

THE LAKE COMMERCENTER

18421 COLLIER AVENUE, LAKE ELSINORE, CALIFORNIA 92530

±4,288 SF FLEX /
INDUSTRIAL / SHOWROOM
SPACE FOR LEASE



FOR MORE INFORMATION, PLEASE CONTACT:

CAREY PASTOR | Senior Vice President

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CalDRE License # 01403298



**COLDWELL BANKER
COMMERCIAL**
SC

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PROPERTY HIGHLIGHTS

- Availability from ±4,288 SF
- I-15 freeway exposure - 120,000+ vehicles per day
- CM zoning allows for a wide array of industrial and commercial uses
- 1st and 2nd floor office/showroom areas with climate controlled warehouse
- 20' warehouse clear height
- 12'w x 14'h ground level loading doors
- 200 amp, 3 phase power supply per unit
- Abundant 3:1 parking ratio
- Immediate access to I-15 freeway via Central Avenue
- Retail and restaurant amenities nearby

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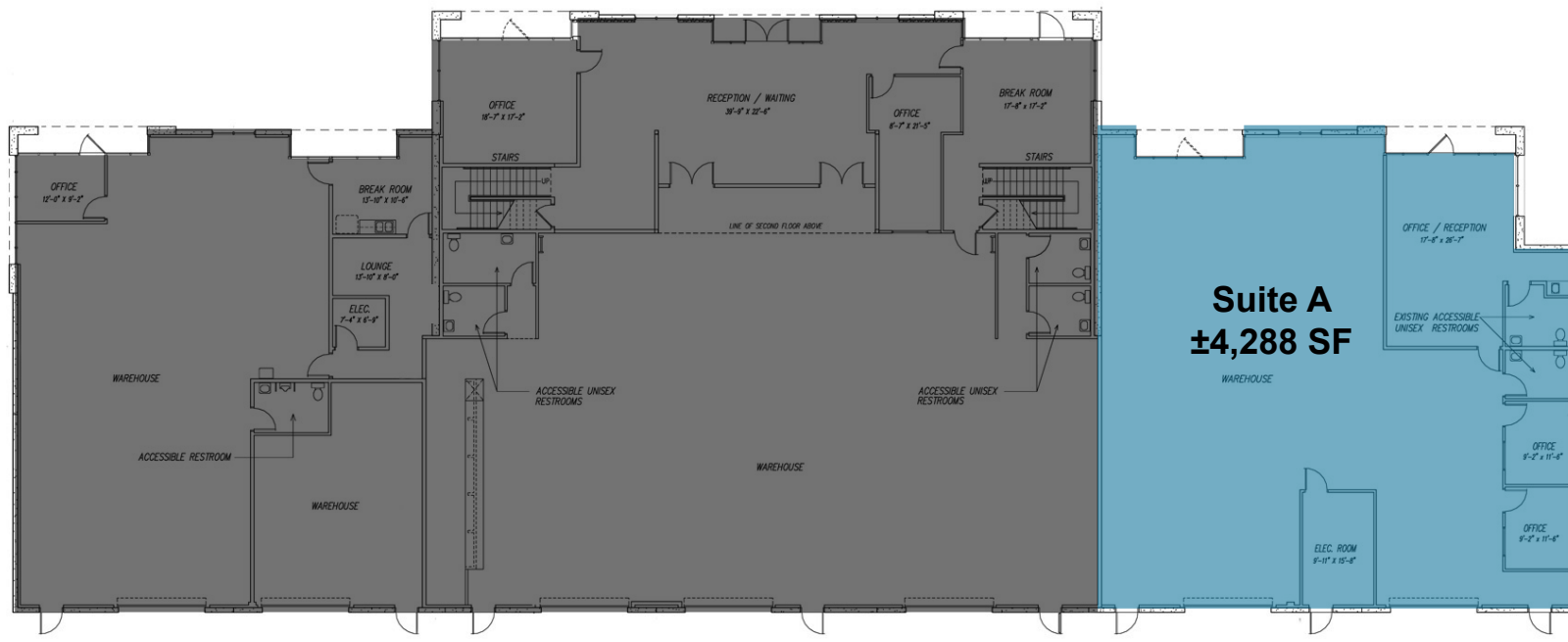
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AVAILABILITY

UNIT	RENTABLE SQ. FT.	MONTHLY LEASE RATE	UNIT DESCRIPTION
A	±4,288 SF	\$4,631.00 + CAOE* Per month	Large reception area, 2 private offices, 2 restrooms and wet bar. Climate controlled warehouse with 2-12x14 roll up doors

*2026 Common Area Operating Expenses (CAOE) estimated at \$0.37 SF per month. CAOE are subject to annual reconciliation and increases.

FIRST FLOOR



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Logos for: VANS, HOT TOPIC, Dairy Queen, Bargain Book World, Bath & Body Works, GUESS BY MARCIANO, O'NEILL, rue21, sunglass hut, Levi's, PUMA, Famous Footwear, THE CHILDREN'S PLACE, craft.

Logos for: COSTCO WHOLESALE, DELTACO, WELLS FARGO, Lowe's, BURGER KING, Valvoline, Wendy's, chli's, am pm, ARCO.

Logos for: Chevron, golden corral, Mobil, LA FITNESS.

Walmart logo with tagline: Save money. Live better.

Logos for: TARGET, yogurtland, STARBUCKS COFFEE, verizon, Bank of America, McDonald's.

Logos for: THE HOME DEPOT, 99c ONLY, ALDI, BJ'S, Walgreens, Pollo Loco, Farmer Bros, W, IHOP.

Logos for: Albertsons, Pizza Hut, Domino's, TACO BELL, FATER, Chevron.

Lake Elsinore Honda logo with Honda emblem.

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Logos for: Marshalls, SKECHERS, Panera, FIVE BELOW, FIREHOUSE SUBS, ULTA BEAUTY.

Lake Elsinore

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