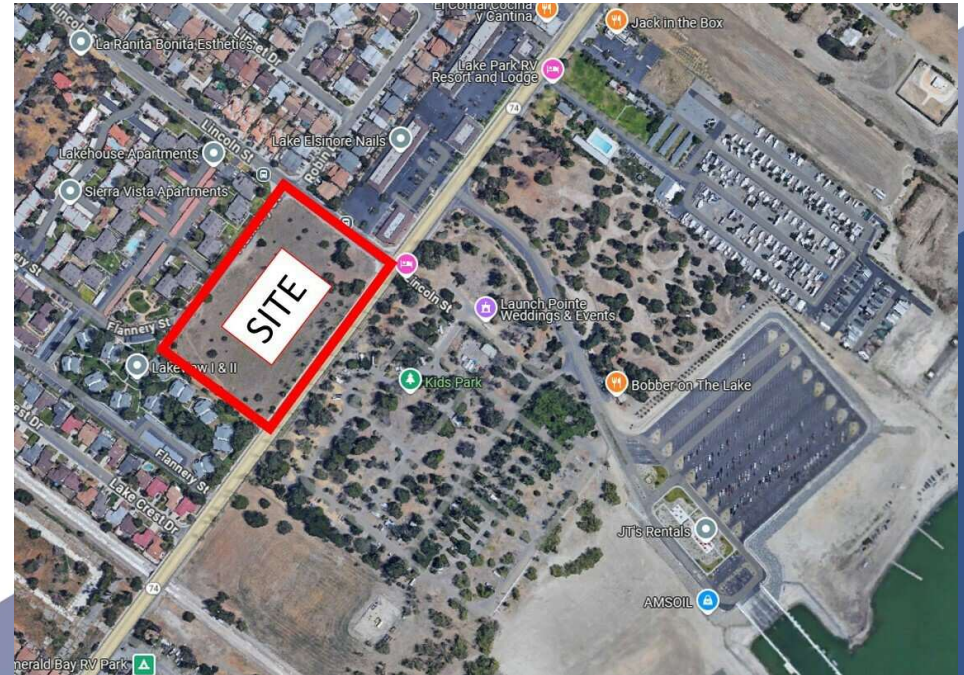
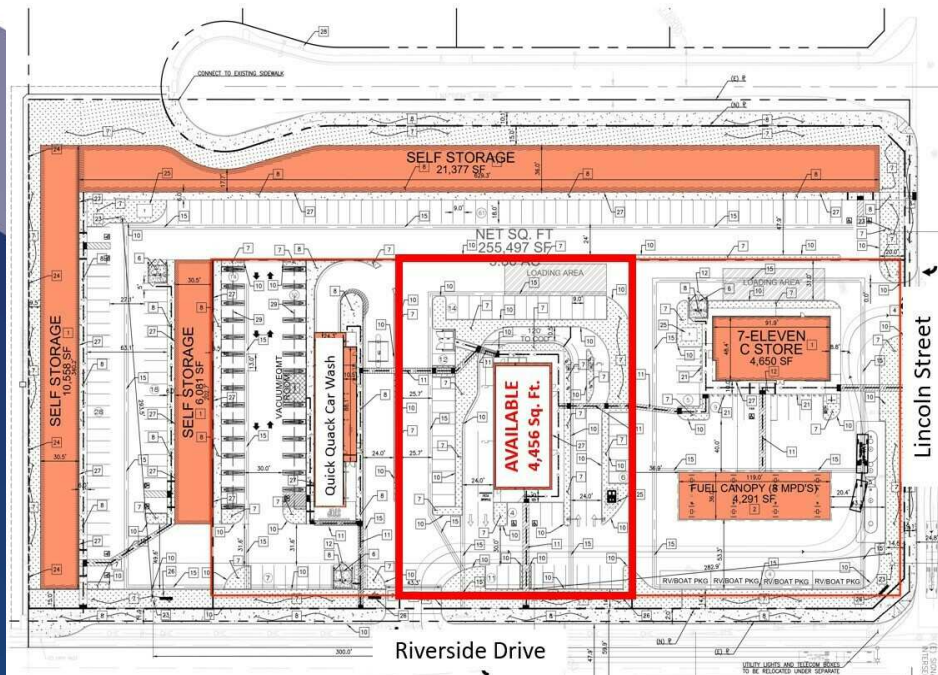


JOIN 7-ELEVEN & QUICK QUACK CAR WASH

AVAILABLE PRIME FULLY ENTITLED FAST FOOD DRIVE THRU PAD

NWC of Riverside Drive (HWY 74) & Lincoln Street Lake Elsinore, CA 92530



SITE SIZE

1.12 ACRES

Bill Gilmore

(818) 949-5243

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CalDRE #00955844

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested Buyers/Tenants should be aware that the Seller/Landlord is selling/leasing the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase/lease, as appropriate, Buyer/Tenant will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the Buyer's/Tenant's choosing.

The Seller/Landlord reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy/lease must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase/lease and sale/lease to be prepared by the Seller/Landlord and executed by both parties; and (iii) approved by Seller/Landlord and such other parties who may have an interest in the Property. Neither the prospective Buyer/Tenant nor Seller/Landlord shall be bound until execution of the contract of purchase/lease and sale/lease, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective Buyers/Tenants shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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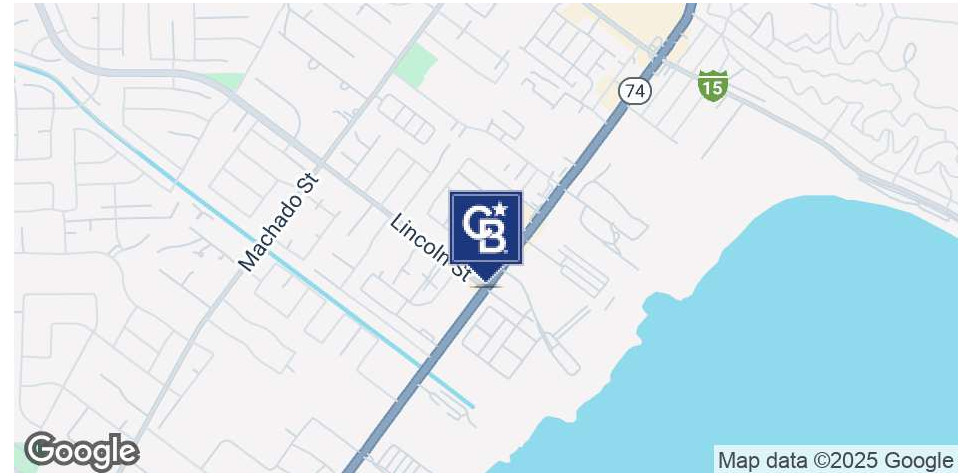
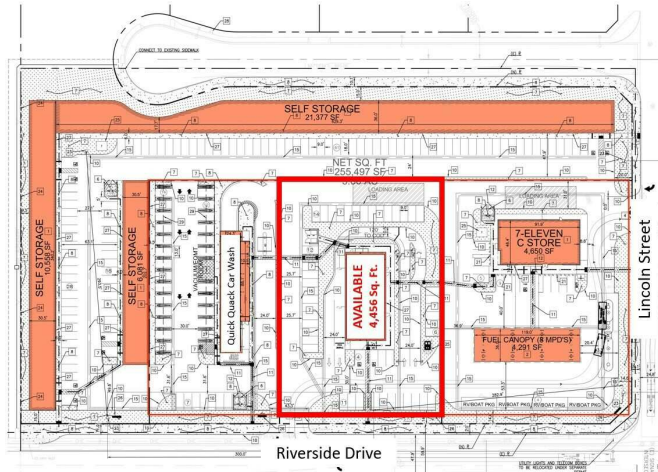


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FOR LEASE

AVAILABLE - PRIME RESTAURANT, CAR WASH & RETAIL PADS

Lake Elsinore, CA 92530



PROPERTY DESCRIPTION

Subject property is 1.12 acres. Between 7-Eleven and Quick Quack Car Wash and is fully entitled for a 4,456 Sq. Ft. fast food drive thru restaurant.

PROPERTY HIGHLIGHTS

- 7-Eleven & Quick Quack will be under construction May 2025
- Great access and synergy with 7-Eleven & Quick Quack Car Wash

OFFERING SUMMARY

Lot Size:	1.12 Acres
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TRAFFIC COUNT:

Riverside Drive	25,782
Lincoln Street	10,547

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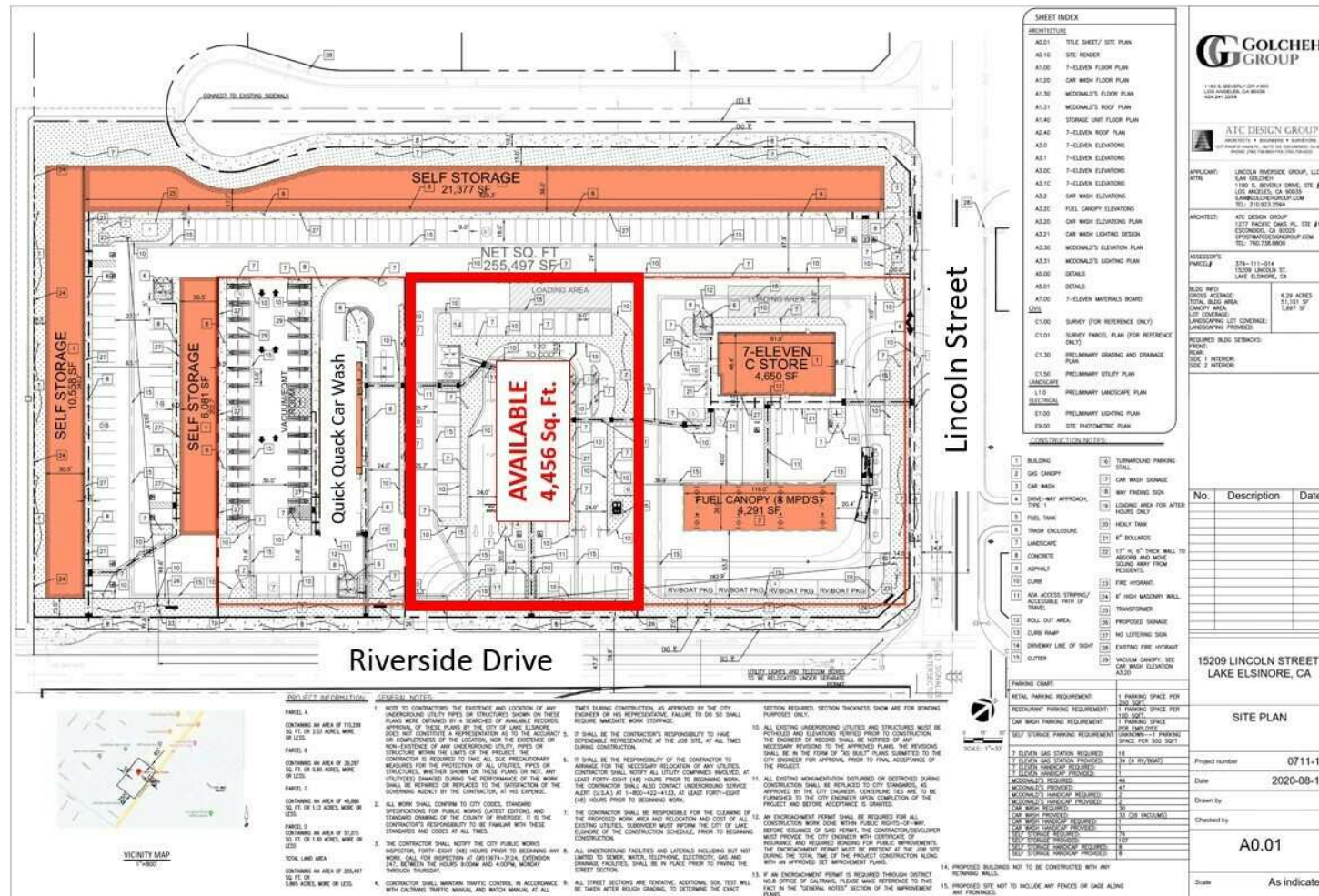


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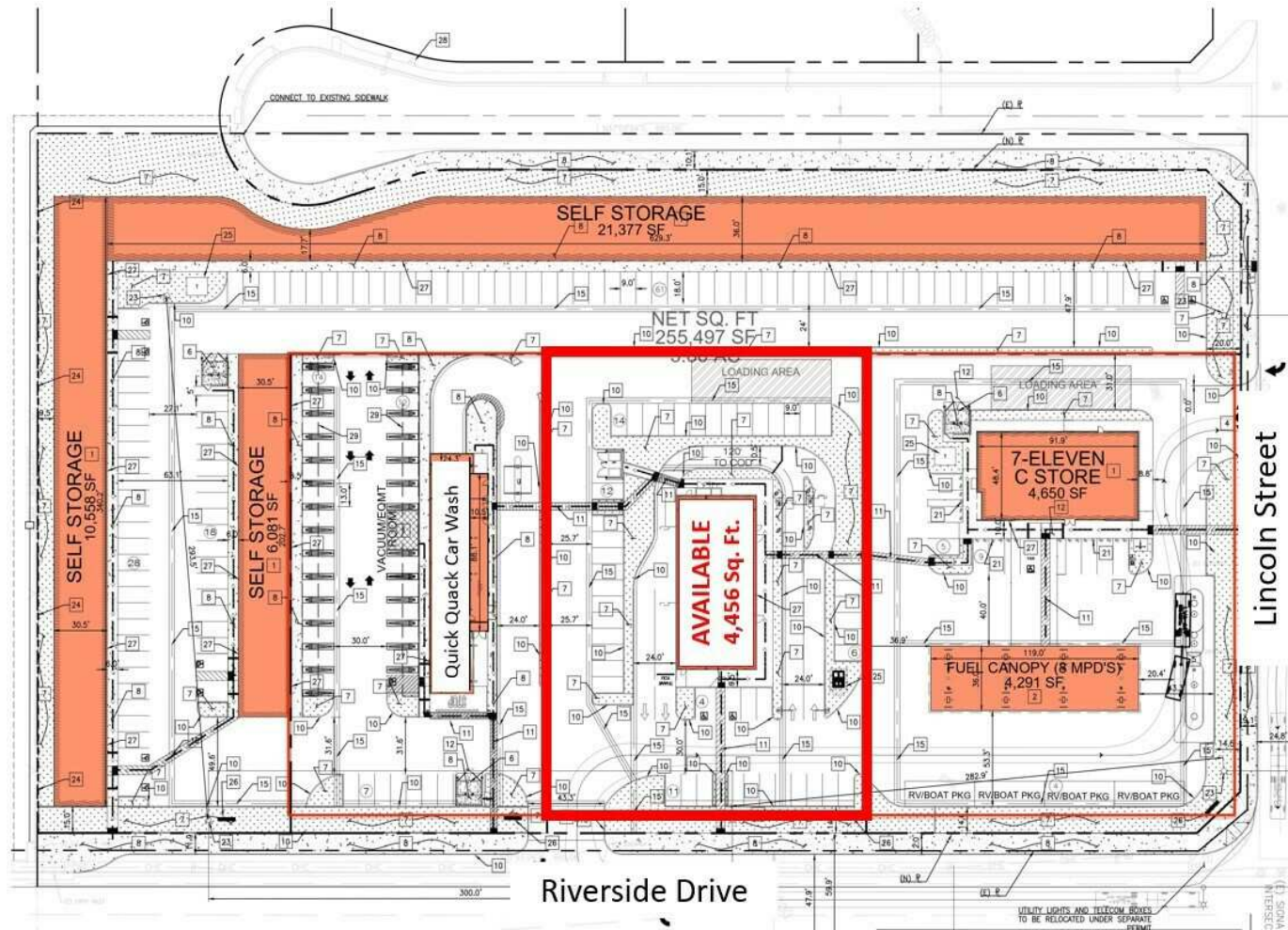


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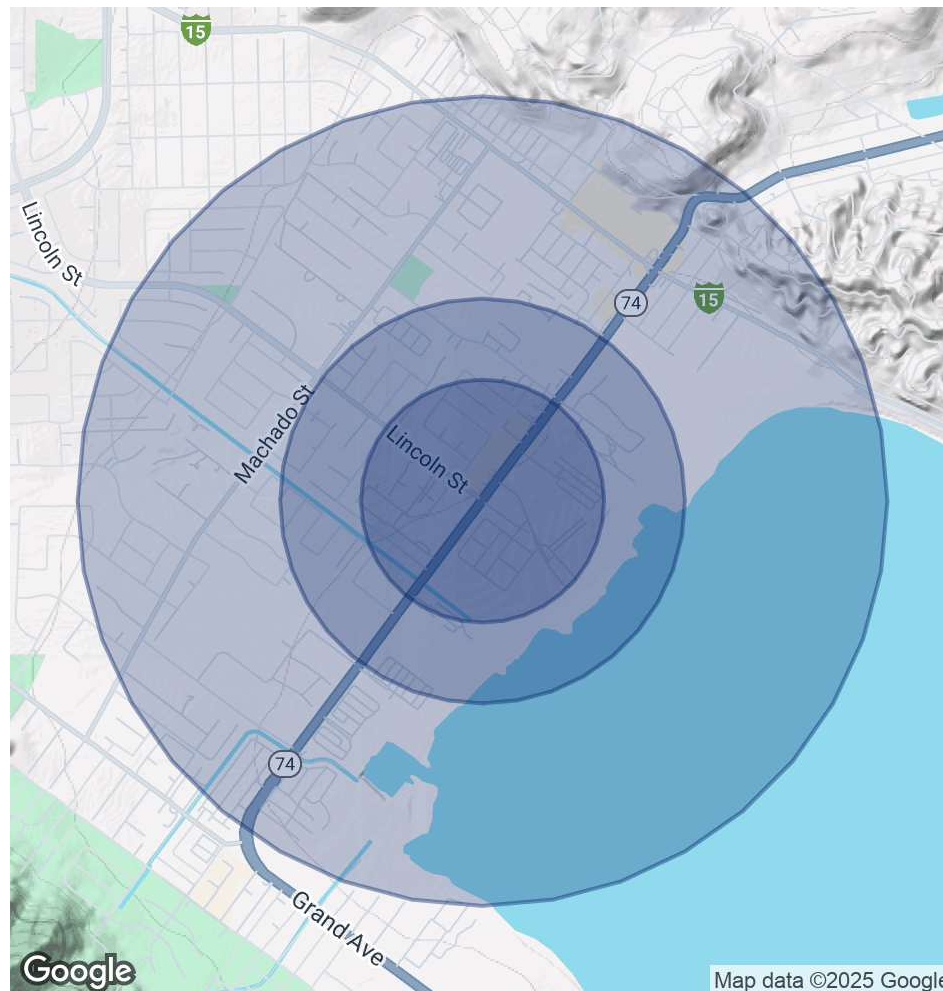
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Lake Elsinore, CA 92530

Demographics data derived from AlphaMap

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Average HH Income	\$79,172	\$88,476	\$97,088
Population	13,586	42,516	73,194



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