

ELSINORE CENTRAL MARKETPLACE

SEQ Central & I-15, Lake Elsinore, CA

- Planned 80,000 square foot neighborhood shopping center
- Outstanding visibility from the I-15 Freeway
- Built in the heart of an exceptionally strong residential growth market; 10,536 additional housing units planned within the trading area.
- Anchors at the Central Avenue/I-15 interchange also include: Costco, Lowe's, Target, Staples, PetsMart, Home Depot, and Bed Bath & Beyond, comprising as much as 720,000 square feet
- Extensive traffic improvements to be constructed as a part of this retail infusion
- Serving the communities of Lake Elsinore, Murrieta, and Canyon Lake

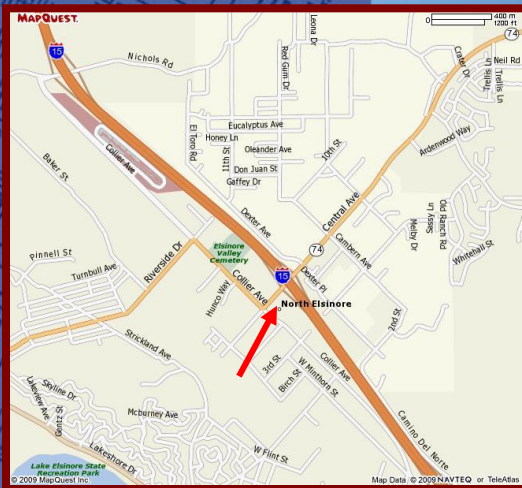
Join adjacent tenants



STAPLES



BED BATH & BEYOND



DEMOGRAPHICS

| | <u>3-Mile Radius</u> | <u>5-Mile Radius</u> |
|----------------------------------|----------------------|----------------------|
| 2016 Estimated Population | 38,034 | 83,912 |
| 2021 Projected Population | 41,002 | 90,459 |
| 2021 Projected Median HH Income | \$65,056 | \$68,742 |
| 2021 Projected Average HH Income | \$79,364 | \$88,076 |
| 2016 Average Household Size | 3.4 | 3.3 |
| 2016 Median Age in Years | 30.6 | 32.8 |

Source: Sites USA, 2017

TRAFFIC COUNTS

| | |
|------------------------|----------------------|
| Central Avenue at I-15 | 61,500 cars per day |
| I-15 at Central Avenue | 226,000 cars per day |

Source: CalTrans, 2008

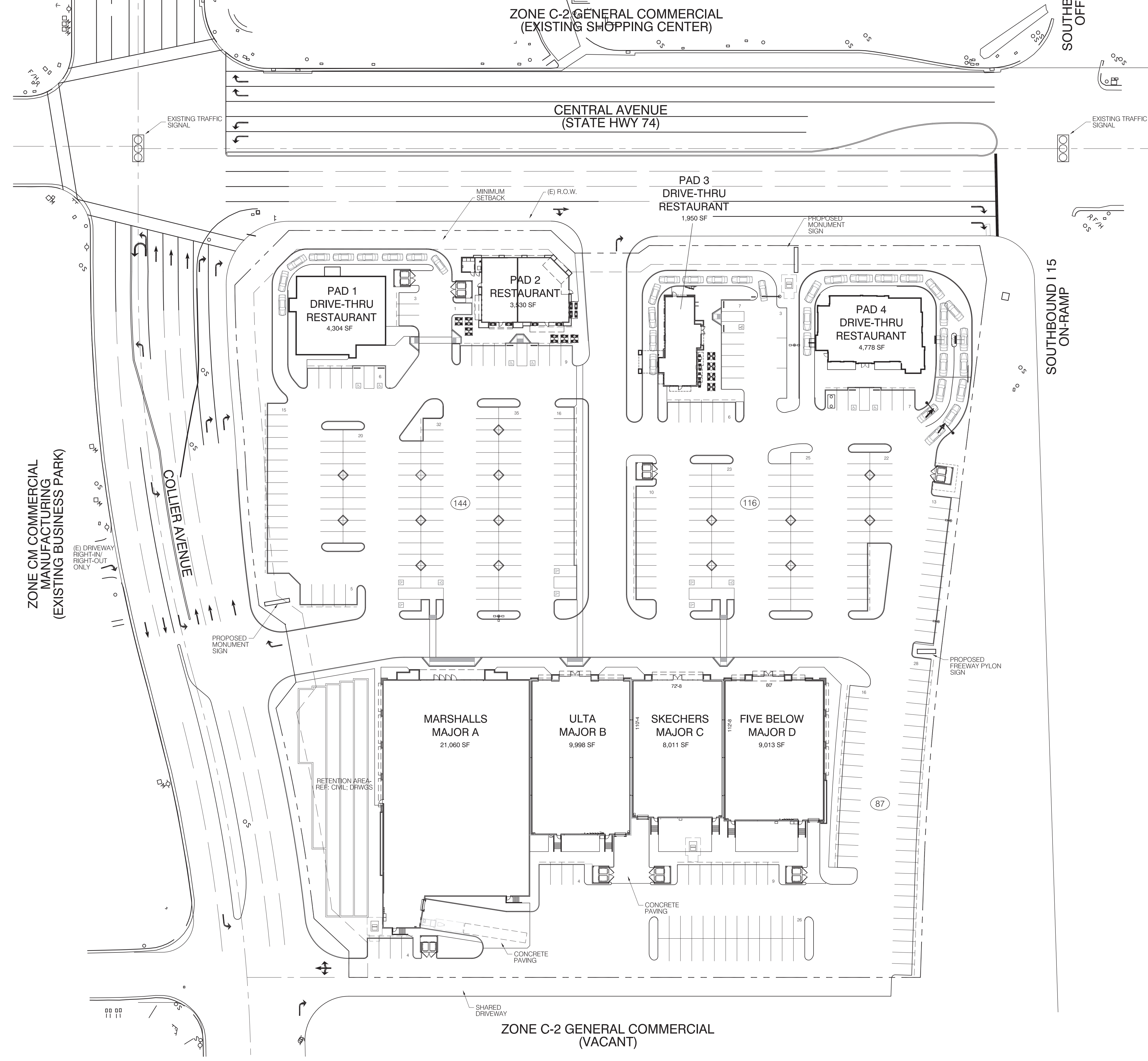
For More Information, Please Contact:

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SRA
 Strategic Retail Advisors

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The info above has been obtained from sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.

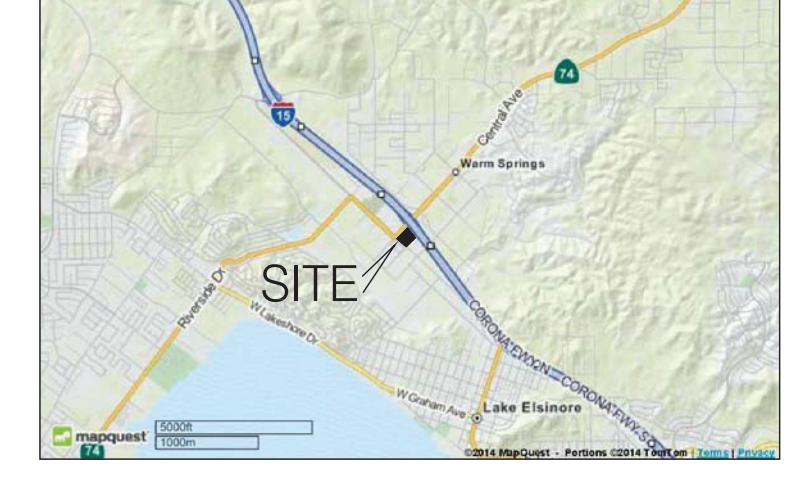


BUILDING CODE DATA

2013 CALIFORNIA CODES

| | |
|-----------------------------|-------------------|
| MAJOR A OCCUPANCY: | M |
| TYPE OF CONSTRUCTION: | V-B (SPRINKLERED) |
| BUILDING AREA: | 21,060 |
| MAJOR B OCCUPANCY: | M |
| TYPE OF CONSTRUCTION: | V-B (SPRINKLERED) |
| BUILDING AREA: | 9,998 |
| MAJOR C OCCUPANCY: | M |
| TYPE OF CONSTRUCTION: | V-B (SPRINKLERED) |
| BUILDING AREA: | 8,011 |
| MAJOR D OCCUPANCY: | M |
| TYPE OF CONSTRUCTION: | V-B (SPRINKLERED) |
| BUILDING AREA: | 9,998 |
| PAD 1 OCCUPANCY: | A-2 |
| TYPE OF CONSTRUCTION: | V-B |
| CUSTOMER AREA: | 1,036 SF |
| NON-CUSTOMER AREA: | 3,268 SF |
| TOTAL BUILDING AREA: | 4,304 SF |
| PAD 2 TYPE OF CONSTRUCTION: | V-B |
| SUITE A OCCUPANCY: | B |
| CUSTOMER AREA: | 571 SF |
| NON-CUSTOMER AREA: | 929 SF |
| SUITE B OCCUPANCY: | A-2 |
| CUSTOMER AREA: | 550 SF |
| NON-CUSTOMER AREA: | 1,480 SF |
| TOTAL BUILDING AREA: | 3,530 SF |
| PAD 3 OCCUPANCY: | B |
| TYPE OF CONSTRUCTION: | V-B |
| CUSTOMER AREA: | 390 SF |
| NON-CUSTOMER AREA: | 1,560 SF |
| TOTAL BUILDING AREA: | 1,950 SF |
| PAD 4 OCCUPANCY: | A-2 |
| TYPE OF CONSTRUCTION: | V-B |
| CUSTOMER AREA: | 2,222 SF |
| NON-CUSTOMER AREA: | 2,556 SF |
| TOTAL BUILDING AREA: | 4,778 SF |
| PAD 4 RETAIL: | 5,500 SF |

VICINITY



LEGAL

ASSESSORS PARCEL NUMBERS:
377-080-014, 031, 032, 033 & 034

ZONING

GENERAL PLAN: BUSINESS DISTRICT
ZONING: C-2 (GENERAL COMMERCIAL)
SETBACKS:
FRONT: 20' AVG/ 15' MIN
SIDE (ADJ. TO STREET): 15'
REAR: 0'
MAXIMUM BUILDING HEIGHT: 45'

PROJECT SUMMARY

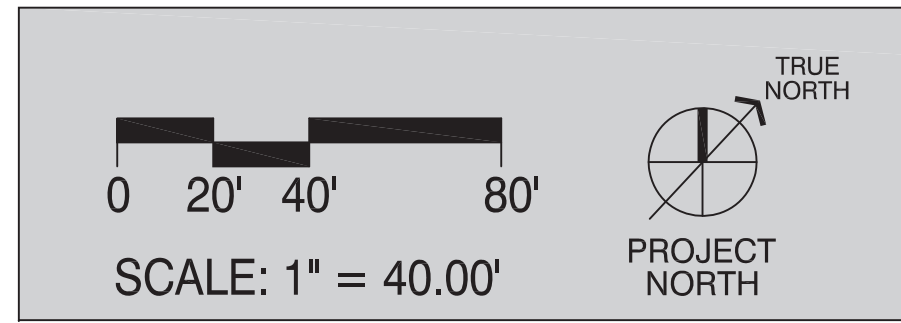
LAND AREA: 7.25 AC (315,844 SF ±)
RETAIL RESTAURANT: 48,082 SF
TOTAL BUILDING AREA: 62,644 SF
BUILDING COVERAGE (F.A.R.): 19.8%

PARKING

REQUIRED PARKING:
PARKING STALL DIMENSIONS: 9' X 18'
MINIMUM AISLE WIDTH (90° PARKING): 26'
RETAIL (1/250): 192 STALLS
RESTAURANT:
1/45 SF CUSTOMER AREA: 106 STALLS
1/200 SF NONCUSTOMER AREA: 49 STALLS
TOTAL PARKING REQUIRED: 347 STALLS
TOTAL PARKING PROVIDED: 347 STALLS

NOTE:
THIS SITE PLAN SHOWS DEVELOPER'S PLAN FOR THE CONFIGURATION OF THE PROJECT AS OF THE DATE OF THE SITE PLAN. ONLY. IT IS ONLY A PLAN, AND IT SHALL NOT BE DEEMED TO BIND DEVELOPER AS TO:
(A) THE SIZE OF ANY PARTICULAR BUILDING OR SPACE DEPICTED HEREON, OR
(B) THE CONFIGURATION, LOCATION OR FLOOR AREA OF ANY PARTICULAR BUILDING OR SPACE DEPICTED HEREON, OR
(C) THE PROPOSED USE OR OCCUPANCY OF ANY PARTICULAR BUILDING OR SPACE DEPICTED HEREON.
PHASE LINES AND NUMBERS, IF ANY, ARE FOR REFERENCE PURPOSES ONLY. PHASE LINES MAY BE REDRAWN, PHASE NUMBERS MAY BE REASSIGNED, AND THE CONSTRUCTION SEQUENCE OF THE PHASES MAY NOT NECESSARILY FOLLOW THE NUMERICAL SEQUENCE OF THE PHASES DEPICTED HEREON. ALL AT THE SOLE DISCRETION OF DEVELOPER.
BUILDING AREAS AND LAND COVERAGE ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT. ANY PROPOSED DEVELOPMENT IS SUBJECT TO APPROVAL OF GOVERNMENT OR OTHER AGENCIES HAVING JURISDICTION. ALL DIMENSIONS AND SITE CONDITIONS ARE SUBJECT TO VERIFICATION.

CONCEPTUAL SITE PLAN SCHEME Kv8
CENTRAL PLAZA LAKE ELSINORE, CA
GKPA PROJECT #14138.01
14 SEPTEMBER 2016



CENTRAL PLAZA
LAKE ELSINORE, CALIFORNIA

HANOVER- PRP PROPERTIES (LAKE ELSINORE)
417 29TH STREET
NEWPORT BEACH, CA 92663
949.723.9500

GK PIERCE ARCHITECTS
3 OVERTURE
ALISO VIEJO, CA 92656
T 949.344.2710
F 949.344.2720
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TO: NORCO/CORONA
14 MILES



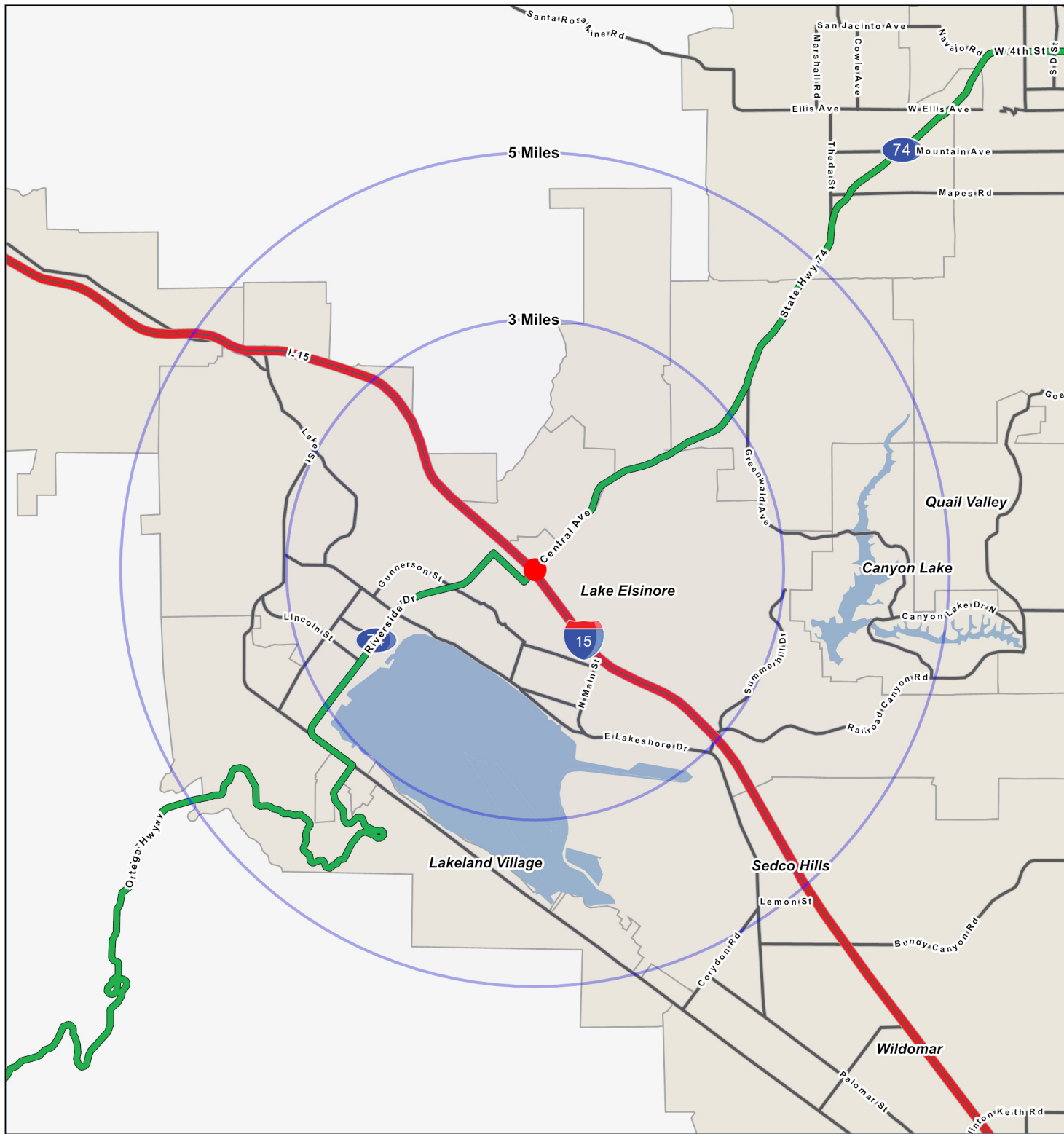
CENTRAL AVE
TO: PERRIS & CANYON LAKE

GOLLIER AVE

TO: MURRIETA - TEMECULA
14 MILES

DEXTER AVE

The distances shown in the aerial are approximate only and should be verified by a buyer or retail user.



Central Ave & I-15 N Lake Elsinore, CA

January 2017



COMPLETE PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Jim Clarkson

Lat/Lon: 33.6922/-117.3375

RFULL9

Central Ave & I-15 N

Lake Elsinore, CA

3 Miles

5 Miles

Population

| | | | | |
|--------------------------------------|--------|--------------|--------|--------------|
| Estimated Population (2016) | 38,034 | | 83,912 | |
| Projected Population (2021) | 41,002 | | 90,459 | |
| Census Population (2010) | 32,655 | | 73,674 | |
| Census Population (2000) | 21,988 | | 51,039 | |
| Projected Annual Growth (2016-2021) | 2,968 | 1.6% | 6,547 | 1.6% |
| Historical Annual Growth (2010-2016) | 5,379 | 2.7% | 10,238 | 2.3% |
| Historical Annual Growth (2000-2010) | 10,667 | 4.9% | 22,635 | 4.4% |
| Estimated Population Density (2016) | 1,346 | <i>psm</i> | 1,069 | <i>psm</i> |
| Trade Area Size | 28.3 | <i>sq mi</i> | 78.5 | <i>sq mi</i> |

Households

| | | | | |
|--------------------------------------|--------|------|--------|------|
| Estimated Households (2016) | 10,969 | | 25,199 | |
| Projected Households (2021) | 11,725 | | 26,923 | |
| Census Households (2010) | 9,346 | | 22,002 | |
| Census Households (2000) | 6,769 | | 16,259 | |
| Projected Annual Growth (2016-2021) | 756 | 1.4% | 1,723 | 1.4% |
| Historical Annual Change (2000-2016) | 4,200 | 3.9% | 8,940 | 3.4% |

Average Household Income

| | | | | |
|---|----------|------|----------|------|
| Estimated Average Household Income (2016) | \$69,479 | | \$75,609 | |
| Projected Average Household Income (2021) | \$79,364 | | \$88,076 | |
| Census Average Household Income (2010) | \$63,271 | | \$68,287 | |
| Census Average Household Income (2000) | \$48,144 | | \$54,125 | |
| Projected Annual Change (2016-2021) | \$9,885 | 2.8% | \$12,467 | 3.3% |
| Historical Annual Change (2000-2016) | \$21,335 | 2.8% | \$21,484 | 2.5% |

Median Household Income

| | | | | |
|--|----------|------|----------|------|
| Estimated Median Household Income (2016) | \$59,702 | | \$62,985 | |
| Projected Median Household Income (2021) | \$65,056 | | \$68,742 | |
| Census Median Household Income (2010) | \$55,874 | | \$59,809 | |
| Census Median Household Income (2000) | \$40,039 | | \$45,699 | |
| Projected Annual Change (2016-2021) | \$5,354 | 1.8% | \$5,757 | 1.8% |
| Historical Annual Change (2000-2016) | \$19,663 | 3.1% | \$17,286 | 2.4% |

Per Capita Income

| | | | | |
|--|-----------|------|-----------|------|
| Estimated Per Capita Income (2016) | \$20,147 | | \$22,801 | |
| Projected Per Capita Income (2021) | \$22,797 | | \$26,302 | |
| Census Per Capita Income (2010) | \$18,109 | | \$20,393 | |
| Census Per Capita Income (2000) | \$14,831 | | \$17,249 | |
| Projected Annual Change (2016-2021) | \$2,650 | 2.6% | \$3,501 | 3.1% |
| Historical Annual Change (2000-2016) | \$5,316 | 2.2% | \$5,552 | 2.0% |
| Estimated Average Household Net Worth (2016) | \$621,961 | | \$706,361 | |

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