

BRAND NEW OFFICE/RETAIL SPACE AT CANYON PLAZA IMMEDIATE OCCUPANCY

PROPERTY
AMENITIES

FREEWAY SIGNAGE

31577 CANYON ESTATES DRIVE, LAKE ELSINORE, CALIFORNIA



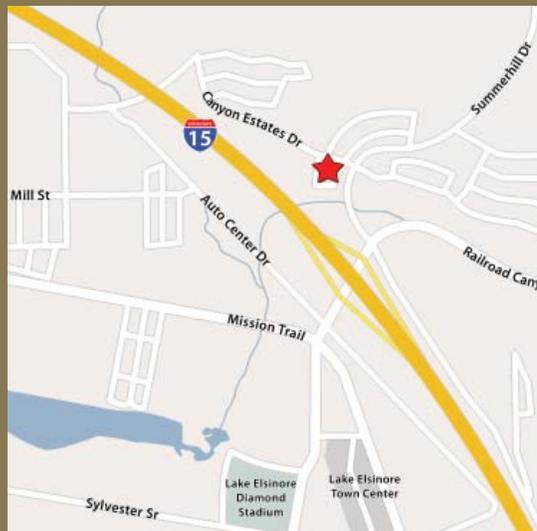
ELEVATOR SERVED



±14,500 SF PROFESSIONAL OFFICE BUILDING

PROPERTY FEATURES:

- FIRST GENERATION CLASS A OFFICE/RETAIL SPACE
- IMMEDIATE 15 FREEWAY ACCESS POSSIBLE
- REFINED PROFESSIONAL ARCHITECTURE DESIGN
- 15 FREEWAY MONUMENT SIGNAGE
- 14 INDIVIDUAL UNITS. 969-14,500 SQUARE FEET
- LEASED INDIVIDUALLY OR TOGETHER
- HIGH-IMAGE GLASS FAÇADE
- HIGH-END OTIS ELEVATOR SERVED
- PRIVATE RESTROOMS IN EACH UNIT
- EXCELLENT FREE SURFACE 4:1,000 SF PARKING
- ADJACENT TO BANKING, CAR WASH, GAS STATION, POSTAL SERVICE, CONVENIENCE STORE AND HOTELS



STEPS FROM POST OFFICES



For More Information, Please Contact:

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Lee & Associates®
COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES - NEWPORT BEACH, INC.
A MEMBER OF THE LEE & ASSOCIATES GROUP OF COMPANIES
LICENSE ID# 01197433

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NEW OFFICE/RETAIL SPACE

31577 CANYON ESTATES DRIVE
LAKE ELSINORE, CALIFORNIA

PROPERTY AMENITIES

NATIONAL BANKING



CONVENIENCE STORE



FULL SERVICE STATION

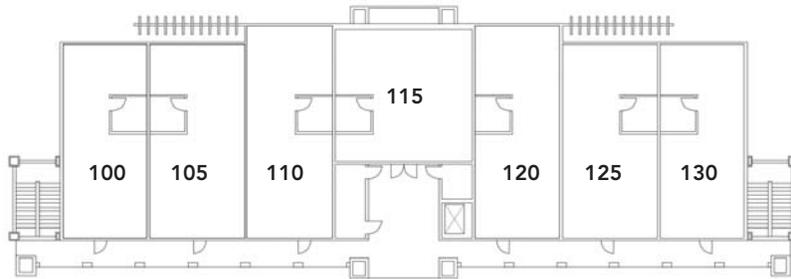


CAR WASH & DETAILING



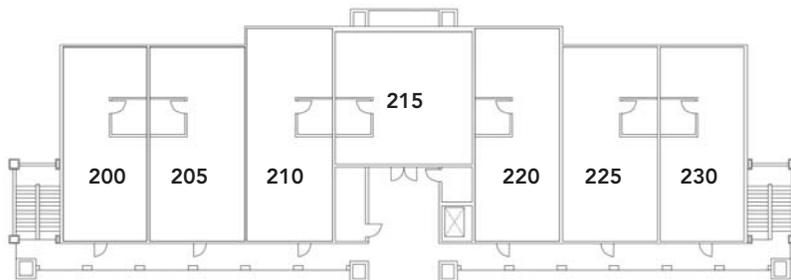
FIRST FLOOR

SUITE #	APPROX. SQ. FT.
Suite 100	969
Suite 105	1,076
Suite 110	1,053
Suite 115	1,054
Suite 120	1,053
Suite 125	1,076
Suite 130	969



SECOND FLOOR

SUITE #	APPROX. SQ. FT.
Suite 200	969
Suite 205	1,076
Suite 210	1,053
Suite 215	1,054
Suite 220	1,053
Suite 225	1,076
Suite 230	969



All Suites Can Be Combined
969 - 14,500 Square Feet

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