

# COMING SOON

6 BUILDINGS RANGING FROM  $\pm 12,000$  SF -  $\pm 52,500$  SF  
ESTIMATED OCCUPANCY Q4 2025

FOR  
SALE &  
LEASE

## FAIRWAY BUSINESS PARK PHASE III

BIRCH ST & CHANEY ST  
LAKE ELSINORE, CA

CHANEY ST.

BIRCH ST.

**JUSTIN NULL, SIOR**  
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DRE #01275376

DEVELOPMENT BY:





# PROJECT OVERVIEW

- Excellent location ½ mile from I-15, 12 miles from I-215, and less than 20 miles from 91/I-15 Interchange
- Zoned M-2, General Manufacturing allowing a broad range of uses including all uses allowed in the M-1 zoning.
- The project enjoys exceptional ingress and egress by way of four streets, Third Street, Birch Street, Pasadena Street, and Chaney Street
- The City of Lake Elsinore has been the fastest growing city in California (with population greater than 50,000) having grown approximately 40.83% since 2010. Population is over 95,000 people within a 5 mile radius from the site
- Close to abundant shopping and dining amenities at Central & I-15
- Final 6 buildings in Fairway Business Park, a professionally managed business park

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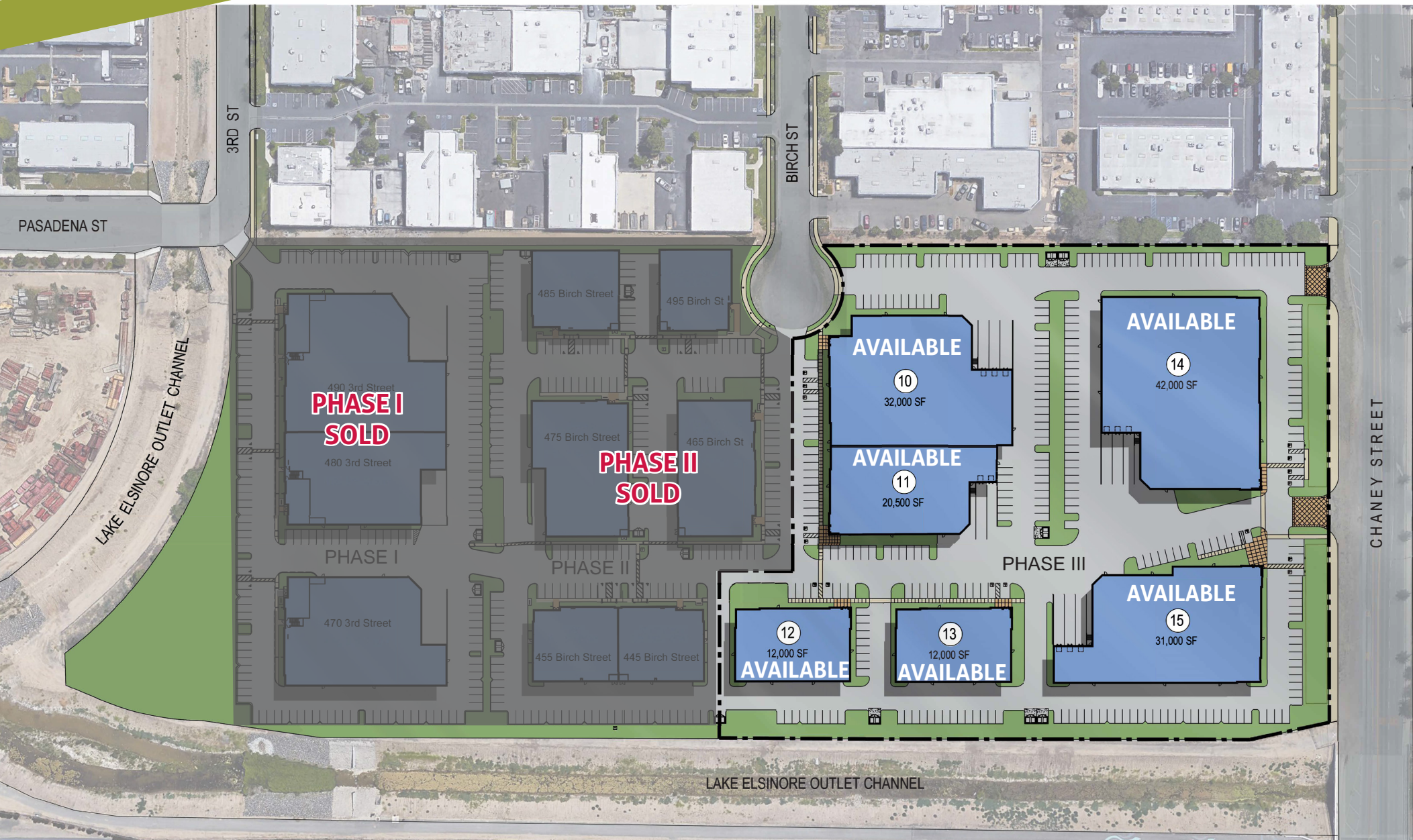
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# SITE PLAN



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 **Warmington**  
PROPERTIES

 **LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# PROPERTY FEATURES



BUILDING #	10*	11*	12	13	14	15
ADDRESS	*530 Birch Street	*524 Birch Street	518 Birch Street	512 Birch Street	539 Chaney Street	533 Chaney Street
BUILDING SF	±32,000 SF	±20,500 SF	±12,000 SF	±12,000 SF	±42,000 SF	±31,000 SF
ACRES	±1.58	±1.06	±0.87	±0.85	±2.49	±1.94
FIRST FLOOR OFFICE SF	±1,980 SF	±1,529 SF	±1,007 SF	±1,007 SF	±1,972 SF	±1,972 SF
MEZZANINE	±1,840 SF	±1,019 SF	N/A	N/A	±1,830 SF	±1,830 SF
CLEAR HEIGHT	26'	26'	16'	16'	26'	26'
POWER	1,200 Amps 3 Phase	800 Amps 3 Phase	800 Amps 3 Phase	800 Amps 3 Phase	1,200 Amps 3 Phase	1,200 Amps 3 Phase
VOLTS	277/480	277/480	277/480	277/480	277/480	277/480
PARKING	52	41	24	24	62	51
GL DOOR (12'X14')	1	1	1	1	1	1
DH DOOR (9'X10')	3	2	N/A	N/A	3	3
FENCED/SECURED YARD	Yes	Yes	Yes	Yes	Yes	Yes
ZONING	M-2	M-2	M-2	M-2	M-2	M-2

\* Buildings 10 & 11 can be combined for a total ±52,500 SF

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# LOCATION HIGHLIGHTS

## POPULATION



1 Mile 3 Miles 5 Miles  
4,315 43,289 92,577

## EST. HOUSEHOLDS



1 Mile 3 Miles 5 Miles  
1,247 12,691 28,091

## AVG. HH INCOME



1 Mile 3 Miles 5 Miles  
\$65,233 \$110,439 \$118,308

## TOTAL EMPLOYEES



1 Mile 3 Miles 5 Miles  
6,474 23,104 44,860

## MEDIAN AGE



1 Mile 3 Miles 5 Miles  
32.1 33.1 34.7

## TRAFFIC COUNTS



Chaney St 3,115 CPD  
I-15/Central Ave 130,533 CPD



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**CONTACT BROKERS FOR  
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


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- |   |   |   |
|---|---|---|
|  <b>20 MILES</b><br>to 91/15 Freeway Interchange     |  <b>38 MILES</b><br>to 55/91 Freeway Interchange |  <b>68 MILES</b><br>to the Ports of Los Angeles & Long Beach |
|  <b>28 MILES</b><br>to Orange County Border          |  <b>50 MILES</b><br>to John Wayne Airport        |  <b>59 MILES</b><br>to LAX International Airport             |
|  <b>34 MILES</b><br>to Ontario International Airport |   |   |

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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 4193 Flat Rock Drive, Suite 100, Riverside, CA 92505, Corporate ID# 01048055