

FOR LEASE

SHOPPERS SQUARE

31712-31724 CASINO DRIVE | LAKE ELSINORE, CA



±129,000 CPD



DIAMOND DRIVE
±103,500 CPD

CASINO DRIVE
±22,600 CPD


FULLY FIXURIZED
RESTAURANT SPACE
AVAILABLE!

JANET F. KRAMER, JD, CCIM
951.600.8634 x702
janetk@svn.com
CaIDRE #01351570

PROPERTY SUMMARY

SHOPPERS SQUARE | 31712-31724 CASINO DRIVE | LAKE ELSINORE, CA



-  +/-4,200sf fully fixurized restaurant space; all equipment remains; grease interceptor; asking \$2.00 nnn.
-  Retail Suites Available Now; Dedicated Freeway Signage!
-  Pad Available for Ground Lease - Drive-Thru Potential
-  Pad Lease Rate Negotiable
-  Asking \$1.50 PSF
-  Excellent Freeway Visibility

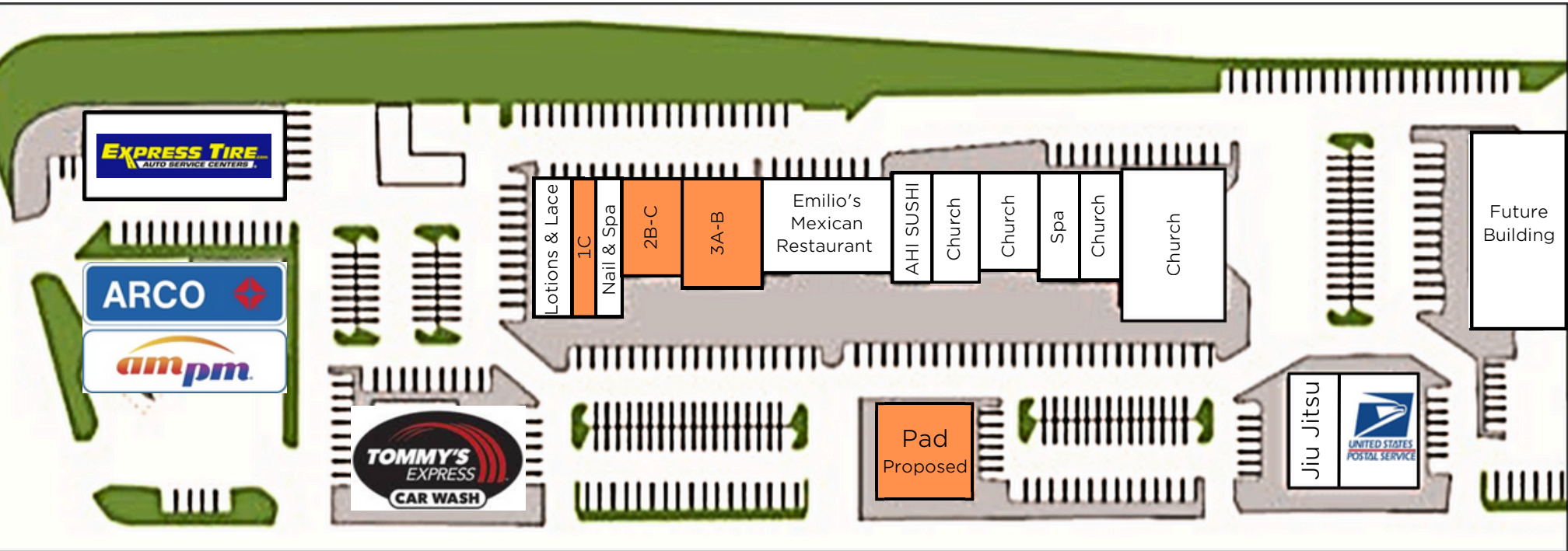


JANET F. KRAMER, JD, CCIM
 951.600.8634 x702
 janetk@svn.com
 CalDRE #01351570



PROPERTY SUMMARY

SHOPPERS SQUARE | 31712-31724 CASINO DRIVE | LAKE ELSINORE, CA



SUITE	TENANT	SF
1A-B	LOTIONS & LACE	±3,600
1C	VACANT	±1,800
2A	NAIL & SPA	±1,000
2B-C	VACANT	±2,000
3A-B	VACANT	±4,200
4A-B	EMILIO'S	±6,730
5A	AHI SUSHI	±1,900

SUITE	TENANT	SF
5B-C/6A-B-C/7B-C	CHURCH	±7,100
Pad	PROPOSED DRIVE-THRU	±3,000
7A	SPA SWAN	±1,400
8B-D	CHURCH	±8,000
31724 - 101	USPS	±3,720
31724 - 102	JIU-JITSU	±3,475

JANET F. KRAMER, JD, CCIM
951.600.8634 x702
janetk@svn.com
CalDRE #01351570



SITE 3A-B PHOTOS

SHOPPERS SQUARE | 31712-31724 CASINO DRIVE | LAKE ELSINORE, CA



JANET F. KRAMER, JD, CCIM
951.600.8634 x702
janetk@svn.com
CalDRE #01351570



DEMOGRAPHICS

SHOPPERS SQUARE | 31712-31724 CASINO DRIVE | LAKE ELSINORE, CA



State	California
County	Riverside
Mayor	Brian Tisdale
Website	lake-elsinore.org

POPULATION

Source: ESRI



48,123
POPULATION



34.4
MEDIAN AGE



14,669
HOUSEHOLDS

3-Mile
Radius



EMPLOYMENT



56%
WHITE COLLAR



26%
BLUE COLLAR



21%
SERVICES



6%
UNEMPLOYMENT RATE

EDUCATION



27%
HIGH SCHOOL
GRADUATE



34%
SOME COLLEGE



24%
BACHELORS/GRAD/
PROF DEGREE

INCOME



\$82,043
MEDIAN HOUSEHOLD
INCOME



\$32,250
PER CAPITA
INCOME



\$171,181
MEDIAN NET
WORTH

JANET F. KRAMER, JD, CCIM
951.600.8634 x702
janetk@svn.com
CalDRE #01351570

