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





\$1.60 PSF NNN



Lease Incentives Available! **CONTACT BROKER FOR DETAILS**





- Ideal Uses Include Retail & Office, Veterinarian, Urgent Care, Appliance Sales, Learning/Tutoring Centers, Fitness, Beauty & Aesthetics and More
- Direct I-15 Freeway Access
- Great Visibility at High Traffic Intersection and Directly Across from Ulta, Target, Five Below & Home Depot
- Available Immediately. Contact Broker for Showing Instructions
- 2025 NNNs estimated at \$0.50 PSF

Nearby Retailers: **OTARGET** Marshalls



















Demographics

Source: CoStar 2024	I 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 2025	ADT
Central Avenue at Collier Avenue	29,332
I-15 at Central Avenue	111,487

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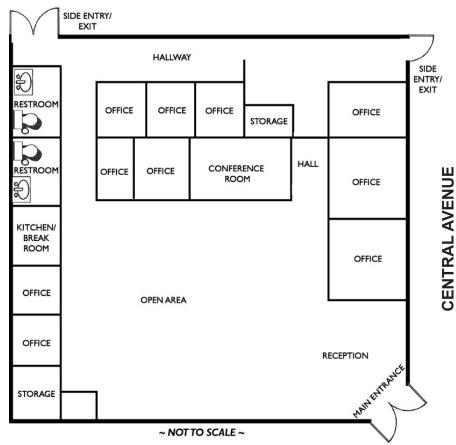




Central Business Park

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FLOOR PLAN





COLLIER AVENUE









