

# FOR SALE OR LEASE

133 N. MAIN STREET • LAKE ELSINORE, CA 92530



**Offered at:** \$1,300,000

**Building Size:** ±4,800 SF (Buyer to confirm)

**Availability:** Two suites or single-tenant occupancy

**Lease Rate:** Please Inquire

---

## Property Overview

Located in the heart of Historic Downtown Lake Elsinore, this ±4,800 SF commercial asset offers visibility, walkability, and flexible use potential. One suite includes second-generation restaurant infrastructure.



Karin Tucker • Aspect Real Estate Partners • DRE #01957009  
(951) 303-4853 • Karin.Tucker@aspectrep.com • Broker DRE #02061124



## Property Highlights

- |                                 |  |
|---------------------------------|--|
| • ±4,800 SF (Buyer to confirm)  | • Highly walkable Main Street location |
| • Offered at \$1,300,000        | • Second-gen restaurant suite included |
| • Divisible for 1 or 2 tenants  | • Ample street parking                 |
| • C-2 General Commercial zoning | • Strong visibility and frontage       |

## Aerial Location Map



## Exterior Photos



---

## Exterior Photos



### **Karin Tucker**

Associate • Aspect Real Estate Partners

DRE #01957009

(951) 303-4853 • [Karin.Tucker@aspectrep.com](mailto:Karin.Tucker@aspectrep.com)

**Aspect Real Estate Partners • Broker DRE #02061124**

17682 Mitchell N., Suite 206 • Irvine, CA 92614

*All information deemed reliable but not guaranteed. Buyer to verify all information.*



**Karin Tucker • Aspect Real Estate Partners • DRE #01957009**

(951) 303-4853 • [Karin.Tucker@aspectrep.com](mailto:Karin.Tucker@aspectrep.com) • Broker DRE #02061124