

LAKESHORE PLAZA at Dos Lagos

4140 & 4160 TEMESCAL CANYON ROAD,
CORONA, CA



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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

AREA OVERVIEW

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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LAKESHORE PLAZA
at Dos Lagos

PHASE 2
DEVELOPMENT

Crossings
at Corona



CAJALCO OVERPASS
ANTICIPATED COMPLETION
DEC. 2019

THE SHOPS AT
DOS LAGOS

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

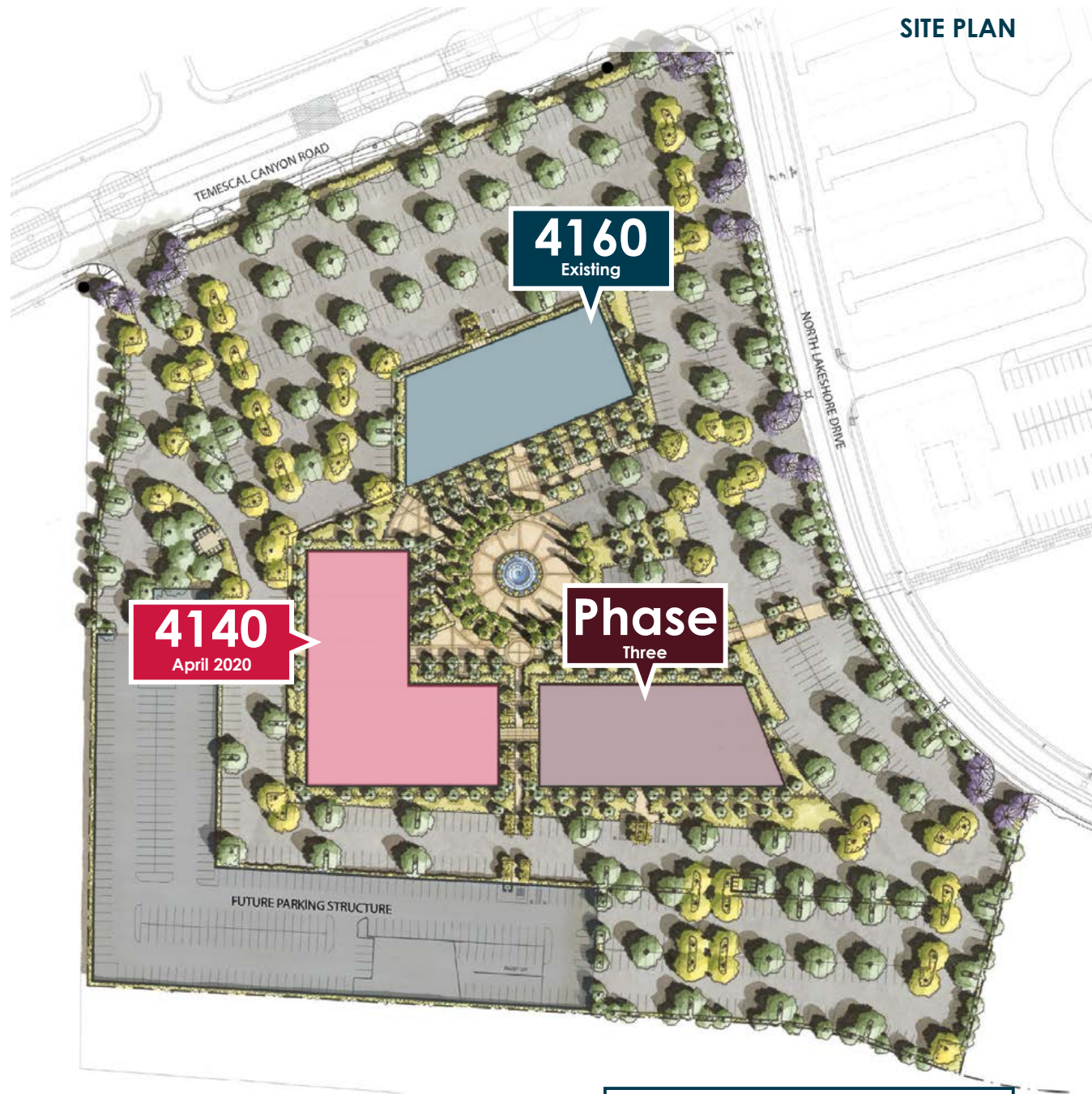
More than 42,000 Jobs

84,000 Workforce

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SITE PLAN

4160
Existing

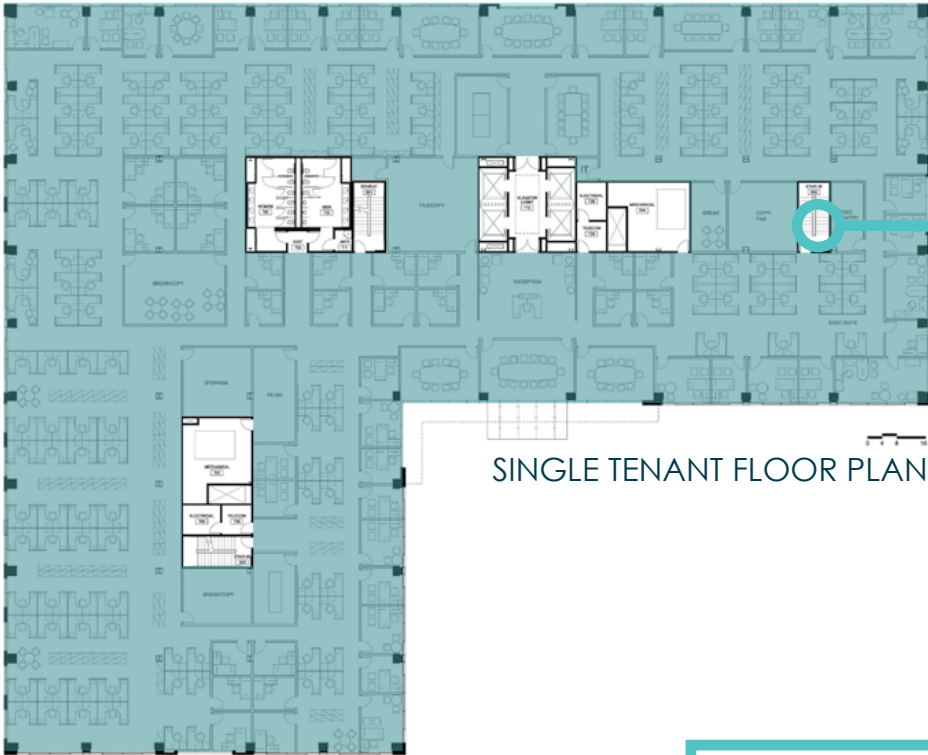
4140
April 2020

Phase
Three

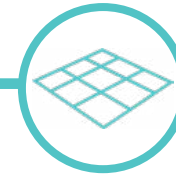
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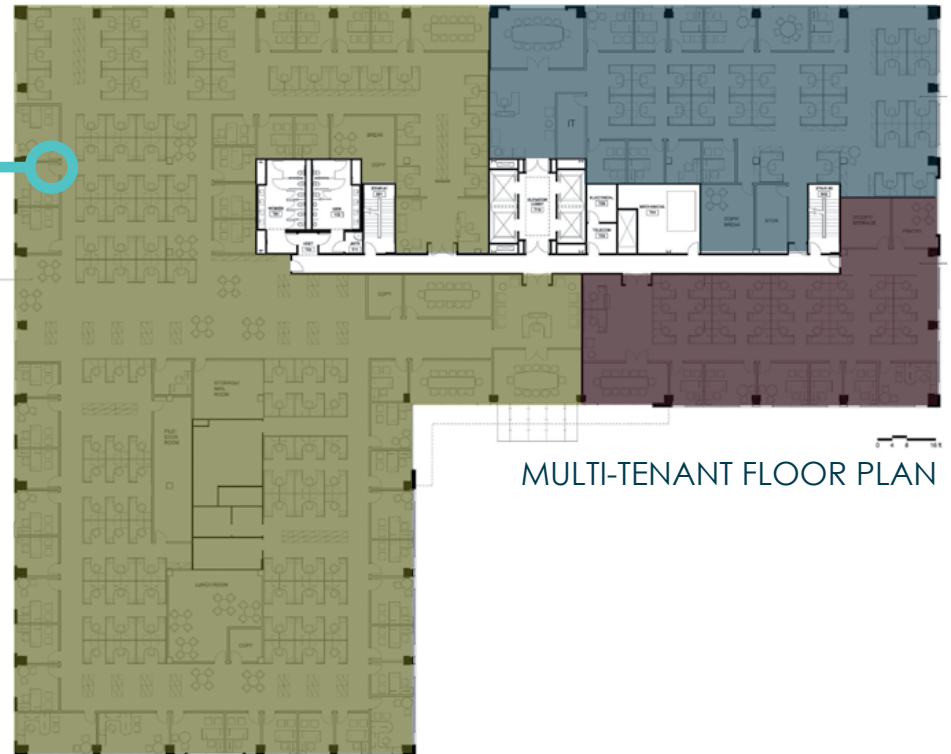
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SINGLE TENANT FLOOR PLAN

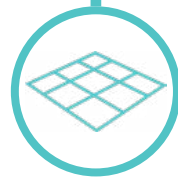


HIGHLY EFFICIENT
SINGLE TENANT
FLOOR PLATES



MULTI-TENANT FLOOR PLAN

25,777 RSF



FLEXIBLE UNIT SIZING
TO ACCOMMODATE
NUMEROUS
CONFIGURATIONS



4140 RENDERINGS



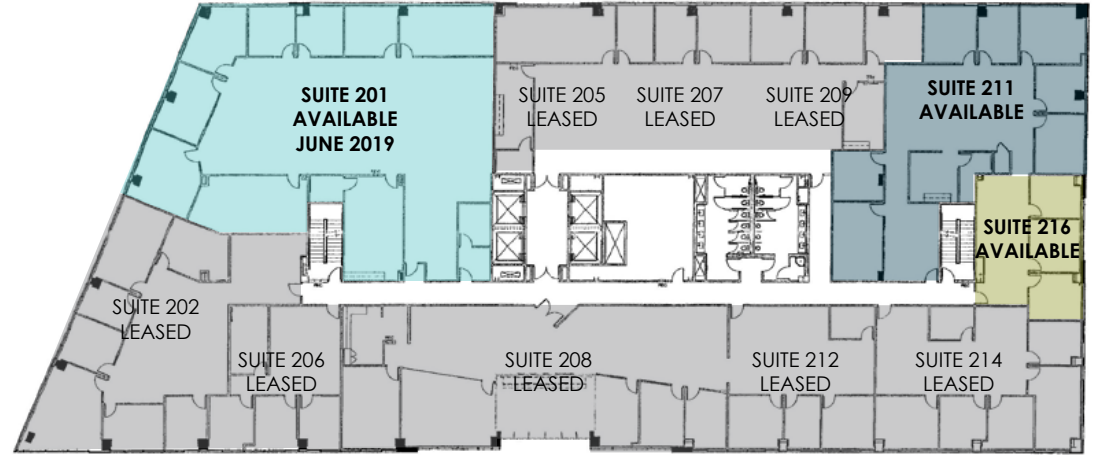
LAKESHORE PLAZA
at
at
at

4140 & 4160 TEMESCAL CANYON ROAD, COLTON, CA

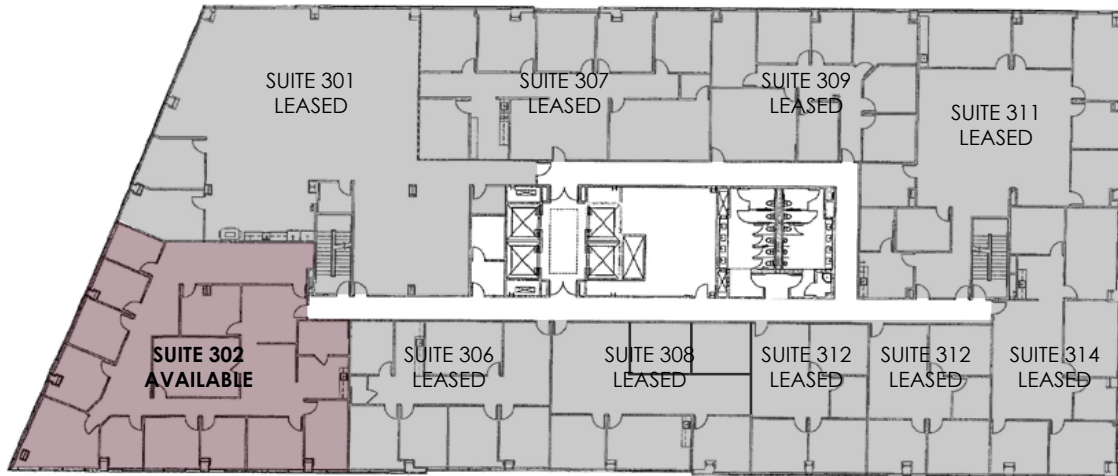
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FLOOR PLAN | 4160 TEMESCAL CANYON RD



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

Miguel's

TAPS

El Camo Camo Grill

WOOD RANCH
EQUINE SERVICES

iPlayology

Daniel's

STONE CHURCH BREWING

TRIA

CHOCOLATE FACTORY

MINO VERITAS

Interior Accents

Papaya

sleep number.

Z GALLERIE

charlotte russe

WINDSOR

LOFT

pinkberry

FRIDAYS

SOCCER

J.P.S.A. BANK

Bridal Exchange

CLARK'S GYMBOREE

MONSPRIG

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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