

31564 GRAPE ST.

SPACE AVAILABLE FOR SUBLEASE LAKE ELSINORE, CA



PROPERTY INFORMATION

SPACE AVAILABLE: 50,605 SF
SIGNAGE AVAILABLE: BUILDING & PYLON SIGN

FEATURES:

- LOCATED 0.4 MILES SOUTH OF THE 15 FREEWAY
- GREAT CENTER WITH WAL-MART, STARBUCKS, EL POLLO LOCO, FASHION TODAY & O'REILLY AUTO PARTS
- HIGH TRAFFIC
- EXCELLENT VISIBILITY AND SIGNAGE
- OVER 108,400 PEOPLE IN A 5 MILE RADIUS WITH INCOMES OF OVER \$75,000 PER YEAR

DEMOGRAPHICS

2017 ESTIMATED POPULATION

1 Mile: 5,515
3 Mile: 44,736
5 Mile: 108,400

2017 ESTIMATED AVG. HH INCOME

1 Mile: \$77,634
3 Mile: \$81,799
5 Mile: \$77,891

2017 ESTIMATED TRAFFIC COUNTS

45,534 CPD – I-15
25,836 CPD – RAILROAD CANYON RD
14,700 CPD – GRAPE ST



Carol Springstead CA BRE #01802067
cspringstead@Springstead-associates.com

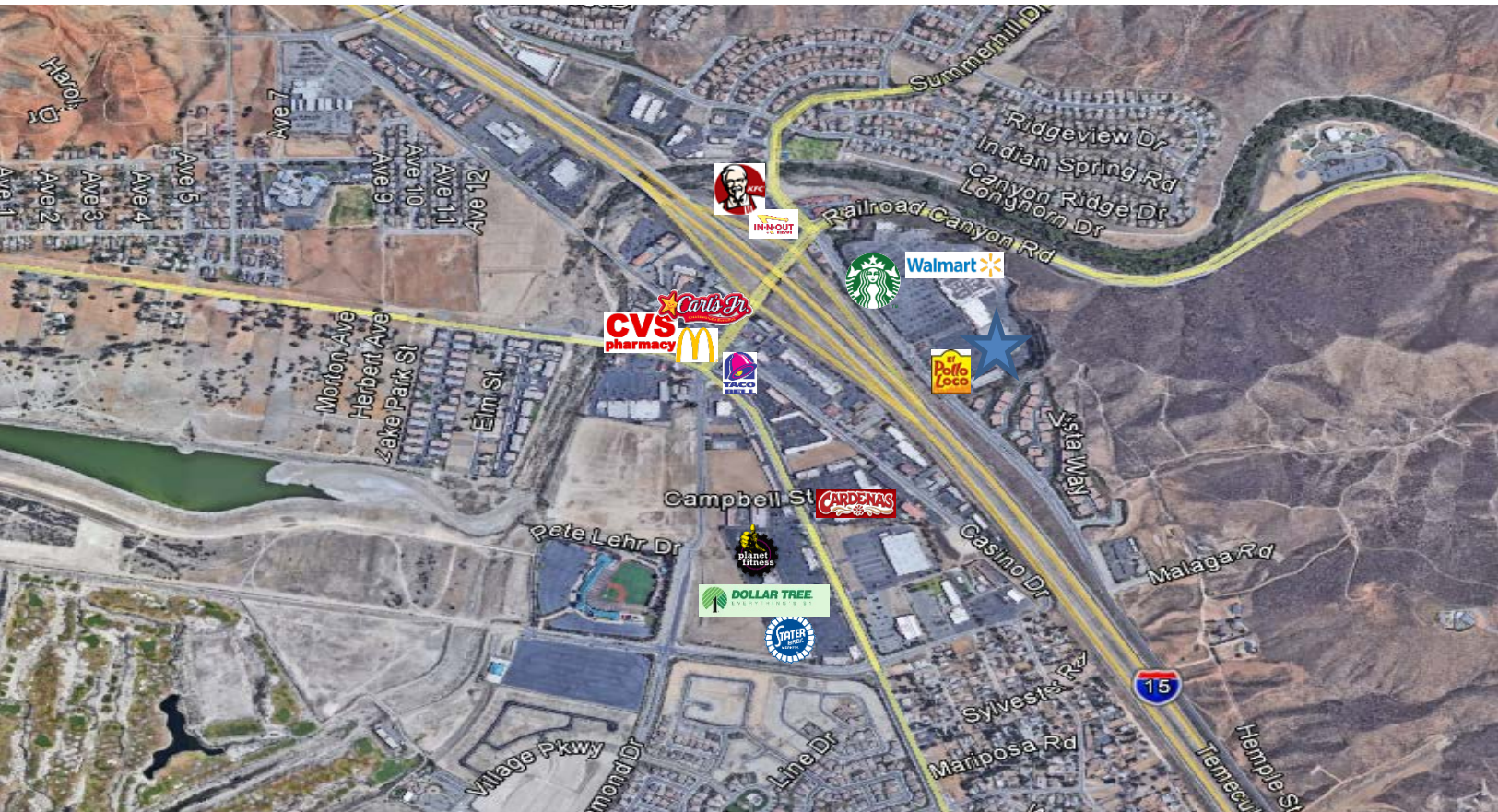
SPRINGSTEAD & ASSOCIATES, INC.
3300 IRVINE AVE. STE 250
NEWPORT BEACH, CA 92660
P: 949-797-9040 F: 949-797-9041
WWW.SPRINGSTEAD-ASSOCIATES.COM

**SPACE AVAILABLE
FOR LEASE
LAKE ELSINORE, CA**

31564 GRAPE ST.



SUITE	TENANT	SF
1	Walmart	
2	Goodwill Industries	14,188
3	Payless Shoesource	3,003
4	Fashion Today	7,562
5	O'Reilly Auto Parts	7,034
6	Vons	50,605
7	Sushi Zen	1,950
8	Sally Beauty Supply	1,300
9	The UPS Store	1,170
10	Dry Cleaner	1,430
11	GNC	1,170
12	The Smoke Shop	1,105
13A	LA Nails & Spa	1,105
13B	Vizion Hair Salon	1,040
14	Elsinore Hills Family Dental	2,975
15	Basic 21	3,789
16	El Pollo Loco	2,700
17	Wells Fargo	3,500
18	Denny's	4,700
19	Starbucks	1,500
20	Verizon Wireless	2,496
21	Sport Clips	1,119
22	Jersey Mikes	1,360



Carol Springstead CA BRE #01802067
cspringstead@Springstead-associates.com

SPRINGSTEAD & ASSOCIATES, INC.
 3300 IRVINE AVE. STE 250
 NEWPORT BEACH, CA 92660
 P: 949-797-9040 F: 949-797-9041
WWW.SPRINGSTEAD-ASSOCIATES.COM