

Central Business Park

FOR SALE or LEASE

600 Central Avenue, Suite E, Lake Elsinore, CA 92530

-  **5,444± SF**
RETAIL/OFFICE AVAILABLE
-  **\$1,400,000**
SALE PRICE
Seller Financing Available
-  **\$9,000/MOS MG**
STARTING MONTHLY
LEASE RATE
Lease Incentives Available



- C-M Zoning (Commercial-Manufacturing)
[Click Here for City of Lake Elsinore C-M Zoning Information](#)
- Direct I-15 freeway access
- Great visibility from high traffic intersection
- Protective CC&R's in place
- Available July 1, 2024
(DO NOT DISTURB TENANT)
- Owner User Opportunity

Demographics

Source: CoStar 2023	1 mile	3 mile	5 mile
2023 Population (Estimated)	2,342	43,535	89,665
2028 Population (Projected)	2,382	44,576	91,275
Daytime Employee Population	4,923	10,362	16,131
Average Household Income	\$63,757	\$85,037	\$89,062

Traffic Counts

Source: CoStar 2022	ADT
Central Avenue at Collier Avenue	28,565
Collier Avenue at Central Avenue	9,196
I-15 at Central Avenue	125,553

Nearby Retailers:  **TARGET** 



Exclusively Marketed By:

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The above information, while not guaranteed, has been secured from sources we believe to be reliable.
Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

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FLOOR PLAN

