



Central Ave



Dexter Ave



LAKE ELSINORE MARKETPLACE

NEC CENTRAL AVENUE & I-15 FREEWAY | LAKE ELSINORE, CA

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PROPERTY HIGHLIGHTS

- Asking: \$1.75 SF NNN
\$2.75 SF (Demised)
- **JOIN:** Costco, Lowes, Petsmart Kirkland's, Dollar Tree, Chili's, Grocery Outlet, Popeye's & Many More National Tenants
- Lake Elsinore's Most Dominant Community Power Center With Regional Drawing Power
- ±20,384 sf Anchor Space Available with prior notice - contact agent for details
- Jr. Anchor Space For Lease ±1,500 - 7,000 sf (Divisible)
- Unparalleled I-15 Freeway Exposure & Convenient Access
- High Growth Residential Trade Area With Over 17,275 Residential Units Planned Within 5 Miles Of The Property

AVAILABILITY

C	±20,384 SF	Available with prior notice – Contact Broker For Details
F1	±7,000 SF	Divisible to ±1,500 SF

DEMOGRAPHICS	1 mile	3 mile	5 mile
2017 Population	3,668	37,951	81,742
2022 Est. Population	1,340	9,301	13,659
Average HH Income	\$84,452	\$68,955	\$75,215

TRAFFIC COUNTS

35,730 CPD Central Ave @ I-15 Fwy	131,440 CPD I-15 Fwy @ Central Ave
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*Source: Regis Online



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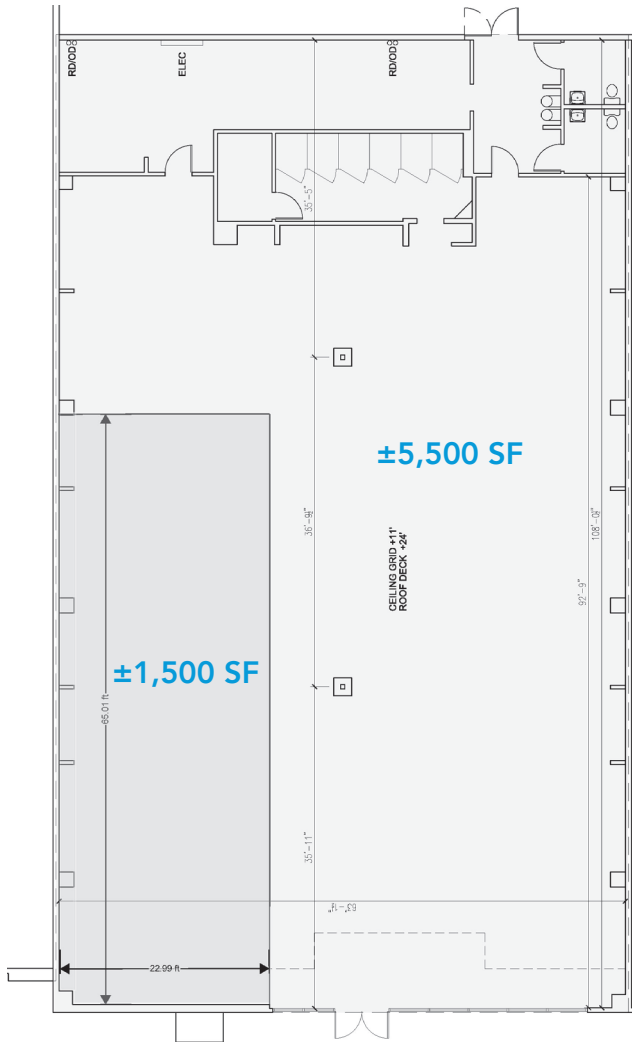
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F1 CONCEPTUAL DEMISING PLAN



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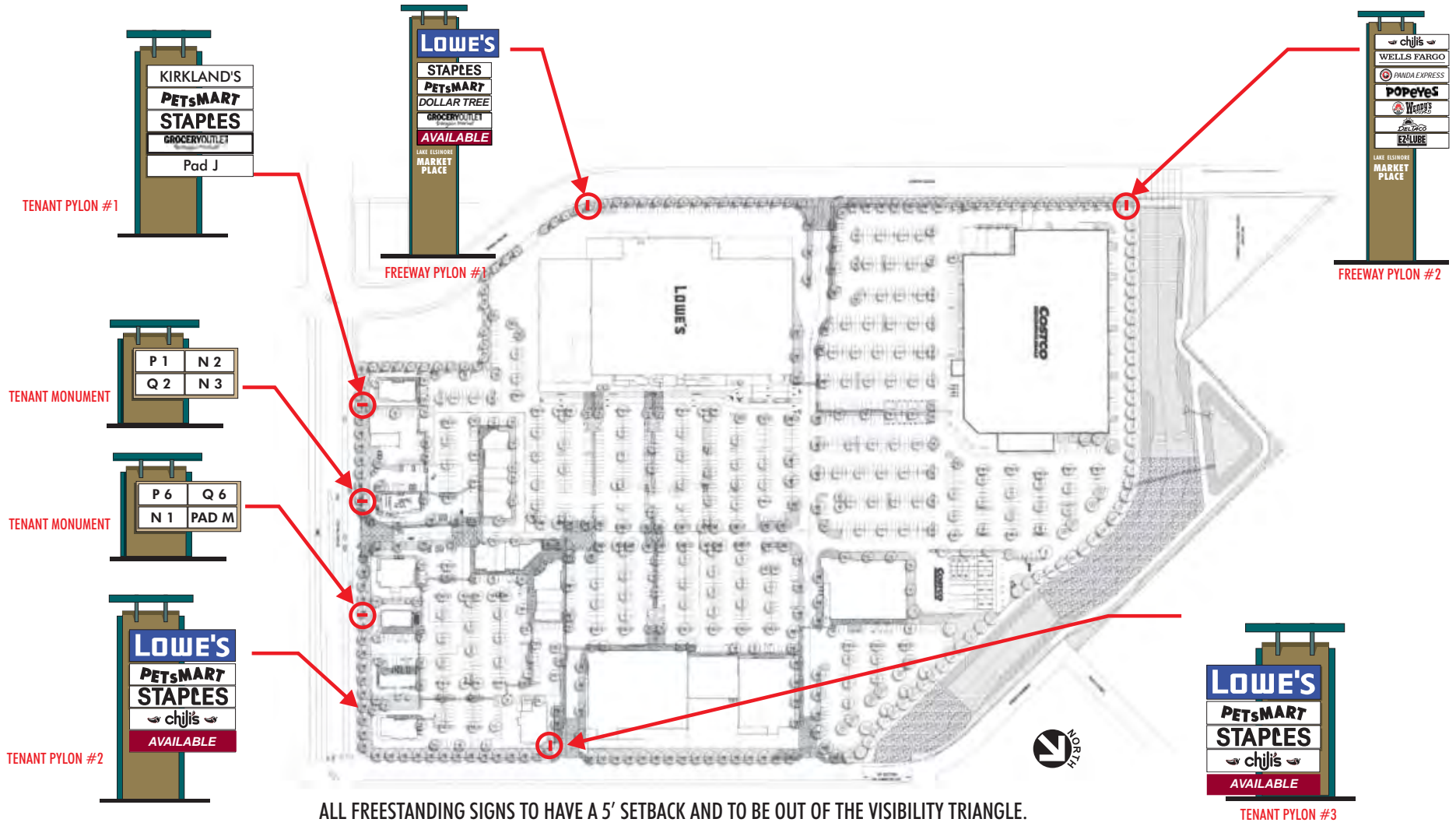
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29229 Central Ave Lake Elsinore, CA 92532		1 mi radius	3 mi radius	5 mi radius
POPULATION	2016 Estimated Population	3,668	37,951	81,742
	2021 Projected Population	3,873	40,915	88,117
	2010 Census Population	3,341	32,530	71,724
	2000 Census Population	1,931	21,869	50,010
	Projected Annual Growth 2016 to 2021	1.1%	1.6%	1.6%
	Historical Annual Growth 2000 to 2016	5.6%	4.6%	4.0%
HOUSEHOLDS	2016 Median Age	32.8	30.7	32.8
	2016 Estimated Households	1,091	10,952	24,491
	2021 Projected Households	1,140	11,708	26,166
	2010 Census Households	990	9,318	21,366
	2000 Census Households	602	6,742	15,906
	Projected Annual Growth 2016 to 2021	0.9%	1.4%	1.4%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2016	5.1%	3.9%	3.4%
	2016 Estimated White	58.2%	55.8%	60.5%
	2016 Estimated Black or African American	5.0%	5.7%	5.3%
	2016 Estimated Asian or Pacific Islander	8.6%	5.9%	5.2%
	2016 Estimated American Indian or Native Alaskan	0.7%	1.0%	1.0%
	2016 Estimated Other Races	27.5%	31.6%	28.0%
INCOME	2016 Estimated Hispanic	47.4%	55.3%	49.2%
	2016 Estimated Average Household Income	\$82,452	\$68,955	\$75,215
	2016 Estimated Median Household Income	\$69,988	\$59,259	\$62,622
EDUCATION (AGE 25+)	2016 Estimated Per Capita Income	\$24,518	\$20,009	\$22,633
	2016 Estimated Elementary (Grade Level 0 to 8)	11.6%	13.4%	10.5%
	2016 Estimated Some High School (Grade Level 9 to 11)	7.6%	12.5%	12.2%
	2016 Estimated High School Graduate	32.5%	29.3%	29.2%
	2016 Estimated Some College	26.7%	26.1%	28.0%
	2016 Estimated Associates Degree Only	6.2%	5.3%	6.0%
	2016 Estimated Bachelors Degree Only	9.4%	9.3%	9.6%
BUSINESS	2016 Estimated Graduate Degree	6.0%	4.0%	4.4%
	2016 Estimated Total Businesses	112	1,253	1,920
	2016 Estimated Total Employees	1,340	9,301	13,659
	2016 Estimated Employee Population per Business	12.0	7.4	7.1
	2016 Estimated Residential Population per Business	32.9	30.3	42.6

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Proposed Lake Elsinore Diamond Sports Center



(Artist Rendering)

The proposed Lake Elsinore Diamond Sports Center would feature about 520,000 square feet of indoor floor space split between two levels. The center is targeted for 23 acres abutting the north side of the Lake Elsinore Diamond minor-league baseball stadium. The 433,000-square-foot ground floor could accommodate 58 volleyball courts or be divided into 33 basketball courts. In addition, it would feature a championship arena with seating for 3,000 fans, a food court and family-style restaurant.

An 89,000-square-foot upper level would line the inner perimeter while overlooking the courts and arena. It would offer a sports bar, VIP suites, team rooms, offices and other functional uses. The building would be wired to allow for national television broadcasts.

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