

# Lakeshore Plaza Center

32391 Riverside Dr., Lake Elsinore, CA 92530

Presented by  
Highland Plaza Center



# Lakeshore Plaza Center

32391 Riverside Dr., Lake Elsinore, CA 92530

## Confidentiality Agreement

### Highland Plaza Center

[vikoinc@yahoo.com](mailto:vikoinc@yahoo.com)

(909) 425-9910

### Highland Plaza Center

8558 Chalmers

Los Angeles, CA 90035

Notes

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## Property Details

Property consists of numerous units ranging from 1,000 square feet to 22,000 square feet, with parking ratio of 5 per thousand square feet. There is also a vacant lot for rent which is about 180,000 square feet. We are willing to negotiate a long term or short term lease with very desirable terms.

**Price: \$0.59 - \$0.95 /SF/Month**

View the full listing here: <http://www.crelisting.net/PpY5Dyx2Q/?StepID=107>

Total Space Available:	23,500 SF
Rental Rate:	\$0.59 - \$0.95 /SF/Month
Min. Divisible:	1,000 SF
Max. Contiguous:	22,500 SF
Property Type:	Retail
Property Sub-type:	Street Retail
Building Size:	38,000 SF
Lot Size:	300,000 SF

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## Listing spaces

### Space 1

Space Available:	1,000 SF
Rental Rate:	\$0.95 /SF/Month
Space / Lot Type:	Street Retail
Max. Contiguous:	22,000 SF
Lease Type:	NNN
No. Parking Spaces:	150

The building exterior allows for any storefront design and signage and the units have exceptional visibility and access from the street. There is also an extra large monument sign that would allow for more signage and visibility to the business.

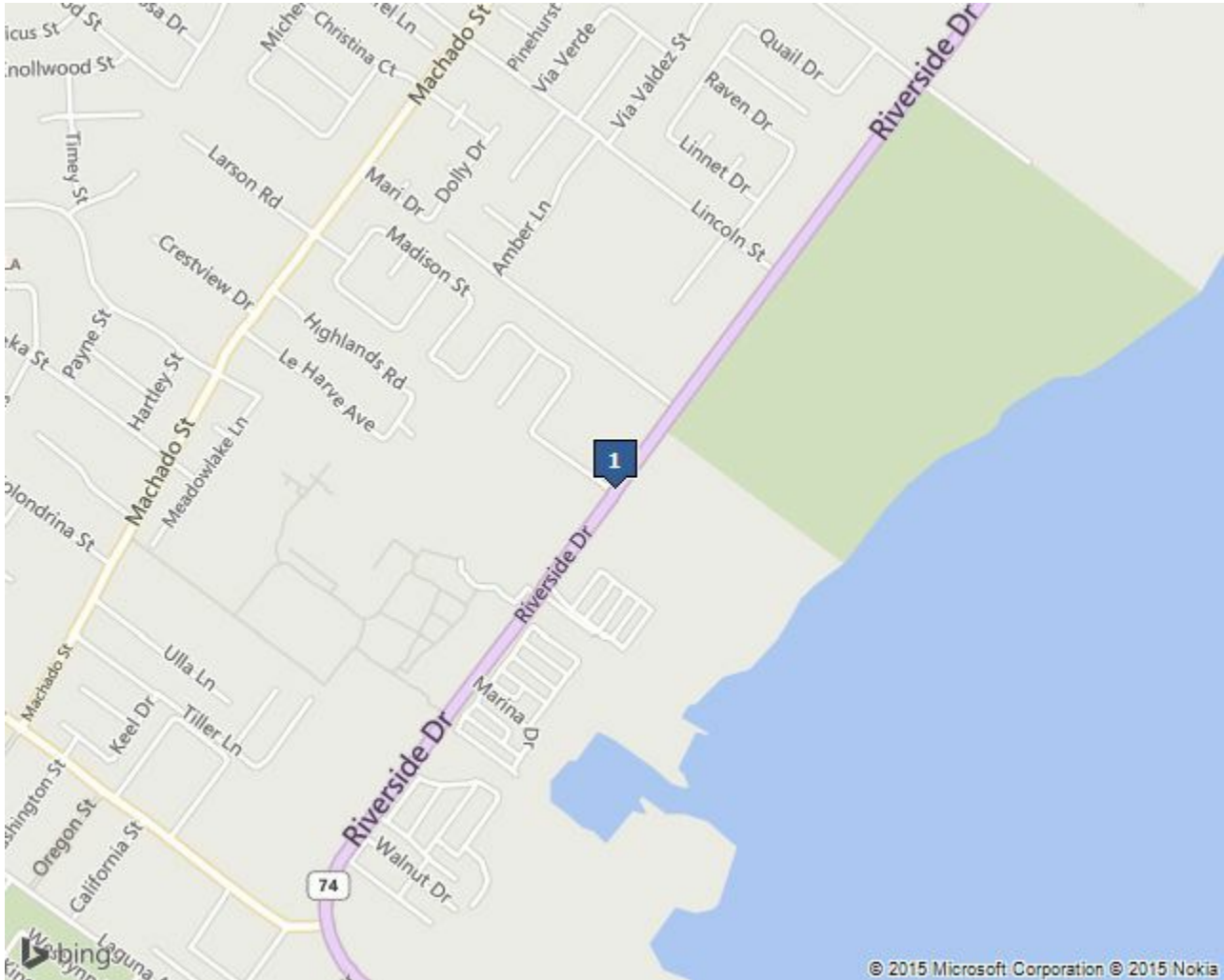
### Space 2

Space Available:	22,500 SF
Rental Rate:	\$0.59 /SF/Month
Space / Lot Type:	Street Retail
Min. Divisible:	5,000 SF
Lease Type:	NNN

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## Location



## Location Description

Across street from Lake Elsinore. This beautiful shopping center is surrounded by heavily populated residential area. and is right next door to the local library and high school, with several thousands of students passing by every day. The public bus station is right in front of this shopping center. Prominent exterior signage, High exposure location High volume area, NNN fees paid by land lord High ceilings

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## Property Photos





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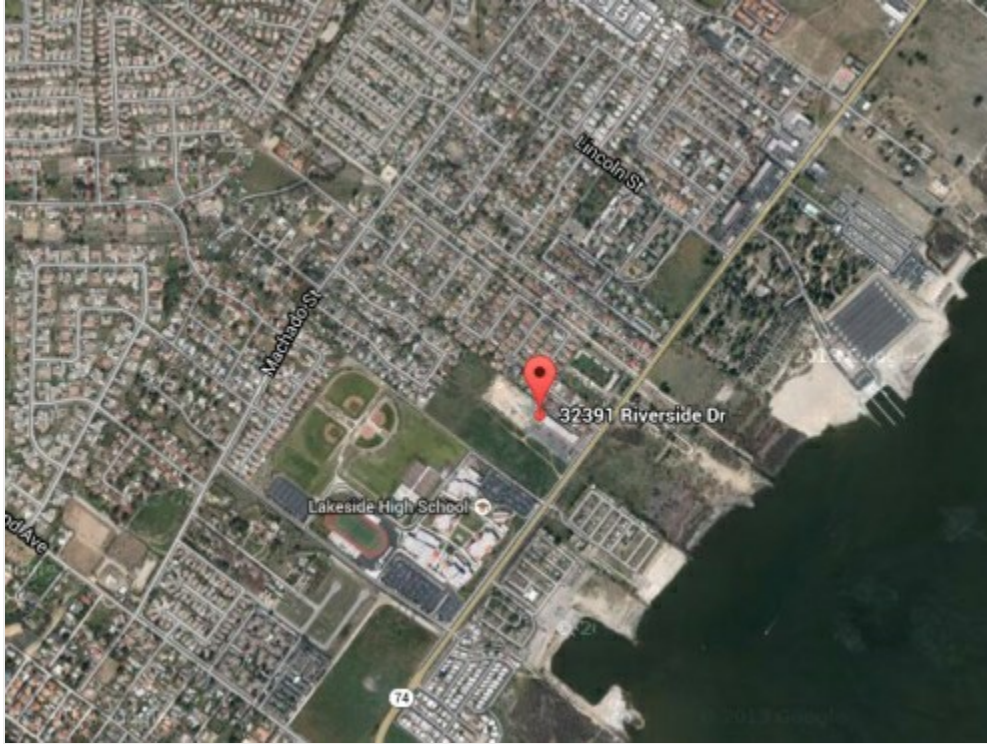
## Property Photos



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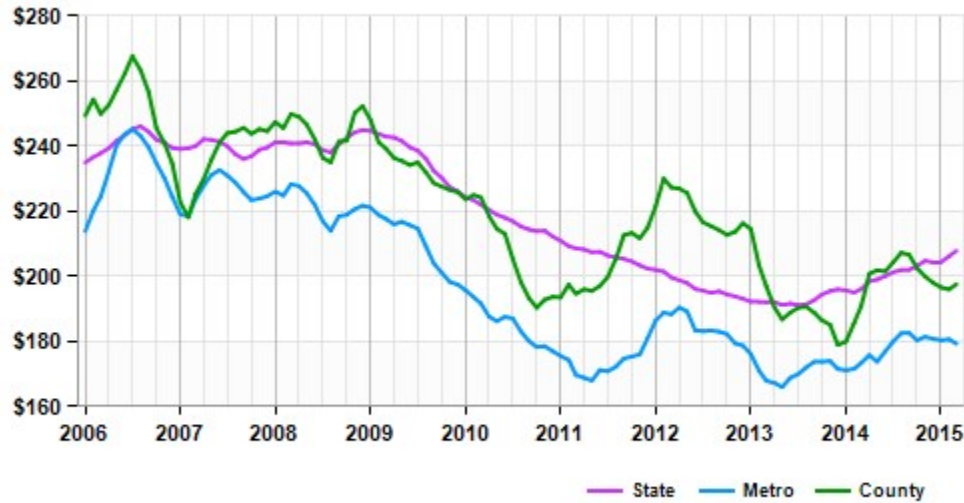


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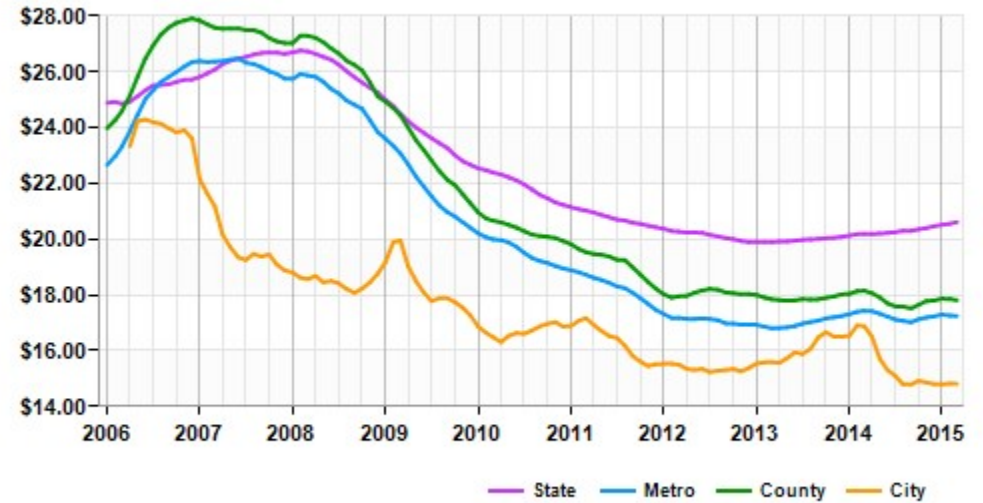
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## Market Trends

Asking Prices Retail for Sale Lake Elsinore, CA (\$/SF)



Asking Rent Retail for Lease Lake Elsinore, CA (\$/SF/Year)



	Mar 15	vs. 3 mo. prior	Y-O-Y
State	\$208	+1.7%	+6.0%
Metro	\$179	-0.8%	+3.4%
County	\$198	-0.3%	+3.4%

	Mar 15	vs. 3 mo. prior	Y-O-Y
State	\$20.61	+0.7%	+2.1%
Metro	\$17.25	+0.1%	-1.1%
County	\$17.81	+0.0%	-1.9%
City	\$14.82	+0.0%	-12.3%

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## Demographics

Population	1-mi.	3-mi.	5-mi.
2013 Male Population	6,008	20,364	34,226
2013 Female Population	6,151	20,027	33,670
% 2013 Male Population	49.41%	50.42%	50.41%
% 2013 Female Population	50.59%	49.58%	49.59%
2013 Total Population: Adult	7,849	27,720	46,590
2013 Total Daytime Population	8,622	33,833	54,120
2013 Total Employees	984	9,008	12,338
2013 Total Population: Median Age	27	30	31
2013 Total Population: Adult Median Age	41	43	43
2013 Total population: Under 5 years	1,216	3,387	5,820
2013 Total population: 5 to 9 years	1,217	3,471	5,810
2013 Total population: 10 to 14 years	1,165	3,552	5,990
2013 Total population: 15 to 19 years	1,117	3,653	5,901
2013 Total population: 20 to 24 years	963	3,082	4,926
2013 Total population: 25 to 29 years	907	2,931	4,910
2013 Total population: 30 to 34 years	847	2,754	4,851
2013 Total population: 35 to 39 years	900	2,868	4,974
2013 Total population: 40 to 44 years	854	2,829	4,969
2013 Total population: 45 to 49 years	750	2,826	4,873
2013 Total population: 50 to 54 years	678	2,806	4,611
2013 Total population: 55 to 59 years	508	2,086	3,429



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## Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
2013 Total population: 60 to 64 years	360	1,488	2,469
2013 Total population: 65 to 69 years	238	938	1,613
2013 Total population: 70 to 74 years	174	691	1,126
2013 Total population: 75 to 79 years	117	486	748
2013 Total population: 80 to 84 years	76	287	479
2013 Total population: 85 years and over	72	256	397
% 2013 Total population: Under 5 years	10.00%	8.39%	8.57%
% 2013 Total population: 5 to 9 years	10.01%	8.59%	8.56%
% 2013 Total population: 10 to 14 years	9.58%	8.79%	8.82%
% 2013 Total population: 15 to 19 years	9.19%	9.04%	8.69%
% 2013 Total population: 20 to 24 years	7.92%	7.63%	7.26%
% 2013 Total population: 25 to 29 years	7.46%	7.26%	7.23%
% 2013 Total population: 30 to 34 years	6.97%	6.82%	7.14%
% 2013 Total population: 35 to 39 years	7.40%	7.10%	7.33%
% 2013 Total population: 40 to 44 years	7.02%	7.00%	7.32%
% 2013 Total population: 45 to 49 years	6.17%	7.00%	7.18%
% 2013 Total population: 50 to 54 years	5.58%	6.95%	6.79%
% 2013 Total population: 55 to 59 years	4.18%	5.16%	5.05%
% 2013 Total population: 60 to 64 years	2.96%	3.68%	3.64%
% 2013 Total population: 65 to 69 years	1.96%	2.32%	2.38%
% 2013 Total population: 70 to 74 years	1.43%	1.71%	1.66%

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## Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2013 Total population: 75 to 79 years	0.96%	1.20%	1.10%
% 2013 Total population: 80 to 84 years	0.63%	0.71%	0.71%
% 2013 Total population: 85 years and over	0.59%	0.63%	0.58%
2013 White alone	6,877	24,687	41,918
2013 Black or African American alone	529	1,740	3,107
2013 American Indian and Alaska Native alone	142	412	648
2013 Asian alone	300	1,127	2,744
2013 Native Hawaiian and OPI alone	60	131	218
2013 Some Other Race alone	3,324	9,904	15,238
2013 Two or More Races alone	927	2,390	4,023
2013 Hispanic	7,097	20,755	32,558
2013 Not Hispanic	5,062	19,636	35,338
% 2013 White alone	56.56%	61.12%	61.74%
% 2013 Black or African American alone	4.35%	4.31%	4.58%
% 2013 American Indian and Alaska Native alone	1.17%	1.02%	0.95%
% 2013 Asian alone	2.47%	2.79%	4.04%
% 2013 Native Hawaiian and OPI alone	0.49%	0.32%	0.32%
% 2013 Some Other Race alone	27.34%	24.52%	22.44%
% 2013 Two or More Races alone	7.62%	5.92%	5.93%
% 2013 Hispanic	58.37%	51.39%	47.95%
% 2013 Not Hispanic	41.63%	48.61%	52.05%

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<b>Population (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2000 Not Hispanic: White alone	4,718	16,000	25,870
2000 Not Hispanic: Black or African American alone	443	1,262	1,845
2000 Not Hispanic: American Indian and Alaska Native alone	62	213	303
2000 Not Hispanic: Asian alone	162	516	816
2000 Not Hispanic: Native Hawaiian and OPI alone	24	53	117
2000 Not Hispanic: Some Other Race alone	7	43	70
2000 Not Hispanic: Two or More Races	228	713	1,110
% 2000 Not Hispanic: White alone	49.51%	54.15%	56.71%
% 2000 Not Hispanic: Black or African American alone	4.65%	4.27%	4.04%
% 2000 Not Hispanic: American Indian and Alaska Native alone	0.65%	0.72%	0.66%
% 2000 Not Hispanic: Asian alone	1.70%	1.75%	1.79%
% 2000 Not Hispanic: Native Hawaiian and OPI alone	0.25%	0.18%	0.26%
% 2000 Not Hispanic: Some Other Race alone	0.07%	0.15%	0.15%
% 2000 Not Hispanic: Two or More Races	2.39%	2.41%	2.43%
<b>Population Change</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a

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<b>Population Change (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2013 Total Population	12,159	40,391	67,896
2013 Households	3,365	11,383	19,194
Population Change 2010-2013	668	1,986	2,963
Household Change 2010-2013	94	229	241
% Population Change 2010-2013	5.81%	5.17%	4.56%
% Household Change 2010-2013	2.87%	2.05%	1.27%
Population Change 2000-2013	2,630	10,841	22,281
Household Change 2000-2013	459	2,160	4,976
% Population Change 2000 to 2013	27.60%	36.69%	48.85%
% Household Change 2000 to 2013	15.79%	23.42%	35.00%

<b>Housing</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2000 Housing Units	3,015	9,928	15,299
2000 Occupied Housing Units	2,906	9,223	14,218
2000 Owner Occupied Housing Units	1,557	5,906	9,813
2000 Renter Occupied Housing Units	1,349	3,317	4,405
2000 Vacant Housings Units	109	705	1,081
% 2000 Occupied Housing Units	96.38%	92.90%	92.93%



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<b>Housing (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
% 2000 Owner occupied housing units	53.58%	64.04%	69.02%
% 2000 Renter occupied housing units	46.42%	35.96%	30.98%
% 2000 Vacant housing units	3.62%	7.10%	7.07%

<b>Income</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2013 Household Income: Median	\$46,550	\$53,645	\$60,186
2013 Household Income: Average	\$57,101	\$65,046	\$71,482
2013 Per Capita Income	\$15,805	\$18,592	\$20,378
2013 Household income: Less than \$10,000	160	712	1,166
2013 Household income: \$10,000 to \$14,999	305	572	749
2013 Household income: \$15,000 to \$19,999	62	529	842
2013 Household income: \$20,000 to \$24,999	215	717	951
2013 Household income: \$25,000 to \$29,999	225	755	1,019
2013 Household income: \$30,000 to \$34,999	244	642	913
2013 Household income: \$35,000 to \$39,999	271	639	919
2013 Household income: \$40,000 to \$44,999	158	467	636
2013 Household income: \$45,000 to \$49,999	137	237	498
2013 Household income: \$50,000 to \$59,999	437	1,156	1,878
2013 Household income: \$60,000 to \$74,999	337	1,168	2,085
2013 Household income: \$75,000 to \$99,999	270	1,508	2,888
2013 Household income: \$100,000 to \$124,999	302	966	2,107
2013 Household income: \$125,000 to \$149,999	166	688	1,133
2013 Household income: \$150,000 to \$199,999	28	357	856

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### Income (Cont.)

	1-mi.	3-mi.	5-mi.
2013 Household income: \$200,000 or more	48	270	554
% 2013 Household income: Less than \$10,000	4.75%	6.25%	6.07%
% 2013 Household income: \$10,000 to \$14,999	9.06%	5.03%	3.90%
% 2013 Household income: \$15,000 to \$19,999	1.84%	4.65%	4.39%
% 2013 Household income: \$20,000 to \$24,999	6.39%	6.30%	4.95%
% 2013 Household income: \$25,000 to \$29,999	6.69%	6.63%	5.31%
% 2013 Household income: \$30,000 to \$34,999	7.25%	5.64%	4.76%
% 2013 Household income: \$35,000 to \$39,999	8.05%	5.61%	4.79%
% 2013 Household income: \$40,000 to \$44,999	4.70%	4.10%	3.31%
% 2013 Household income: \$45,000 to \$49,999	4.07%	2.08%	2.59%
% 2013 Household income: \$50,000 to \$59,999	12.99%	10.16%	9.78%
% 2013 Household income: \$60,000 to \$74,999	10.01%	10.26%	10.86%
% 2013 Household income: \$75,000 to \$99,999	8.02%	13.25%	15.05%
% 2013 Household income: \$100,000 to \$124,999	8.97%	8.49%	10.98%
% 2013 Household income: \$125,000 to \$149,999	4.93%	6.04%	5.90%
% 2013 Household income: \$150,000 to \$199,999	0.83%	3.14%	4.46%
% 2013 Household income: \$200,000 or more	1.43%	2.37%	2.89%

### Retail Sales Volume

	1-mi.	3-mi.	5-mi.
2013 Childrens/Infants clothing stores	\$901,543	\$2,833,412	\$4,781,435
2013 Jewelry stores	\$402,433	\$1,512,008	\$2,675,732
2013 Mens clothing stores	\$819,575	\$2,656,020	\$4,383,770
2013 Shoe stores	\$1,150,280	\$3,172,618	\$4,652,721

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### Retail Sales Volume (Cont.)

	1-mi.	3-mi.	5-mi.
2013 Womens clothing stores	\$1,674,055	\$5,236,047	\$8,584,122
2013 Automobile dealers	\$11,170,670	\$37,960,610	\$61,112,139
2013 Automotive parts and accessories stores	\$2,328,256	\$7,909,413	\$13,108,533
2013 Other motor vehicle dealers	\$458,586	\$2,481,574	\$4,573,069
2013 Tire dealers	\$1,126,792	\$3,814,399	\$6,351,371
2013 Hardware stores	\$10,992	\$38,869	\$63,486
2013 Home centers	\$235,428	\$713,511	\$1,182,571
2013 Nursery and garden centers	\$314,331	\$1,022,077	\$1,732,044
2013 Outdoor power equipment stores	\$380,051	\$1,153,606	\$1,645,388
2013 Paint andwallpaper stores	\$16,078	\$58,303	\$97,552
2013 Appliance, television, and other electronics stores	\$1,781,076	\$5,570,569	\$9,123,012
2013 Camera andphotographic supplies stores	\$245,532	\$855,180	\$1,391,669
2013 Computer andsoftware stores	\$4,310,822	\$14,699,477	\$24,677,774
2013 Beer, wine, and liquor stores	\$746,385	\$2,268,021	\$3,615,119
2013 Convenience stores	\$3,399,027	\$10,698,762	\$17,219,881
2013 Restaurant Expenditures	\$3,254,444	\$10,477,212	\$17,270,440
2013 Supermarkets and other grocery (except convenience) stores	\$12,334,720	\$41,466,019	\$68,820,030
2013 Furniture stores	\$1,082,227	\$4,067,698	\$7,131,521
2013 Home furnishings stores	\$3,251,924	\$10,391,201	\$17,031,747
2013 General merchandise stores	\$15,618,109	\$51,388,782	\$85,108,096
2013 Gasoline stations with convenience stores	\$10,140,378	\$34,094,683	\$56,699,616

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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2013 Other gasoline stations	\$7,063,333	\$24,484,984	\$41,314,417
2013 Department stores (excl leased depts)	\$15,215,675	\$49,876,775	\$82,432,365
2013 General merchandise stores	\$15,618,109	\$51,388,782	\$85,108,096
2013 Other health and personal care stores	\$1,077,360	\$3,698,596	\$6,211,228
2013 Pharmacies and drug stores	\$3,249,662	\$11,331,880	\$19,051,535
2013 Pet and pet supplies stores	\$966,706	\$3,387,363	\$5,717,293
2013 Book, periodical, and music stores	\$289,302	\$994,618	\$1,698,652
2013 Hobby, toy, and game stores	\$309,072	\$1,009,784	\$1,759,681
2013 Musical instrument and supplies stores	\$64,097	\$248,107	\$369,497
2013 Sewing, needlework, and piece goods stores	\$105,248	\$350,487	\$586,989
2013 Sporting goods stores	\$260,407	\$793,648	\$1,296,028



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## Broker Profile

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