



NewMark Merrill

COMPANIES

When you love shopping centers it shows.

Lake Elsinore Valley Center

LOCATED ON THE SOUTHWEST CORNER OF LAKESHORE DR & RAILROAD CYN RD, LAKE ELSINORE, CA

ANCHOR SPACE AVAILABLE FOR LEASE



Project Size 68,858 Sq. Ft. of Retail Space

Demographics



Population*
1 Miles . . . 4,488
3 Miles . . . 40,776



Traffic Count
28,429 Cars Daily



Household Income*
1 Miles . . \$71,759
3 Miles . . \$82,128



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For Lease • Retail Space Available

- Well situated just off the 15 freeway, at the "Daily Needs" Intersection of Lake Elsinore.
- Excellent visibility and convenient ingress and egress.
- Minutes from Diamond Stadium.
- Large parking field with a ratio of 5 per 1,000.

For additional information, please contact:

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(Lic #00950529)

or **Jae Chung**
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(Lic #01504403)

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427 College Blvd
Suite K
Oceanside, CA 92057

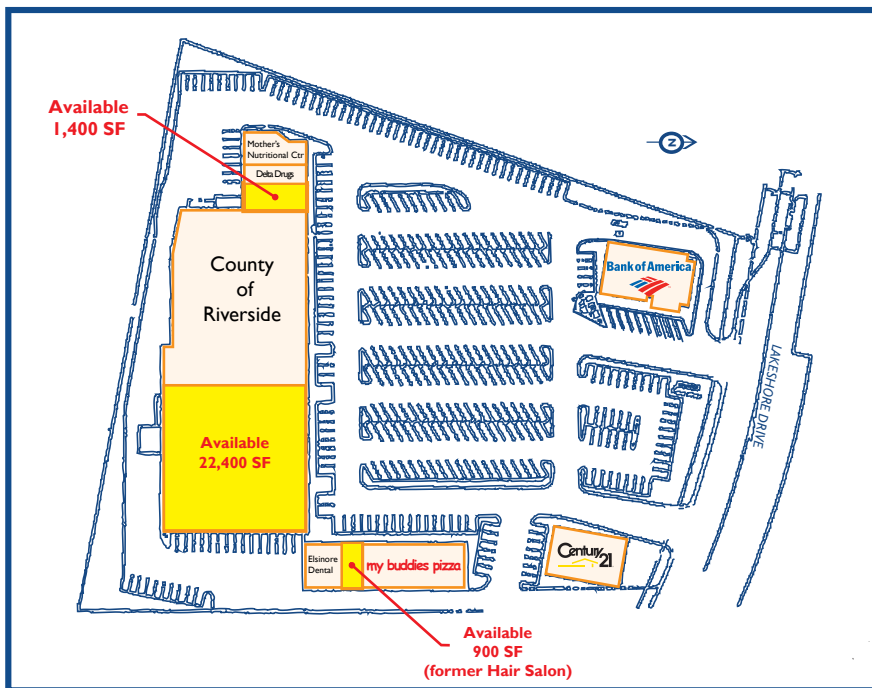
www.newmarkmerrill.com

* Estimates are based on 2017 demographics for population and average income per household. Traffic count is based upon Owner's calculations. The information herein is not guaranteed and should be independently verified.

LAKE ELSINORE VALLEY CENTER

FOR LEASE

Prime Retail Space Available



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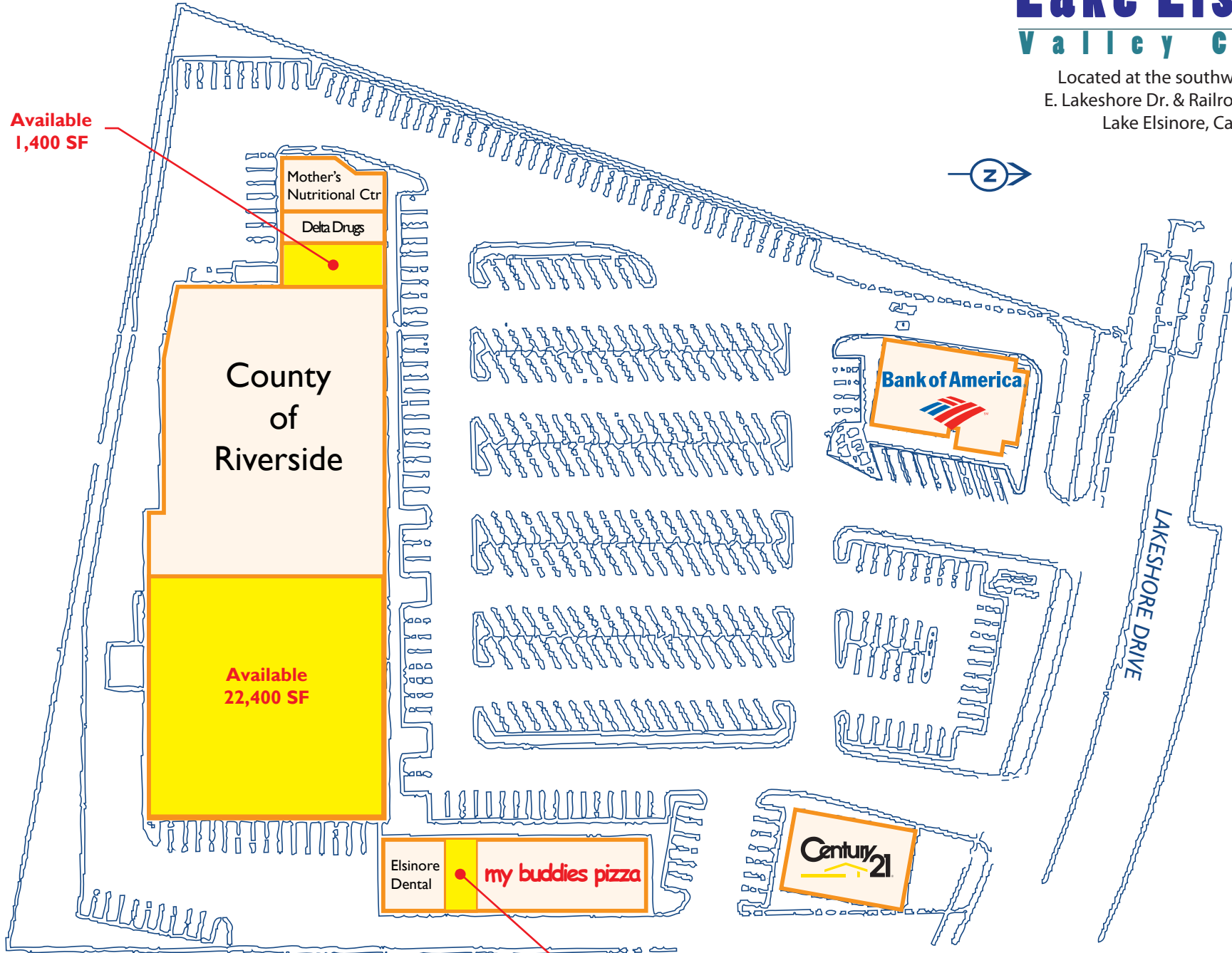
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Lake Elsinore Valley Center

Located at the southwest corner of
E. Lakeshore Dr. & Railroad Canyon Rd.
Lake Elsinore, California



Available
1,400 SF



Mother's
Nutritional Ctr
Delta Drugs

County
of
Riverside

Available
22,400 SF

Bank of America

LAKESHORE DRIVE

Elsinore
Dental

my buddies pizza

Century 21

Available
900 SF
(former Hair Salon)

For additional information, please contact:

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(DRE #00950529) (DRE #01504403)

NewMark Merrill Companies

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COMPANIES



Executive Summary

Lake Elsinore Valley Center
2503 E Lakeshore Dr, Lake Elsinore, California, 92530
Rings: 1, 2, 3 mile radii

Prepared by Esri
Latitude: 33.66050
Longitude: -117.30190

| | 1 mile | 2 miles | 3 miles |
|------------------------|--------|---------|---------|
| Population | | | |
| 2000 Population | 2,004 | 8,510 | 23,664 |
| 2010 Population | 4,258 | 15,065 | 36,990 |
| 2017 Population | 4,488 | 17,335 | 40,776 |
| 2022 Population | 5,056 | 18,964 | 43,770 |
| 2000-2010 Annual Rate | 7.83% | 5.88% | 4.57% |
| 2010-2017 Annual Rate | 0.73% | 1.95% | 1.35% |
| 2017-2022 Annual Rate | 2.41% | 1.81% | 1.43% |
| 2017 Male Population | 49.7% | 50.1% | 49.9% |
| 2017 Female Population | 50.3% | 49.9% | 50.1% |
| 2017 Median Age | 32.5 | 31.8 | 33.5 |

In the identified area, the current year population is 40,776. In 2010, the Census count in the area was 36,990. The rate of change since 2010 was 1.35% annually. The five-year projection for the population in the area is 43,770 representing a change of 1.43% annually from 2017 to 2022. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 32.5, compared to U.S. median age of 38.2.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2017 White Alone | 60.6% | 58.5% | 63.1% |
| 2017 Black Alone | 5.7% | 5.1% | 4.3% |
| 2017 American Indian/Alaska Native Alone | 0.9% | 1.2% | 1.1% |
| 2017 Asian Alone | 6.0% | 5.2% | 4.9% |
| 2017 Pacific Islander Alone | 0.4% | 0.4% | 0.3% |
| 2017 Other Race | 20.0% | 23.9% | 20.7% |
| 2017 Two or More Races | 6.4% | 5.8% | 5.6% |
| 2017 Hispanic Origin (Any Race) | 48.6% | 54.0% | 46.8% |

Persons of Hispanic origin represent 46.8% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 79.8 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|-------|-------|--------|
| 2000 Households | 709 | 2,730 | 7,730 |
| 2010 Households | 1,286 | 4,378 | 11,249 |
| 2017 Total Households | 1,334 | 5,042 | 12,333 |
| 2022 Total Households | 1,502 | 5,511 | 13,195 |
| 2000-2010 Annual Rate | 6.14% | 4.84% | 3.82% |
| 2010-2017 Annual Rate | 0.51% | 1.97% | 1.28% |
| 2017-2022 Annual Rate | 2.40% | 1.79% | 1.36% |
| 2017 Average Household Size | 3.27 | 3.38 | 3.27 |

The household count in this area has changed from 11,249 in 2010 to 12,333 in the current year, a change of 1.28% annually. The five-year projection of households is 13,195, a change of 1.36% annually from the current year total. Average household size is currently 3.27, compared to 3.25 in the year 2010. The number of families in the current year is 9,480 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

March 14, 2018



Executive Summary

Lake Elsinore Valley Center
 2503 E Lakeshore Dr, Lake Elsinore, California, 92530
 Rings: 1, 2, 3 mile radii

Prepared by Esri
 Latitude: 33.66050
 Longitude: -117.30190

| | 1 mile | 2 miles | 3 miles |
|---------------------------------|----------|----------|----------|
| Median Household Income | | | |
| 2017 Median Household Income | \$55,208 | \$55,296 | \$63,661 |
| 2022 Median Household Income | \$58,733 | \$58,887 | \$70,329 |
| 2017-2022 Annual Rate | 1.25% | 1.27% | 2.01% |
| Average Household Income | | | |
| 2017 Average Household Income | \$71,759 | \$72,914 | \$82,128 |
| 2022 Average Household Income | \$81,359 | \$82,250 | \$92,152 |
| 2017-2022 Annual Rate | 2.54% | 2.44% | 2.33% |
| Per Capita Income | | | |
| 2017 Per Capita Income | \$22,726 | \$22,023 | \$25,349 |
| 2022 Per Capita Income | \$25,518 | \$24,662 | \$28,262 |
| 2017-2022 Annual Rate | 2.34% | 2.29% | 2.20% |

Current median household income is \$63,661 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$70,329 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$82,128 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$92,152 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$25,349 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$28,262 in five years, compared to \$34,828 for all U.S. households

| Housing | | | |
|------------------------------------|-------|-------|--------|
| 2000 Total Housing Units | 855 | 3,129 | 8,573 |
| 2000 Owner Occupied Housing Units | 495 | 1,668 | 5,509 |
| 2000 Renter Occupied Housing Units | 214 | 1,062 | 2,221 |
| 2000 Vacant Housing Units | 146 | 399 | 843 |
| 2010 Total Housing Units | 1,427 | 4,894 | 12,540 |
| 2010 Owner Occupied Housing Units | 774 | 2,596 | 7,634 |
| 2010 Renter Occupied Housing Units | 512 | 1,782 | 3,615 |
| 2010 Vacant Housing Units | 141 | 516 | 1,291 |
| 2017 Total Housing Units | 1,402 | 5,462 | 13,443 |
| 2017 Owner Occupied Housing Units | 770 | 2,825 | 8,007 |
| 2017 Renter Occupied Housing Units | 564 | 2,217 | 4,326 |
| 2017 Vacant Housing Units | 68 | 420 | 1,110 |
| 2022 Total Housing Units | 1,576 | 5,960 | 14,353 |
| 2022 Owner Occupied Housing Units | 852 | 3,057 | 8,455 |
| 2022 Renter Occupied Housing Units | 651 | 2,454 | 4,740 |
| 2022 Vacant Housing Units | 74 | 449 | 1,158 |

Currently, 59.6% of the 13,443 housing units in the area are owner occupied; 32.2%, renter occupied; and 8.3% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 12,540 housing units in the area - 60.9% owner occupied, 28.8% renter occupied, and 10.3% vacant. The annual rate of change in housing units since 2010 is 3.14%. Median home value in the area is \$293,524, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 6.36% annually to \$399,528.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.