

516 NORTH MAIN STREET LAKE ELSINORE

DRIVE THRU OPPORTUNITY WITH ±.70 ACRE AVAILABLE FOR GROUND LEASE



PROPERTY HIGHLIGHTS

- ±.70 Acre Parcel Available for Ground Lease
- Ideally Located at the Gateway to Downtown Lake Elsinore
- Signalized Access With Outstanding I-15 Freeway Visibility & Frontage
- Surrounded by Expanding Residential Growth and Established National Retailers
- Ideal for QSR, Drive-Thru, Coffee, and Automotive Uses
- Located in One of Riverside County's Fastest-Growing Trade Areas

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Population:	6,520	39,517	111,093
Daytime Population:	4,595	22,615	50,905
Avg. Household Income:	\$72,845	\$115,068	\$124,692

Source: Regis Online

TRAFFIC COUNTS

14,031 CPD	136,541 CPD
Main Street Source: Regis Online	15 Fwy. @ Main Street

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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Lake Elsinore: Retail & Commercial Growth 2026

The Ultimate Destination to Live, Work, and Play

Lake Elsinore is experiencing a transformative period of economic expansion, characterized by a rapidly growing population, high household incomes, and a strategic influx of residents fleeing high-cost coastal markets.



MARKET DEMOGRAPHICS & POWER

Total Population:

78,990 (as of Jan 2026).

Retail Trade Population:

166,029, reflecting the city's role as a regional hub.

Growth Rate:

5% population increase over the last two years.

Affluence:

Average Household Income of \$115,000, with Retail Trade Income reaching \$120,000.

Residential Pipeline:

Nearly 30,000 total units are planned or under development to support continued commercial demand.



KEY INVESTMENT INITIATIVES

The city is investing over \$677 Million in Capital Improvement Projects to enhance infrastructure and aesthetics:

Main Street Revitalization:

\$70M investment including a new City Hall (40,252 sq ft) and IT infrastructure improvements.

Outdoor Amphitheater:

A 6,000-seat venue in-design to drive tourism and year-round downtown activity.

Diamond Drive

Entertainment District:

Development focused around the stadium area.

Interchange Upgrades:

Over \$180M committed to I-15 interchange projects to improve access and visibility for commercial centers.



RETAIL & DEVELOPMENT DEMAND

Site-specific studies indicate significant immediate and long-term demand for new commercial space:

Retail:

Over 161,000 sq ft currently needed; 320,000+ sq ft required over the next 10 years.

Grocers:

Documented demand for three specialty grocers (e.g., Trader Joe's, Sprouts, Barons) in key city areas.

Hospitality:

Feasibility for 400+ additional limited-service hotel rooms.

Retail Focus Areas:

High demand for national brand sit-down restaurants, sporting goods, soft good retailers (Macy's, Burlington), and entertainment/nightlife venues.



COMMERCIAL REAL ESTATE SNAPSHOT

The city is currently seeing a 20-year low in retail vacancy rates due to three waves of high demand and limited new supply.

Retail Vacancy:

4.5% (Average \$2.63/sq ft).

Office Vacancy:

4.1% (Average \$2.38/sq ft)—one of the lowest rates among the nation's largest 50 markets.

Industrial Vacancy:

6.9% (Average \$1.36/sq ft).

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