

FAIRWAY BUSINESS PARK

Phase II

FULLY ENTITLED & PERMIT READY
6 BUILDINGS RANGING FROM $\pm 12,000$ SF - $\pm 52,500$ SF
FOR SALE/LEASE



Please Contact:



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FAIRWAY BUSINESS PARK Phase III

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Another Quality Development By:

PROPERTY FEATURES * Buildings 10 & 11 can be combined for a total $\pm 52,500$ SF

FAIRWAY
COMMERCIAL PARTNERS

BUILDING #	10*	11*	12	13	14	15
STATUS	AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE
ADDRESS	*530 Birch Street	*524 Birch Street	518 Birch Street	512 Birch Street	539 Chaney Street	533 Chaney Street
BUILDING SF	$\pm 32,000$ SF	$\pm 20,500$ SF	$\pm 12,000$ SF	$\pm 12,000$ SF	$\pm 42,000$ SF	$\pm 31,000$ SF
ACRES	± 1.58	± 1.06	± 0.87	± 0.85	± 2.49	± 1.94
FIRST FLOOR OFFICE SF	$\pm 1,980$ SF	$\pm 1,529$ SF	$\pm 1,007$ SF	$\pm 1,007$ SF	$\pm 1,972$ SF	$\pm 1,972$ SF
MEZZANINE	$\pm 1,840$ SF	$\pm 1,019$ SF	N/A	N/A	$\pm 1,830$ SF	$\pm 1,830$ SF
CLEAR HEIGHT	26'	26'	16'	16'	26'	26'
SPRINKLER SYSTEM	0.30GPM/2,000 SF	0.30GPM/2,000 SF	0.30GPM/2,000 SF	0.30GPM/2,000 SF	0.30GPM/2,000 SF	0.30GPM/2,000 SF
POWER	1,200 Amps 3 Phase	800 Amps 3 Phase	800 Amps 3 Phase	800 Amps 3 Phase	1,200 Amps 3 Phase	1,200 Amps 3 Phase
VOLTS	277/480	277/480	277/480	277/480	277/480	277/480
PARKING	52	41	24	24	62	51
GL DOOR (12'X14')	1	1	1	1	1	1
DH DOOR (9'X10')	3	2	N/A	N/A	3	3
FENCED/SECURED YARD	Potential	Potential	Potential	Potential	Potential	Potential
ZONING	M-2	M-2	M-2	M-2	M-2	M-2

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- Excellent location ½ mile from I-15, 12 miles from I-215, and less than 20 miles from 91/I-15 Interchange
- Zoned M-2, General Manufacturing allowing a broad range of uses including all uses allowed in the M-1 zoning.
- The project enjoys exceptional ingress and egress by way of four streets, Third Street, Birch Street, Pasadena Street, and Chaney Street
- The City of Lake Elsinore has been the fastest growing city in California (with population greater than 50,000) having grown approximately 40.83% since 2010. Population is over 95,000 people within a 5 mile radius from the site
- Close to abundant shopping and dining amenities at Central & I-15
- Final 6 buildings in Fairway Business Park, a professionally managed business park



EAST ELEVATION(CHANEY ST. ELEVATION)



SOUTH ELEVATION

AVAILABLE 4TH QTR 2024
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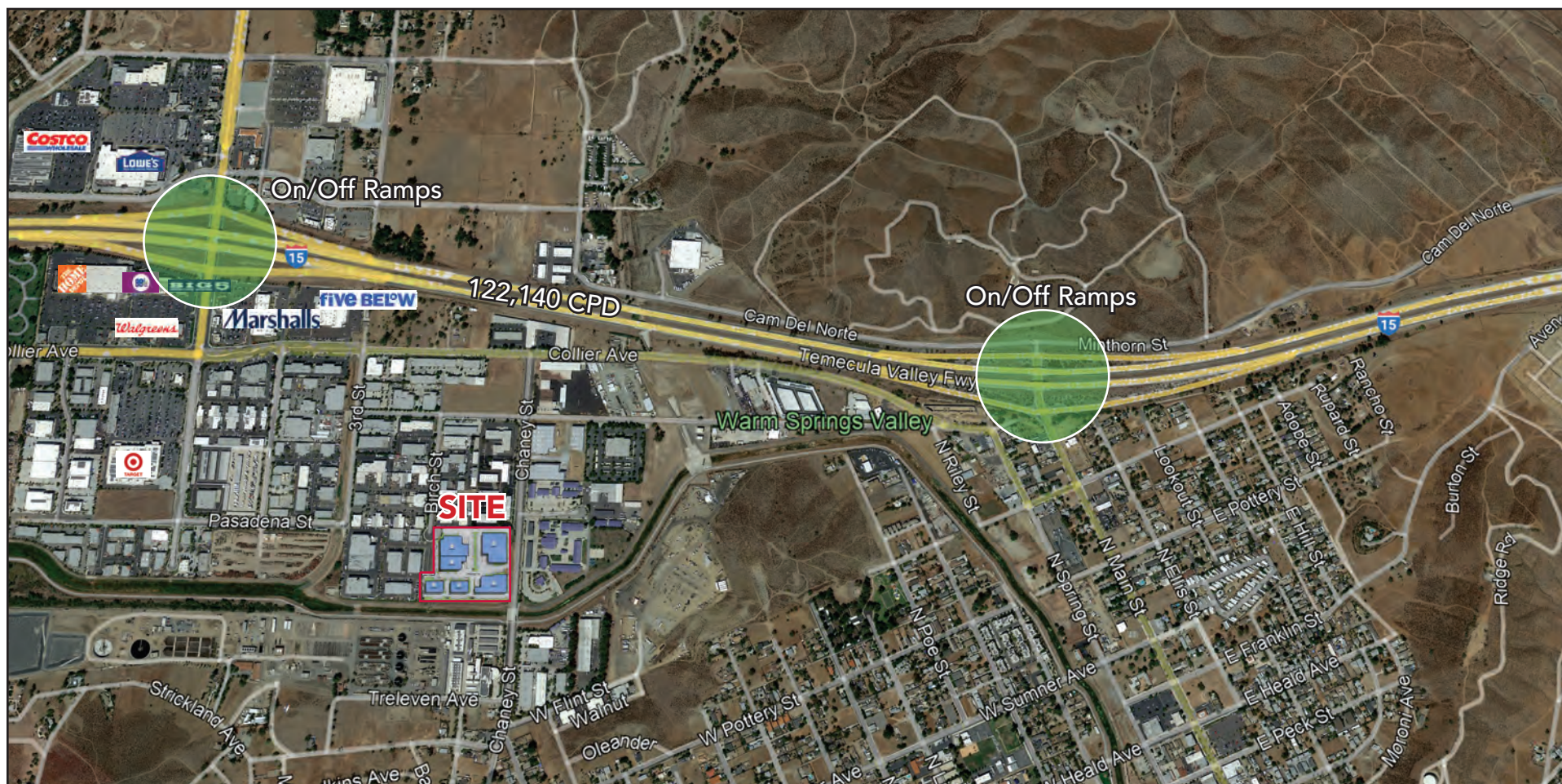
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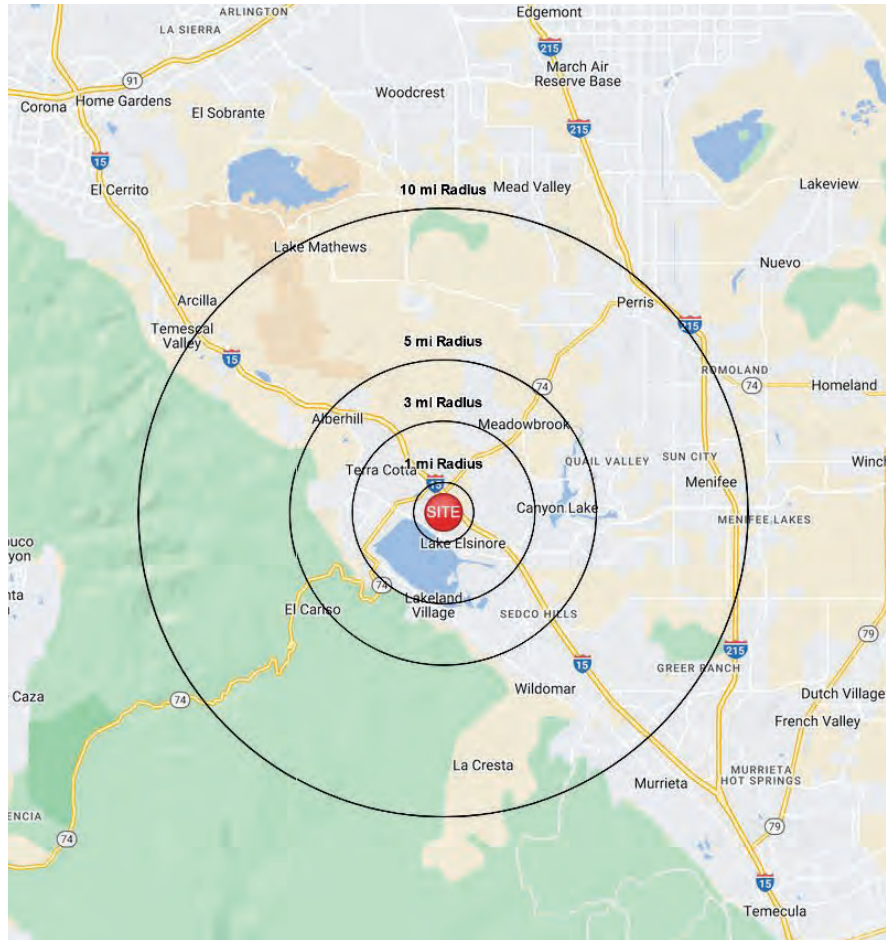
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Lake Elsinore, CA 92530	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2023 Estimated Population	4,581	46,480	94,755	286,247
2028 Projected Population	4,773	47,926	97,883	304,837
2020 Census Population	4,539	45,023	92,239	276,659
2010 Census Population	3,988	37,930	78,165	231,350
Projected Annual Growth 2023 to 2028	0.8%	0.6%	0.7%	1.3%
Historical Annual Growth 2010 to 2023	1.1%	1.7%	1.6%	1.8%
2023 Median Age	31.8	32.1	34.1	36.4
Households				
2023 Estimated Households	1,257	13,520	28,862	90,130
2028 Projected Households	1,367	14,578	31,148	100,092
2020 Census Households	1,245	12,978	27,823	86,113
2010 Census Households	1,087	10,925	23,392	72,549
Projected Annual Growth 2023 to 2028	1.8%	1.6%	1.6%	2.2%
Historical Annual Growth 2010 to 2023	1.2%	1.8%	1.8%	1.9%
Race and Ethnicity				
2023 Estimated White	34.8%	38.5%	43.9%	46.8%
2023 Estimated Black or African American	6.4%	6.7%	6.1%	6.7%
2023 Estimated Asian or Pacific Islander	4.0%	6.6%	6.4%	6.5%
2023 Estimated American Indian or Native Alaskan	2.2%	1.7%	1.6%	1.4%
2023 Estimated Other Races	52.7%	46.4%	42.0%	38.5%
2023 Estimated Hispanic	66.7%	57.5%	52.0%	47.6%
Income				
2023 Estimated Average Household Income	\$58,908	\$96,212	\$107,632	\$116,680
2023 Estimated Median Household Income	\$50,964	\$77,889	\$89,153	\$94,549
2023 Estimated Per Capita Income	\$16,174	\$28,013	\$32,808	\$36,769
Education (Age 25+)				
2023 Estimated Elementary (Grade Level 0 to 8)	15.8%	10.8%	9.5%	8.1%
2023 Estimated Some High School (Grade Level 9 to 11)	6.6%	8.0%	7.8%	6.8%
2023 Estimated High School Graduate	32.7%	32.9%	31.9%	29.7%
2023 Estimated Some College	19.0%	21.3%	22.2%	24.5%
2023 Estimated Associates Degree Only	13.9%	8.5%	8.1%	9.1%
2023 Estimated Bachelors Degree Only	9.2%	13.5%	14.0%	14.4%
2023 Estimated Graduate Degree	2.9%	5.0%	6.5%	7.3%
Business				
2023 Estimated Total Businesses	544	1,394	2,671	6,496
2023 Estimated Total Employees	5,084	10,154	17,409	42,262
2023 Estimated Employee Population per Business	9.3	7.3	6.5	6.5
2023 Estimated Residential Population per Business	8.4	33.3	35.5	44.1

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