

LAKE SHORE PLAZA at Dos Lagos

4140 & 4160 TEMESCAL CANYON ROAD,
CORONA, CA



**LEE &
ASSOCIATES**
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**AMPLE
SHOPPING
& RETAIL
NEARBY**



**±1,000 SF -
145,000 SF**



**15 FREEWAY
VISIBILITY**



**160K CPD
ON 15 FWY**



**STATE-OF-
THE-ART
BUILDING
SYSTEMS**



**CLICK HERE
FOR VIDEO**

PROPERTY OVERVIEW/HIGHLIGHTS

Lakeshore Plaza at Dos Lagos provides tenants a community work environment that is walking distance to abundant food options, housing, shopping, lodging and recreational choices. All of this is provided in a location that is central to a well-established residential base with an ever-expanding 360 degree labor pool.

Phase 1 (4160) is a 6 story glass office building with suites to accommodate tenants with a single employee, or 100+ employees. Phase 2 (4140), which is scheduled to break ground 1st Quarter 2019, is a 4 story glass office building with highly efficient floorplates, that can accommodate clients as small as 10,000 sf, and as large as 146,000 sf. The two buildings are joined by an open air court yard that provides tenants and their clients a unique environment to work, collaborate, and relax.

The Promenade Shops at Dos Lagos, the Inland Empire's Premier Lifestyle Retail Complex, are a short walk away along a meandering, lakefront path, shaded by a soothing bamboo architectural marvel. Upscale dining, entertainment, hotels and business service amenities are all within easy reach.

Lakeshore Plaza's buildings offer state-of-the-art features: an advanced HVAC system, flexible and expandable telecommunications, and efficient and economical floor plans. The design package is truly timeless: simplicity and class.



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**LAKESHORE PLAZA
at Dos Lagos**

4140 & 4160 TEMESCAL CANYON ROAD, CORONA, CA

Regional Facts

45 Miles
Southeast of Los Angeles

13 Miles
to Neighboring Orange County

33 Miles
to Temecula

RIVERSIDE COUNTY

2,454,634 in Population

\$86,582 Average HH Income

1,470,762 Adj. Daytime
Demographics



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Crossings
at
Corona

LAKESHORE PLAZA
at Dos Lagos

PHASE 2
DEVELOPMENT

THE SHOPS AT
DOS LAGOS



CAJALCO OVERPASS
ANTICIPATED COMPLETION
DEC. 2019

City of Corona Facts

±45 Miles Southeast of Los Angeles

39.2 Square Miles

Over 160,000 Population

More the 934 AC of Parks & Outdoor Recreational Spaces

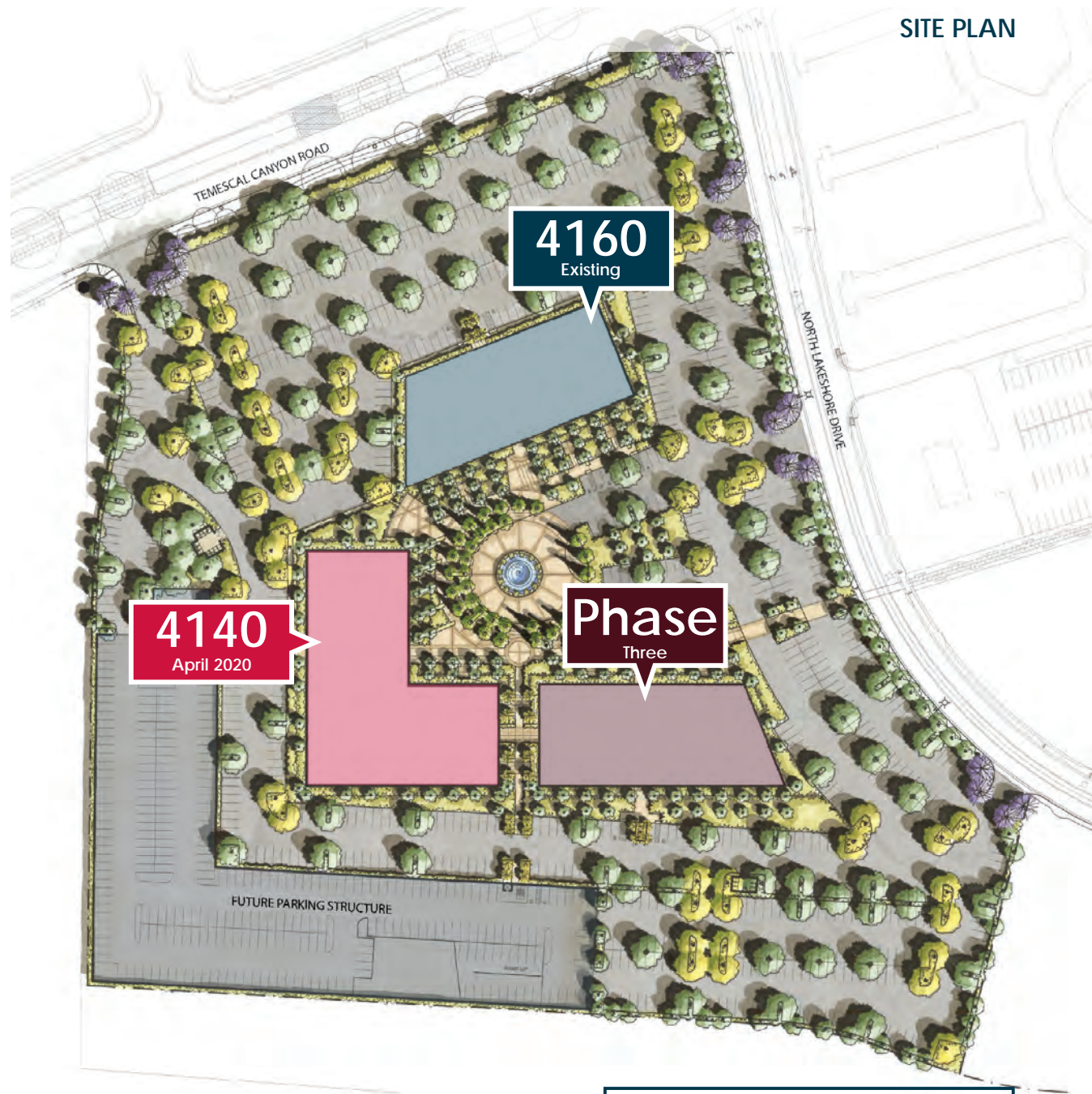
More than 42,000 Jobs

84,000 Workforce

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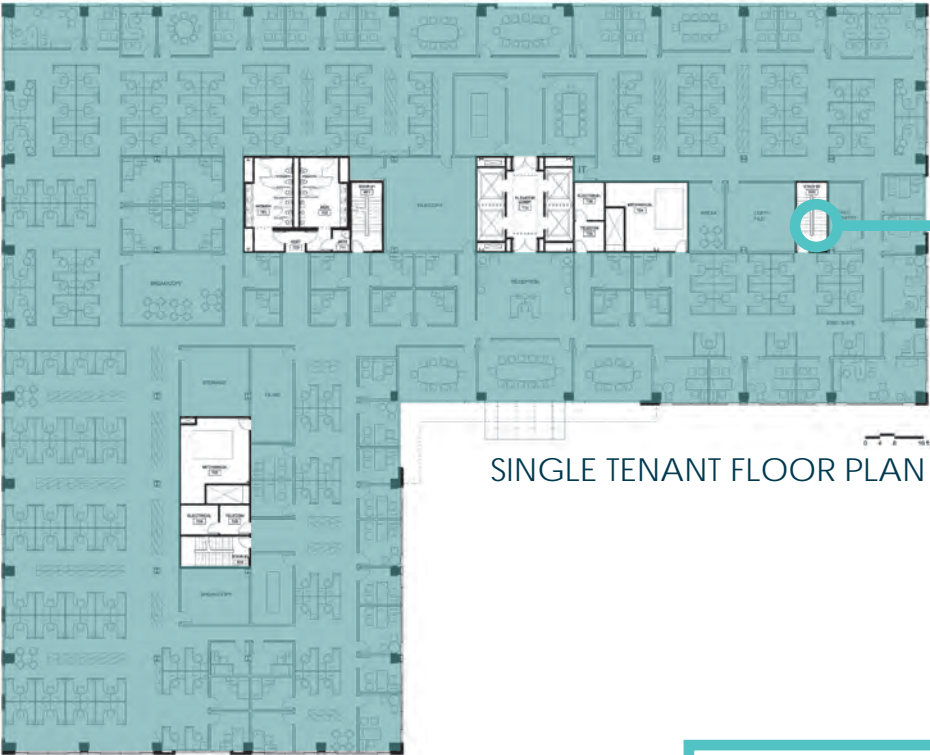


SITE PLAN

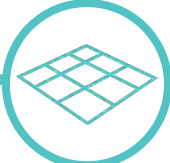
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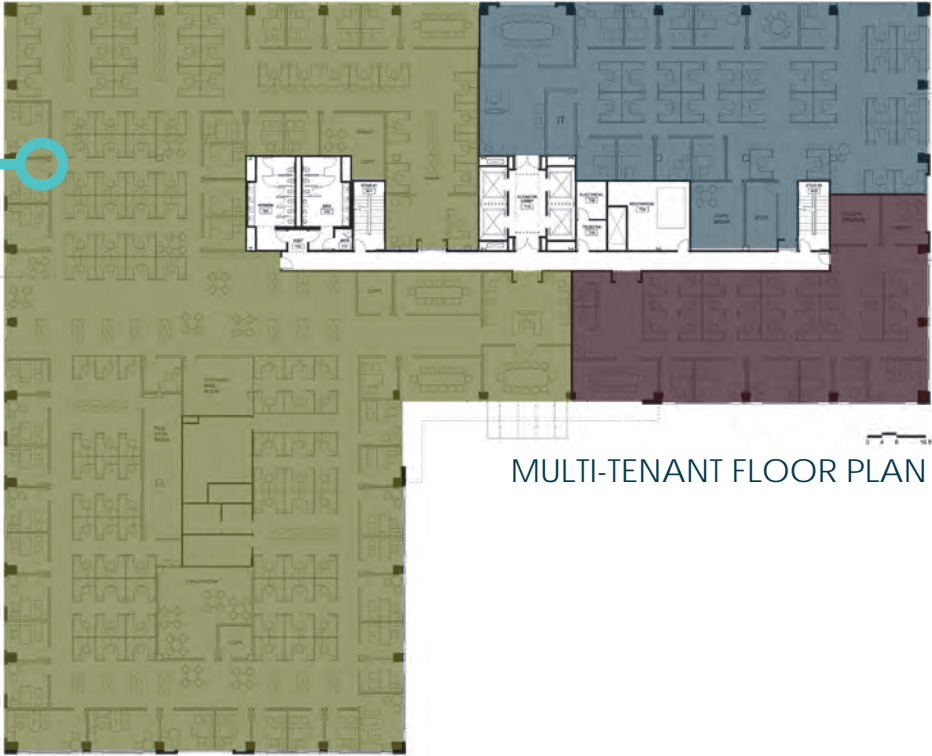
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SINGLE TENANT FLOOR PLAN

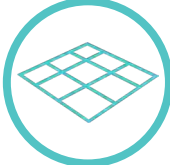


HIGHLY EFFICIENT
SINGLE TENANT
FLOOR PLATES



25,777 RSF

MULTI-TENANT FLOOR PLAN



FLEXIBLE UNIT SIZING
TO ACCOMMODATE
NUMEROUS
CONFIGURATIONS

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4140 RENDERINGS



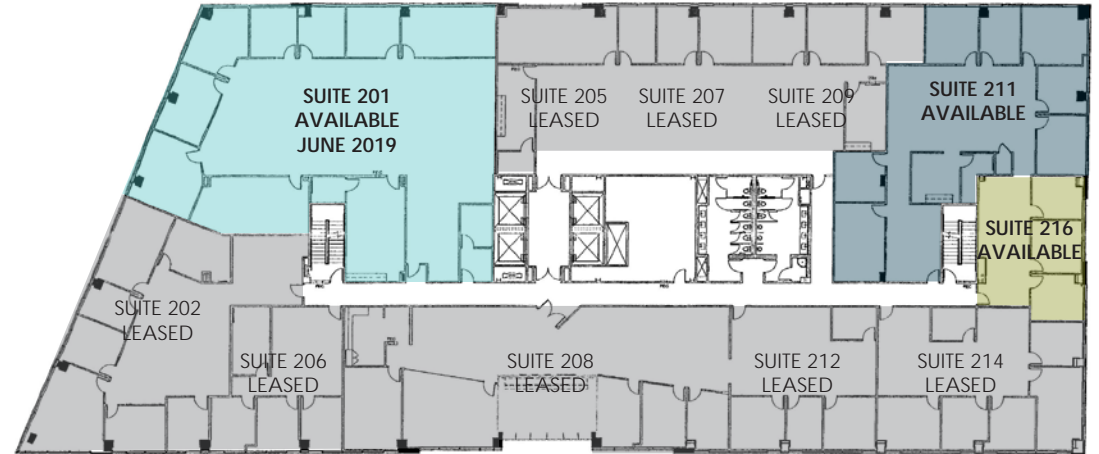
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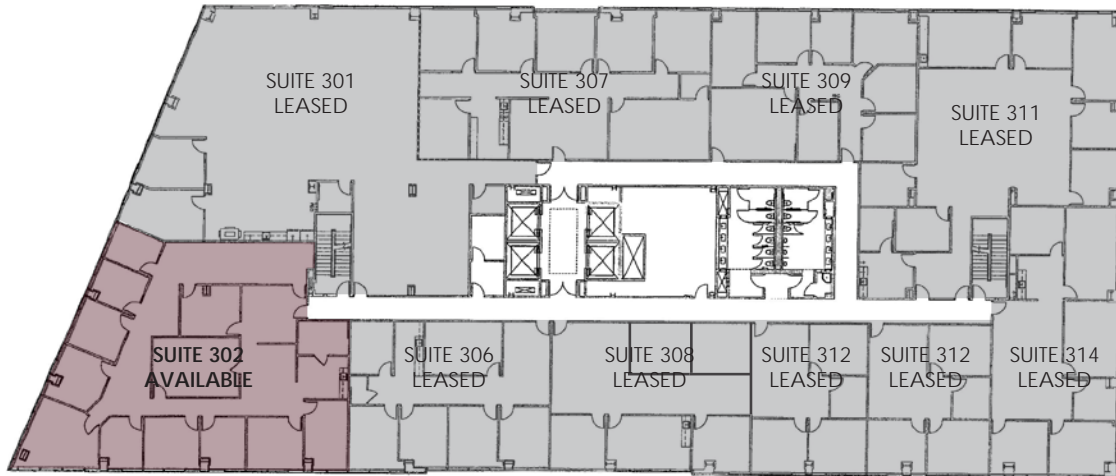
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FLOOR PLAN | 4160 TEMESCAL CANYON RD



2ND FLOOR PLAN



3RD FLOOR PLAN



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Crossings
at Corona

LAKESHORE PLAZA at Dos Lagos

AMENITIES

STAYBRIDGE
SUITES

MONTECITO
AT DOS LAGOS

15
DOS LAGOS
COMMUNITY THEATRES

Miguel's

TAPS

6. Circus City Grille

WOOD RANCH
EQUINE CENTER

iPlayology

Stone Church Brewing
Sushi-Bar-Restaurant
Sushi-Bar-Restaurant
CHOCOLATE FACTORY
MINO VERITAS
Interior Accents
Papaya
sleep number
Z Gallerie

charlotte russe
George de la Grange Bakery
WINDSOR
Sur la table
LOFT
pinkberry
FRIDAYS
SOCCER

J.P.S.A. BANK
Bridal Registry Exchange
Clark's Gymboree
MONESPRIE
AN AVEDA LIFESTYLE SALON/SPA
Brighton, the Lela
sunglass hut
CROWN & STACHE

VICTORIA'S SECRET
NEW YORK & COMPANY
EXPRESS
Sumthin SAvvy
Bath & Body Works
TRADER JOE'S
RE/MAX REAL PROS

TERRANO
AT DOS LAGOS

FUTURE
DEVELOPMENT

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LAKESHORE PLAZA at Dos Lagos

4140 & 4160 Temescal Canyon Road, Corona, CA Availabilities

4140 Temescal Canyon Road (Building B)			
2 nd Floor			
Suite 211*	3,222 SF	Available Now	\$2.55 FSG
Suite 216*	1,017 SF	Available Now	\$2.55 FSG
*Contiguous to 4,239 SF			
3 rd Floor			
Suite 302	4,161 SF	Available Now	\$2.55 FSG
4140 Temescal Canyon Road (Building A)			
146,785 SF Planned Construction		100% Available	

Rate Increases:	3% Annually
Lease Term:	3-5 Years
Parking:	4.5:1,000 sf

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