

THE LAKE COMMERCENTER

18451 COLLIER AVENUE, SUITE B, LAKE ELSINORE, CA 92530

±2,671 SF FLEX /
INDUSTRIAL / SHOWROOM
SPACE FOR LEASE



FOR MORE INFORMATION, PLEASE CONTACT:

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CalDRE License # 01403298



**COLDWELL
BANKER
COMMERCIAL
SC**

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PROPERTY HIGHLIGHTS

- I-15 freeway exposure - 120,000+ vehicles per day
- CM zoning allows wide commercial uses
- 1st and 2nd floor office/showroom areas with expanded window line and rear loading warehouse space
- +/-2,671 SF unit available July 1, 2025
- Two (2) restrooms per unit
- 20' warehouse clear height
- 12'w x 14'h ground level loading door per unit
- 200 amp, 3 phase power supply per unit
- Immediate access to I-15 freeway via Central Avenue
- Retail and restaurant amenities nearby

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AVAILABILITY

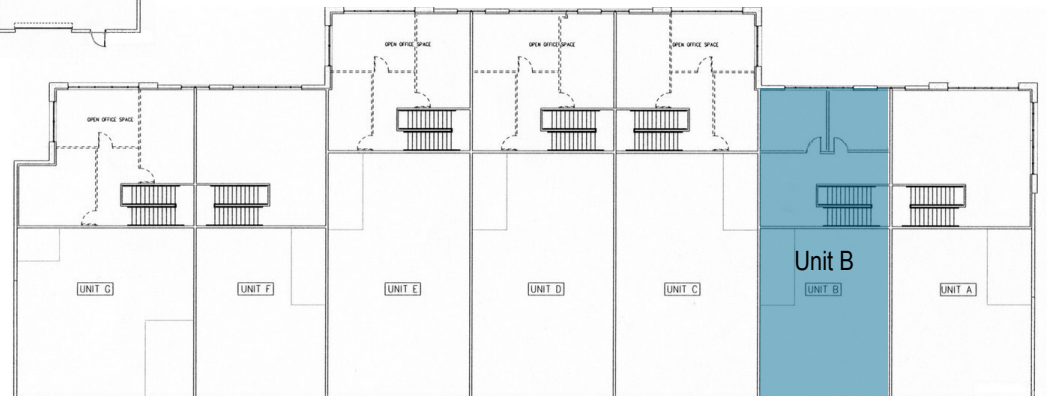
UNIT	UNIT SIZE	MONTHLY BASE RENT	UNIT DESCRIPTION
B	±2,671 SF	\$3,018.00 Base Rent + \$989.00 CAOЕ* per month	1st Floor: reception area, open work space, 1 private office, 2 restrooms, wet-bar, storage closet, warehouse with 12' x 14' roll-up door. 2nd Floor: open workspace and 2 private offices

*2026 Common Area Operating Expenses (CAOE) are estimated and subject to annual reconciliation and adjustment

FIRST FLOOR



SECOND FLOOR



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