

# DRIVE-THRU FOR LEASE

PRIME RESTAURANT LOCATION IN LAKE ELSINORE

18492 DEXTER AVENUE | LAKE ELSINORE, CA 92532



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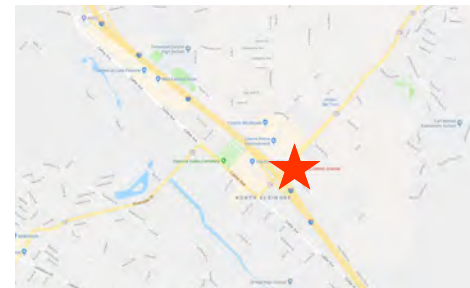
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## FEATURES + AMENITIES

- ±4,721 SF DRIVE-THRU RESTAURANT AVAILABLE
- 44,653 SF LOT
- \$2.60 PSF + NNN
- 54 PARKING SPACES IN ON-SITE LOT
- DRIVE-THRU HOLDS 9 CARS
- EQUIPMENT AVAILABLE
- CONVENIENT ACCESS TO THE 15 FREEWAY VIA CENTRAL, WHICH SERVES AS A MAJOR COMMUTER ROUTE
- I-15 TRAFFIC COUNTS IN EXCESS OF 115,000 CARS PER DAY
- NEIGHBORED BY NATIONAL TENANTS INCLUDING: LOWE'S COFFEE BEAN & TEAL LEAF, BED BATH & BEYOND, GOLDEN CORRAL + LA FITNESS
- LA QUINTA HOTEL COMING SOON AT NWC OF DEXTER + 3RD

## NEIGHBORING RETAILERS



EXCLUSIVELY REPRESENTED BY

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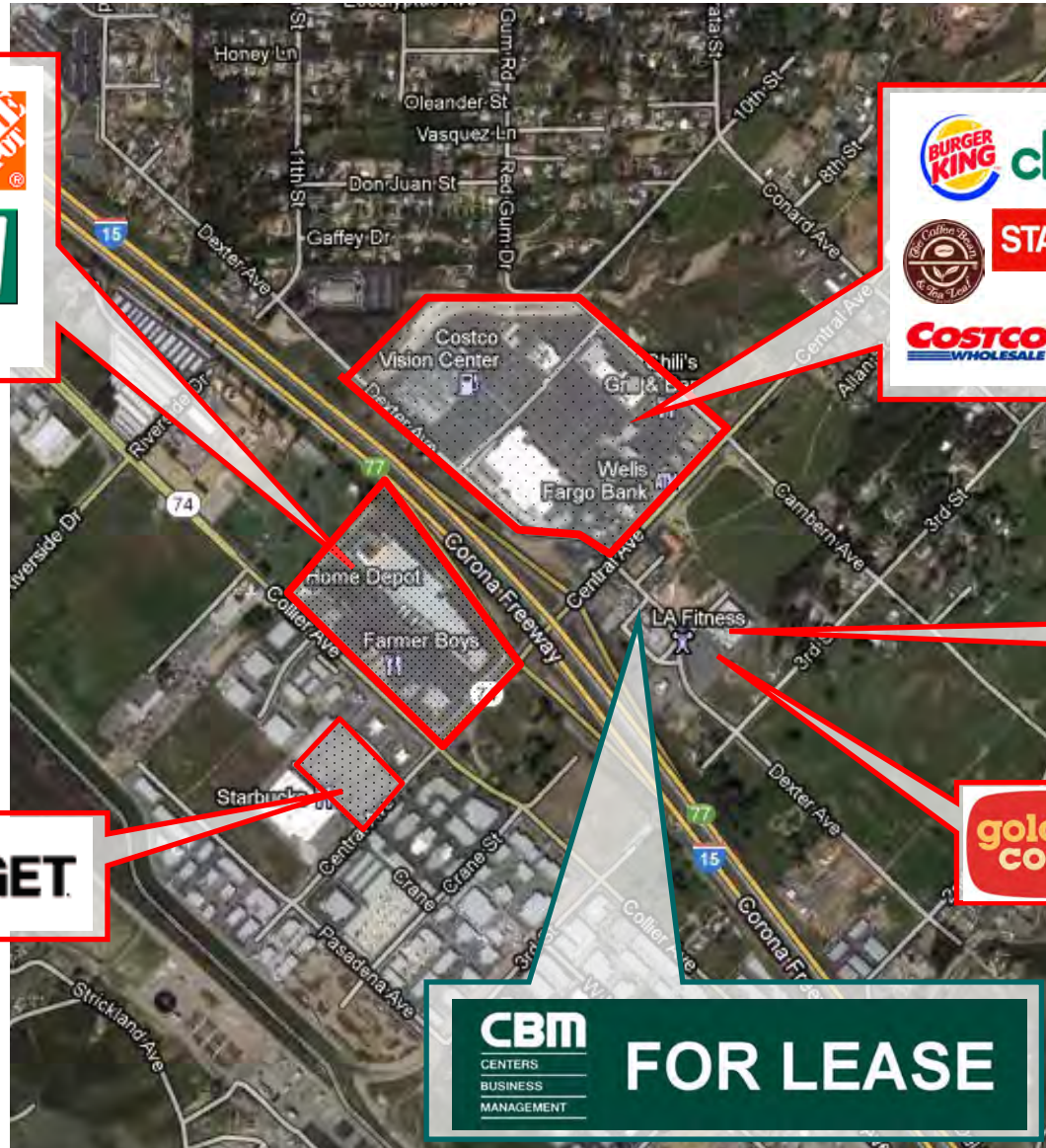
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# AERIAL PHOTOS

18492 DEXTER AVENUE | LAKE ELSINORE, CA 92532



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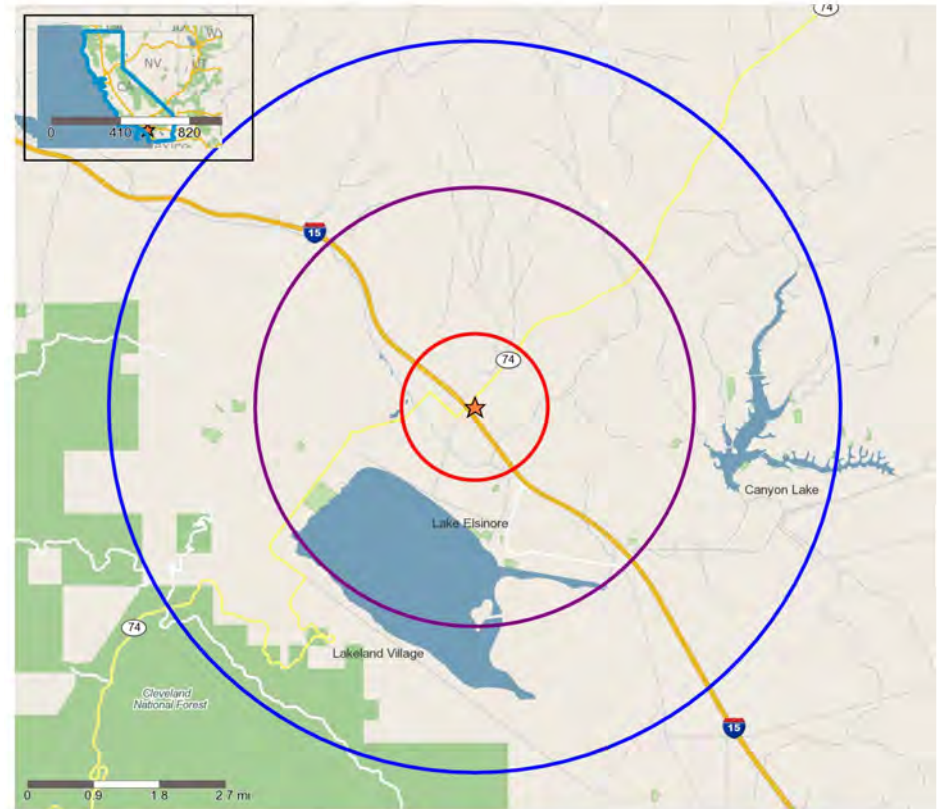
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# DEMOGRAPHICS

18492 DEXTER AVENUE | LAKE ELSINORE, CA 92532

	1 mile(s)	3 mile(s)	5 mile(s)
<b>Population: 2017A</b>			
Total Population	3,446	36,779	85,601
Female Population	49.54%	49.52%	49.65%
Male Population	50.46%	50.48%	50.35%
Population Density	1,097	1,301	1,090
Population Median Age	32.5	31.0	33.2
Employed Civilian Population 16+	1,621	15,693	37,788
% White Collar	65.4%	51.8%	54.2%
% Blue Collar	34.6%	48.2%	45.8%
Total Q2 2017 Employees	1,487	10,047	15,696
Total Q2 2017 Establishments*	140	1,164	2,046
Population Growth 2000-2010	66.70%	43.62%	46.65%
Population Growth 2017A-2022	17.90%	11.08%	9.46%
<b>Income: 2017A</b>			
Average Household Income	\$84,812	\$72,615	\$79,050
Median Household Income	\$67,864	\$54,124	\$61,820
Per Capita Income	\$28,683	\$20,468	\$23,534
Avg Income Growth 2000-2010	36.87%	41.07%	37.00%
Avg Income Growth 2017A-2022	15.21%	16.12%	14.02%
<b>Households: 2017A</b>			
Households	1,165	10,282	25,357
Average Household Size	3.37	3.39	3.28
Hhld Growth 2000-2010	62.08%	32.73%	37.58%
Hhld Growth 2017A-2022	20.38%	13.44%	12.58%
<b>Housing Units: 2017A</b>			
Occupied Units	1,165	10,282	25,357
% Occupied Units	95.02%	94.64%	94.47%
% Vacant Housing Units	4.98%	5.36%	5.53%
Owner Occ Housing Growth 2000-2010	35.71%	20.94%	31.85%
Owner Occ Housing Growth 2000-2022	67.85%	44.00%	55.74%
Owner Occ Housing Growth 2017A-2022	19.51%	14.21%	12.76%
Occ Housing Growth 2000-2010	62.08%	32.73%	37.58%
Occ Housing Growth 2010-2022	32.48%	25.99%	24.50%
Occ Housing Growth 2017A-2022	20.38%	13.44%	12.58%
<b>Race and Ethnicity: 2017A</b>			
% American Indian or Alaska Native Population	0.81%	1.04%	1.02%
% Asian Population	8.91%	5.39%	4.42%
% Black Population	5.58%	5.04%	4.38%
% Hawaiian or Pacific Islander Population	0.26%	0.32%	0.31%
% Multirace Population	6.60%	6.83%	6.21%
% Other Race Population	23.30%	26.31%	22.61%
% White Population	54.54%	55.07%	61.05%
% Hispanic Population	51.05%	57.93%	50.43%
% Non Hispanic Population	48.95%	42.07%	49.57%



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- N Trade Areas (in miles) - 1
- N Trade Areas (in miles) - 3
- N Trade Areas (in miles) - 5

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