

FOR SALE



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18438 Collier Ave, Lake Elsinore, CA 92532



- Tenant: Five Below
- Single Tenant
- Low-Maintenance
- Built 2019
- Rentable size: 9000SF
- Land SF: 45,738SF
- Long Term Lease
- Amenities: Freeway Visibility Pylon Sign

- Monthly Income : \$13,500/NNN
- 1 Yearly Income: \$162,000
- Cap Rate : 4.90%

EXCLUSIVELY OFFERED BY:

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Tenant information;

Five Below is a retail store chain that offers a variety of products priced at \$5 or below, aimed primarily at teens and pre-teens. Founded in 2002, the company has grown rapidly, with locations primarily in the United States. The stores typically sell a range of merchandise, including toys, games, electronics, beauty products, fashion accessories, and seasonal items. Five Below emphasizes a fun shopping experience and often stocks trendy and novelty items, making it a popular destination for younger shoppers looking for affordable products.

As of October 2023, Five Below operates over 1,300 stores across the United States. The company continues to expand, opening new locations regularly.

Summary ;

Retail inventory in the South Riverside County Submarket is predominantly clustered around the I-15 and I-215 freeways leading into bordering San Diego and Orange Counties. In addition to residents, growing tourism from those coastal markets to over 50 wineries in the area supports retailers in Temecula and Murrieta.

Single-family home development in the area has ramped up on available land, and new residents are moving to the area in pursuit of affordable housing. Retail demand has been strong as a result, and vacancy has declined from a recent peak of 6.7% in 2020 to 3.8% as of the fourth quarter of 2024.

Retail development across the Inland Empire is highly concentrated in South Riverside, as developers have been attracted to the market's robust housing pipeline and strong retail fundamentals. Supply will grow significantly over the next five years, bolstered by the area's strong population growth. Tenant demand for new inventory has been strong, with deliveries rarely remaining vacant for long, if not reaching completion already pre-leased.