



FOUR CORNERS

31085 - 31093 RIVERSIDE DRIVE | LAKE ELSINORE, CA

NICK EARLE

951.445.4528

nearle@leetemecula.com

DRE #01916982

NICK CORBELL

951.445.4522

ncorbell@leetemecula.com

DRE #01932821

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. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562. Corporate ID# 01048055



PROPERTY HIGHLIGHTS

- Hard Corner ground lease opportunity
- Very strong car counts
- Flexible zoning
- Adjacent to several National & Regional retailers

AVAILABILITY

Unit	Size
16831	Ground Lease
31085	1,500 SF (former bar)

DEMOGRAPHICS

	1 mile	3 mile	5 mile
2018 Population	10,670	46,366	75,452
2023 Est. Population	11,454	49,546	80,722
Average HH Income	\$56,405	\$71,041	\$77,370

TRAFFIC COUNTS

26,000 CPD

Riverside Drive

19,000 CPD

Lakeshore Drive

*Source: Regis Online



FOUR CORNERS

31085 - 31093 RIVERSIDE DRIVE | LAKE ELSINORE, CA

NICK EARLE
951.445.4528

nearle@leetemecula.com
DRE #01916982

NICK CORBELL
951.445.4522

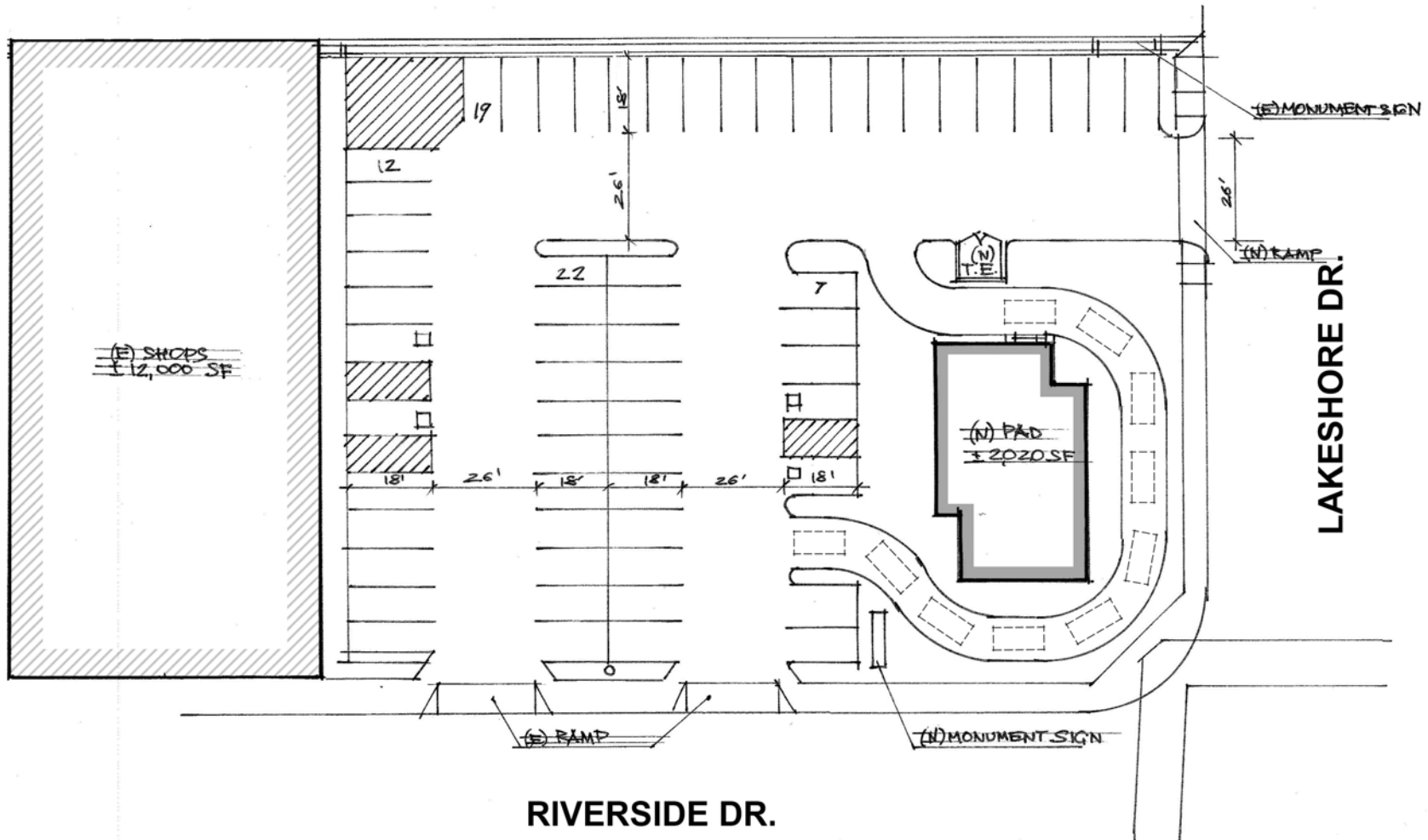
ncorbell@leetemecula.com
DRE #01932821

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. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055



PROPOSED SITE PLAN



FOUR CORNERS

31085 - 31093 RIVERSIDE DRIVE | LAKE ELSINORE, CA

NICK EARLE
951.445.4528

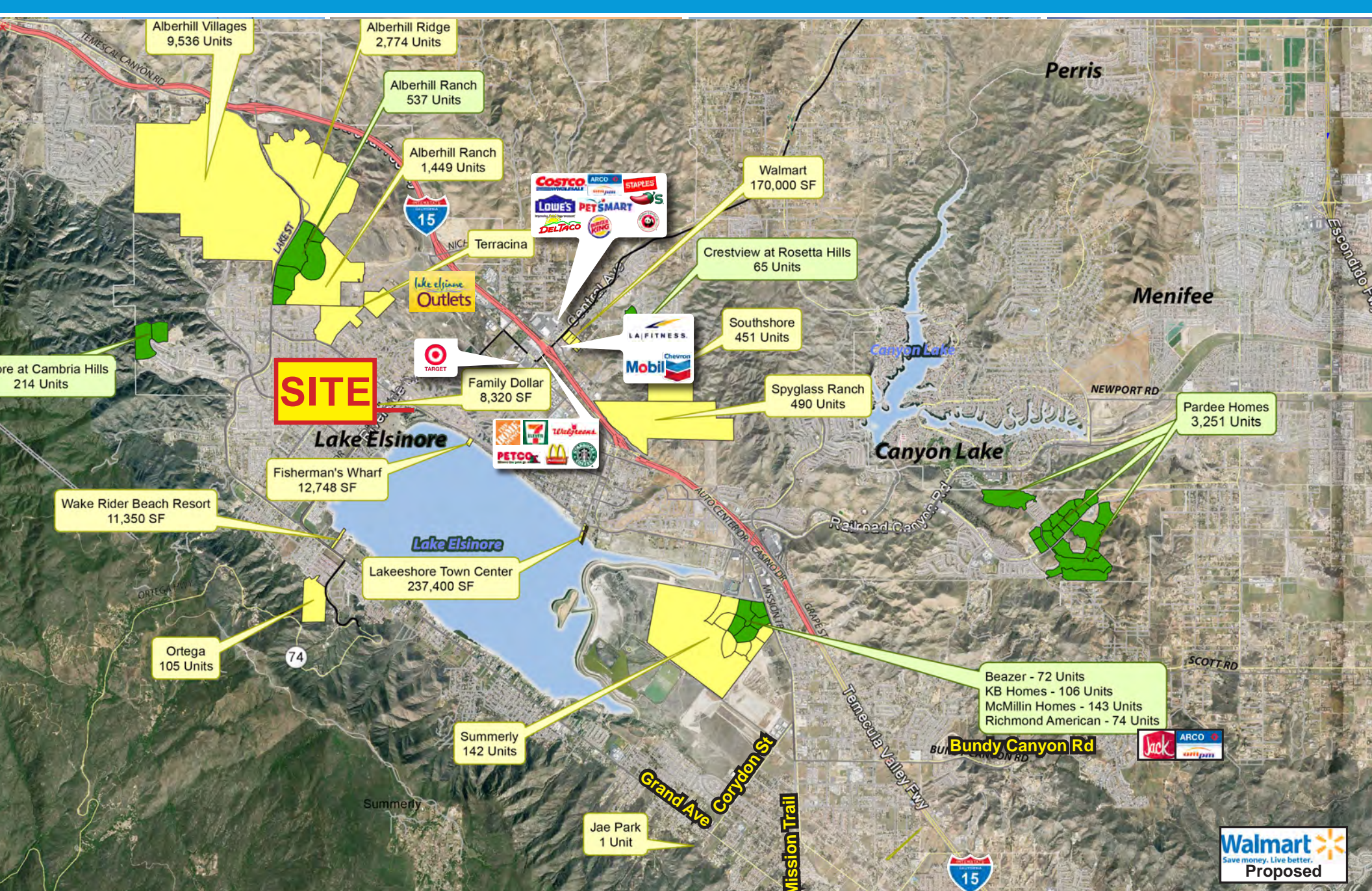
nearle@leetemecula.com
DRE #01916982

NICK CORBELL
951.445.4522

ncorbell@leetemecula.com
DRE #01932821

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. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055



FOUR CORNERS

31085 - 31093 RIVERSIDE DRIVE | LAKE ELSINORE, CA

NICK EARLE
951.445.4528

nearle@leetemecula.com
DRE #01916982

NICK CORBELL
951.445.4522

ncorbell@leetemecula.com
DRE #01932821

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. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055



26552 Central Ave Lake Elsinore, CA 92532		1 mi radius	3 mi radius	5 mi radius
POPULATION	2017 Estimated Population	3,596	38,589	80,015
	2022 Projected Population	3,872	41,414	86,025
	2010 Census Population	3,163	32,988	69,779
	2000 Census Population	1,904	22,243	48,889
	Projected Annual Growth 2017 to 2022	1.5%	1.5%	1.5%
	Historical Annual Growth 2000 to 2017	5.2%	4.3%	3.7%
HOUSEHOLDS	2017 Median Age	33.3	30.9	32.9
	2017 Estimated Households	1,064	11,006	23,711
	2022 Projected Households	1,124	11,589	25,011
	2010 Census Households	938	9,450	20,755
	2000 Census Households	592	6,871	15,541
	Projected Annual Growth 2017 to 2022	1.1%	1.1%	1.1%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2017	4.7%	3.5%	3.1%
	2017 Estimated White	58.2%	55.5%	60.0%
	2017 Estimated Black or African American	4.9%	5.8%	5.4%
	2017 Estimated Asian or Pacific Islander	8.3%	6.0%	5.3%
	2017 Estimated American Indian or Native Alaskan	0.7%	1.0%	1.0%
	2017 Estimated Other Races	27.9%	31.7%	28.3%
INCOME	2017 Estimated Hispanic	47.6%	55.5%	49.7%
	2017 Estimated Average Household Income	\$79,845	\$67,183	\$74,370
	2017 Estimated Median Household Income	\$76,949	\$62,696	\$64,274
EDUCATION (AGE 25+)	2017 Estimated Per Capita Income	\$23,618	\$19,318	\$22,186
	2017 Estimated Elementary (Grade Level 0 to 8)	12.6%	14.9%	11.5%
	2017 Estimated Some High School (Grade Level 9 to 11)	8.5%	12.0%	10.9%
	2017 Estimated High School Graduate	29.1%	27.8%	28.3%
	2017 Estimated Some College	28.1%	26.5%	27.7%
	2017 Estimated Associates Degree Only	6.8%	5.9%	6.5%
BUSINESS	2017 Estimated Bachelors Degree Only	9.0%	9.0%	10.4%
	2017 Estimated Graduate Degree	5.9%	4.0%	4.8%
	2017 Estimated Total Businesses	513	1,147	1,994
	2017 Estimated Total Employees	4,804	8,787	13,915
	2017 Estimated Employee Population per Business	9.4	7.7	7.0
	2017 Estimated Residential Population per Business	7.0	33.7	40.1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Proposed Lake Elsinore Diamond Sports Center



(Artist Rendering)

The proposed Lake Elsinore Diamond Sports Center would feature about 520,000 square feet of indoor floor space split between two levels. The center is targeted for 23 acres abutting the north side of the Lake Elsinore Diamond minor-league baseball stadium. The 433,000-square-foot ground floor could accommodate 58 volleyball courts or be divided into 33 basketball courts. In addition, it would feature a championship arena with seating for 3,000 fans, a food court and family-style restaurant.

An 89,000-square-foot upper level would line the inner perimeter while overlooking the courts and arena. It would offer a sports bar, VIP suites, team rooms, offices and other functional uses. The building would be wired to allow for national television broadcasts.

FOUR CORNERS

31085 - 31093 RIVERSIDE DRIVE | LAKE ELSINORE, CA

NICK EARLE
951.445.4528
nearle@leetemecula.com
DRE #01916982

NICK CORBELL
951.445.4522
ncorbell@leetemecula.com
DRE #01932821

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. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055