



VONS

STARBUCKS
COFFEE

NEWBARK

For Lease

City Center | Lake Elsinore, CA

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Property Highlights

City Center | NWC Grape Street & Railroad Canyon Road

- Shopping Center is anchored by a 126,390 s.f. Walmart (NAP) with other quality promotional tenants to complement the draw
- Trade area's dominant shopping center
- GLA is approximately 243,208 s.f. with a recently upgraded new color scheme
- Project is immediately adjacent and visible to the 15 Freeway, which has a daily traffic count of over 119,000 CPD
- 10% projected population increase by 2020

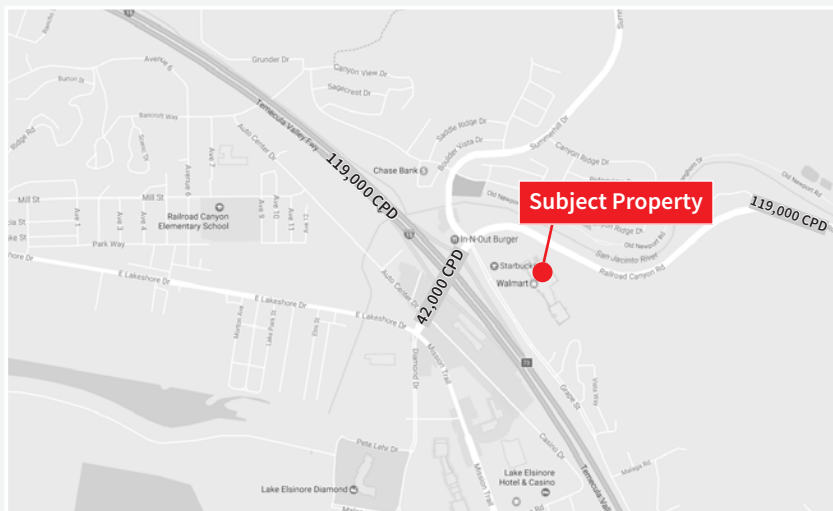


AREA RETAILERS



Walmart

WELLS FARGO



DEMOGRAPHICS

1 mile ▼

2 miles ▼

3 miles ▼



4,505
Total Population



3.24
Ave. Household Size



\$71,583
Ave. HH Income



\$332,230
Median Home Value



43,830
Total Population



3.26
Ave. Household Size



\$83,947
Ave. HH Income



\$338,056
Median Home Value



108,554
Total Population



3.27
Ave. Household Size

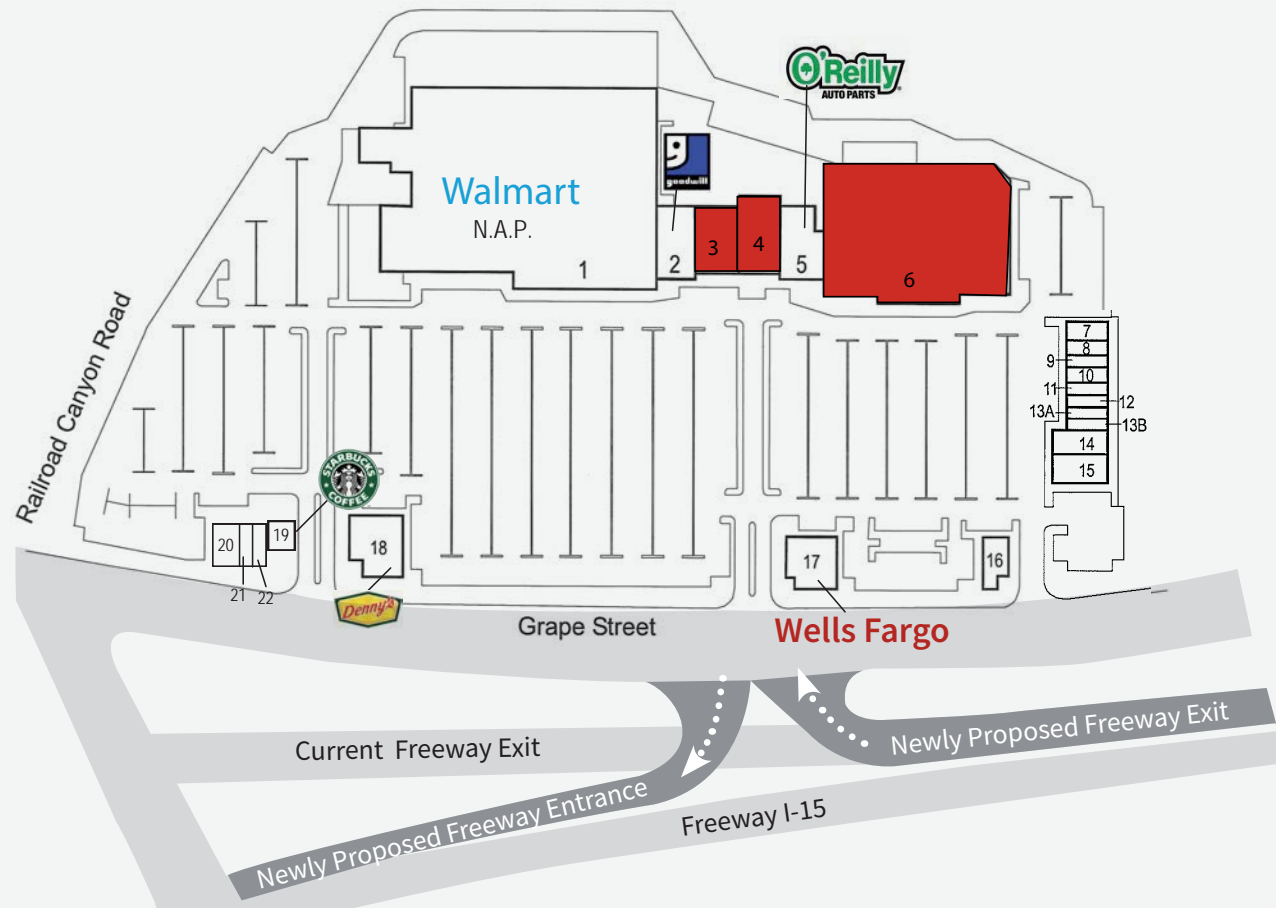


\$81,656
Ave. HH Income



\$352,176
Median Home Value

Site Plan



List of Tenants

Suite #	Tenant	SF	Suite #	Tenant	SF
1	Walmart	126,390	13A	LA Nails & Spa	1,105
2	Goodwill	14,188	13B	Vizion Hair Salon	1,040
3	AVAILABLE	3,003	14	EJ Dental & Orthodontics	2,975
4	AVAILABLE	7,562	15	Spectrum	3,825
5	O'Reilly Auto Parts	7,034	16	El Pollo Loco	2,700
6	AVAILABLE	50,065	17	Wells Fargo	3,500
7	Sushi Zen	1,950	18	Denny's	4,700
8	Sally Beauty	1,300	19	Starbucks	1,500
9	The UPS Store	1,170	20	Verizon Wireless	2,496
10	Waba Grill	1,430	21	Sports Clips	1,100
11	GNC	1,170	22	Jersey Mikes	1,360
12	Smoke Shop	1,105			

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NEW PROPOSED HIGHWAY ACCESS

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