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## Lake Elsinore Square | Central Ave

6,000 SF of Retail Space Available in Lake Elsinore, CA



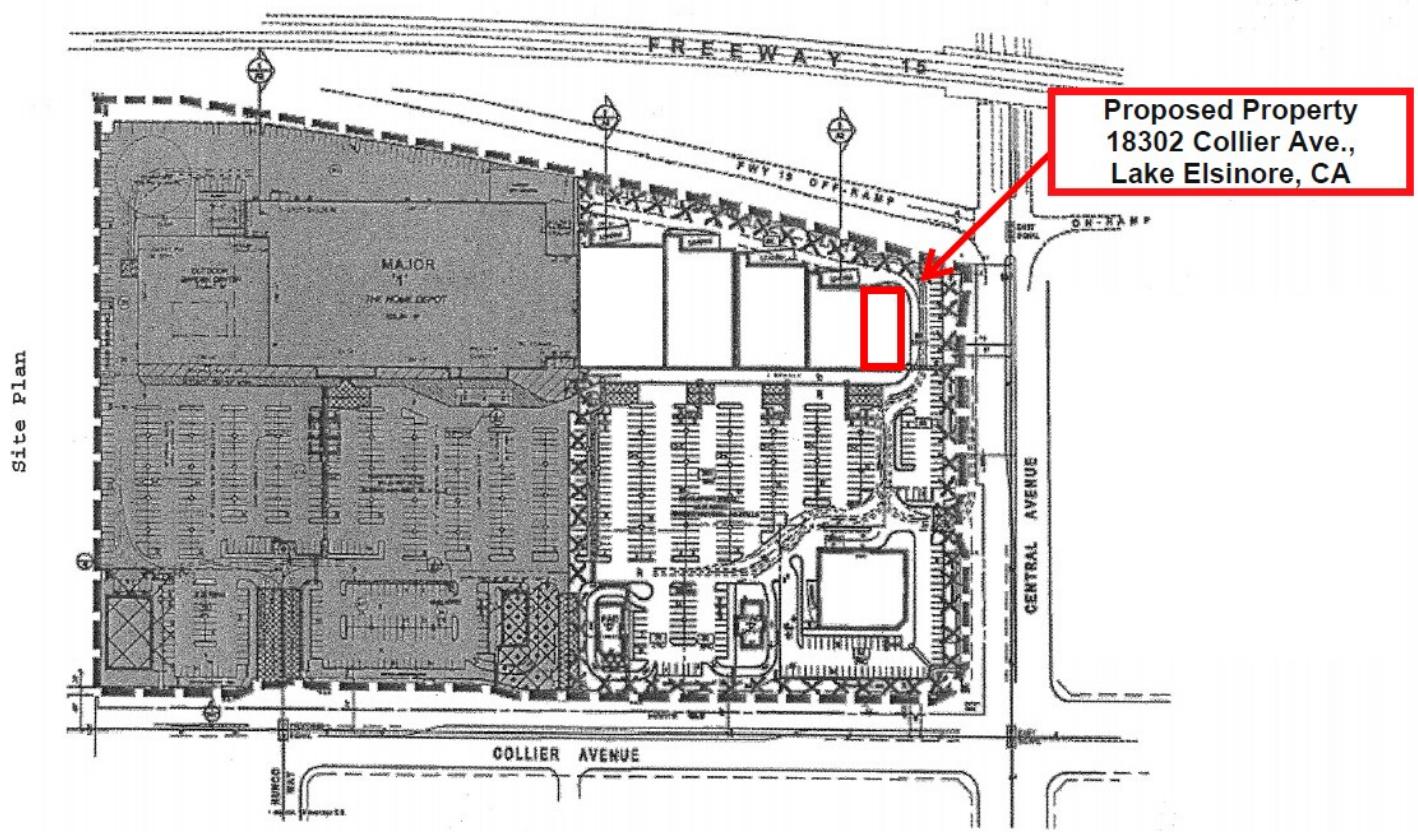
### HIGHLIGHTS

- Home Depot Anchored, I 15 Frwy visibility, stable well seasoned shopping center, Freeway signage, excellent street exposure

## SPACE AVAILABILITY (1)

SPACE	SIZE	CEILING	TERM	RENTAL RATE	RENT TYPE
1st Floor, Ste 18302	6,000 SF	16' - 17'	Negotiable	\$26.40 /SF/YR	Triple Net (NNN)
					
<b>18289 Collier Ave - 1st Floor, Suite 18302</b>			<p><b>Space Use</b>      <b>Retail</b>      End Cap Unit just off the 15 Freeway at Central Ave. Large freeway signage. Unit is anchored by major tenant, Home Depot.</p> <p><b>Condition</b>      <b>Full Build-Out</b></p> <p><b>Availability</b>      <b>Now</b></p> <ul style="list-style-type: none"> <li>• Lease rate does not include utilities, property expenses or building services</li> <li>• Fully Built Out as Standard Retail Space</li> <li>• Highly Desirable End Cap Space</li> <li>• Central Air Conditioning</li> <li>• Private Restrooms</li> <li>• Secure Storage</li> <li>• Freeway Signage</li> <li>• End Cap Unit</li> <li>• Busy Regional Shopping Center</li> <li>• Freeway Visibility</li> </ul>		

## SITE PLAN



## SELECT TENANTS AT LAKE ELSINORE SQUARE

TENANT	DESCRIPTION	US LOCATIONS	REACH
99 Cents Only	Dollar/Variety/Thrift	521	Regional
ALDI	Supermarket	2,954	International
Big 5 Sporting Goods	Sporting Goods	547	Regional
PETCO	Animal Care/Groom	2,034	International
The Home Depot	Home Improvement	2,986	International
Walgreens	Drug Store	10,350	International

## PROPERTY FACTS FOR CENTRAL AVE , LAKE ELSINORE, CA 92530

Rental Rate	\$26.40/SF/YR	Frontage	646' on Central Ave
Center Type	Community Center	Gross Leasable Area	203,175 SF
Parking	952 Spaces	Total Land Area	20.67 AC
Stores	4	Year Built	2006
Center Properties	7		

### ABOUT THE PROPERTY

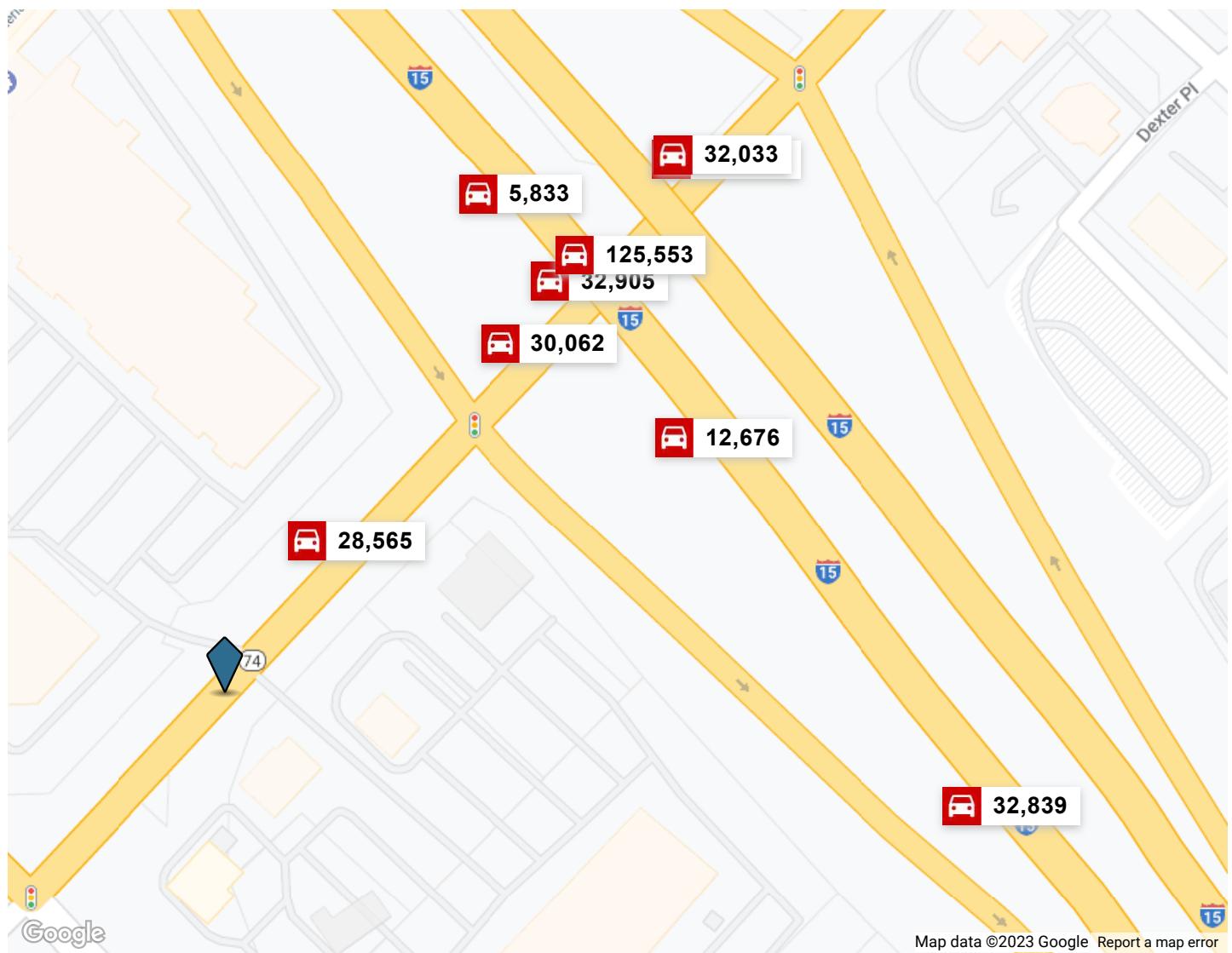
Well located shopping center anchored by Home Depot, Aldi, Petco, 99 Cents Only , El Pollo Loco and Big 5. 15 Freeway visibility and signage. Very busy and well

- Freeway Visibility
- Pylon Sign

seasoned center with excellent location. Space featured is an end cap unit with signage availability on three sides. Excellent street exposure with ample parking.

- Signage
- Signalized Intersection

## TRAFFIC



### COLLECTION STREET

### CROSS STREET

### TRAFFIC VOLUME

### YEAR

### DISTANCE

Central Ave

Collier St, SW

28,565

2022

0.04 mi

Central Ave

I- 15, NE

30,062

2022

0.10 mi

Temecula Valley Freeway

Central Ave, SE

32,905

2020

0.12 mi

Central Avenue

I- 15, SW

117,000

2017

0.12 mi

I- 15

Central Ave, NW

12,676

2022

0.12 mi

I- 15

Central Ave, SE

5,833

2022

0.12 mi

15

I- 15, NE

125,553

2022

0.13 mi

15

I- 15, SW

117,000

2018

0.16 mi

Central Ave

I- 15, SW

32,033

2022

0.16 mi

74

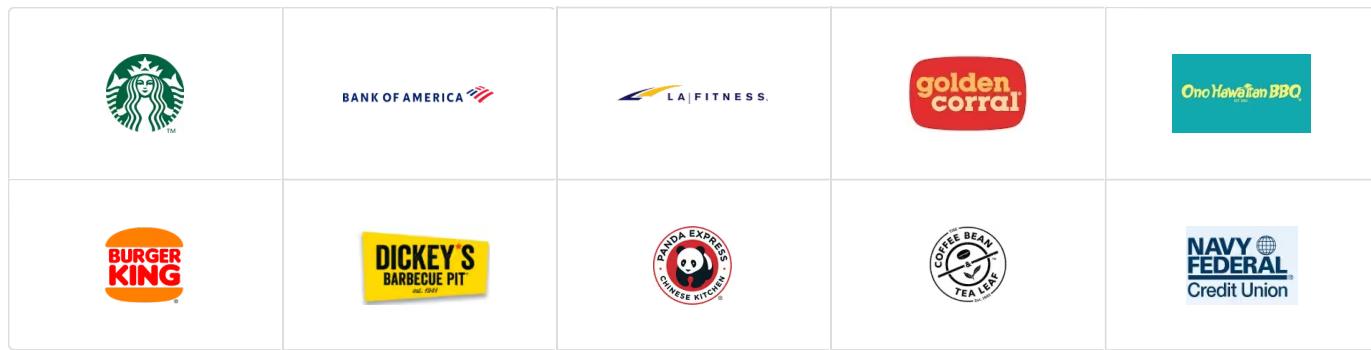
Central Ave, NW

32,839

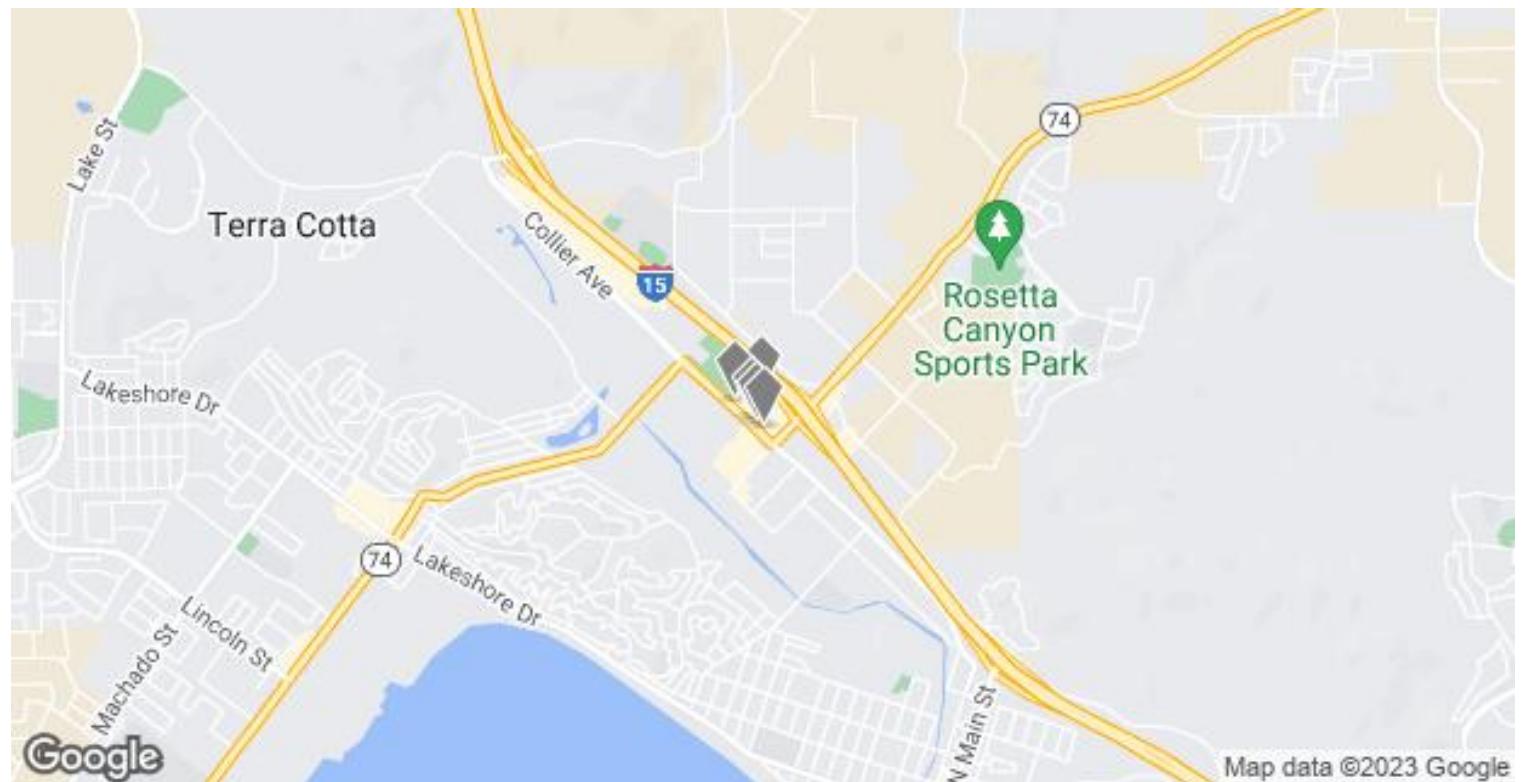
2022

0.17 mi

## NEARBY MAJOR RETAILERS



## MAP OF CENTRAL AVE LAKE ELSINORE, CA 92530



## ADDITIONAL PHOTOS



HighRes0002



HighRes0011



HighRes0015



HighRes0012



HighRes0010



HighRes0014



HighRes0001



HighRes0016



HighRes0018



HighRes0022



HighRes0020



HighRes0027

**Listing ID:** 21352308

**Date Created:** 10/28/2020

**Address:** Central Ave, Lake Elsinore, CA

**Last Updated:** 4/19/2023