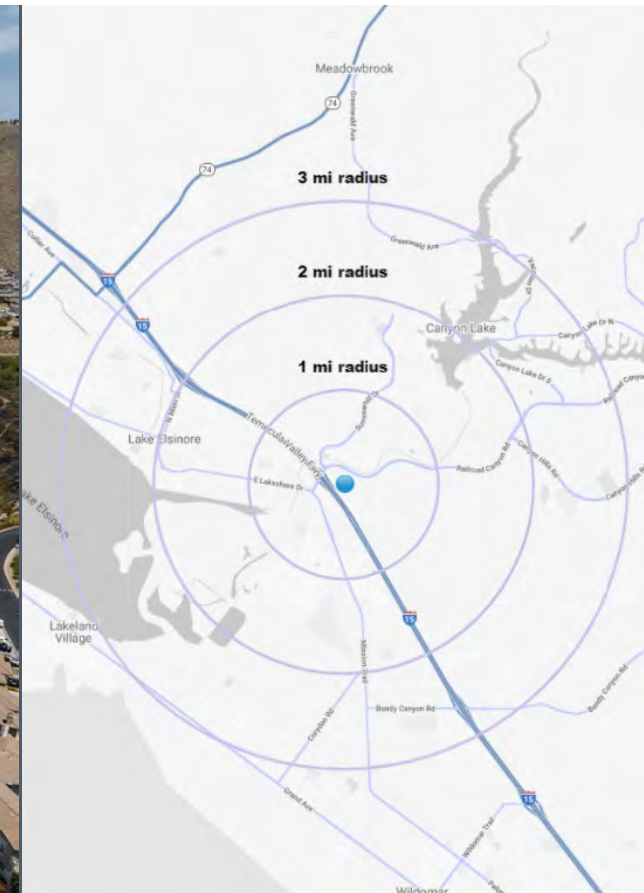


Just east of Railroad Canyon Elementary School



Newly planned pylon signage will provide excellent branding opportunities for tenants

### JOIN OUR RETAILERS



## DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
Total Population	8,208	20,640	47,392
Households	2,619	6,397	14,881
Avg. Household Income	\$59,535	\$76,978	\$90,468
Median Home Value	\$359,590	\$380,667	\$386,425



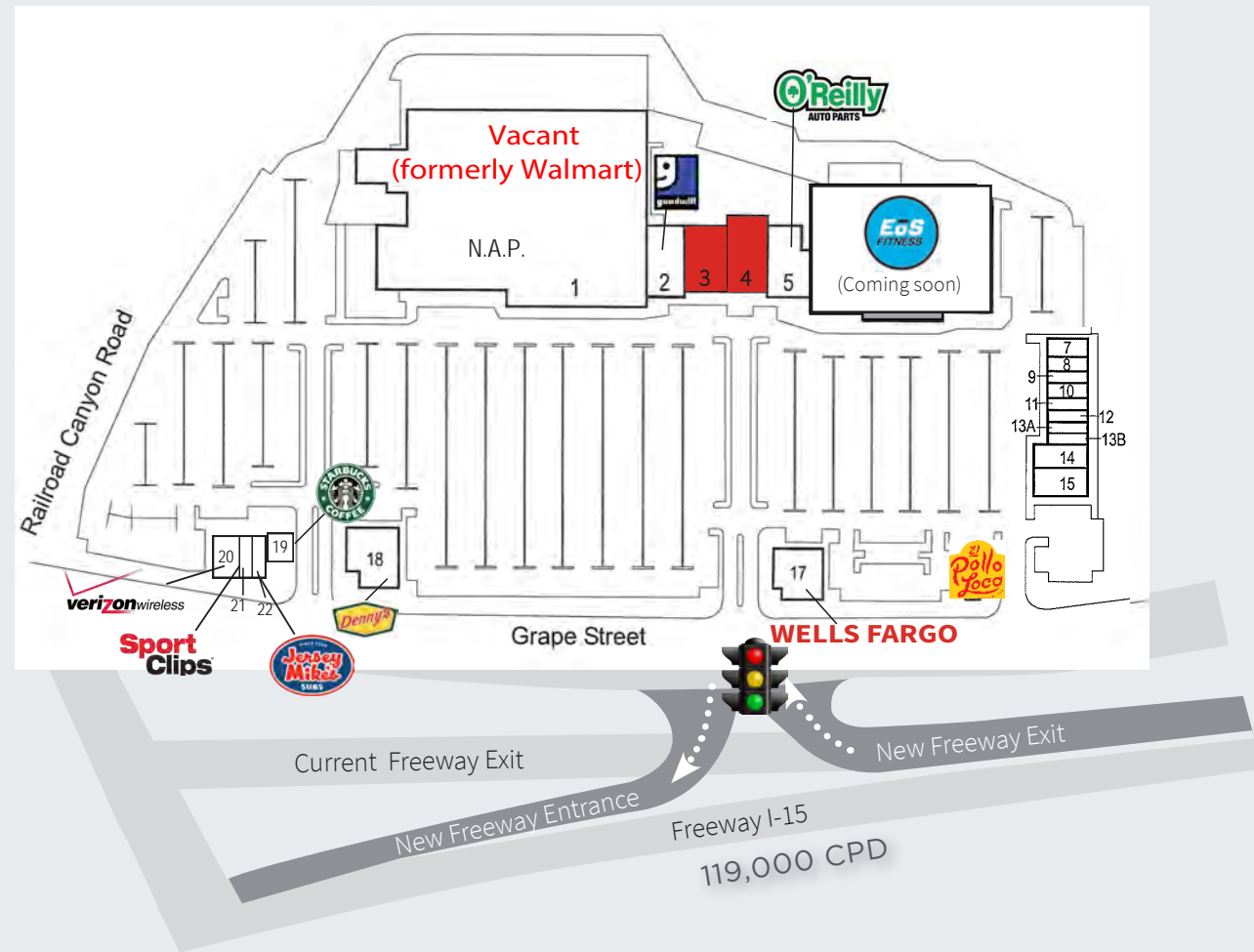
**\$459 M**  
Total Retail Expenditure  
(in 3 miles radius)



**\$5,424**  
Total Monthly Household  
Expenditure (in 3 miles radius)



**37,786**  
Employees Population  
(in 3 miles radius)



List of Tenants

Suite #	Tenant	SF	Suite #	Tenant	SF
1	Vacant (formerly Walmart)	126,390	13A	LA Nails & Spa	1,105
2	Goodwill	14,188	13B	Vizion Hair Salon	1,040
3	AVAILABLE	3,003	14	EJ Dental & Orthodontics	2,975
4	AVAILABLE	7,562	15	Spectrum	3,825
5	O'Reilly Auto Parts	7,034	16	El Pollo Loco	2,700
6	EOS Fitness (Coming soon)	50,605	17	Wells Fargo	3,500
7	Sushi Zen	1,950	18	Denny's	4,700
8	Sally Beauty	1,300	19	Starbucks	1,500
9	The UPS Store	1,170	20	Verizon Wireless	2,496
10	Waba Grill	1,430	21	Sports Clips	1,100
11	GNC	1,170	22	Jersey Mikes	1,360
12	Smoke Shop	1,105			





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