

# HIGH TRAFFIC LAKESHORE RETAIL/QSR LEASE OPPORTUNITY

16899 LAKESHORE DR, LAKE ELSINORE, CALIFORNIA

RETAIL PROPERTY



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# LOCATION INFORMATION





# PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

Graystone Capital Advisors is pleased to exclusively present for lease 16899 Lakeshore Dr, an approximately 2,500 SF retail building located in Lake Elsinore, CA. The building sits on a 0.39 AC lot, just off the highly signalized intersection of Lakeshore Drive and River Drive, with a combined traffic count of 46,204 VPD. The property features multiple points of ingress and egress, with dedicated curb cuts along Lakeshore Dr and Wisconsin St. There are currently 8 dedicated parking spaces along Wisconsin St while also boasting a spacious fenced yard perfect for additional parking or vehicle/equipment storage. The property is close to multiple popular retailers, including Albertsons, Stater Bros, AutoZone, Family Dollar, Chevron, Arco, KFC, Taco Bell, Del Taco, and Burger Basket. Additionally, the property is located less than a mile from the recently renovated and extremely popular Launch Pointe Recreation Destination & RV Camping Park.

## LOCATION DESCRIPTION

The South Riverside Submarket is located in the southern Inland Empire and is bordered by San Diego County to the south and Orange County to the west. Inventory is clustered around the I-15 and I-215 freeways, primarily in Temecula and Murrieta where there is a thriving wine country that attracts tourists from San Diego all the way north to Los Angeles.

The area has above-average new single-family home construction due to the propensity of available land for master-planned communities, expanding medical office tenants, and retail developments. Suburban areas like this submarket strengthened since the start of the pandemic due to an influx of people looking to purchase homes and the need for more space to work from home at relatively affordable prices.

The retail sector has made significant gains since peaking in mid-2021. The submarket's 12-month net absorption is 210,000 SF. This is one of the few submarkets with significant new construction, including a 150,000-SF Costco that opened in August 2022. Inventory is projected to grow by around 1% in each of the next five years, bolstered by the area's strong population growth.

Transaction activity can be sporadic and primarily consists of local investors. The 313,000-SF Village Walk Place in Murrieta sold in September 2022 to a private investor for \$40 million, or \$128/SF.



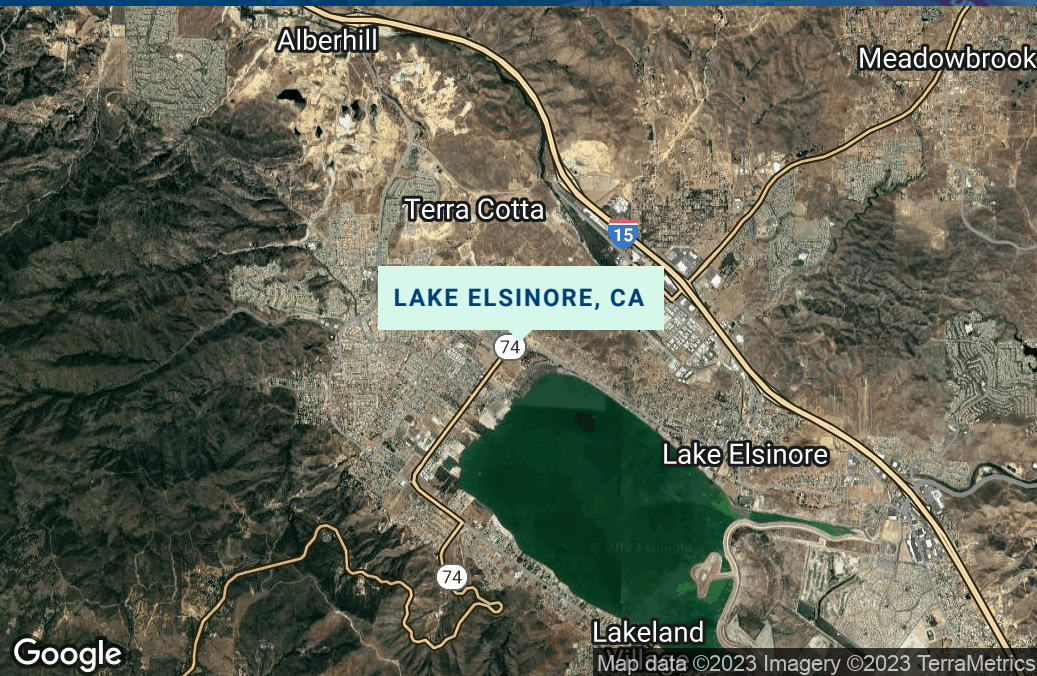
# RETAILER MAP



Map data ©2023 Imagery ©2023 , CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO



# CITY INFORMATION



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## LOCATION DETAILS

Market	Inland Empire
Sub Market	South Riverside
County	Riverside
Cross Streets	Riverside Dr/Highway 74
Signal Intersection	Yes
Road Type	Highway
Market Type	Large
Nearest Highway	Highway 74 & Interstate 15
Nearest Airport	Ontario International Airport



# DEMOGRAPHICS MAP & REPORT

## POPULATION

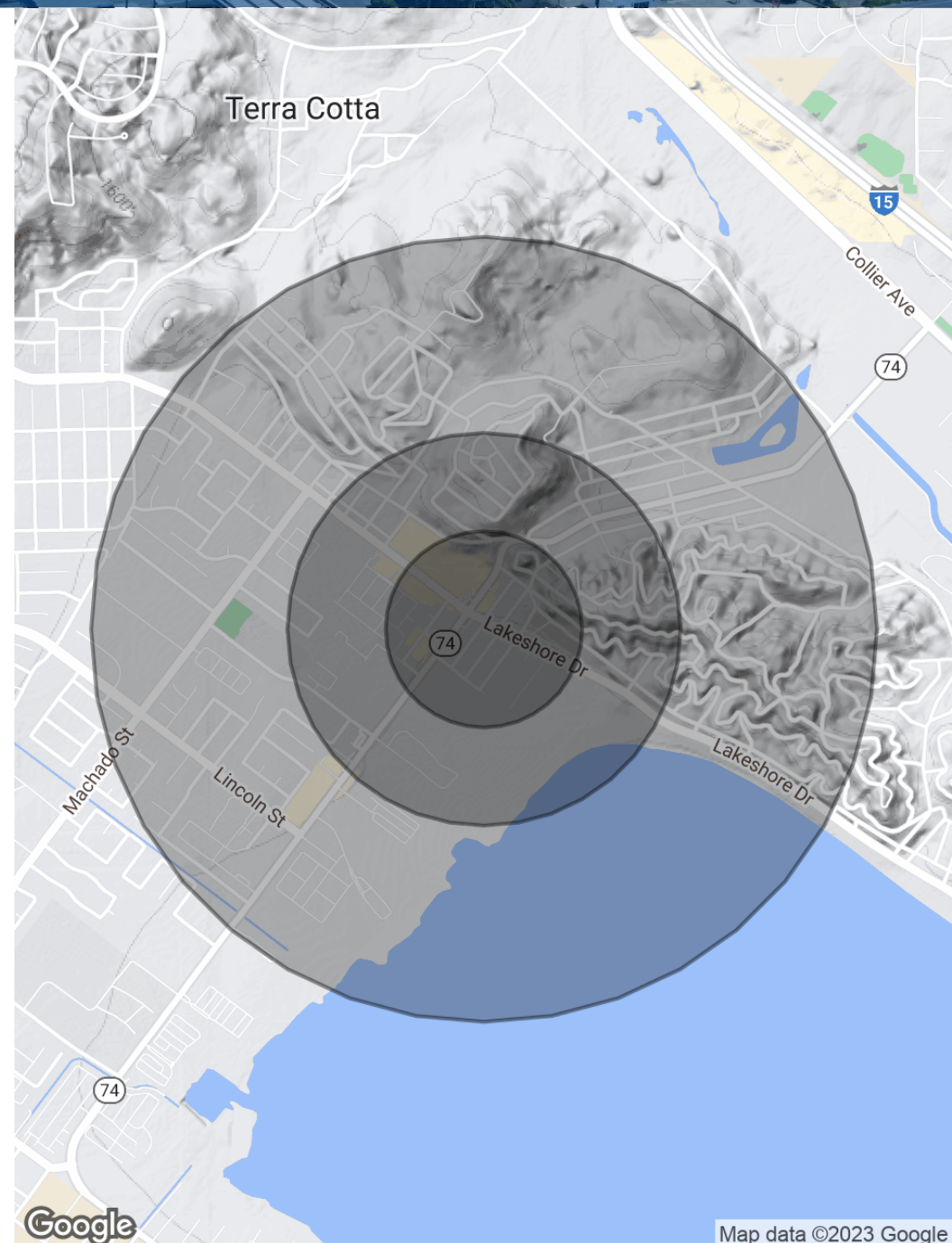
	0.25 MILES	0.5 MILES	1 MILE
Total Population	650	2,125	8,143
Average Age	30.7	31.4	31.4
Average Age (Male)	26.9	28.4	30.4
Average Age (Female)	32.9	33.0	32.1

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	193	636	2,497
# of Persons per HH	3.4	3.3	3.3
Average HH Income	\$65,700	\$63,270	\$59,272
Average House Value	\$288,104	\$285,158	\$287,062

## RACE

	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	275	947	3,743
Total Population - Black	68	202	532
Total Population - Asian	15	50	262
Total Population - Hawaiian	0	1	14
Total Population - American Indian	0	5	50
Total Population - Other	241	777	3,011





# FINANCIAL ANALYSIS

Lakeview Plaza  
Approved  
43,120 SF

Lakeshore Dr - 19,185 VPD

Riverside Dr/Hwy 74 - 27,019 VPD



# COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- QSR-Auto Sales/Leasing Ground Lease BTS Opportunity
- Immediately Off Highly Signalized Intersection of Lakeshore Dr & Riverside Dr (Combined 46,204 VPD)
- Terrific Visibility on Highly Trafficked Thoroughfare
- Multiple Points of Ingress/Egress
- Dedicated Curb Cuts on Lakeshore Dr & Wisconsin St
- Large Back Lot with Ample Room for Parking
- High Growth Market with Excellent Long-Term Upside
- Less than a Mile from the Popular Launch Pointe Recreation Destination & RV Camping Park





# ADDITIONAL PHOTOS





# FINANCIAL ANALYSIS

## PROPERTY SUMMARY

Address:	16899 Lakeshore Dr Lake Elsinore, CA 92530
APN:	379-212-013
Gross Leasable Area:	2,500
Lot Size:	0.39 Acres
Zoning:	C-1/C-P
Best Use:	Retail/QSR

## PRICING

Lease Rate (Monthly):	\$8,000.00 - 10,000.00
Lease Rate (Annually):	\$96,000.00 - 120,000.00
Price/SF (Monthly):	\$3.20 - \$4.00 per SF
Price/SF (Annually):	\$38.40 - 48.00 per SF
Lease Type:	Negotiable
Lease Term:	Negotiable

