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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)

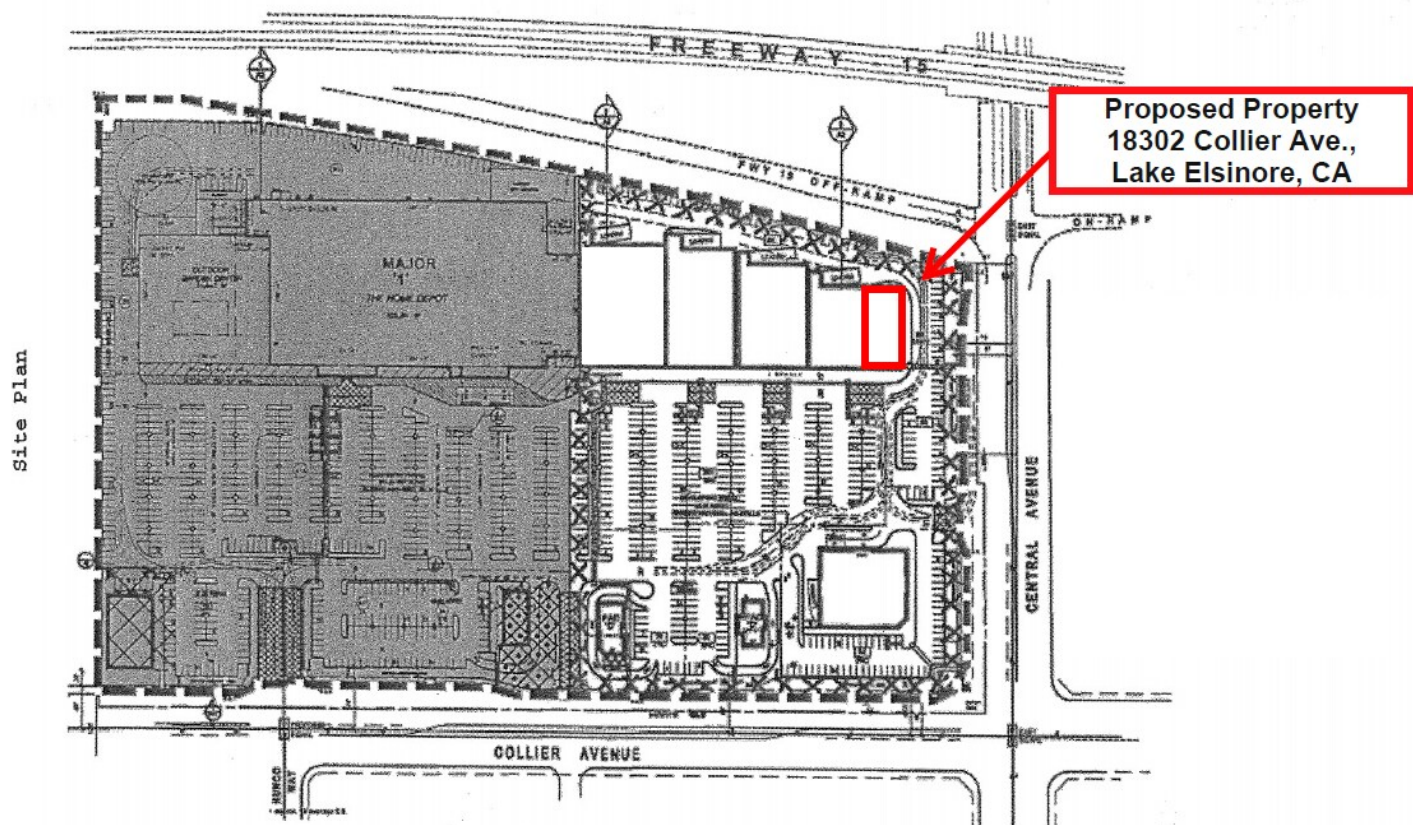
SPACE	SIZE	CEILING	TERM	RENTAL RATE	RENT TYPE
1st Floor, Ste 18302	6,000 SF	16' - 17'	Negotiable	\$26.40 /SF/YR	Triple Net (NNN)



18289 Collier Ave - 1st Floor, Suite 18302

Space Use	Retail	<p>End Cap Unit just off the 15 Freeway at Central Ave. Large freeway signage. Unit is anchored by major tenant, Home Depot.</p> <ul style="list-style-type: none">• Lease rate does not include utilities, property expenses or building services• Fully Built Out as Standard Retail Space• Highly Desirable End Cap Space• Central Air Conditioning• Private Restrooms• Secure Storage• Freeway Signage• End Cap Unit• Busy Regional Shopping Center• Freeway Visibility
Condition	Full Build-Out	
Availability	Now	

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

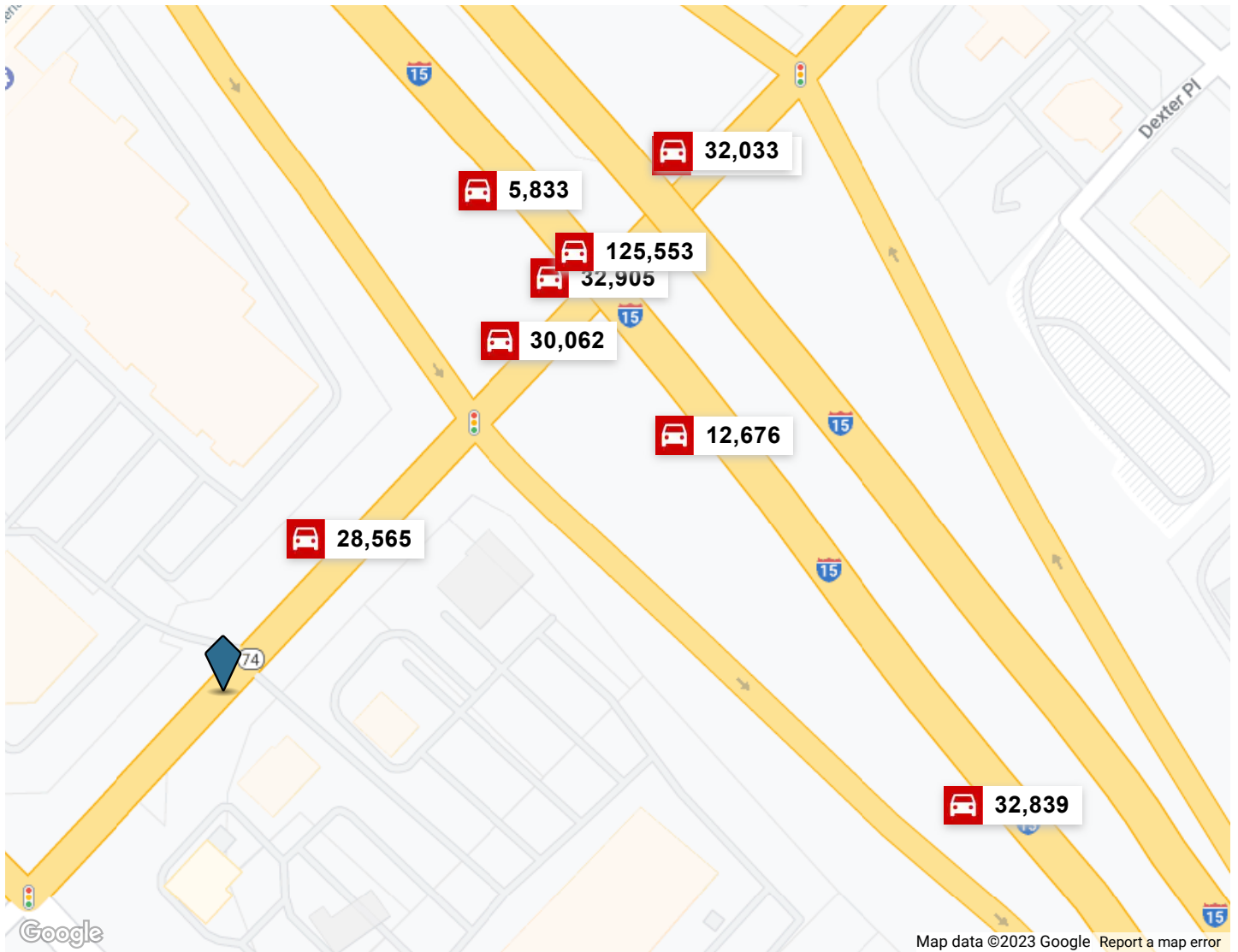
Well located shopping center anchored by Home Depot, Aldi, Petco, 99 Cents Only , El Pollo Loco and Big 5. 15 Freeway visibility and signage. Very busy and well

- 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

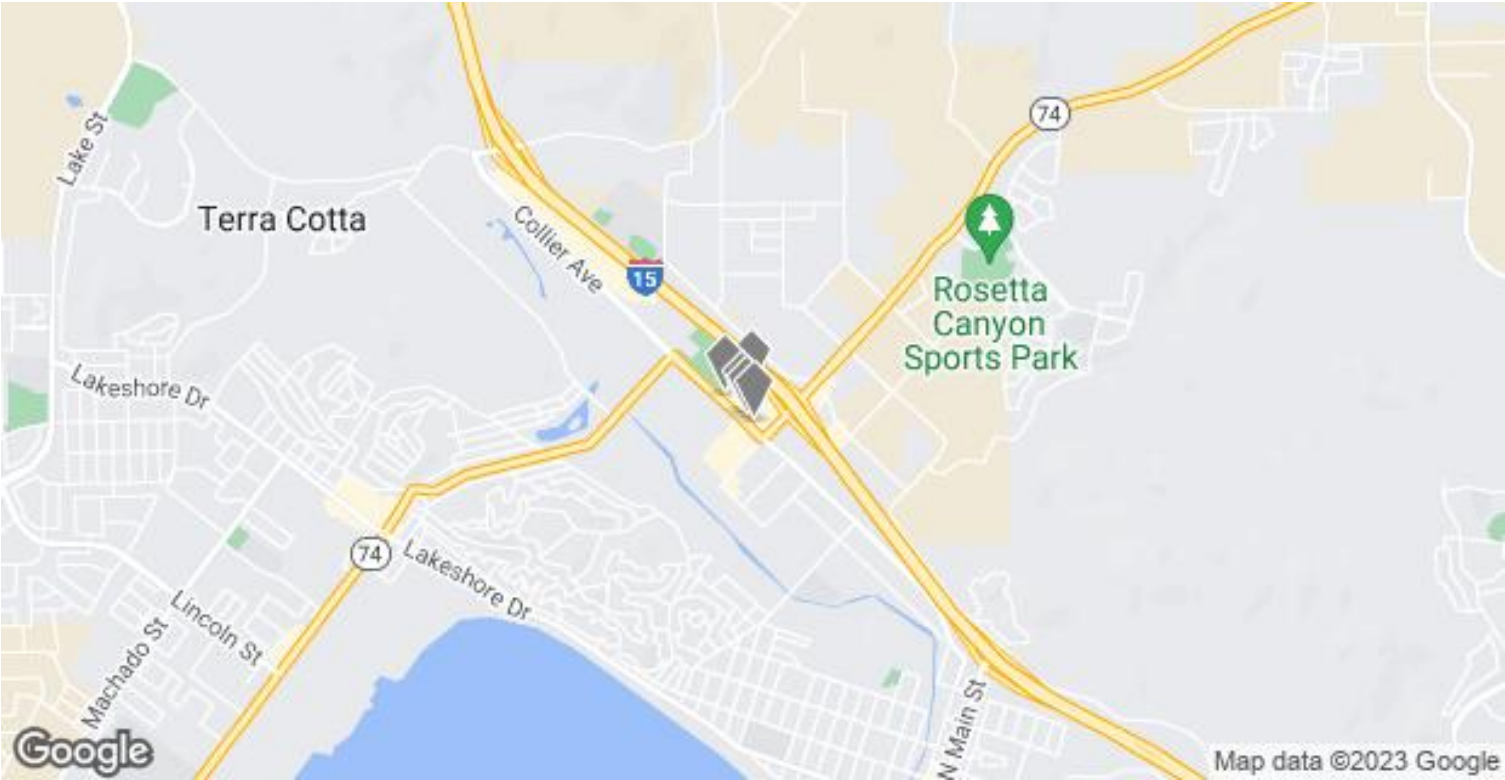


COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
Central Ave	Collier St, SW	28,565	2022	0.04 mi
Central Ave	I- 15, NE	30,062	2022	0.10 mi
Temecula Valley Freeway	Central Ave, SE	32,905	2020	0.12 mi
Central Avenue	I- 15, SW	117,000	2017	0.12 mi
I- 15	Central Ave, NW	12,676	2022	0.12 mi
I- 15	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