

# 560 BIRCH STREET, BUILDING 4

LAKE ELSINORE, CALIFORNIA 92530

OWNER / USER OR SALE/ LEASE  
BACK OPPORTUNITY

±4,018 SF FREESTANDING  
INDUSTRIAL BUILDING



FOR MORE INFORMATION, PLEASE CONTACT:

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(951) 297-7434 | [cpastor@cbcsocalgroup.com](mailto:cpastor@cbcsocalgroup.com)

CalDRE License # 01403298



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COMMERCIAL**  
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## PROPERTY HIGHLIGHTS

- OWNER / USER OR SALE/ LEASE BACK OPPORTUNITY
- 4,018 SF Freestanding Industrial building
- Platinum Sign Supply has been operating since 2016 and has occupied the subject property since acquisition in 2022.
- Recent improvements include: Warehouse motion controlled LED lighting- 3 with battery backup, New electrical panel, HVAC system 2022, flooring , permitted break room and additional office replaced in 2024, asphalt resurfacing striping in parking lot 2025, New water heater 2024.
- M-1 Zoning City of Lake Elsinore
- No Owner Association
- Shown by appointment only. Please do not disturb occupant.
- Offered for Sale at \$1,125,000

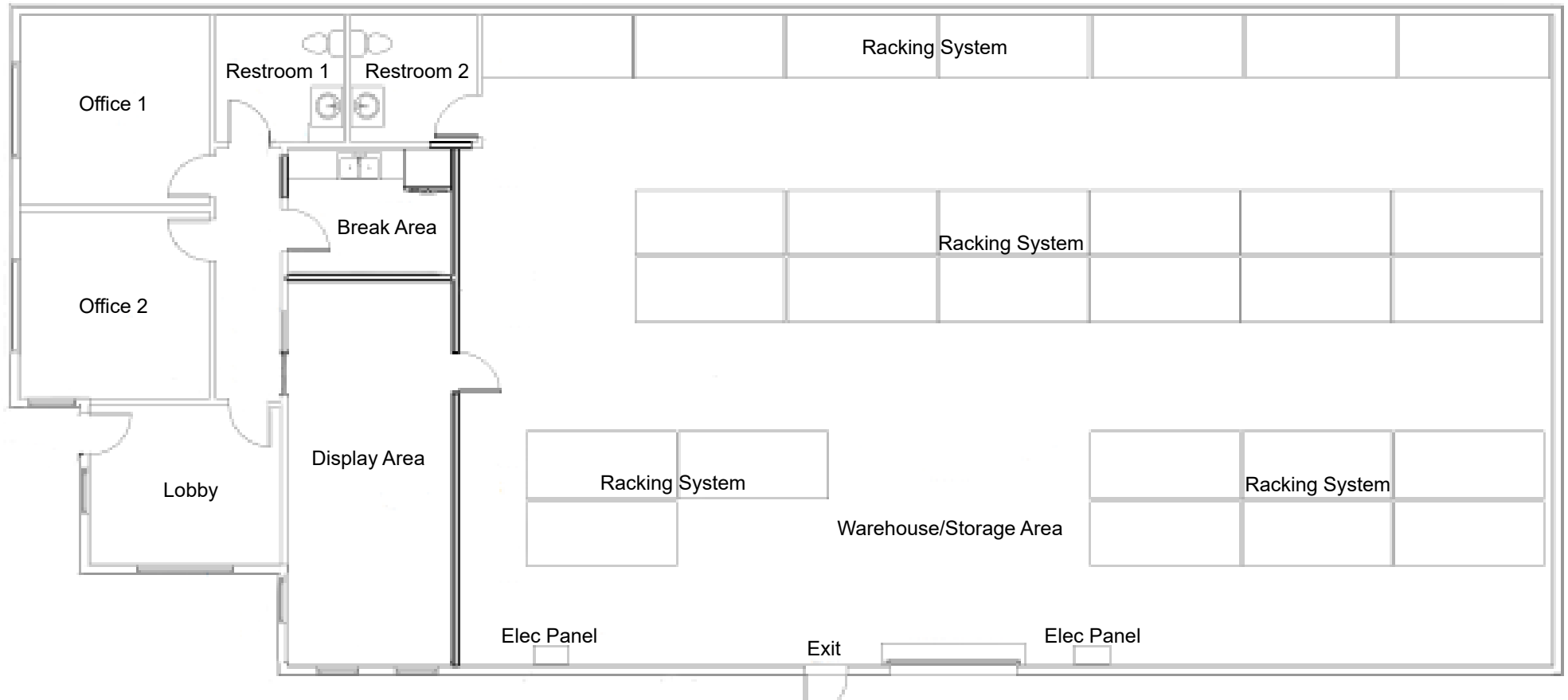


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## FLOOR PLAN



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## ABOUT THE PROPOSED TENANT

Founded in 2016, Platinum Sign Supply has grown into a trusted distributor of high-quality vinyl, print media, and equipment for the sign, graphics, and wrap industries. We proudly stock a wide range of premium brands, including HEXIS, Orafol, Siser, Stahls', Hotronix, and more.

Our inventory includes hundreds of color variations of plotter films, specialty vinyl, and roll-to-roll print media—perfect for signage, vehicle wraps, interior décor, promotional displays, and beyond. We also offer budget-friendly vinyl options for short-term projects or temporary installations, including Que Media products designed for durability under 1 year.

In addition to materials, we supply industry-leading equipment such as eco-solvent, UV, flatbed, and roll-to-roll printers. We're proud to carry the full line of Mimaki printers, cutters, plotters, and laminators to support your workflow from start to finish.

Our headquarters and warehouse are located in Lake Elsinore, California, enabling fast, reliable shipping throughout the region.

560 Birch Street, Suite 4, Lake Elsinore, CA 92530  
info@pssvinyl.com  
951-739-5999

Whether you're a seasoned installer, shop owner, or just getting started, Platinum Sign Supply is here to support your success with expert service and top-tier products.

The logo for Platinum Sign Supply features the word "PLATINUM" in a large, bold, black sans-serif font, with "SIGN SUPPLY" in a smaller, all-caps, black sans-serif font below it. The text is centered between two thick, horizontal red bars.



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## PROPOSED LEASE BACK SCENARIO

- **Tenant:** Platinum Sign Supply LLC
- **Initial Lease Term:** 36 months commencing immediately upon close of escrow
- **Initial Monthly Rent Schedule:**
  - Months 1-12: \$6,000.00 per month
  - Months 13-24: \$6,240.00 per month
  - Months 25-36: \$6,490.00 per monthAIR Single Tenant Gross Lease Form
- **Option To Renew:** 2 options to renew each for a period of 36 months. Each option period shall be determined at fair market value.
- **Security Deposit:** \$6,500.00
- **Total Due Upon Lease Execution:** \$12,500.00
- Seller would require a maximum of 6 months to lease back on an owner/user purchase in order to relocate

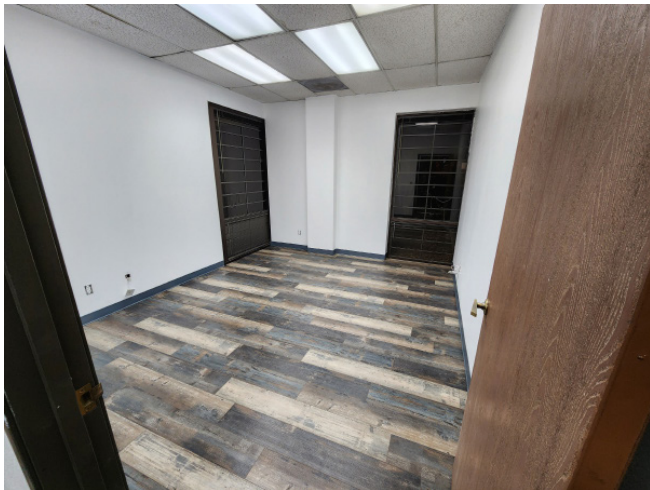


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## PROPERTY PHOTOS





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