

LAKE SHORE PLAZA

±1,680 SF - ±1,800 SF AVAILABLE FOR LEASE

16746 W. Lakeshore Drive, Lake Elsinore, CA 92530

±1,800 SF
Shop Space
Available

±1,680 SF
Shop Space
Available

STATER BROS.
markets

boost
mobile

Lakeshore Drive ±19,878 CPD

O'Reilly
AUTO PARTS

ALBERT LOPEZ

Senior Retail Specialist

O: 909.230.4500 | C: 909.900.8922

Albert@progressiverep.com

DRE #01409003

PROGRESSIVE
REAL ESTATE PARTNERS

Presented By



ALBERT LOPEZ

Senior Retail Specialist

T 909.230.4500 | **C** 909.900.8922

Albert@progressiverep.com

CalDRE #01409003

Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

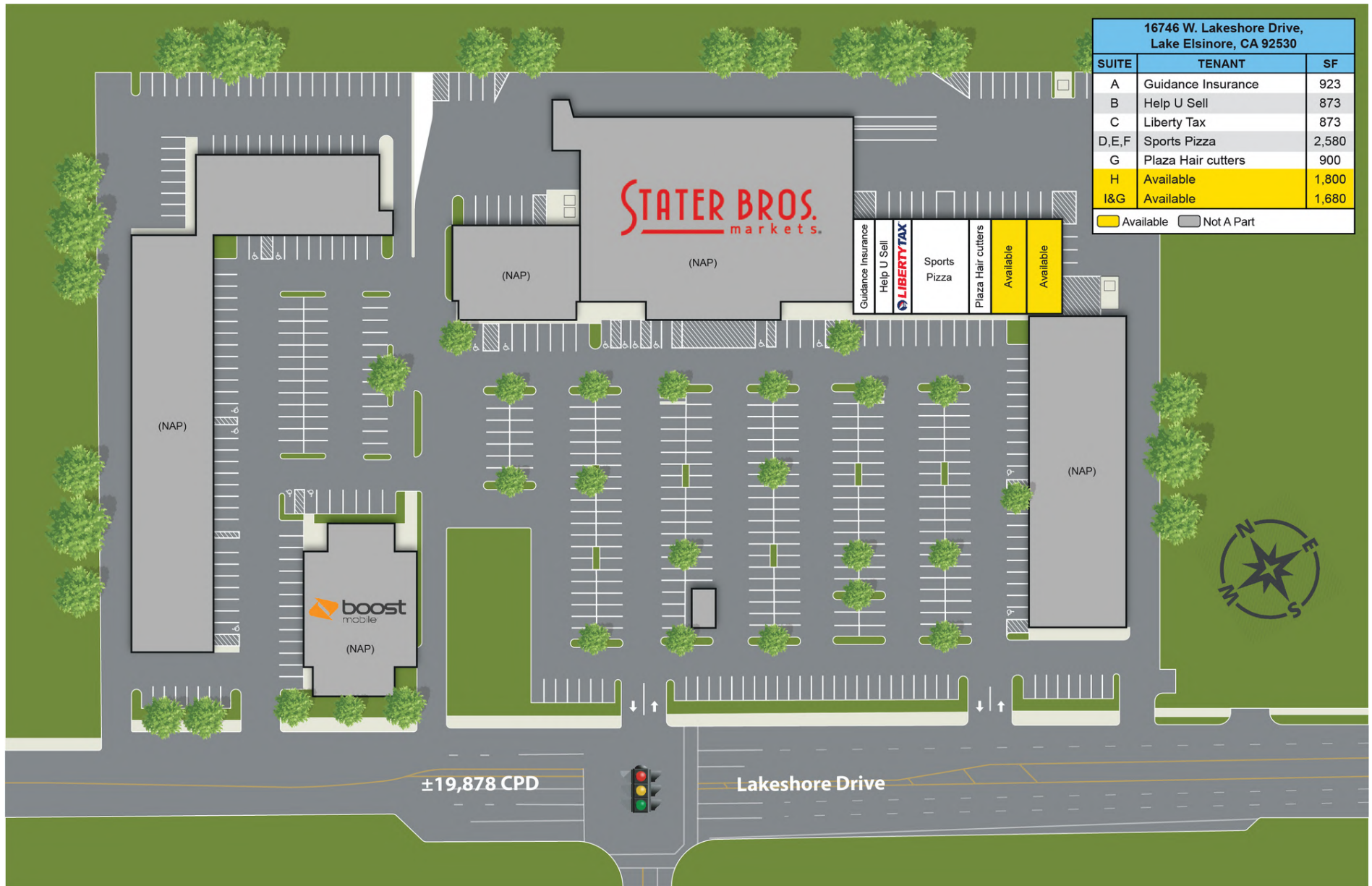
PROPERTY OVERVIEW



HIGHLIGHTS

- Property is anchored by a high volume Stater Bros and is minutes away from Lake Elsinore's Launch Pointe: www.launch-pointe.com
- Located on Lakeshore Drive a trade area with a high residential and commercial growth.
- More than 2,500 single family units and 128 multifamily units were built in the City between 2010 and 2020.
- Lake Elsinore has approved several future development projects and specific plans that will accommodate up to 18,495 new residential units.
- Lake Elsinore's population within a 5 mile radius is approximately 75,354 with a daytime population of 13,778, and an average household income of \$113,395.
- ±1,680 SF - 1,800 SF available for lease.
- Lake Elsinore at a Glance: [Click Here for Details](#)

SITE PLAN



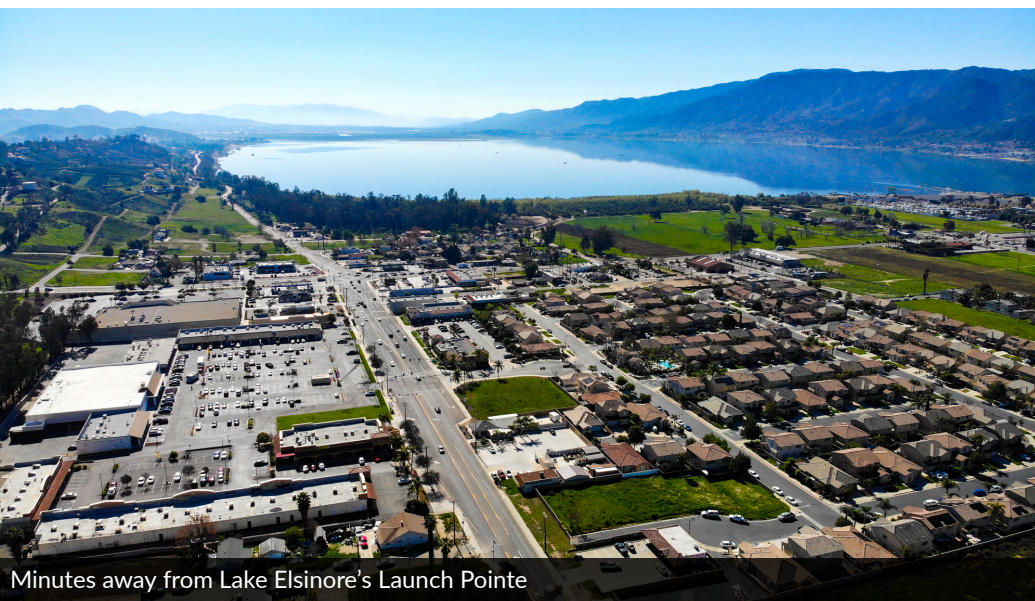
RETAILER MAP



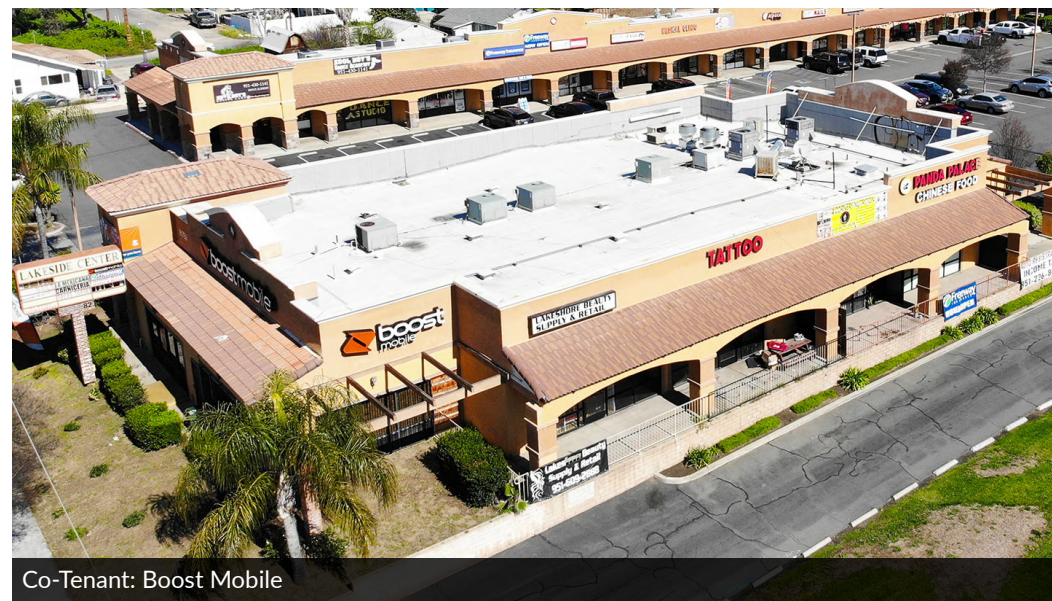
ADDITIONAL PHOTOS



Available Space Location

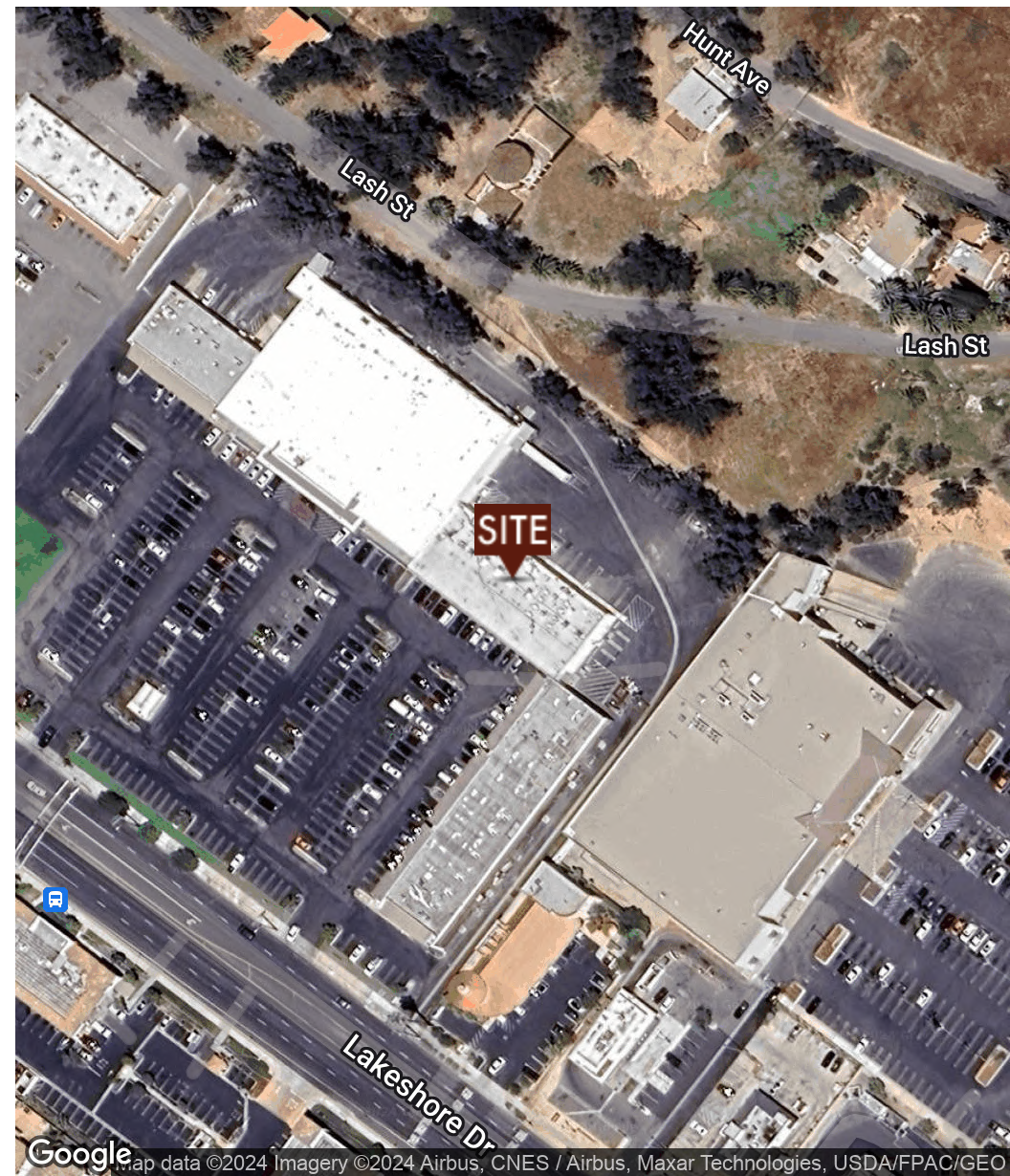


Minutes away from Lake Elsinore's Launch Pointe



Co-Tenant: Boost Mobile

LOCATION MAP



DEMOGRAPHICS

	3 miles	5 miles	7 miles
<u>POPULATION</u>			
2023 Total Population	45,651	75,354	112,978
2023 Median Age	32.8	33.5	34.7
2023 Total Households	13,324	22,284	34,436
2023 Average Household Size	3.4	3.4	3.3
<u>INCOME</u>			
2023 Average Household Income	\$104,953	\$113,395	\$120,409
2023 Median Household Income	\$79,753	\$89,020	\$95,160
2023 Per Capita Income	\$30,652	\$33,557	\$36,723
<u>BUSINESS SUMMARY</u>			
2023 Total Businesses	1,195	1,969	3,052
2023 Total Employees	9,033	13,778	19,679