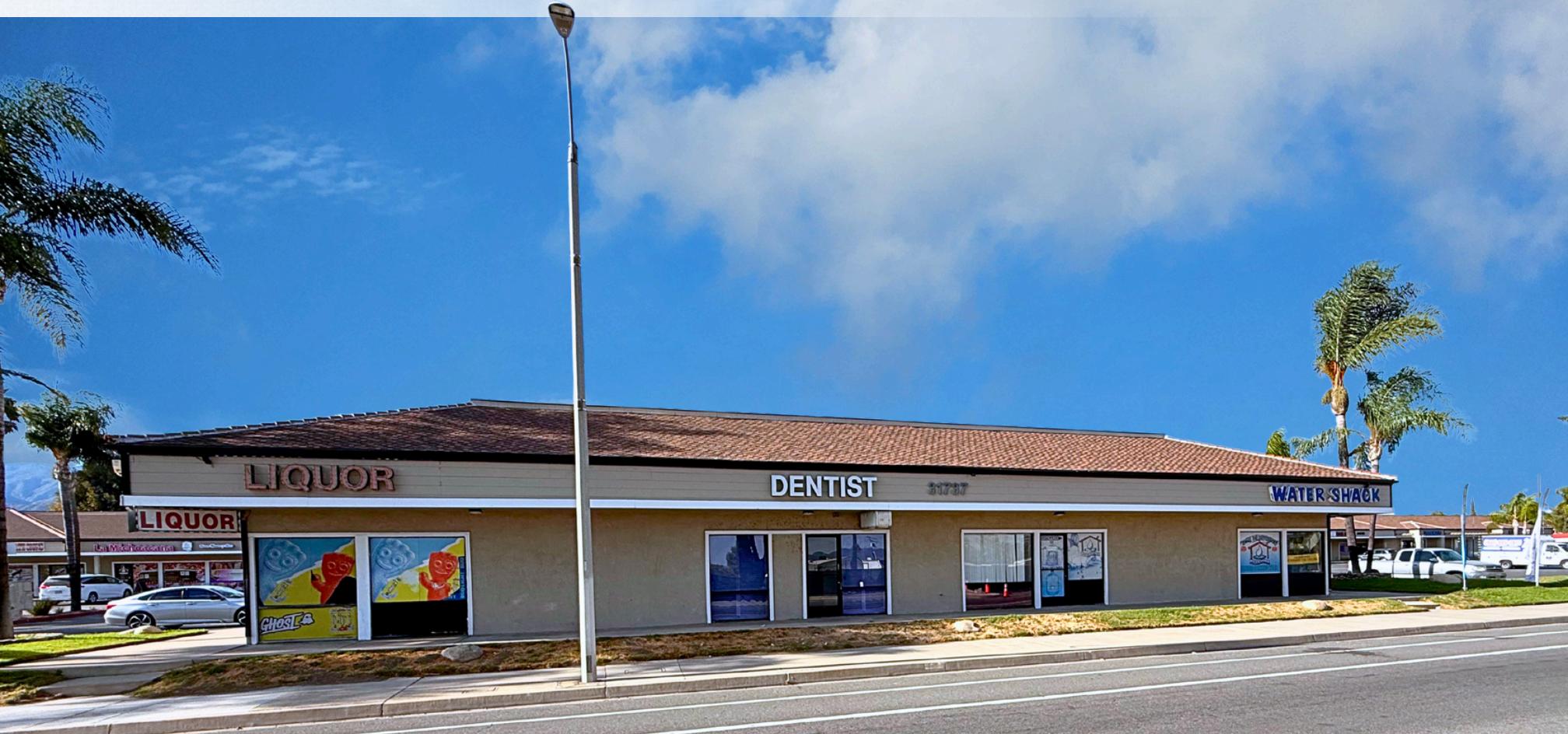


# FOR LEASE

Brookstone Landing Shopping Center

31735 - 31737 RIVERSIDE DRIVE | LAKE ELSINORE, CA



JANET F. KRAMER, JD, CCIM  
951.600.8634 x702  
[janetk@svn.com](mailto:janetk@svn.com)  
CalDRE #01351570

FRANCISCO J. SANCHEZ  
951.600.8634 x708  
[francisco.sanchez@svn.com](mailto:francisco.sanchez@svn.com)  
CalDRE #02180617

**Two Distinct Suites: Separate Units Offered in Different Buildings!**

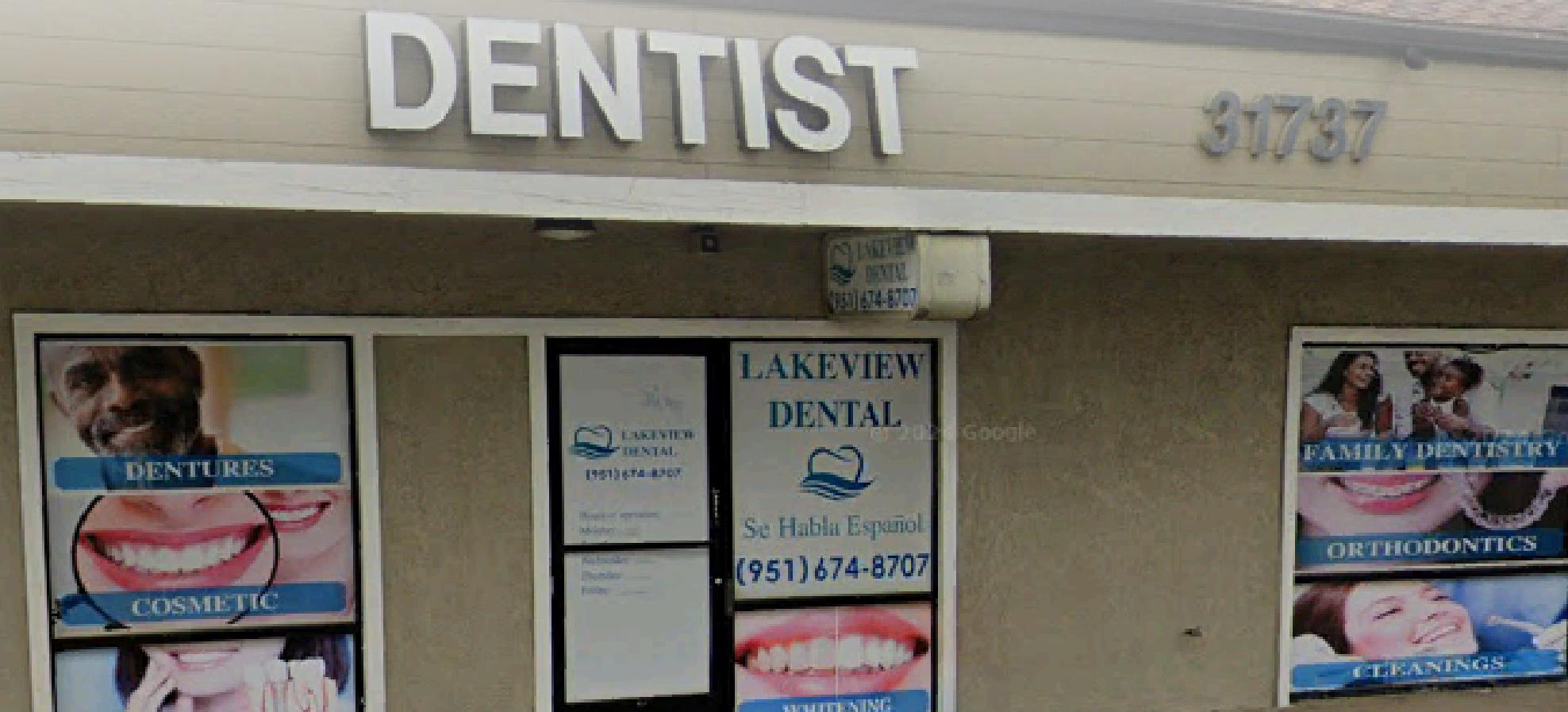
BUILDING	SUITE	TENANT	SF	LEASE TYPE	PRICE/SF	PRICE/MONTH
31737	B	Available	±1,400	MG	\$2.00	\$2,800
31735	Endcap	Available	±2,000	MG	\$2.00	\$4,000



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SUITE	TENANT	SF	LEASE TYPE	PRICE/SF	PRICE/MONTH
B	Available	±1,400	MG	\$2.00	\$2,800



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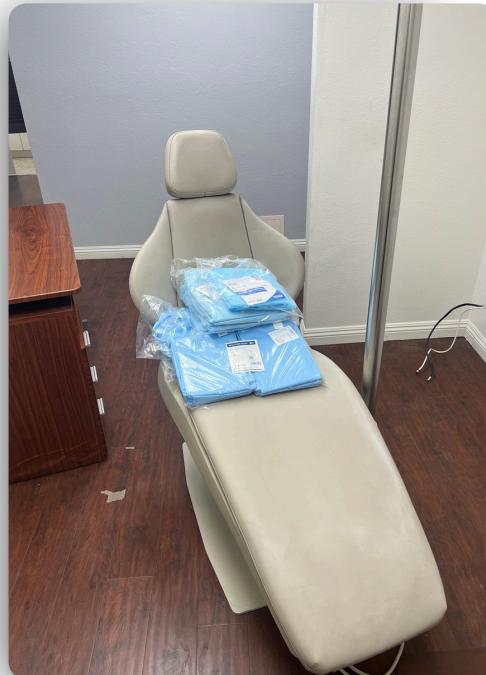
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**SVN**  
INSIGHT  
COMMERCIAL REAL ESTATE ADVISORS

## PROPERTY SUMMARY

BROOKSTONE LANDING | 31735-31737 RIVERSIDE DRIVE | LAKE ELSINORE, CA

- AVAILABLE NOW : ±1,400 SF medical office Space
- Great frontage and visibility on Riverside Drive
- Join the ±40,000 retail strip center commonly known as Brookstone Landing
- +/-948 active patients as of Feb. 2025 – contact information available by purchase
- Monument signage available, in addition to suite signage
- 2 operatories, large reception area/desk, plumbed for x-ray equipment.



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# 31737 PHOTOS

Brookstone Landing | 31735-31737 Riverside Drive | LAKE ELSINORE, CA

## 31737 - SUITE B



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SUITE	TENANT	SF	LEASE TYPE	PRICE/SF	PRICE/MONTH
Endcap	Prism Paper and Supply	±2,000	MG	\$2.00	\$4,000



AVAILABLE FOR SUBLLEASE

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## PROPERTY SUMMARY

BROOKSTONE LANDING | 31735-31737 RIVERSIDE DRIVE | LAKE ELSINORE, CA

- AVAILABLE NOW: ±2,000 SF Retail Space, endcap unit
- Endcap unit - Open floor plan suitable for various retail uses
- Underserved area
- Join the ±14,359 retail strip center commonly known as Brookstone Landing



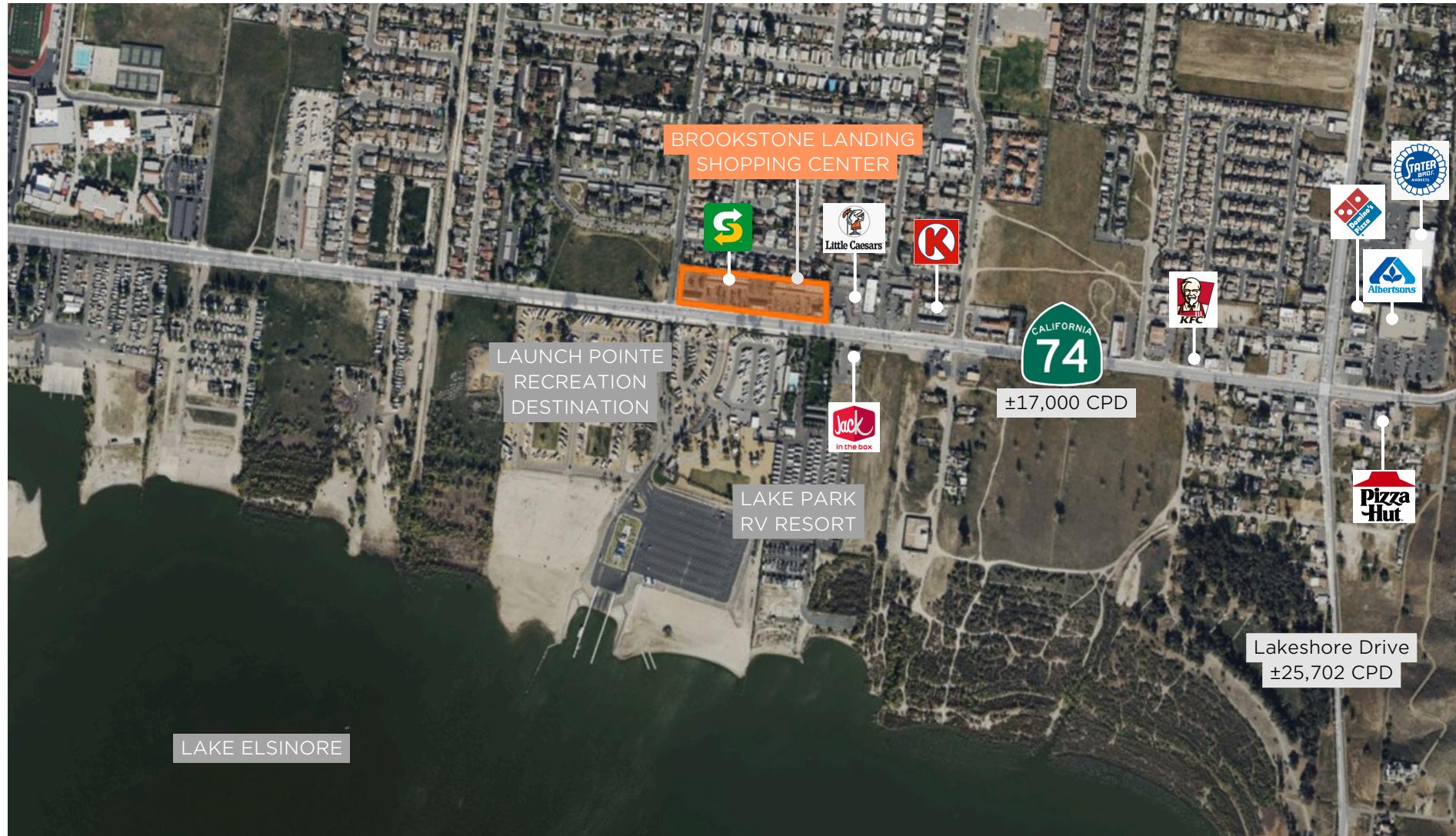
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**SPACE IS CURRENTLY OCCUPIED**

# PROPERTY OVERVIEW

BROOKSTONE LANDING | 31735-31737 RIVERSIDE DRIVE | LAKE ELSINORE, CA



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# DEMOCRAPHICS

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	<b>State</b>	California
	<b>County</b>	Riverside
	<b>Mayor</b>	Brian Tisdale
	<b>Website</b>	lake-elsinore.org

## POPULATION



76,025  
POPULATION



34.8  
MEDIAN AGE

Source: ESRI



23,152  
HOUSEHOLDS

## EMPLOYMENT



54%  
WHITE COLLAR



26%  
BLUE COLLAR



20%  
SERVICES



6%  
UNEMPLOYMENT RATE

## EDUCATION



30%  
HIGH SCHOOL  
GRADUATE



31%  
SOME COLLEGE



22%  
BACHELORS/GRAD/  
PROF DEGREE

## INCOME



\$93,671  
MEDIAN HOUSEHOLD  
INCOME



\$35,997  
PER CAPITA  
INCOME



\$265029  
MEDIAN NET  
WORTH

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