

ARTISAN ALLEY

Diamond Drive & Malaga Road
Lake Elsinore, CA



Craft Brewing, Beer & Wine Tasting, Hotel, Restaurants and Shops

- Design echoes the warehouse roots of the craft brewing industry
- Building designed specifically to support brewing activities, structure & services
- **Pre-approved, no Conditional Use Permits or specialty approvals**
- Limited outdoor space for chillers, boilers and silos
- Outdoor patios
- Food delivery program from Artisan Alley restaurants to tasting rooms

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A Development Project by Civic Partners

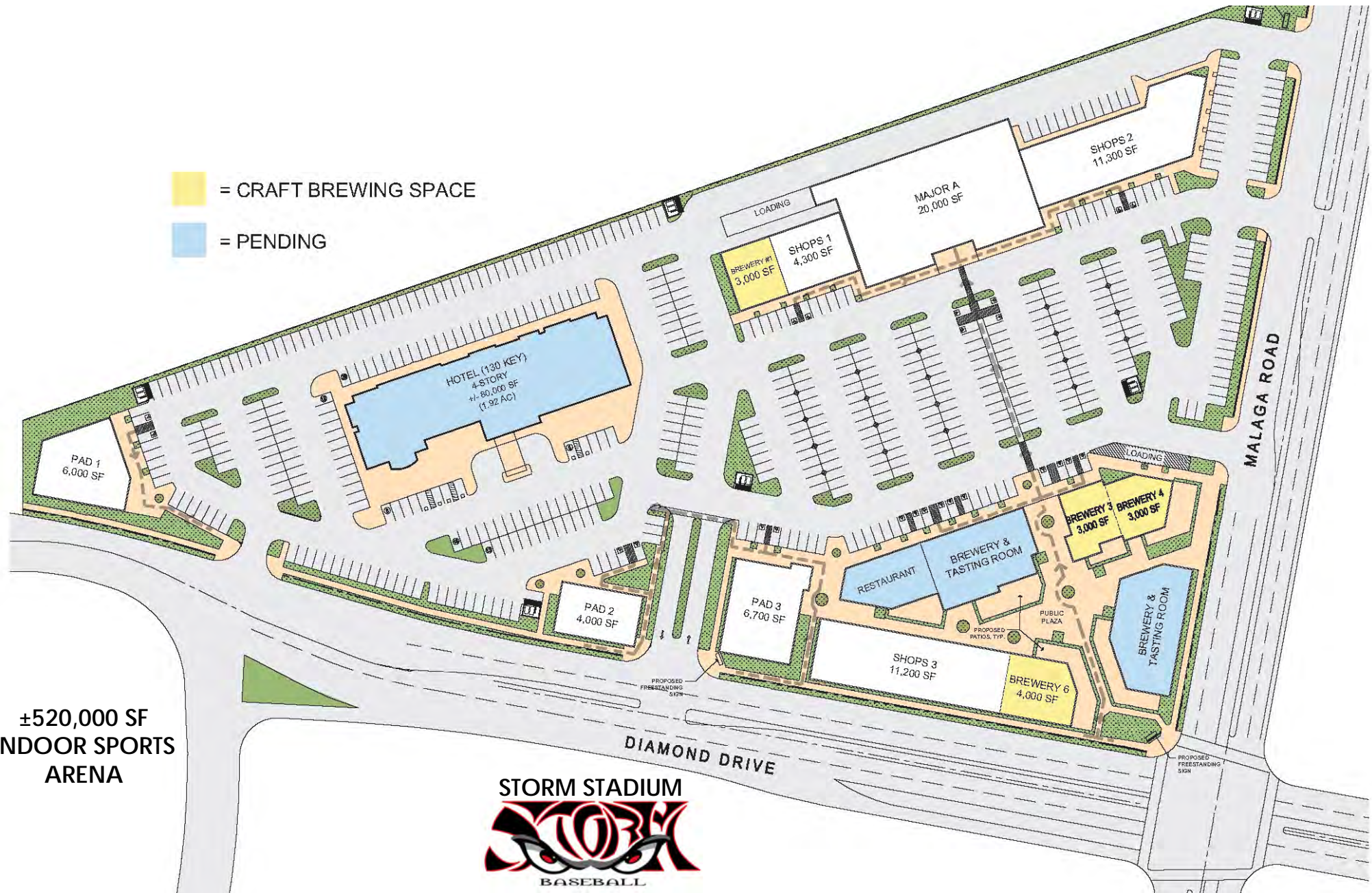
In Partnership with Colliers International/Reidy CRE (Exclusive Agents) and Coldwell Banker Commercial SC





ARTISAN ALLEY

- = CRAFT BREWING SPACE
- = PENDING



±520,000 SF
INDOOR SPORTS
ARENA





ARTISAN ALLEY





ARTISAN ALLEY

Dream Extreme Lake Elsinore: The Action Sports Capital of the World

- Lake Elsinore is the largest natural freshwater lake in Southern California
- There are almost 60 Lakes in Riverside and surrounding Counties - more than half of these are in Riverside County
- There are over 700 campgrounds in Riverside and surrounding Counties – more than one third of these are in Riverside County



Visitor Stats

Boat Launches.....	28,000
Lake Visitors.....	145,000
Hotel Guests.....	117,700
Links at Summerly.....	156,188
Stadium Events.....	300,000
Warrior Dash Mud Run.....	15,000
Lake Elsinore Grand Prix.....	12,000
National Jet Boat Races.....	9,000
Lucas Oil Races.....	60,000
Skydive Elsinore.....	85,000
Outlets at Lake Elsinore.....	3,593,166
Local City Events.....	31,825

The New Lake Elsinore Sports Complex



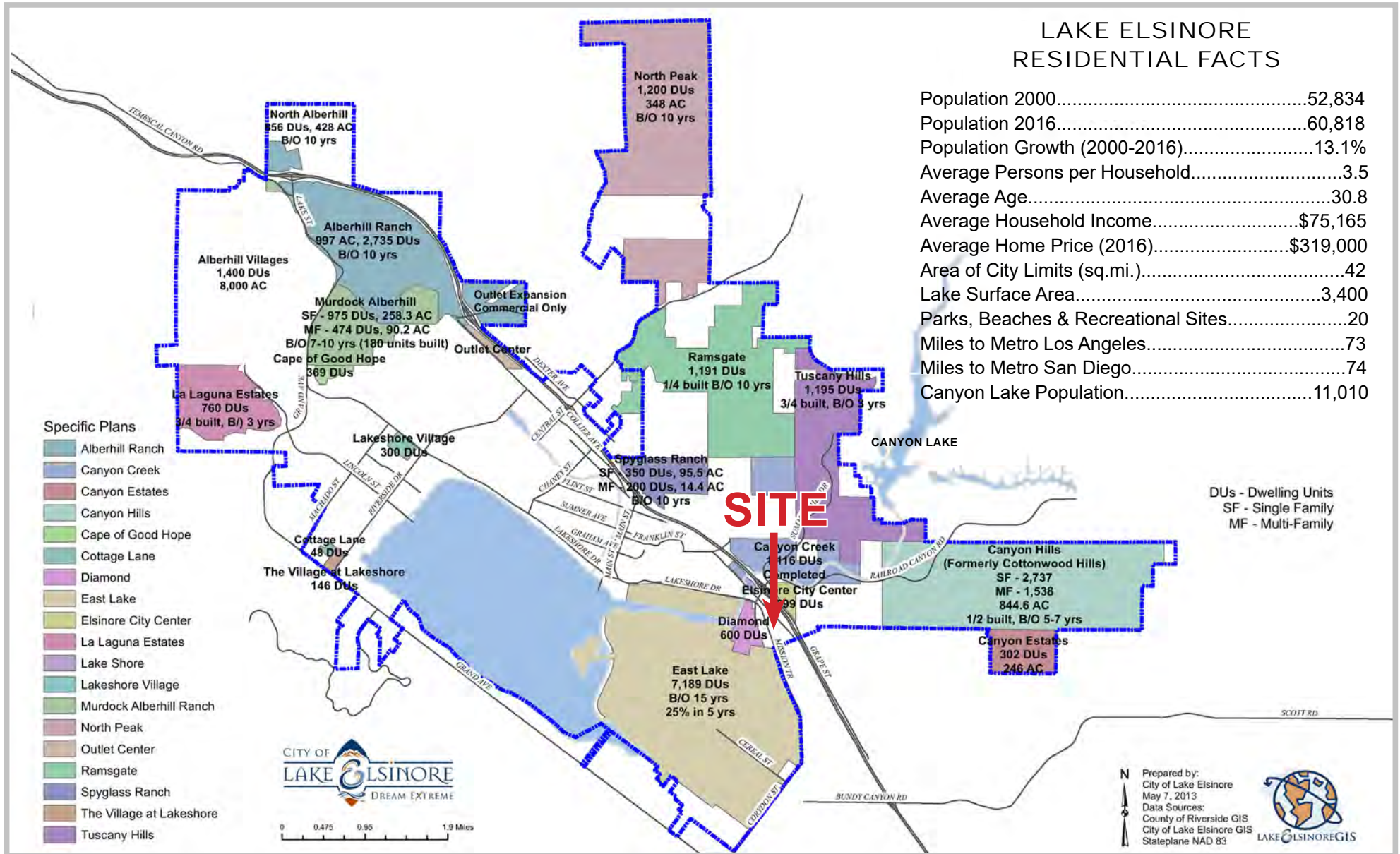
The 520,000-square-foot, two-story sports center will be built on a 23-acre vacant lot just north of the city owned minor-league baseball stadium, The Diamond. As proposed, the building will accommodate 58 volleyball courts that can be converted to 33 basketball courts and it will host other large events as well. Among numerous features, it will include a 3,000-seat championship arena plus restaurants and a sports bar.

Weekday Traffic Counts.....	1,537 ADT
Weekday Visitors.....	4,918
Weekend Traffic Counts.....	7,063 ADT
Weekend Visitors.....	22,601

**±70,000 VISITORS PER WEEK!
SCHEDULED TO OPEN FALL 2018**



ARTISAN ALLEY



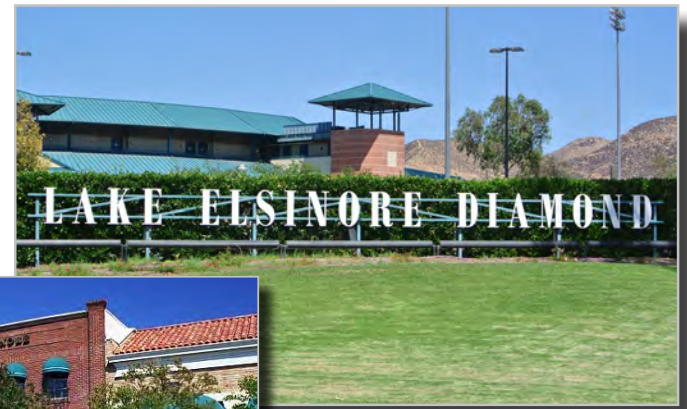


ARTISAN ALLEY



Information for the City of Lake Elsinore	
State	California
County	Riverside
Mayor	Natasha Johnson
Established	1888
Website	www.lake-elsinore.org

Source: wikipedia.org & lake-elsinore.org



2018 Population	
Total Population:	60,818
No. of Households:	17,242
No. of Families:	13,726
Median Age:	30.8
Average HH Size:	3.50
Average HH Income:	\$75,165

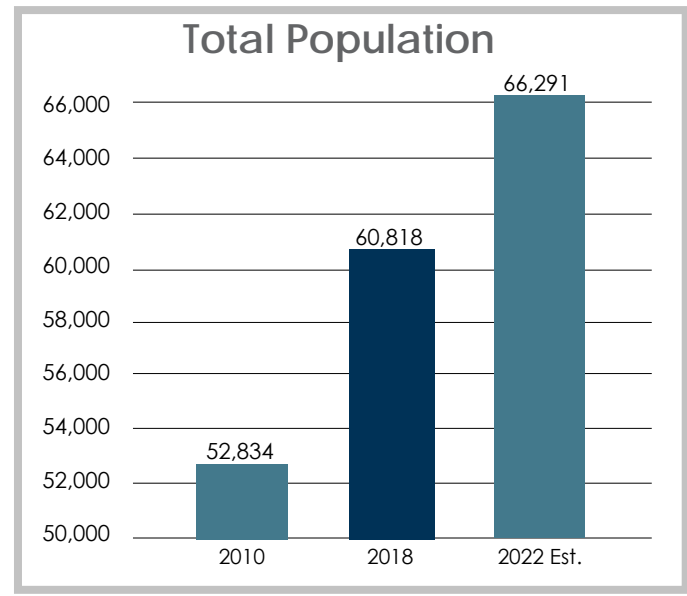
Source: ESRI

2018 Top Schools	
Top School	API
Elementary: Tuscany Hills	916
Middle: Canyon Lake	820
High: Temescal Canyon	781
High Schools	Grad %
Temescal Canyon	95%
Lakeside	95%

Source: greatschools.org & murrieta12.ca.us

2018 Weather	
Average High	80.58°
Average Low	47.19°

Source: weathercurrents.com



Source: ESRI