

LAKE SHORE PLAZA at Dos Lagos

4140 & 4160 TEMESCAL CANYON ROAD,
CORONA, CA



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

THOMAS P. PIERIK, SIOR
951.276.3610 // DRE#: 009820257
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.

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

AVAILABLE SUITES

4160 Temescal Canyon Road (Building B)			
SUITE	SQ FT	COMMENTS	LEASE RATE
Suite 205*	4,879 SF	Available Now  	\$2.60 FSG
Suite 211*	3,139 SF	Available Now  	\$2.60 FSG
Suite 216*	1,032 SF	Available Now 	\$2.60 FSG
Suite 301	4,771 SF	Available Now  	\$2.60 FSG
Suite 308**	1,977 SF	Available 5/1/2020 	\$2.60 FSG
Suite 310**	1,211 SF	Available 5/1/2020 	\$2.60 FSG
Suite 401	14,240 SF	Divisible to 2,500 SF, SUBLEASE  	\$2.25 FSG
*Contiguous to 9,050 SF			
** Contiguous to 3,188 SF			
4140 TEMESCAL CANYON ROAD (BUILDING A)			
146,785 SF Under Construction	100% Available		

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



CLICK ICON FOR SUITE FLOOR PLAN



CLICK ICON FOR SUITE VIRTUAL TOUR

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

LAKESHORE PLAZA
at Dos Lagos

4140 & 4160 TEMESCAL CANYON ROAD, CORONA, CA



**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 tenants a community work environment 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.

Phase 1 (4160) is a 6 story glass office building with suites to accommodate tenants with a single employee, or 100+ employees. Phase 2 (4140), which is scheduled to break ground 1st Quarter 2019, is a 4 story glass office building with highly efficient floorplates, that can accommodate clients as small as 10,000 sf, and as large as 146,000 sf. The two buildings are joined by an open air court yard 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, and efficient and economical floor plans. The design package is truly timeless: simplicity and class.

**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

RIVERSIDE COUNTY

2,454,634 in Population

\$86,582 Average HH Income

1,470,762 Adj. Daytime
Demographics



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

LAKESHORE PLAZA
at Dos Lagos

4140 & 4160 TEMESCAL CANYON ROAD, CORONA, CA

LAKESHORE PLAZA
at Dos Lagos

PHASE 2
DEVELOPMENT

THE SHOPS AT
DOS LAGOS

Crossings
at Corona



CAJALCO OVERPASS
ANTICIPATED COMPLETION
DEC. 2019

City of Corona Facts

±45 Miles Southeast of Los Angeles

39.2 Square Miles

Over 160,000 Population

More the 934 AC of Parks & Outdoor Recreational Spaces

More than 42,000 Jobs

84,000 Workforce

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

LAKESHORE PLAZA
at Dos Lagos

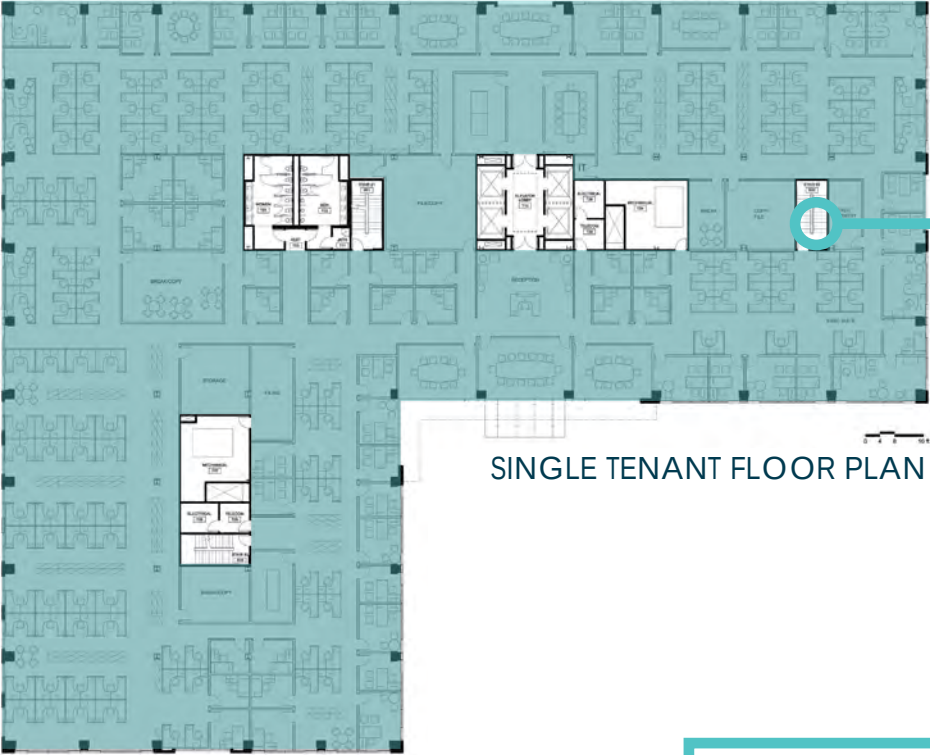
4140 & 4160 TEMESCAL CANYON ROAD, CORONA, CA



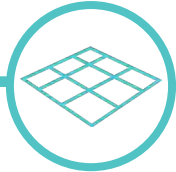
LAKE SHORE PLAZA at Dos Lagos

4140 & 4160 TEMESCAL CANYON ROAD, CORONA, CA

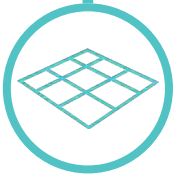
No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 3240 Mission Inn Ave, Riverside, CA 92507 | Corp. DRE#: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



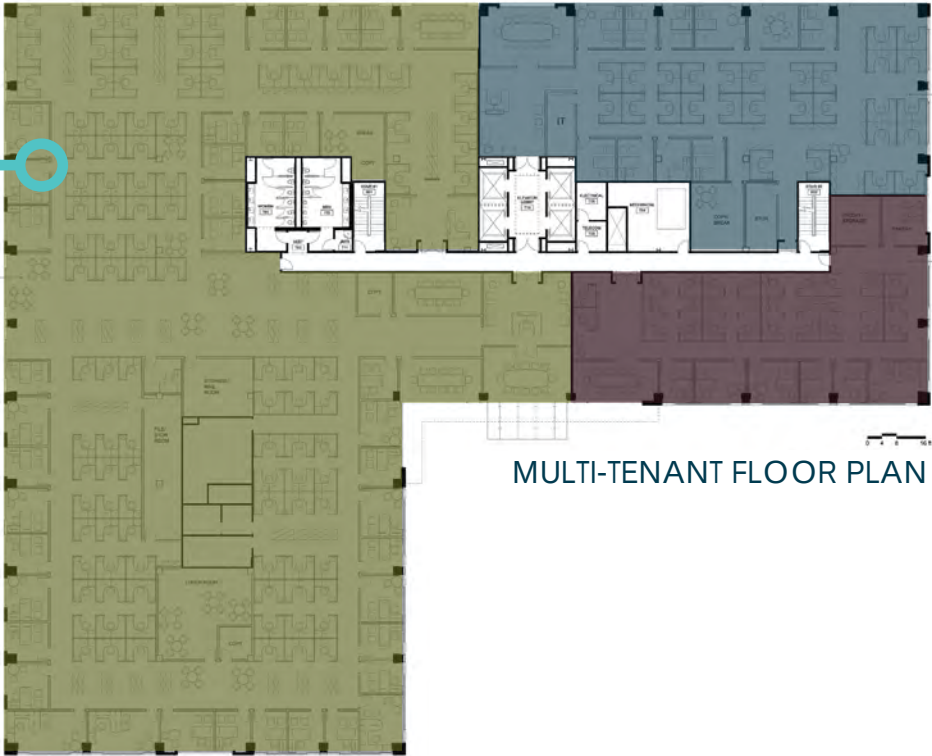
SINGLE TENANT FLOOR PLAN



HIGHLY EFFICIENT
SINGLE TENANT
FLOOR PLATES



FLEXIBLE UNIT SIZING
TO ACCOMMODATE
NUMEROUS
CONFIGURATIONS



MULTI-TENANT FLOOR PLAN

25,777 RSF

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



4140 RENDERINGS



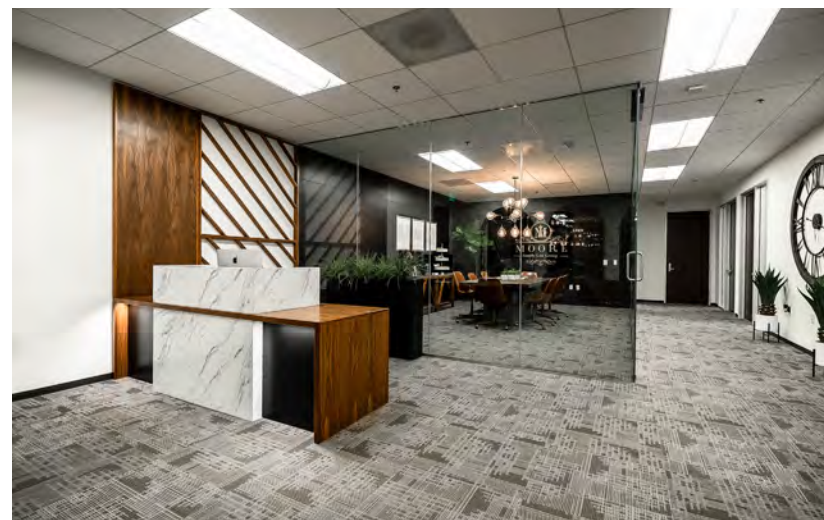
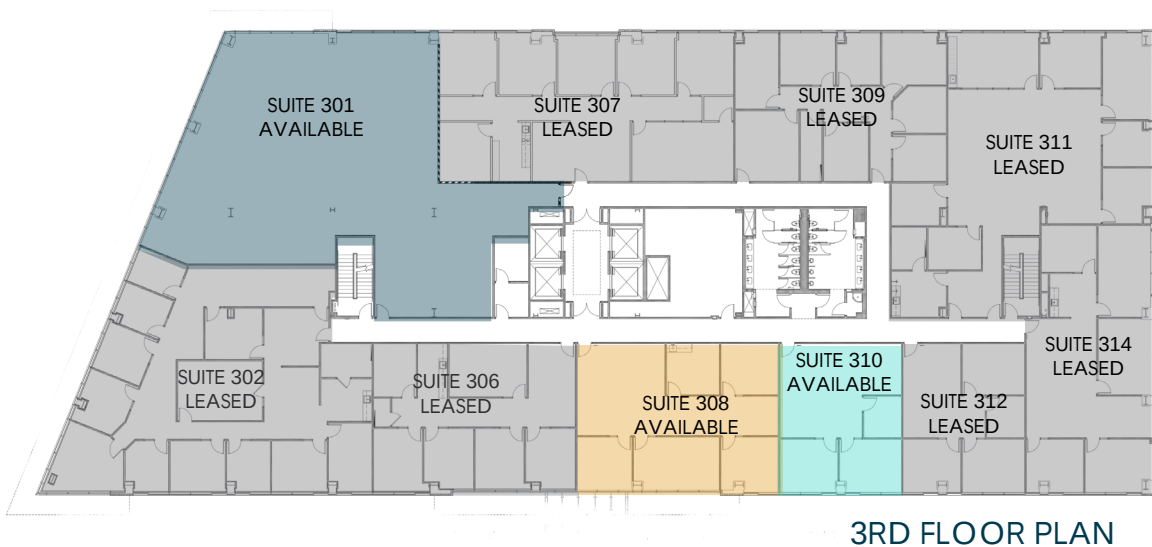
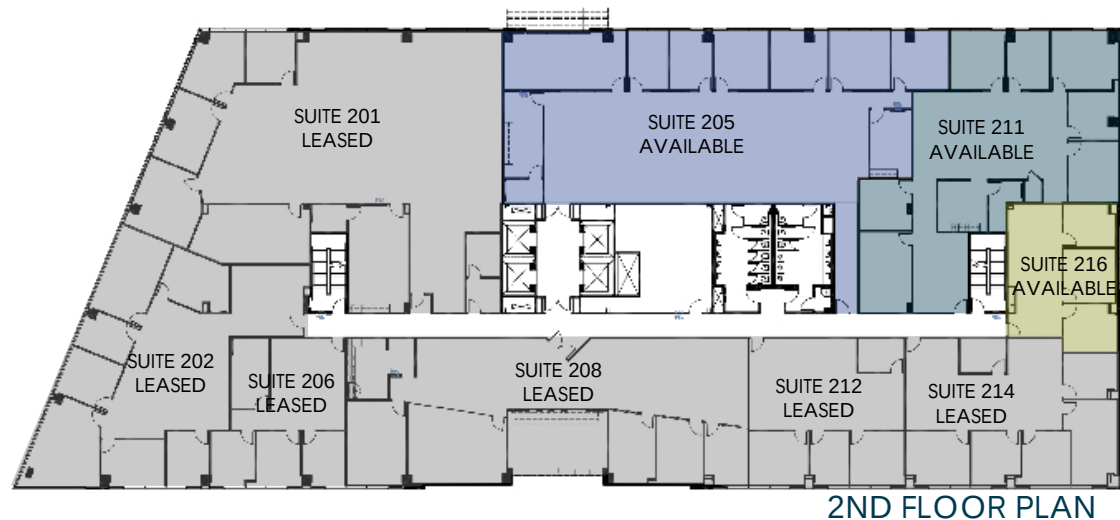
LAKESHORE PLAZA
at THE COMMONS

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



FLOOR PLAN | 4160 TEMESCAL CANYON RD



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

LAKESHORE PLAZA
at Dos Lagos

4140 & 4160 TEMESCAL CANYON ROAD, CORONA, CA



Crossings
at Corona

STAYBRIDGE
SUITES

MONTECITO
at Dos Lagos

LAKE SHORE PLAZA at Dos Lagos

AMENITIES

15
DOS LAGOS
COMMUNITY THEATRES

Miguel's

TAPS

66 CIRCUS CITY GRILLE

WOOD RANCH
at Dos Lagos

iPlayology

Stone Church Brewing

Daniels

RA

SAKURA BAR-RESTAURANT

CHOCOLATE FACTORY

VINO VERITAS

Interior Accents

Papaya

sleep & number

Z GALLERII

J.P.S.A. BANK

Bridal Exchange

Clark's GYMBOREE

MONESPRIG

AN AVEIDA LIFESTYLE SALONS&SPA

Brighton, the Lela

sunglass hut

CROWN & STACHE

charlotte russe

WINDSOR

LOFT

pinkberry

FRIDAYS

SOCCER

George de la Grange Bakery

Sur la table

DELICIOUS

VICTORIA'S SECRET

NEW YORK & COMPANY

EXPRESS

Sumthin Savvy

Bath & Body Works

TRADER JOE'S

RE/MAX REAL PROS

TERRANO
at Dos Lagos

FUTURE DEVELOPMENT

LAKE SHORE PLAZA at Dos Lagos

4140 & 4160 TEMESCAL CANYON ROAD, CORONA, CA

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

LAKESHORE PLAZA at Dos Lagos

4140 & 4160 TEMESCAL CANYON ROAD,
CORONA, CA



THOMAS P. PIERIK, SIOR
951.276.3610 // DRE#: 009820257
TPIERIK@LEERIVERSIDE.COM



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



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



**LEE &
ASSOCIATES**

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