

RESTAURANT, RETAIL AND OFFICE SPACE FOR LEASE

LAKE FRONT PLAZA

31681 AND 31701 RIVERSIDE DRIVE | LAKE ELSINORE, CA



PROPERTY FEATURES:

- Best Suite on Riverside Drive / Former Circle K Location
- Restaurant, Retail and Office availability from ±720 SF - ±3,024 SF
- High traffic corridor/Highway 74 – Across from the Lake Park RV Resort & Lodge.
- Near New Lake Elsinore Launch Pointe Resort & Marina
- High Growth Residential Trade Area with Over 17,275 Residential Units Planned Within 5 Miles Of The Property
- Former Restaurant Space with Grease Interceptor 1,200 SF - 3,210 SF

LEASE RATES:

SEE ATTACHED RENT SCHEDULE



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

25240 Hancock Avenue, #100 | Murrieta, CA 92562
www.lee-associates.com | Corp ID# 01048055

For More Information, Please Contact:

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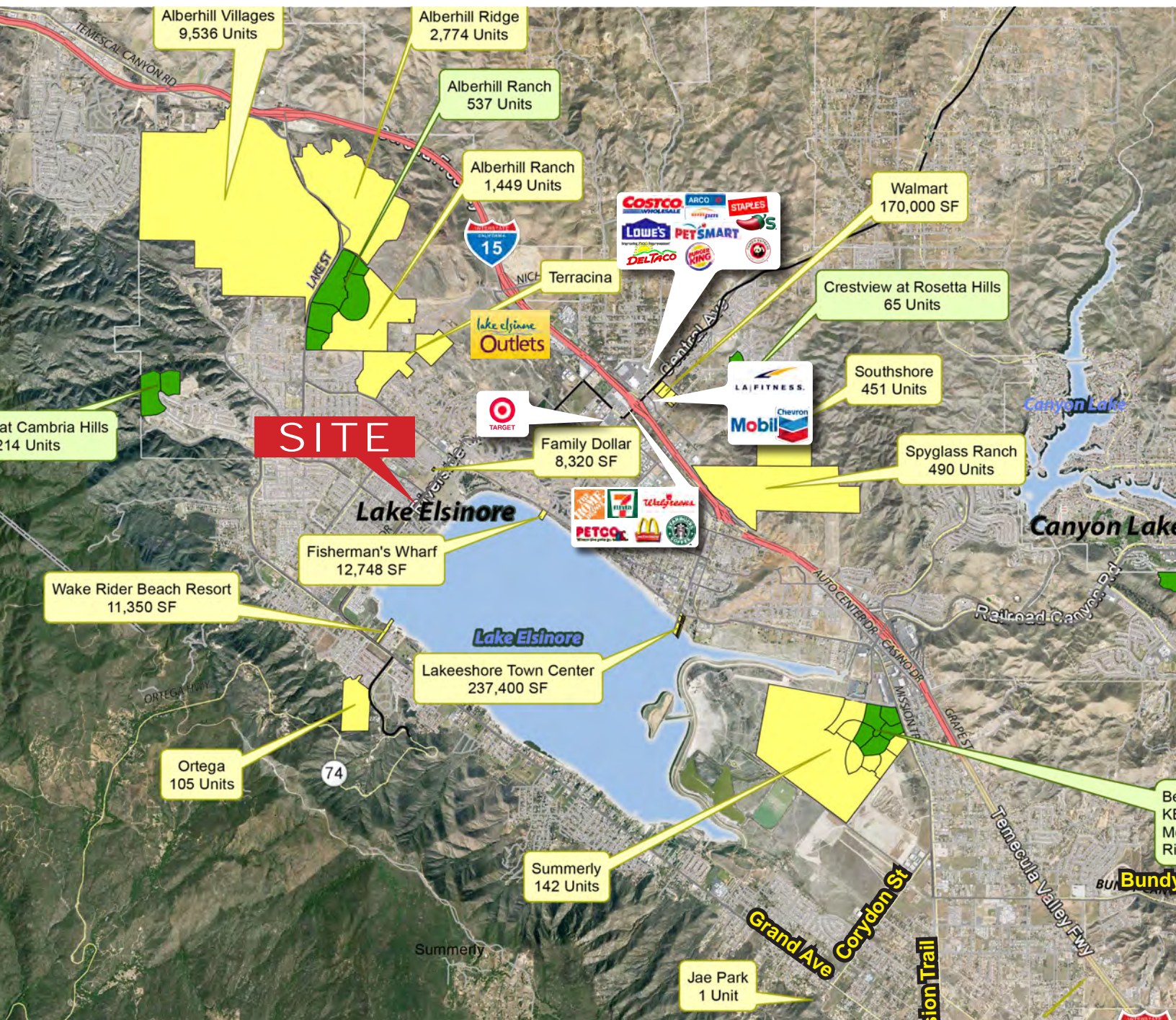
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AMENITIES AERIAL



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AVAILABILITY

31681 RIVERSIDE DRIVE

SUITE	SUITE SQ FT	MIN SF	MAX SF	DESCRIPTION	RENTAL RATE
A	±1,739	±1,739	±1,739	2nd Floor: Open with two private office and Kitchenette	LEASED
B	±792	±792	±792	2nd Floor: One open office	LEASED
C	±860	±860	±860	2nd Floor - LEASED: Three private offices, reception area	LEASED
D/E	±2,062	±2,062	±2,062	CUP: Entitled Church - One private office, showroom & 2 restrooms	LEASED
F	±968	±968	±968	Open Floorplan - One private restroom	\$1.00 + NNN
G	±902	±902	±902	LEASED	LEASED
I	±732	±732	±732	Open Floorplan - One private restroom	LEASED
J	±720	±720 <td ±720	Open Floorplan - One private restroom	\$1.00 + NNN	
K/L	±1,400	±1,400	±1,400	LEASED	LEASED

31701 RIVERSIDE DRIVE

A	±3,024	±3,024	±3,024	Former Circle K	\$1.75 + NNN
B	±1,300	±1,300	±1,300	Open with one private office and restroom	\$1.00 + NNN
C	±1,466	±1,466	±1,466	LEASED	LEASED
D	±3,210	±1,200	±3,210	Former Restaurant/Bar with Grease Interceptor	LEASED
E & F	±2,880	±2,880	±2,880	LEASED	LEASED

*NNN's: \$.36 SF



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DEMOGRAPHICS

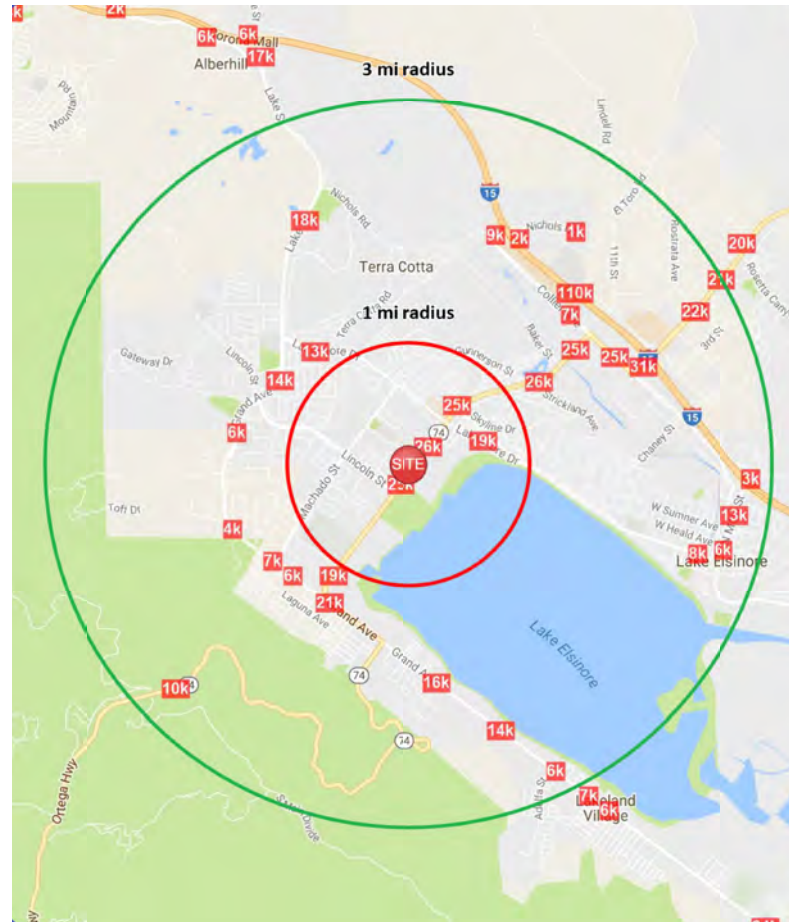
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2016 Population (Estimated)	13,526	46,370	72,453
2021 Population (Projected)	14,570	49,933	78,212
Daytime Employee Population	2,096	8,573	11,590
Average Household Income	\$60,976	\$68,644	\$74,928

Source: Regis 2017

TRAFFIC COUNT

Riverside Drive	26,000 CPD
Joy Street and Riverside Drive	25,000 CPD
Interstate 15	110,000 CPD

Source: Regis 2017



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