

# Central Business Park

600 Central Avenue, Suite E, Lake Elsinore, CA 92530

**OFFICE/RETAIL/FLEX  
FOR LEASE**

**LEASE  
INCENTIVES  
AVAILABLE!**

-  **5,444± SF**  
CORNER RETAIL/OFFICE/  
FLEX FOR LEASE
-  **\$2.50/PSF MG**  
STARTING LEASE RATE
-  **Lease Incentives  
Available!**  
CONTACT BROKER FOR  
DETAILS



- C-M Zoning (Commercial-Manufacturing)  
[Click Here for City of Lake Elsinore C-M Zoning Information](#)
- Office, Veterinarian, Urgent Care, Equipment Sales, Home Furnishing Sales, Appliance Sales
- Direct I-15 freeway access
- Great visibility at high traffic intersection and directly across from Ulta, Target, Five Below & Home Depot
- Available Immediately

### Demographics

Source: CoStar 2024	1 mile	3 mile	5 mile
2024 Population (Estimated)	2,226	40,700	89,326
2029 Population (Projected)	2,348	42,923	92,088
Daytime Employee Population	5,081	10,814	16,728
Average Household Income	\$67,338	\$91,231	\$98,360

### Traffic Counts

Source: CoStar 2022	ADT
Central Avenue at Collier Avenue	28,565
Collier Avenue at Central Avenue	9,196
I-15 at Central Avenue	125,553

**Exclusively Marketed By:**

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The above information, while not guaranteed, has been secured from sources we believe to be reliable.  
Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

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## FLOOR PLAN

