

LAKE SHORE PLAZA at Dos Lagos

4140 & 4160 TEMESCAL CANYON ROAD, CORONA, CA



THOMAS P. PIERIK, SIOR
951.276.3610 // DRE#: 00982027
TPIERIK@LEERIVERSIDE.COM

DAVE MUDGE, SIOR
951.276.3611 // DRE#: 01070762
DMUDGE@LEERIVERSIDE.COM

ANDREW PEAKE
951.276.3644 // DRE#: 01398894
APEAKE@LEERIVERSIDE.COM

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. -Riverside.

AVAILABLE SUITES

4160 TEMESCAL CANYON ROAD					
SUITE	SQ FT	COMMENTS	FLOOR PLAN	VIDEO	LEASE RATE PSF
Suite 101	±8,056 SF	Reception Area, Multiple Private Offices, Kitchen, Break Room			\$2.75/SF FSG
Suite 208*	±3,441 SF	Reception Area, Multiple Private Offices, Kitchen, Break Room, Available September 1, 2026			\$2.75/SF FSG
Suite 212*	±1,565 SF	Reception Area, Multiple Private Offices, Available September 1, 2026			\$2.75/SF FSG
4140 TEMESCAL CANYON ROAD					
Suite 208	±4,774 SF	Shell Space			\$2.95/SF FSG
Suite 218	±3,364 SF	Shell Space			\$2.95/SF FSG
Suite 310	±18,867 SF	Divisible			\$2.95/SF FSG
Suite 411	±6,844 SF	Shell Space			\$2.95/SF FSG

*Contiguous to ±5,006 SF

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



**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 companies 300,000 square feet of Class A office space in a campus community 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.

This master planned project includes a 6-story building with flexible suite sizes already built out and ready for immediate occupancy. The second building is a 4-story building with highly efficient floorplates and shell space allowing companies the opportunity to customize their ideal office layout for small firms up to larger users with 100+ employees.

The two buildings are joined by an open-air courtyard 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, an on-site conference and event space for tenant's use, and an on-site tenant lounge. The available design package is truly timeless: simplicity and class.



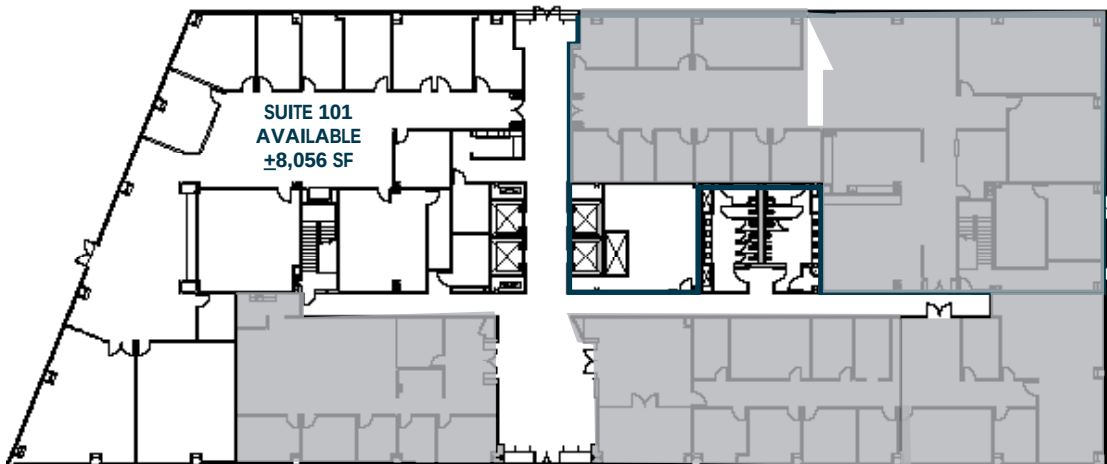
No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 3240 Mission Inn Ave, Riverside, CA 92507 | Corp. DRE#: 01048055

LAKESTORE PLAZA
at Dos Lagos

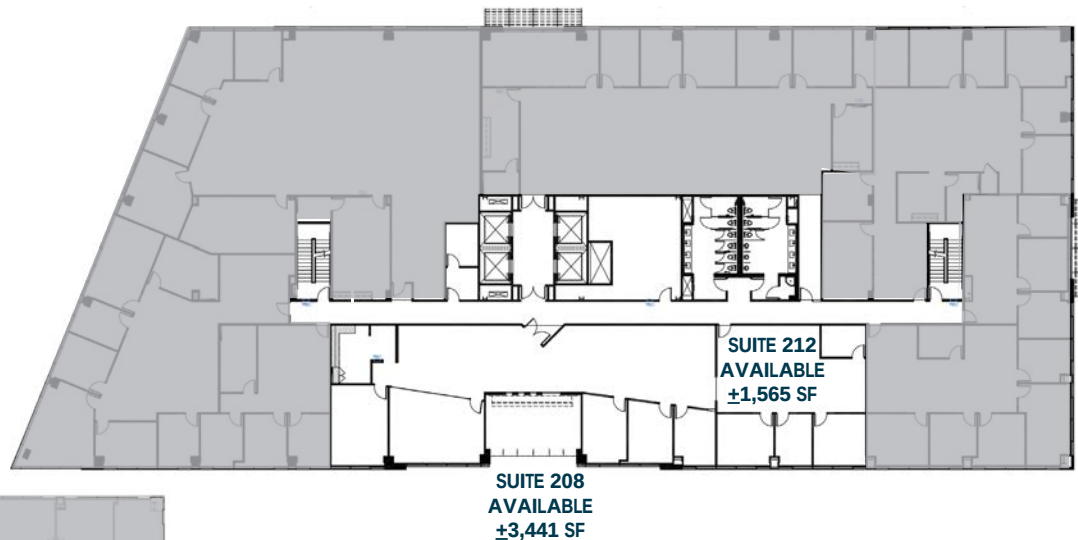
4140 & 4160 TEMESCAL CANYON ROAD, CORONA, CA

1ST FLOOR

FLOOR PLAN | 4160 TEMESCAL CANYON RD



2ND FLOOR



3RD FLOOR



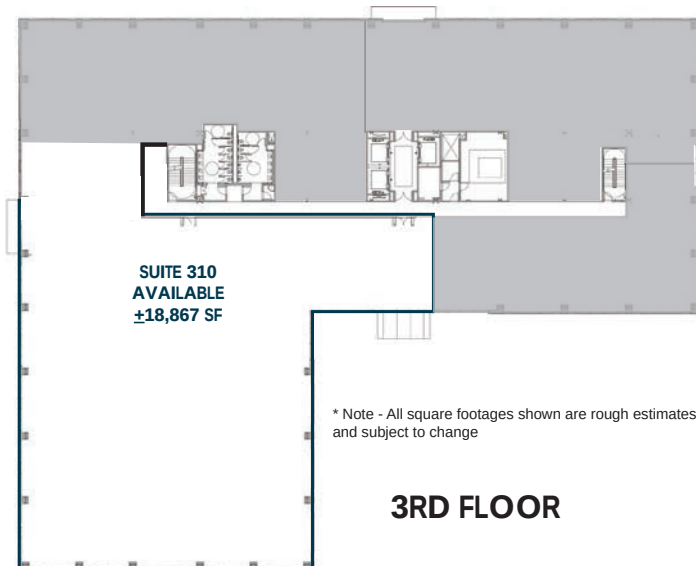
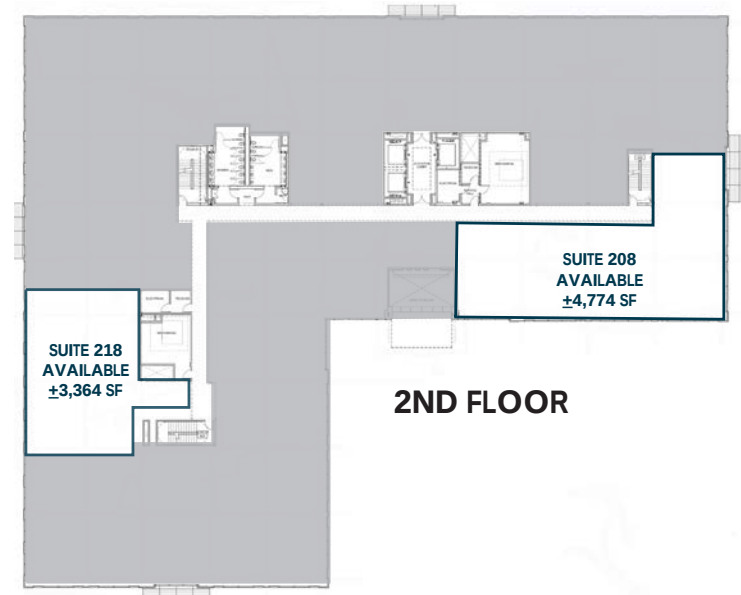
LAKESHORE PLAZA
at Dos Lagos

4140 & 4160 TEMESCAL CANYON ROAD, CORONA, CA

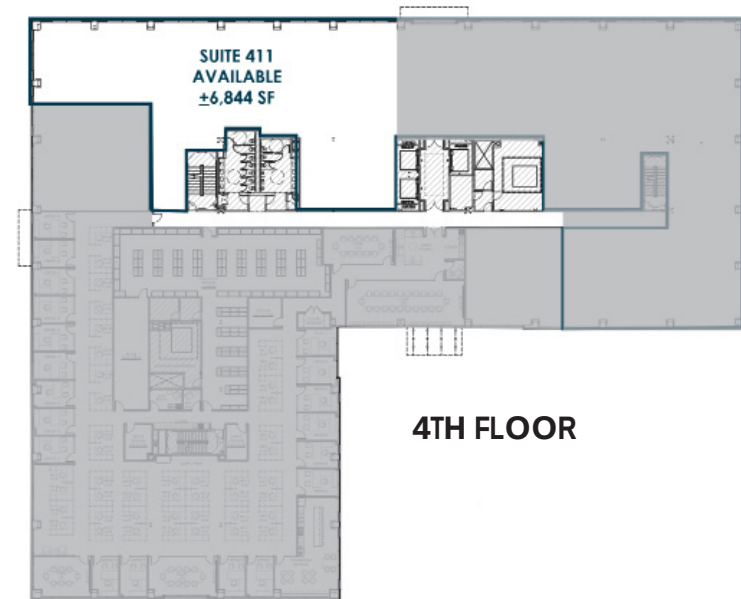


HIGHLY EFFICIENT SINGLE TENANT FLOOR PLATES
FLEXIBLE UNIT SIZING TO ACCOMMODATE
NUMEROUS CONFIGURATIONS

FLOOR PLAN | 4140 TEMESCAL CANYON



* Note - All square footages shown are rough estimates
and subject to change

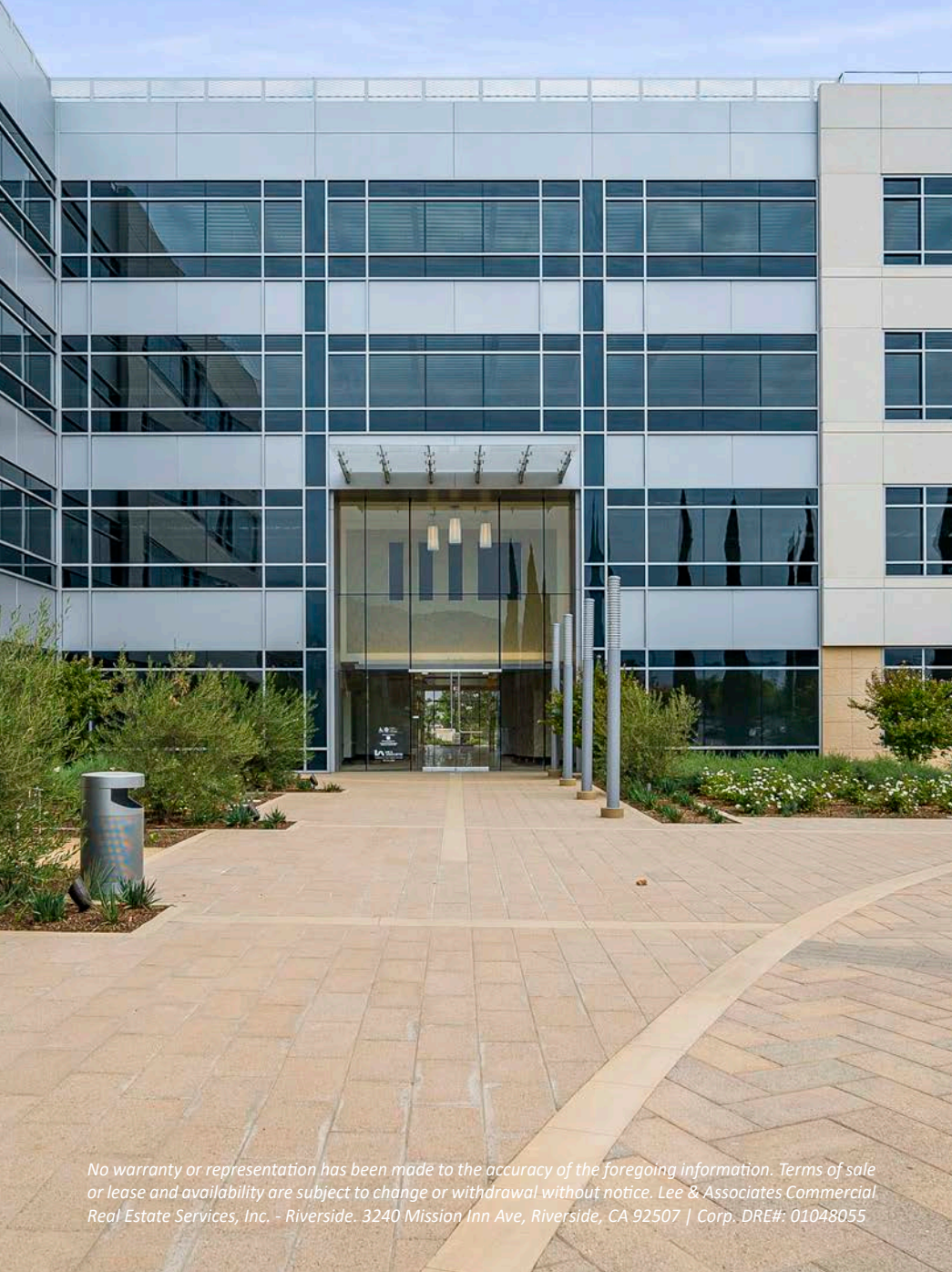


LAKESHORE PLAZA
at Dos Lagos

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 3240 Mission Inn Ave, Riverside, CA 92507 | Corp. DRE#: 01048055

4140 & 4160 TEMESCAL CANYON ROAD, CORONA, CA

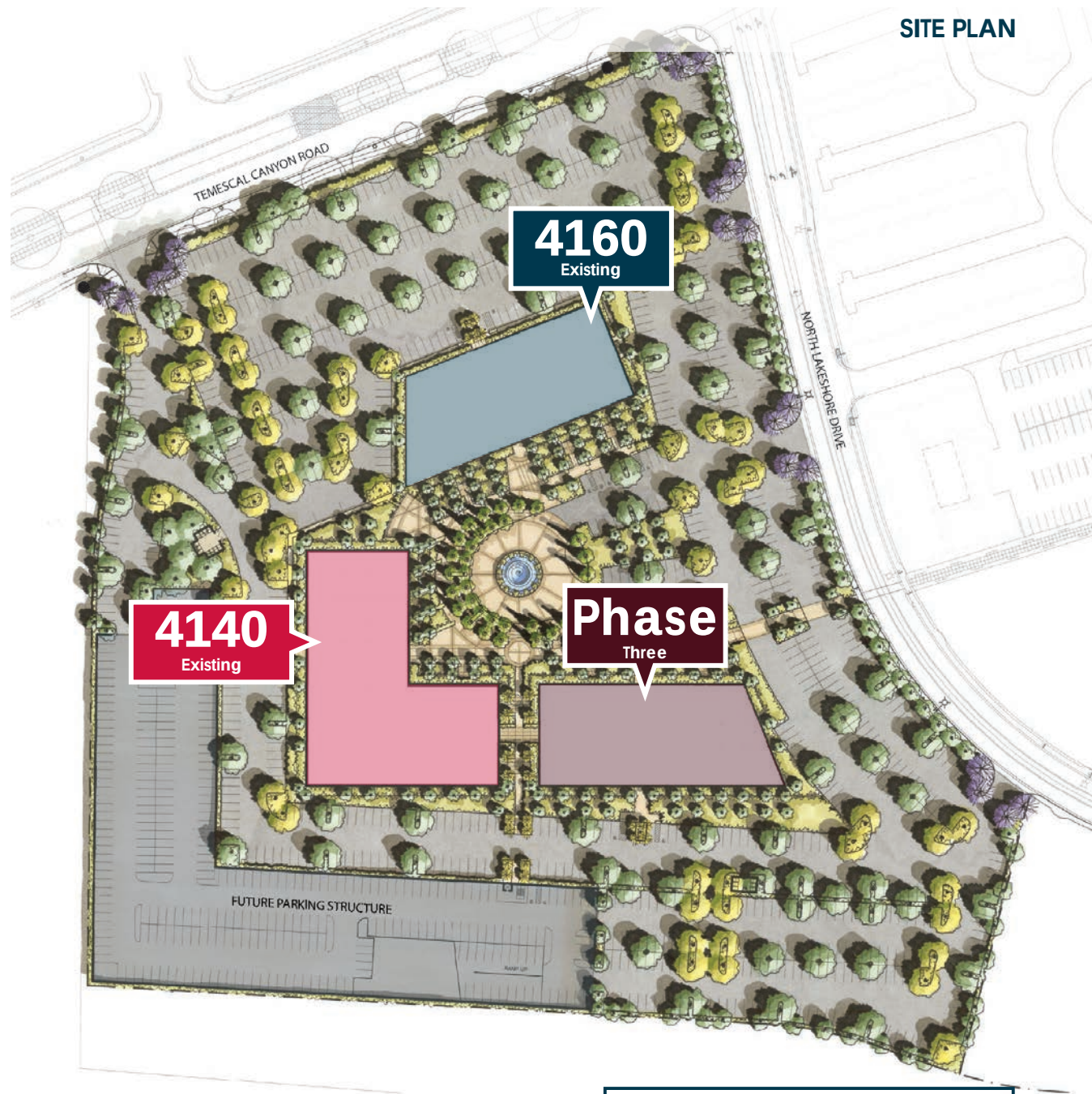
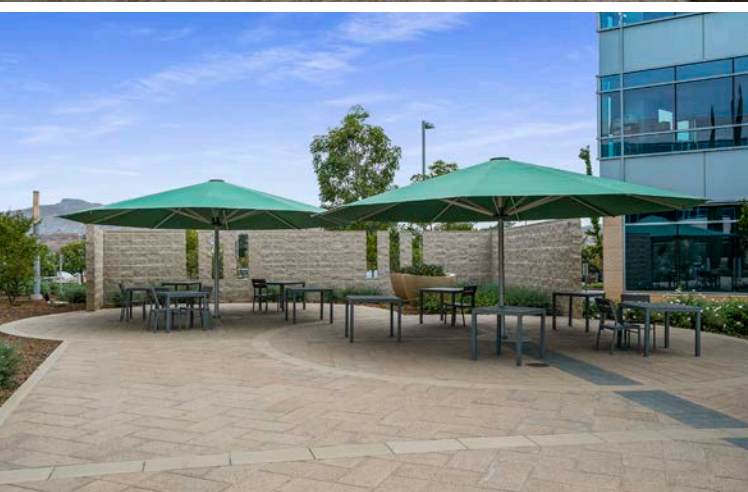
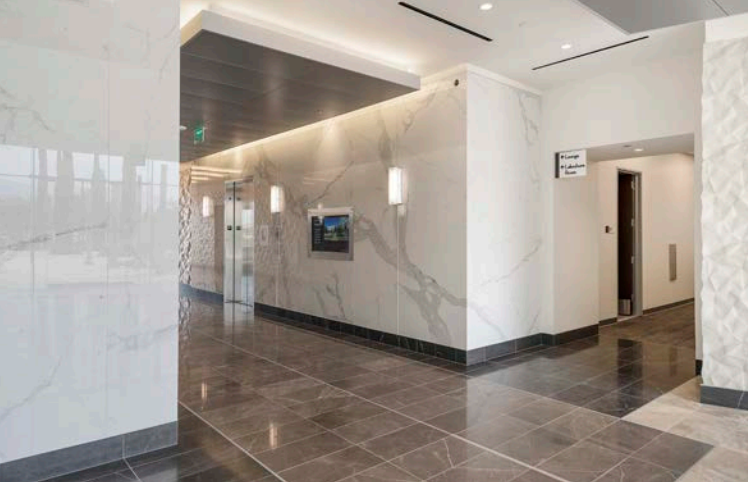
LAKE SHORE PLAZA at Dos Lagos



No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 3240 Mission Inn Ave, Riverside, CA 92507 | Corp. DRE#: 01048055

4140 TEMESCAL CANYON RD BUILDING PHOTOS





SITE PLAN

LAKESHORE PLAZA at Dos Lagos

4140 & 4160 TEMESCAL CANYON ROAD, CORONA, CA

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 3240 Mission Inn Ave, Riverside, CA 92507 | Corp. DRE#: 01048055

AREA OVERVIEW

Regional Facts

45 Miles

Southeast of Los Angeles

13 Miles

to Neighboring Orange County

33 Miles

to Temecula

3 MILES FROM SITE 2026

31,745 Est. Population

\$197,162 Average HH Income

11,918 Est. Daytime
Demographics

RIVERSIDE COUNTY 2026

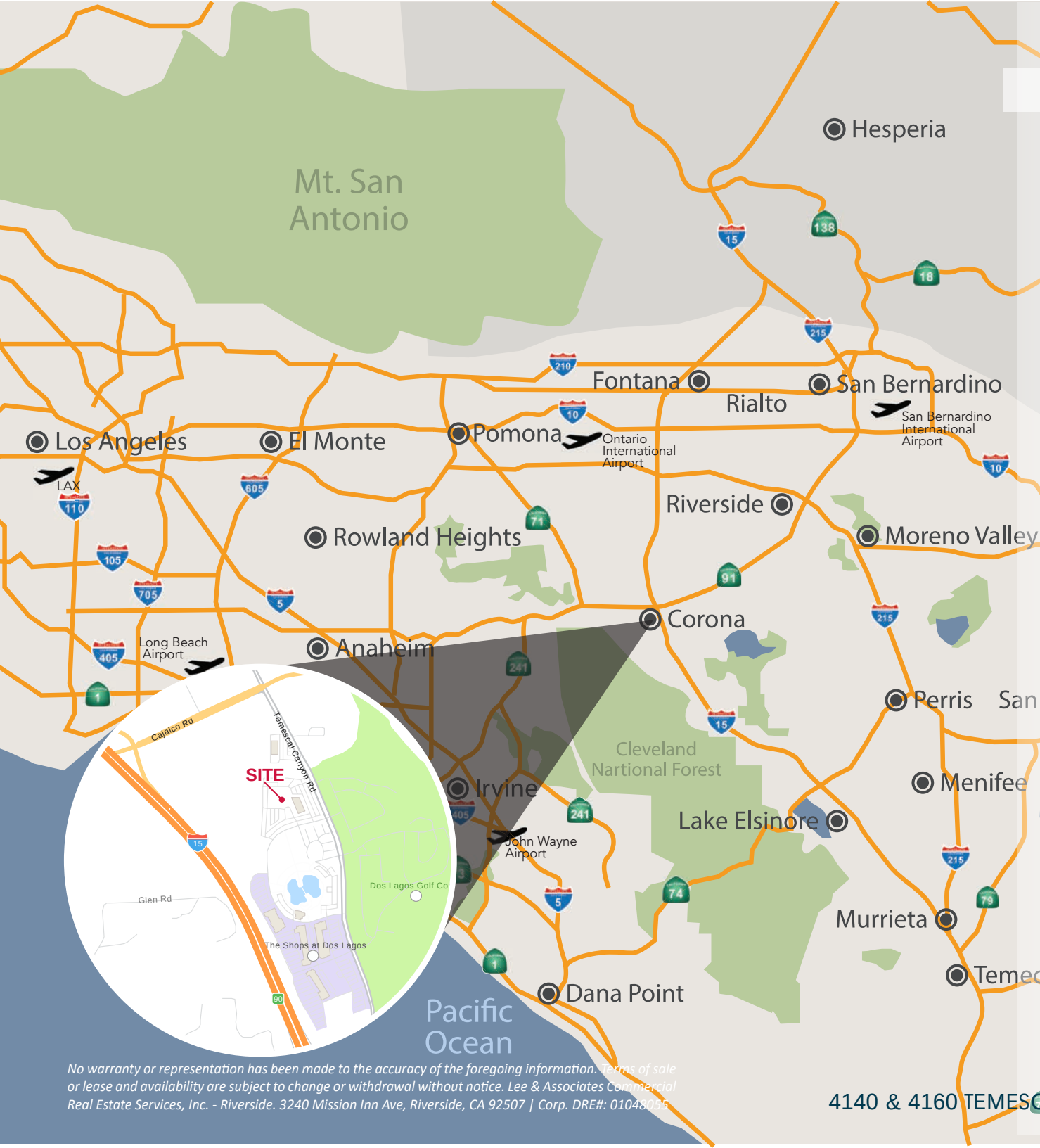
2,545,831 Est. Population

\$130,620 Average HH Income

649,456 Est. Daytime
Demographics

LAKESHORE PLAZA
at Dos Lagos

4140 & 4160 TEMESCAL CANYON ROAD, CORONA, CA



No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 3240 Mission Inn Ave, Riverside, CA 92507 | Corp. DRE#: 01048055



Crossings
at Corona

STAYBRIDGE
SUITES

MONTECITO
AT DOS LAGOS

LAKE SHORE PLAZA at Dos Lagos

AMENITIES

DOS LAGOS
THEATERS

Miguel's



REUNION
STEAKHOUSE

FRIDAYS

WOOD RANCH
BAR & GRILL

TERRANO
AT DOS LAGOS

FUTURE DEVELOPMENT

LAKE SHORE PLAZA at Dos Lagos

4140 & 4160 TEMESCAL CANYON ROAD, CORONA, CA

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 3240 Mission Inn Ave, Riverside, CA 92507 | Corp. DRE#: 01048055

LAKE SHORE PLAZA at Dos Lagos

4140 & 4160 TEMESCAL CANYON ROAD,
CORONA, CA



THOMAS P. PIERIK, SIOR
951.276.3610 // DRE#: 00982027
TPIERIK@LEERIVERSIDE.COM



DAVE MUDGE, SIOR
951.276.3611 // DRE#: 01070762
DMUDGE@LEERIVERSIDE.COM



ANDREW PEAKE
951.276.3644 // DRE#: 01398894
APEAKE@LEERIVERSIDE.COM



COMMERCIAL REAL ESTATE SERVICES

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside.

3240 Mission Inn Avenue, Riverside, CA 92507 | 951.276.3600 | Corporate DRE#: 01048055 | www.lee-associates.com