



PROPOSED  
±10,010 SF  
Shop Opportunity



DEAL PENDING  
National  
Drive-Thru  
Restaurant

LA | FITNESS



Crane St

Dexter Ave



±1,300 SF up to ±10,010 SF  
**GROUND LEASE AND BUILD-TO-SUIT OPPORTUNITIES**

Shadowed Anchored Walmart, Auto Zone, Taco Bell, Raising Cane's and LA Fitness  
Central Ave & Dexter Ave, Lake Elsinore, CA 92532





Available

**A** Shops: Up to ±10,010 SF

**B** National Drive-Thru Restaurant Pending

approx. 38k CPD  
Central Ave @  
Dexter Ave  
Intersection

**B**

**A**

LA | FITNESS

approx. 125k CPD  
I-15 Freeway



±1,300 SF - ±10,010 SF

GROUND LEASE AND BUILD-TO-SUIT OPPORTUNITIES

### Highlights

- Major growth in the immediate area; see Lake Elsinore Housing Map
- Direct access to Walmart Supercenter
- Adjacent to the I-15 freeway (approx. 125K CPD)
- Growing population and workforce demographics
- Ample amount of parking (121 stalls)
- Well positioned to services Lake Elsinore and surrounding communities



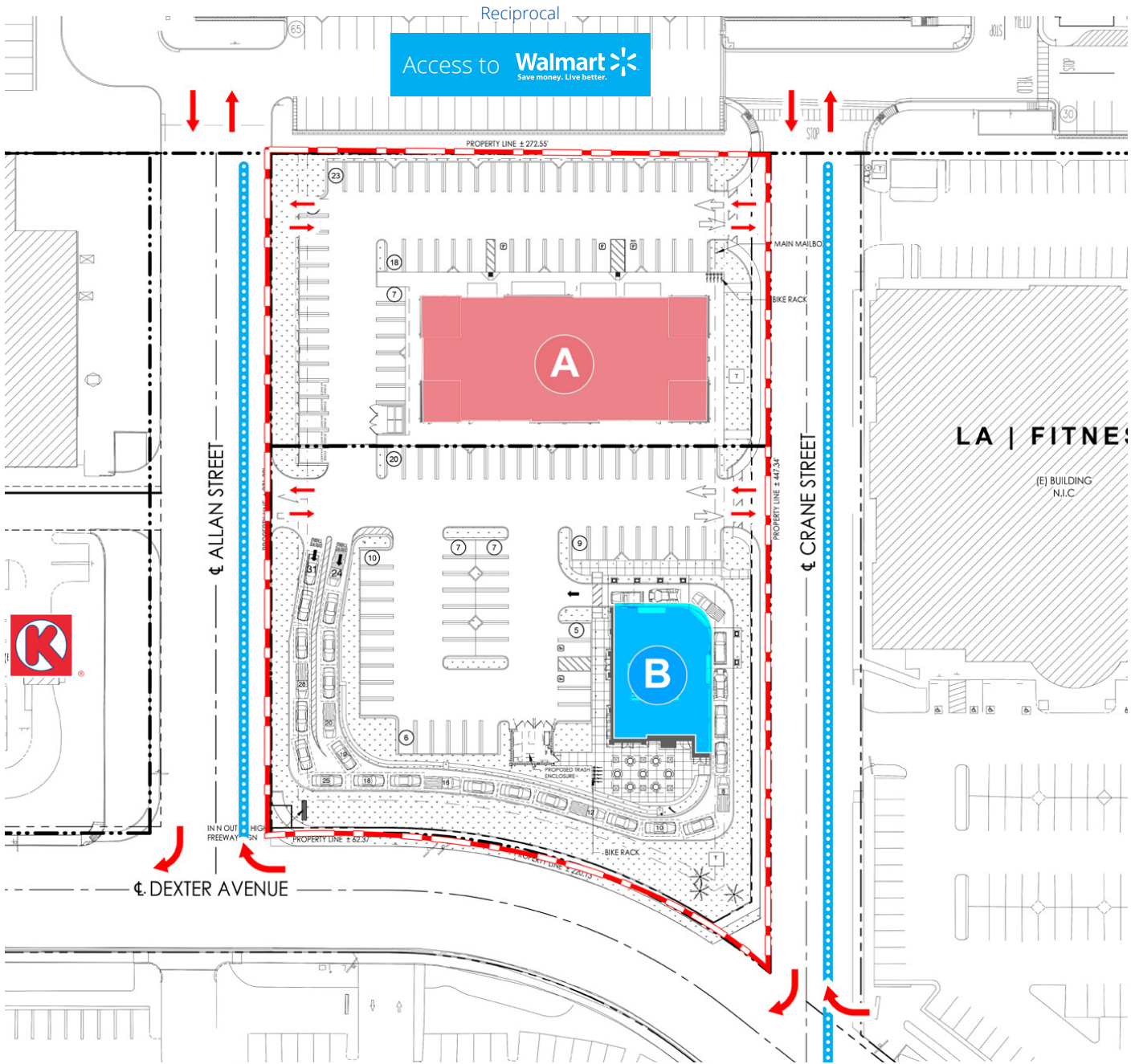
Available

**A** Shops: Up to ±10,010 SF

**B** National Drive-Thru Restaurant Pending



## Conceptual Site Plan



## Project Summary

**Lot Size:** 99,823 SF (2.295 AC)

**Occupancy & Use:** A-2 / Restaurant

**A Shops:** ± 1,300 SF - ± 10,010 SF

**B Pad:** *National Drive-Thru Restaurant Pending*

**Parking:** 123 stalls

**APN:** 370030085 / 370030091

## Demographics

Estimate 2022 - \*Source: Esri

### 1 Mile

**Population:** 4,033  
**Average Household Income:** \$80,160  
**Daytime Population:** 4,478

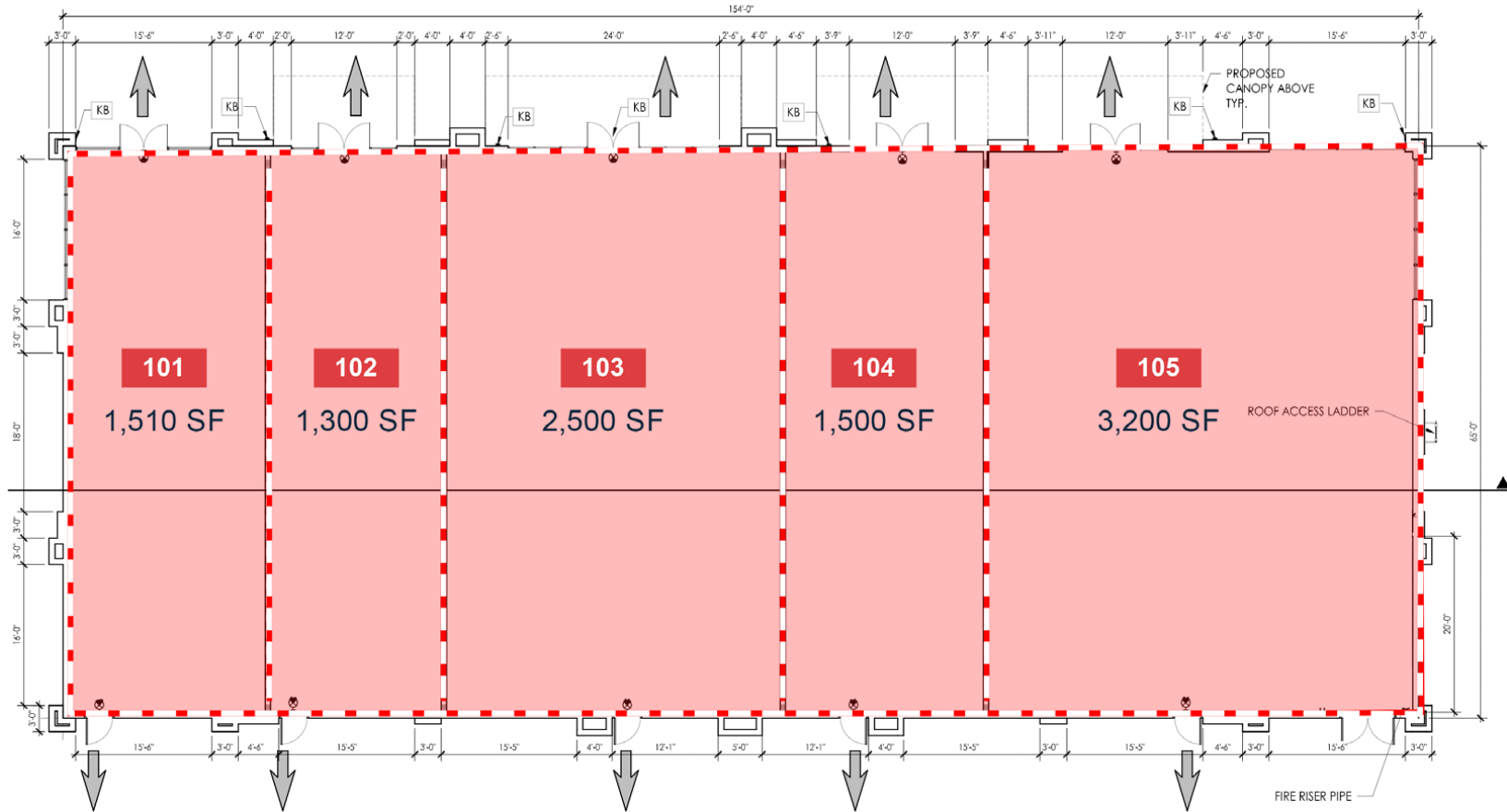
### 3 Miles

**Population:** 37,216  
**Average Household Income:** \$73,042  
**Daytime Population:** 9,128

### 5 Miles

**Population:** 84,803  
**Average Household Income:** \$80,915  
**Daytime Population:** 15,374

**A** Shops: ± 1,300 SF - ± 10,010 SF



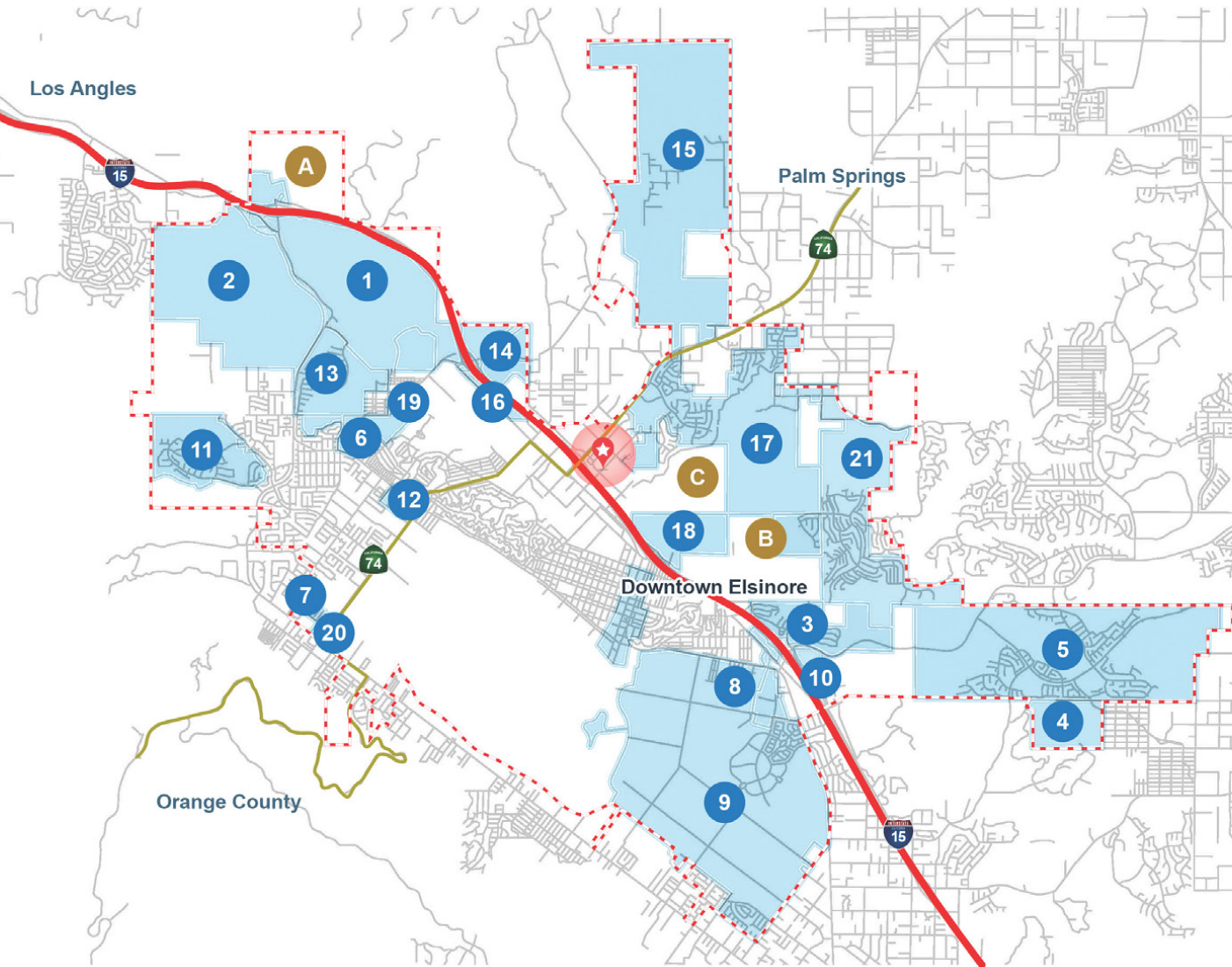
20,440 Units

to be built in approved specific plans & planned areas



# Lake Elsinore Housing Map

**UC:** Under Construction    **TBB:** To Be Built



| No. | Project Name             | Units   | Status     |
|-----|--------------------------|---------|------------|
| 1   | Alberhill Rancho (Ridge) | 2,735   | UC/TBB     |
| 2   | Alberhill Village        | 8,244   | UC/TBB     |
| 3   | Canyon Creek/Summerhill  | 1,116   | Buildout   |
| 4   | Canyon Estates           | 302     | UC/TBB     |
| 5   | Canyon Hills             | 3,825   | Buildout   |
| 6   | Cape of Good Hope        | 369     | UC/TBB     |
| 7   | Cottage Lane             | 11      | Buildout   |
| 8   | The Diamond              | 600     | UC/TBB     |
| 9   | East Lake                | 600     | UC/TBB     |
| 10  | Elsinore City Center     | 299     | Buildout   |
| 11  | La Laguna Estate         | 760     | Buildout   |
| 12  | Lakeshore Village        | 300     | Buildout   |
| 13  | Mudrock Alberhill Ranch  | 700     | UC/TBB     |
| 14  | Nicholas Ranch SP        | 186     | UC/TBB     |
| 15  | North Peak               | 1,200   | UC/TBB     |
| 16  | Outlet Center            | 318k SF | Commercial |
| 17  | Ramsgate                 | 1,426   | UC/TBB     |
| 18  | Spyglass Ranch           | 1,035   | UC/TBB     |
| 19  | Terracina                | 425     | UC/TBB     |
| 20  | The Village @ Lakeshore  | 163     | UC/TBB     |
| 21  | Tuscany Hills            | 807     | UC/TBB     |

### Planned Areas

|          |                 |     |     |
|----------|-----------------|-----|-----|
| <b>A</b> | North Alberhill | 856 | TBB |
| <b>B</b> | Southshore I    | 618 | TBB |
| <b>C</b> | Southshore II   | 147 | TBB |

**Site**  
 Central Ave & Dexter Ave  
 Lake Elsinore, CA 92532





**FUTURE BUILDING**



**GROUND LEASE AND BUILD-TO-SUIT OPPORTUNITIES**

For More Leasing Information

**Terrison Quinn**

terrison.quinn@srsre.com

949 698 1107

CA License No. 01789657

**Chris Kehl**

chris.kehl@srsre.com

949 270 8235

CA License No. 01880427