

# FOR LEASE

## SHOPPERS SQUARE

31712-31724 CASINO DRIVE | LAKE ELSINORE, CA



±129,000 CPD

DIAMOND DRIVE  
±103,500 CPD

CASINO DRIVE  
±22,600 CPD

FULLY FIXTURIZED  
RESTAURANT SPACE  
AVAILABLE!

JANET F. KRAMER, JD, CCIM  
951.600.8634 x702  
janetk@svn.com  
CalDRE #01351570

# PROPERTY SUMMARY

SHOPPERS SQUARE | 31712-31724 CASINO DRIVE | LAKE ELSINORE, CA



-  +/-4,200sf fully fixurized restaurant space; all equipment remains; grease interceptor; asking \$2.00 PSF NNN
-  Retail Suites Available Now; Dedicated Freeway Signage!
-  Pad Available for Ground Lease - Drive-Thru Potential
-  Pad Lease Rate Negotiable
-  Asking \$1.50 PSF NNN for general retail suites
-  Excellent Freeway Visibility

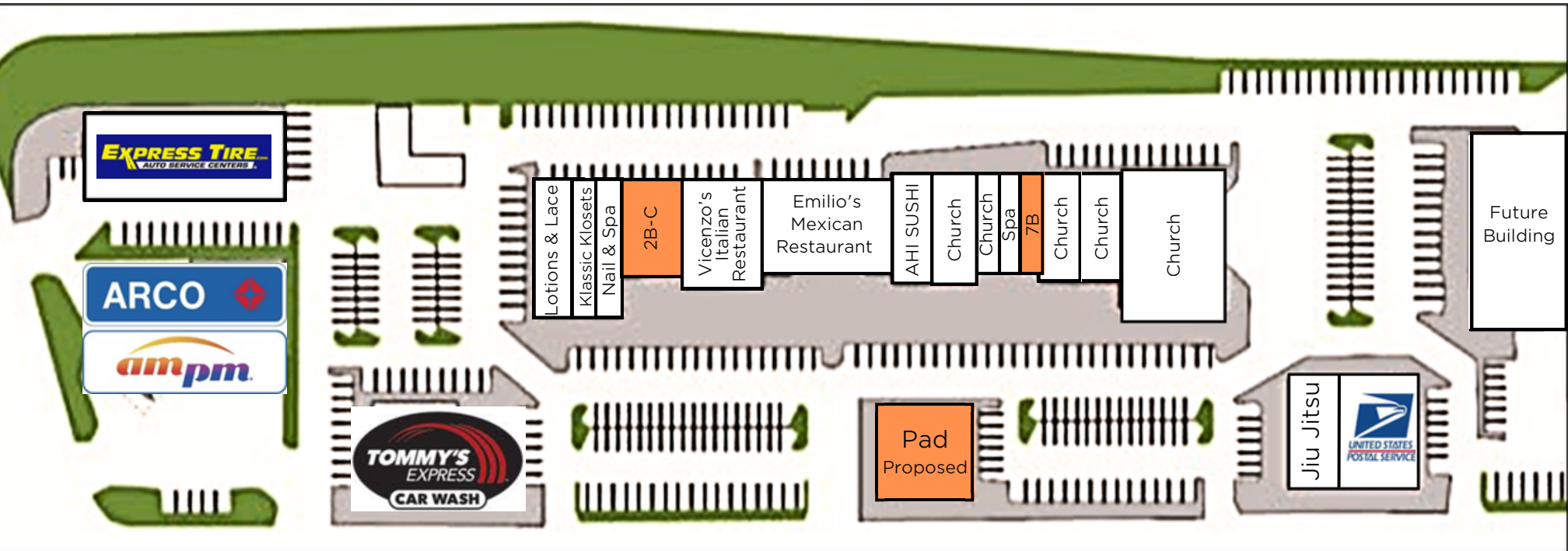


JANET F. KRAMER, JD, CCIM  
951.600.8634 x702  
janetk@svn.com  
CalDRE #01351570



# PROPERTY SUMMARY

SHOPPERS SQUARE | 31712-31724 CASINO DRIVE | LAKE ELSINORE, CA



| SUITE | TENANT                       | SF     | SUITE       | TENANT              | SF     |
|-------|------------------------------|--------|-------------|---------------------|--------|
| 1A-B  | LOTIONS & LACE               | ±3,600 | 7A          | Spa Swan Massage    |        |
| 1C    | KLASSIC KLOSETS              | ±1,800 | 7B          | VACANT              | ±1,400 |
| 2A    | NAIL & SPA                   | ±1,000 | 7C          | CHURCH              |        |
| 2B-C  | VACANT                       | ±2,000 | 8B          | CHURCH              |        |
| 3A-B  | Vicenzo's Italian Restaurant | ±4,200 | 8B-D        | CHURCH              | ±8,000 |
| 4A-B  | EMILIO'S                     | ±6,730 | 31724 - 101 | USPS                | ±3,720 |
| 5A    | AHI SUSHI                    | ±1,900 | 31724 - 102 | JIU-JITSU           | ±3,475 |
| 5B    | CHURCH                       | ±7,100 | Pad         | PROPOSED DRIVE-THRU | ±3,000 |
| 6A-C  | CHURCH                       |        |             |                     |        |

JANET F. KRAMER, JD, CCIM  
 951.600.8634 x702  
 janetk@svn.com  
 CalDRE #01351570



# SUITE 3A-B PHOTOS

SHOPPERS SQUARE | 31712-31724 CASINO DRIVE | LAKE ELSINORE, CA



JANET F. KRAMER, JD, CCIM  
951.600.8634 x702  
janetk@svn.com  
CaIDRE #01351570



# DEMOGRAPHICS

SHOPPERS SQUARE | 31712-31724 CASINO DRIVE | LAKE ELSINORE, CA



- State** California
- County** Riverside
- Mayor** Robert 'Bob' Magee
- Website** lake-elsinore.org

## POPULATION

Source: ESRI



48,123  
POPULATION



34.4  
MEDIAN AGE



14,669  
HOUSEHOLDS

3-Mile  
Radius



## EMPLOYMENT



56%  
WHITE COLLAR



26%  
BLUE COLLAR



21%  
SERVICES



6%  
UNEMPLOYMENT RATE

## EDUCATION



27%  
HIGH SCHOOL  
GRADUATE



34%  
SOME COLLEGE



24%  
BACHELORS/GRAD/  
PROF DEGREE

## INCOME



\$82,043  
MEDIAN HOUSEHOLD  
INCOME



\$32,250  
PER CAPITA  
INCOME



\$171,181  
MEDIAN NET  
WORTH

JANET F. KRAMER, JD, CCIM  
951.600.8634 x702  
janetk@svn.com  
CalDRE #01351570

