



City Center | Lake Elsinore, CA

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For Lease

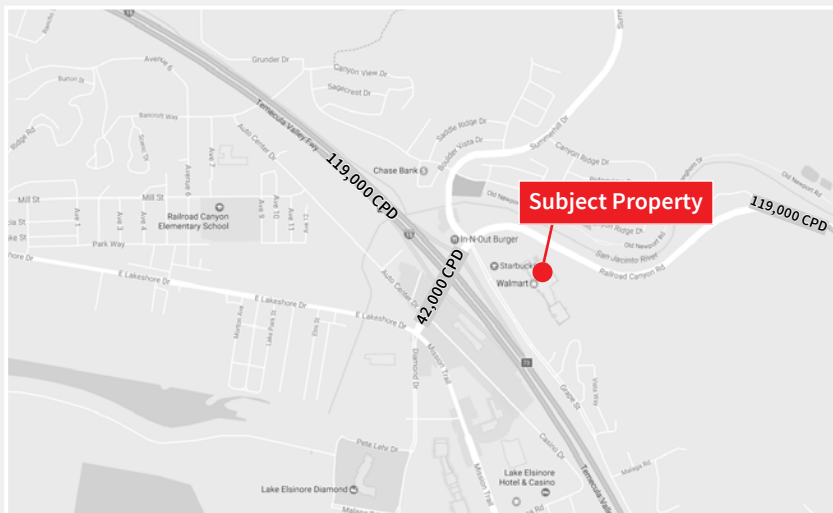
Property Highlights

City Center | NWC Grape Street & Railroad Canyon Road

- Shopping Center is anchored by a 50,605 s.f. Vons Supermarket and 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

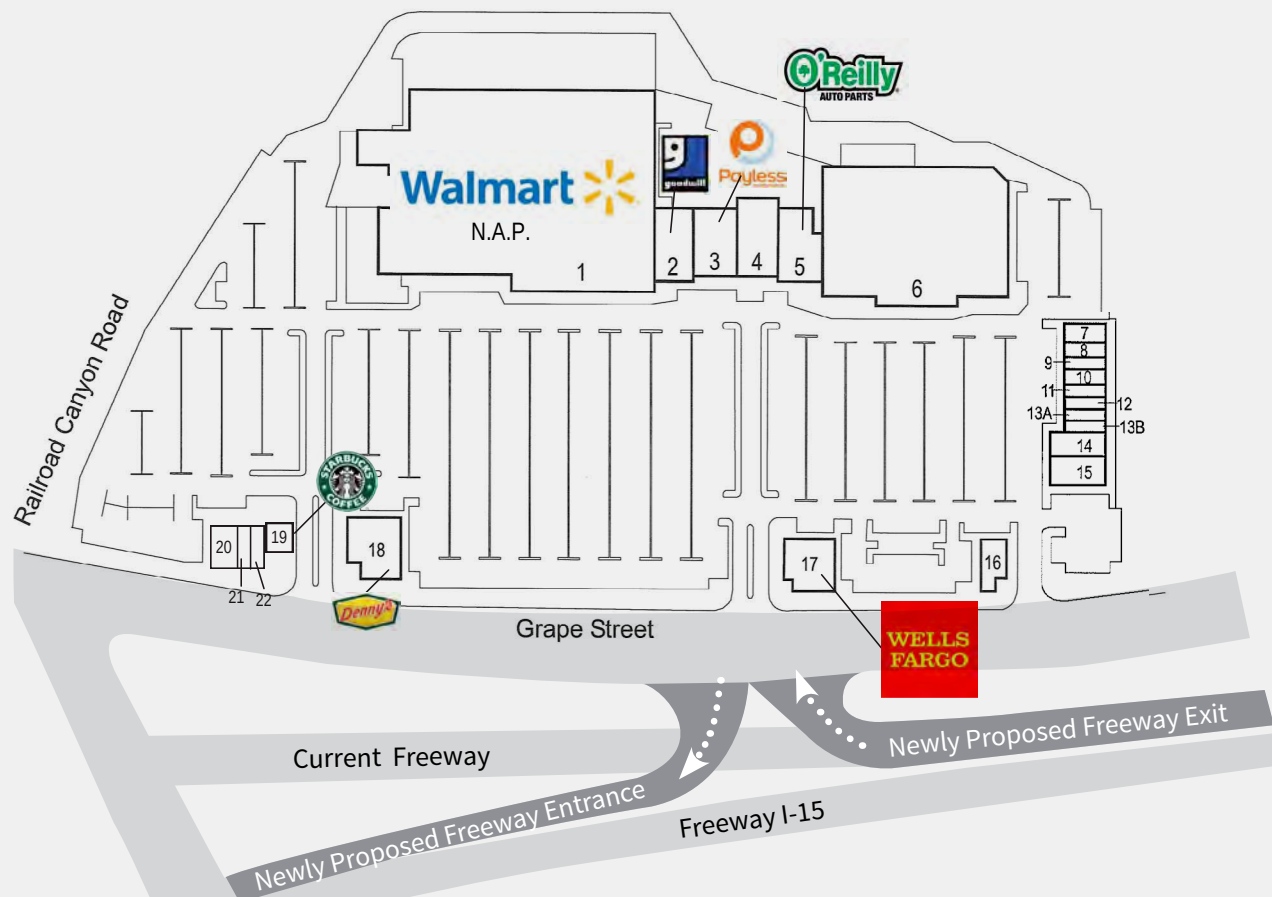


DEMOGRAPHICS

	1 mile ▼	2 miles ▼	3 miles ▼
	4,505 Total Population	43,830 Total Population	108,554 Total Population
	3.24 Ave. Household Size	3.26 Ave. Household Size	3.27 Ave. Household Size
	\$71,583 Ave. HH Income	\$83,947 Ave. HH Income	\$81,656 Ave. HH Income
	\$332,230 Median Home Value	\$338,056 Median Home Value	\$352,176 Median Home Value

Site Plan

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List of

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





Aerial

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NEW PROPOSED HIGHWAY ACCESS

Aerial



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