



PROPOSED
±10,010 SF
Shop Opportunity

Walmart
Save money. Live better.

DEAL PENDING
National
Drive-Thru
Restaurant

LA | FITNESS



Crane St

Dexter Ave

douglas
burgers
23

CHIPOTLE
MEXICAN GRILL



±1,300 SF up to ±10,010 SF
GROUND LEASE AND BUILD-TO-SUIT OPPORTUNITIES

Shadowed Anchored Walmart, Auto Zone, Taco Bell, Raising Cane's and LA Fitness
Central Ave & Dexter Ave, Lake Elsinore, CA 92532



Available

A Shops: Up to ±10,010 SF

B National Drive-Thru Restaurant Pending

approx. 38k CPD
Central Ave @
Dexter Ave
Intersection

A

B

approx. 125k CPD
I-15 Freeway



±1,300 SF - ±10,010 SF

GROUND LEASE AND BUILD-TO-SUIT OPPORTUNITIES

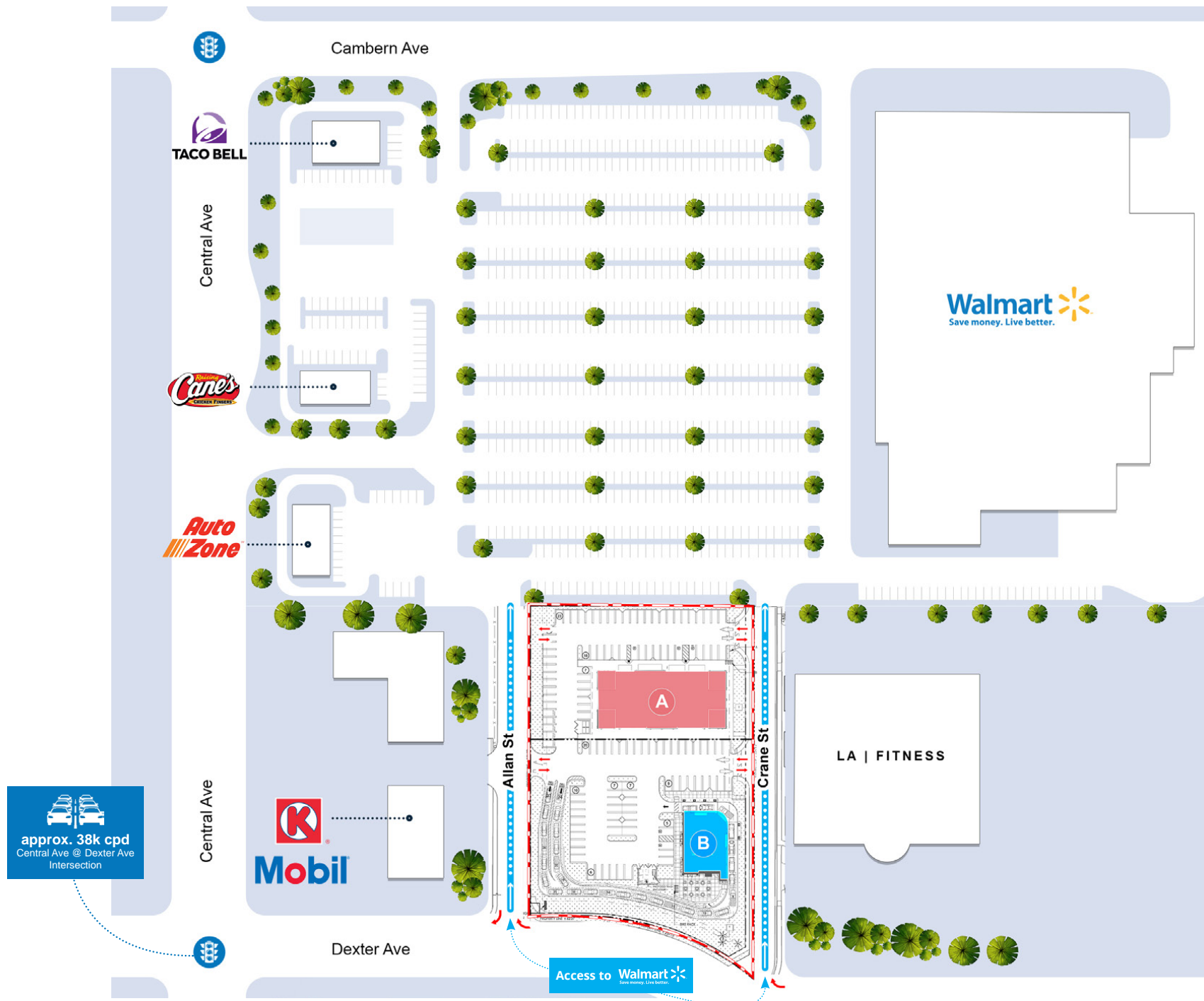
Highlights

- Major growth in the immediate area; see Lake Elsinore Housing Map
- Direct access to Walmart Supercenter
- Adjacent to the I-15 freeway (approx. 125K CPD)
- Growing population and workforce demographics
- Ample amount of parking (121 stalls)
- Well positioned to services Lake Elsinore and surrounding communities

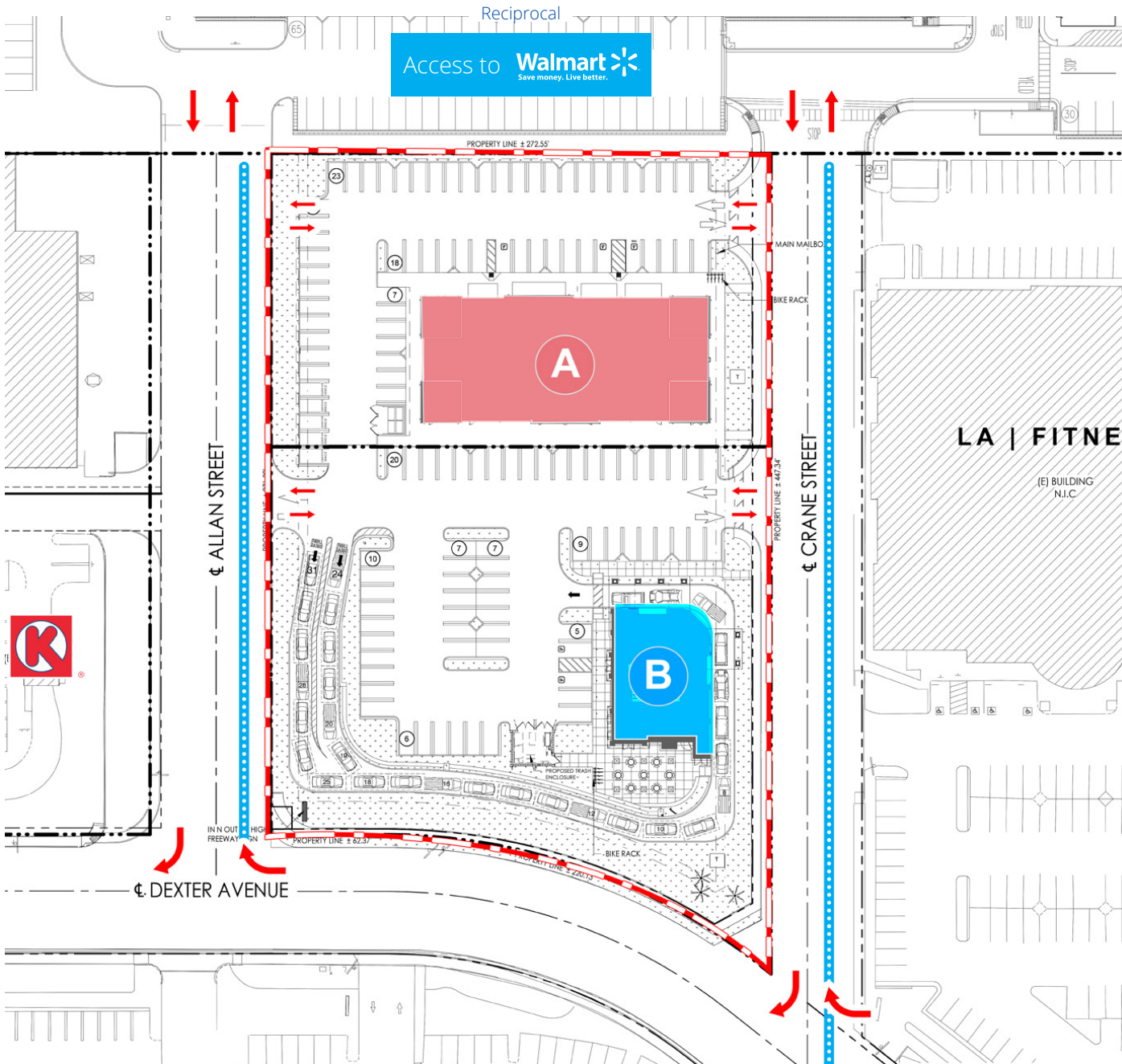
Available

A Shops: Up to ±10,010 SF

B National Drive-Thru Restaurant Pending



Conceptual Site Plan



Project Summary

Lot Size: 99,823 SF (2.295 AC)

Occupancy & Use: A-2 / Restaurant

A Shops: ± 1,300 SF - ± 10,010 SF

B Pad: *National Drive-Thru Restaurant Pending*

Parking: 123 stalls

APN: 370030085 / 370030091

Demographics

Estimate 2022 - *Source: Esri

1 Mile

Population: 4,033
Average Household Income: \$80,160
Daytime Population: 4,478

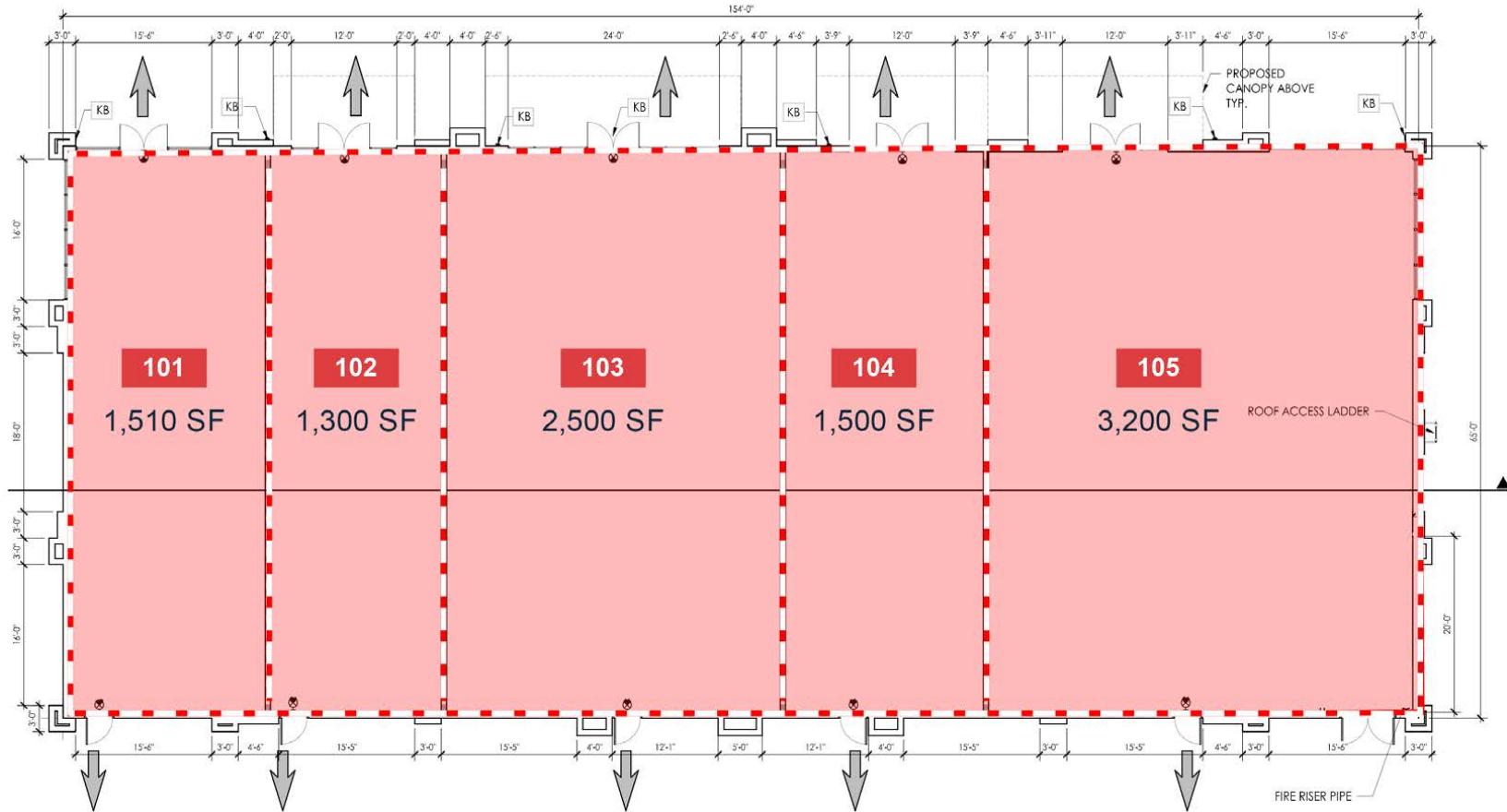
3 Miles

Population: 37,216
Average Household Income: \$73,042
Daytime Population: 9,128

5 Miles

Population: 84,803
Average Household Income: \$80,915
Daytime Population: 15,374

A Shops: ± 1,300 SF - ± 10,010 SF



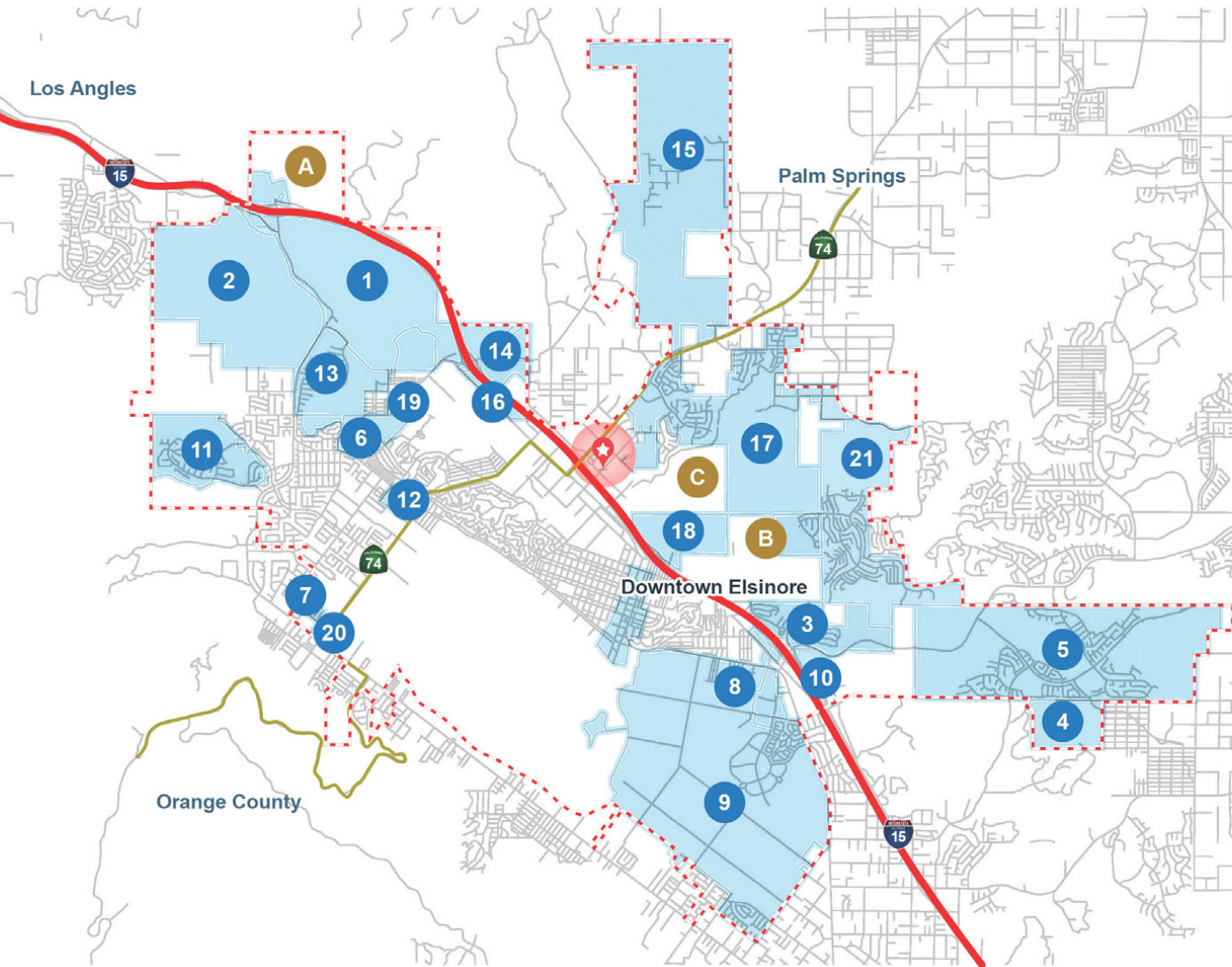
20,440 Units

to be built in approved specific plans & planned areas



Lake Elsinore Housing Map

UC: Under Construction **TBB:** To Be Built



No.	Project Name	Units	Status
1	Alberhill Rancho (Ridge)	2,735	UC/TBB
2	Alberhill Village	8,244	UC/TBB
3	Canyon Creek/Summerhill	1,116	Buildout
4	Canyon Estates	302	UC/TBB
5	Canyon Hills	3,825	Buildout
6	Cape of Good Hope	369	UC/TBB
7	Cottage Lane	11	Buildout
8	The Diamond	600	UC/TBB
9	East Lake	600	UC/TBB
10	Elsinore City Center	299	Buildout
11	La Laguna Estate	760	Buildout
12	Lakeshore Village	300	Buildout
13	Mudrock Alberhill Ranch	700	UC/TBB
14	Nicholas Ranch SP	186	UC/TBB
15	North Peak	1,200	UC/TBB
16	Outlet Center	318k SF	Commercial
17	Ramsgate	1,426	UC/TBB
18	Spyglass Ranch	1,035	UC/TBB
19	Terracina	425	UC/TBB
20	The Village @ Lakeshore	163	UC/TBB
21	Tuscany Hills	807	UC/TBB

Planned Areas

A	North Alberhill	856	TBB
B	Southshore I	618	TBB
C	Southshore II	147	TBB

Site

★ Central Ave & Dexter Ave
Lake Elsinore, CA 92532





FUTURE BUILDING



GROUND LEASE AND BUILD-TO-SUIT OPPORTUNITIES

For More Leasing Information

Terrison Quinn

terrison.quinn@srsre.com

949 698 1107

CA License No. 01789657

Chris Kehl

chris.kehl@srsre.com

949 270 8235

CA License No. 01880427