

# Central Business Park

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

**RETAIL/OFFICE/FLEX  
FOR LEASE**



**5,444± SF**  
CORNER RETAIL/OFFICE/  
FLEX FOR LEASE



**\$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

## Demographics

Source: CoStar 2024	1 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

Nearby Retailers: **TARGET** **Marshalls**



**five BELOW**



**Allison Esbensen**

Sales Associate

CA License # 01983671

(951) 491-6300

aesbensen@westmarcre.com



41623 Margarita Road, Suite 100, Temecula, CA 92591 | Ph: 951.491.6300 | [www.WestMarCRE.com](http://www.WestMarCRE.com)

The above information, while not guaranteed, has been secured from sources we believe to be reliable.

Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

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## FLOOR PLAN

