

# 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 FIXURIZED  
RESTAURANT SPACE  
AVAILABLE!


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

DAMON PLATT  
951.600.8634 x703  
damon.platt@svn.com  
CalDre #02249650

# PROPERTY SUMMARY

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




 +/-4,200sf fully fixurized restaurant space; all equipment remains; grease interceptor; asking \$2.00 nnn.

 Retail Suites Available Now; Dedicated Freeway Signage!

 Pad Available for Ground Lease - Drive-Thru Potential

 Pad Lease Rate Negotiable

 Asking \$1.50 PSF

 Excellent Freeway Visibility



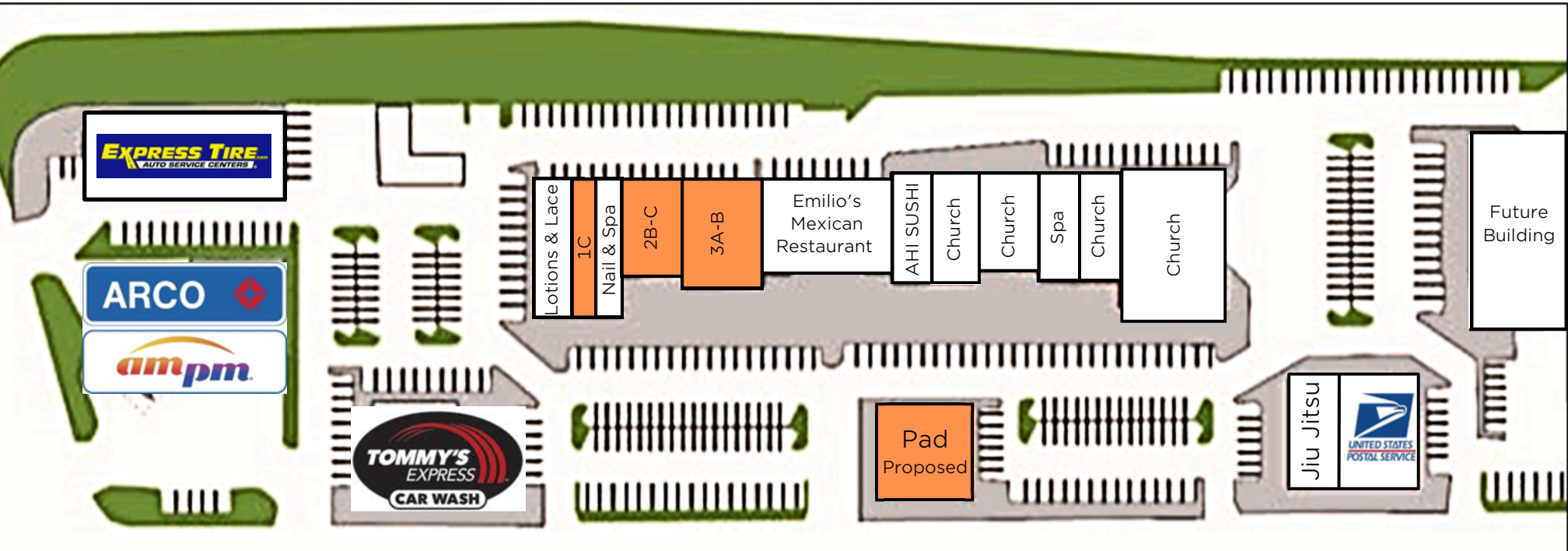
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SUITE	TENANT	SF
1A-B	LOTIONS & LACE	±3,600
1C	VACANT	±1,800
2A	NAIL & SPA	±1,000
2B-C	VACANT	±2,000
3A-B	VACANT	±4,200
4A-B	EMILIO'S	±6,730
5A	AHI SUSHI	±1,900

SUITE	TENANT	SF
5B-C/6A-B-C/7B-C	CHURCH	±7,100
Pad	PROPOSED DRIVE-THRU	±3,000
7A	SPA SWAN	±1,400
8B-D	CHURCH	±8,000
31724 - 101	USPS	±3,720
31724 - 102	JIU-JITSU	±3,475

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# SITE 3A-B PHOTOS

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# DEMOGRAPHICS

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



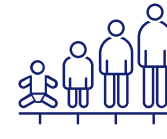
- State** California
- County** Riverside
- Mayor** Robert 'Bob' Magee
- Website** lake-elsinore.org

## POPULATION

Source: ESRI



48,123  
POPULATION

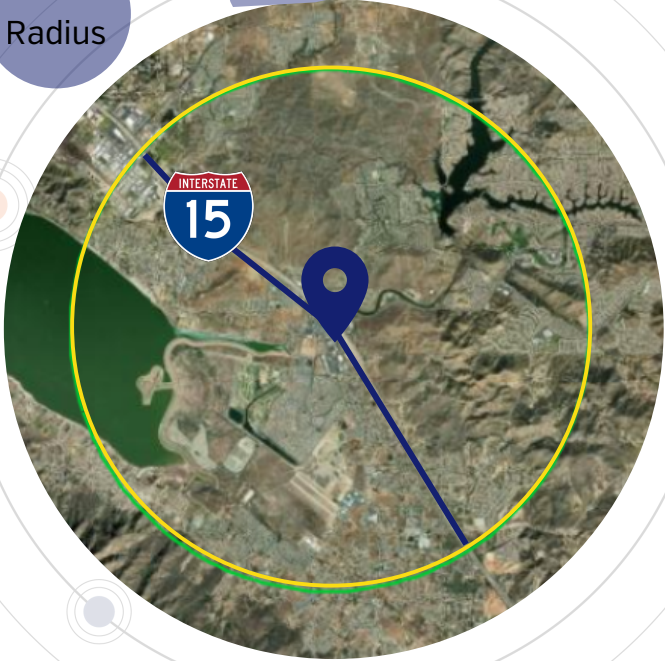


34.4  
MEDIAN AGE



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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