

# BUILDING FOR LEASE

±17,272 SF RETAIL BUILDING AVAILABLE



## DEMOGRAPHICS

3 MILE 2023

 ESTIMATED POPULATION  
**42,145**

AVERAGE HOUSEHOLD INCOME  
**\$98,054**

 DAYTIME POPULATION  
**9,465**

TRAFFIC COUNTS  
(LAKESHORE DR)  
**19,100 CPD**

## PROJECT HIGHLIGHTS

- ±17,272 SF Former Rite Aid Building on ± 1.56 Acre Pad with Drive-Thru
- Available for Lease or Ground Lease
- Ideal for Retail Use, Drive Thru Restaurant, Medical User, Banks/Financial Institutions or Sit Down Restaurant
- Adjacent to Albertsons and Stater Bros. Markets
- Prominent Site Located Along Lakeshore Dr, a Main North-South Retail Corridor
- Strategically Located in the Center of the Trade Area
- Potential to Demise Building or Redevelop Property

16491 LAKESHORE DR, LAKE ELSINORE, CA



**NICK WIRICK**  
951.669.1002 // DRE#: 01304661  
NICK.WIRICK@SRSRE.COM

**CHRIS BEAUCHAMP**  
951.669.1005 // DRE# 01982753  
CHRIS.BEAUCHAMP@SRSRE.COM

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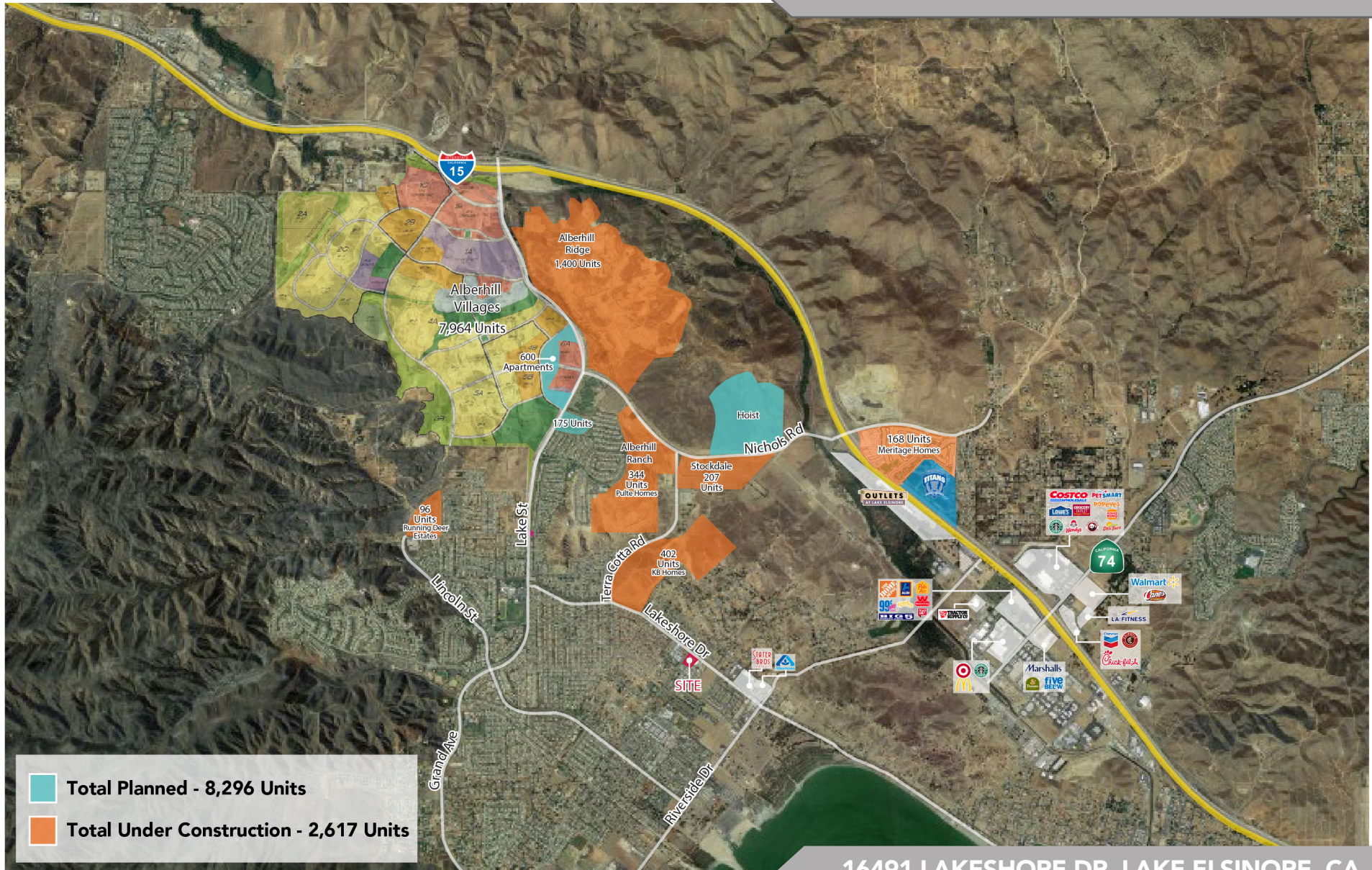
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# HOUSING OVERVIEW

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