

FOR LEASE

SHOPPERS SQUARE

31712-31724 CASINO DRIVE | LAKE ELSINORE, CA



±129,000 CPD

DIAMOND DRIVE
±103,500 CPD

CASINO DRIVE
±22,600 CPD

FULLY FIXTURIZED
RESTAURANT SPACE
AVAILABLE!

JANET F. KRAMER, JD, CCIM
951.600.8634 x702
janetk@svn.com
CalDRE #01351570

PROPERTY SUMMARY

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-  +/-4,200sf fully fixurized restaurant space; all equipment remains; grease interceptor; asking \$2.00 PSF NNN
-  Retail Suites Available Now; Dedicated Freeway Signage!
-  Pad Available for Ground Lease - Drive-Thru Potential
-  Pad Lease Rate Negotiable
-  Asking \$1.50 PSF NNN for general retail suites
-  Excellent Freeway Visibility

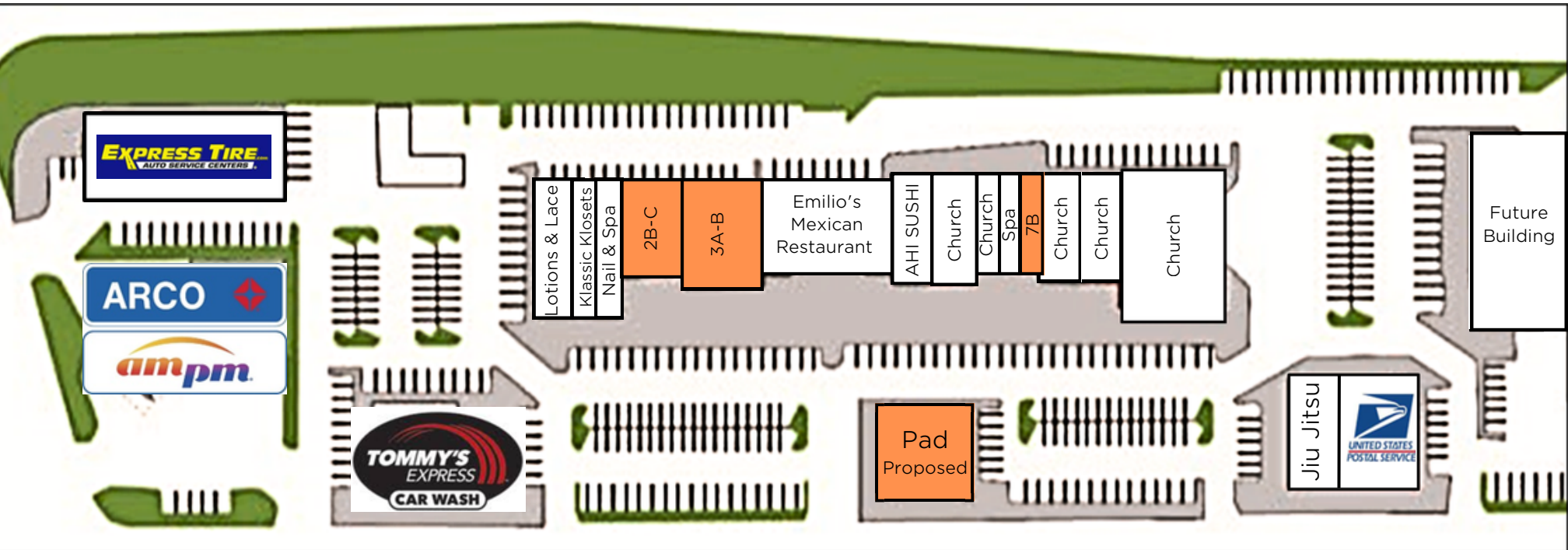


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SUITE	TENANT	SF	SUITE	TENANT	SF
1A-B	LOTIONS & LACE	±3,600	7A	Spa Swan Massage	
1C	KLASSIC KLOSETS	±1,800	7B	VACANT	±1,400
2A	NAIL & SPA	±1,000	7C	CHURCH	
2B-C	VACANT	±2,000	8B	CHURCH	
3A-B	AVAILABLE NOW	±4,200	8B-D	CHURCH	±8,000
4A-B	EMILIO'S	±6,730	31724 - 101	USPS	±3,720
5A	AHI SUSHI	±1,900	31724 - 102	JIU-JITSU	±3,475
5B	CHURCH	±7,100	Pad	PROPOSED DRIVE-THRU	±3,000
6A-C	CHURCH				

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SUITE 3A-B PHOTOS

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DEMOGRAPHICS

SHOPPERS SQUARE | 31712-31724 CASINO DRIVE | LAKE ELSINORE, CA



- State** California
- County** Riverside
- Mayor** Robert 'Bob' Magee
- Website** lake-elsinore.org

POPULATION

Source: ESRI



48,123
POPULATION



34.4
MEDIAN AGE



14,669
HOUSEHOLDS

3-Mile
Radius



EMPLOYMENT



56%
WHITE COLLAR



26%
BLUE COLLAR



21%
SERVICES



6%
UNEMPLOYMENT RATE

EDUCATION



27%
HIGH SCHOOL
GRADUATE



34%
SOME COLLEGE



24%
BACHELORS/GRAD/
PROF DEGREE

INCOME



\$82,043
MEDIAN HOUSEHOLD
INCOME



\$32,250
PER CAPITA
INCOME



\$171,181
MEDIAN NET
WORTH

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