



FIRST PHASE > CRAFT BREWING, BEER & WINE TASTING, RESTAURANTS & SHOPS

FOR LEASE > ANCHOR SPACE, PAD SITES & IN-LINE RETAIL

FOR SALE > HOTEL SITE (PENDING) & RETAIL PAD SITES

ARTISAN ALLEY

DIAMOND DRIVE & MALAGA ROAD, LAKE ELSINORE, CALIFORNIA



RENÉ BROCHIER
Colliers-International
+1 925 227 6242
rene.brochier@colliers.com
CA License No. 00663110

PHILIP RIEDY
Riedy Commercial Real Estate
+1 925 575 4430
aphilipriedy@gmail.com
CA License No. 00270578



Accelerating success.

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ARTISAN ALLEY AT THE DIAMOND

DIAMOND DRIVE & MALAGA ROAD, LAKE ELSINORE, CA

Location:

Lake Elsinore's location, anchored by Southern California's largest natural lake, can truly be identified as the hub of three counties: Riverside, San Diego and Orange. Civic Partners, entitled in 1995 as the Master Developer, transformed the 3,000 acre blank canvas to its current level of development featuring the 1,600± lot, Summerly Master Planned Community, the 6,100 seat Diamond Baseball Stadium and the adjacent 18 hole Links at Summerly.

Project Highlights:

- > 20,000 anchor space (divisible) within a proposed 95,000± SF shopping center
- > 130 room proposed hotel on a 2.0± acre site.
- > Four proposed pad sites
- > Located directly across from Diamond Baseball Stadium
- > Easy access to I-15
- > 4.4/1000 parking

Area Highlights: [Learn more about Lake Elsinore](#)

- > Lake Elsinore ranked in the top ten fastest growing cities in 2017 with a 15.62% growth rate
- > 21,883 housing units to be built in approved plans and specific areas
- > Approximately 4,441,597 visitors per year

Demographics:

	3 Miles	5 Miles	7 Miles
Population	43,221	107,586	192,837
Daytime Bus. Pop.	8,301	16,512	26,303
Median HH Income	\$66,166	\$67,372	\$69,198
Average HH Income	\$82,526	\$82,688	\$85,904



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Proposed Site Plan

- = CRAFT BREWING SPACE
- = PENDING



APPROVED INDOOR SPORTS CENTER

520,000 square feet
58 volleyball courts
33 basketball courts
200-300 teams per week
±68,000 people per week

**Breaking Ground
May 2018**

[Sports Center Approval](#)

DIAMOND STADIUM

6,000 seat professional baseball stadium,
concerts & special events

[View Schedule](#)

SUMMERLY
900 homes complete • 290 under construction • 1,600 at buildout

THE LINKS
AT SUMMERLY
CHAMPIONSHIP
GOLF COURSE

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Retail Overview Map



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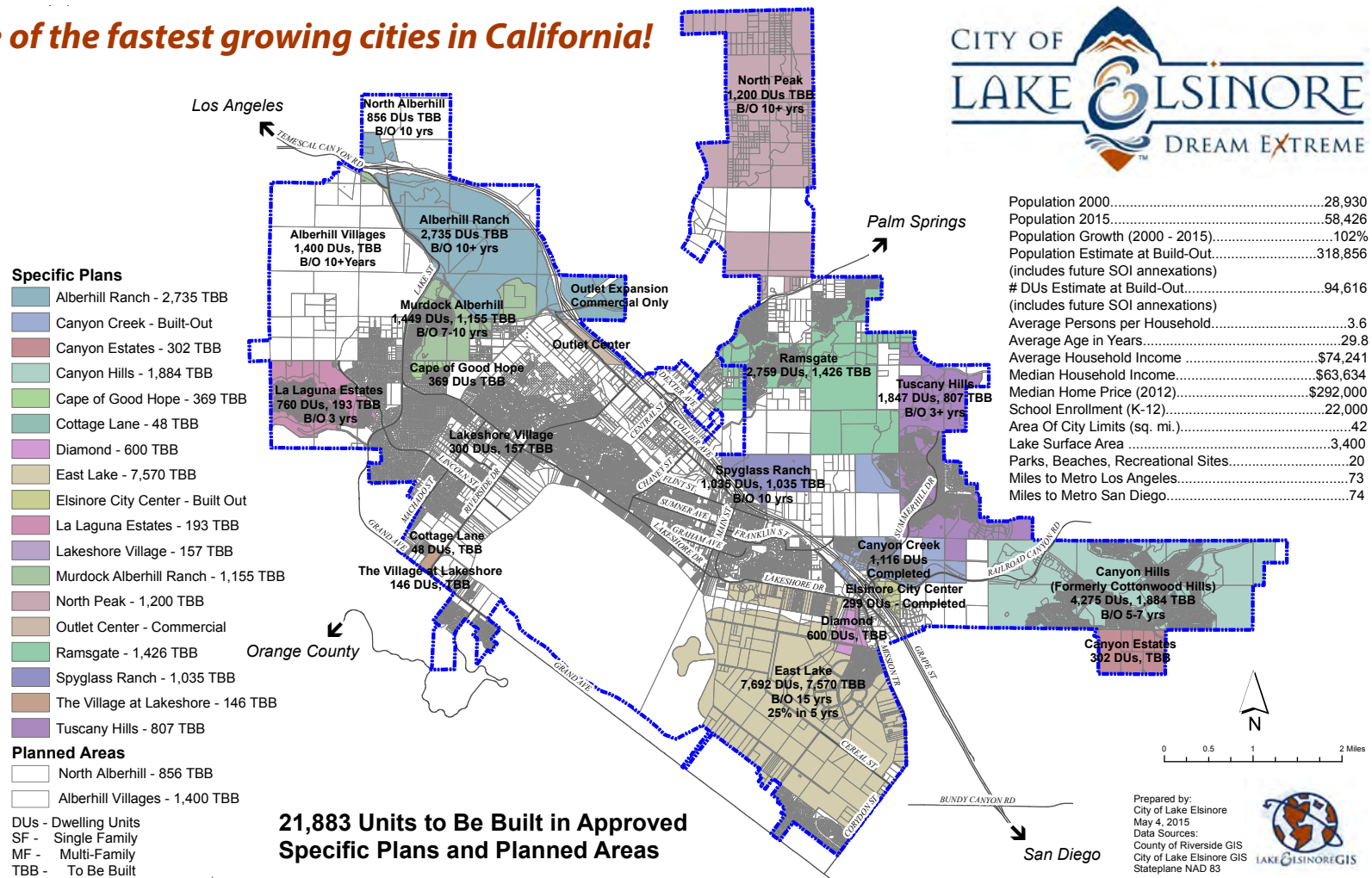


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City of Lake Elsinore Residential Development

One of the fastest growing cities in California!



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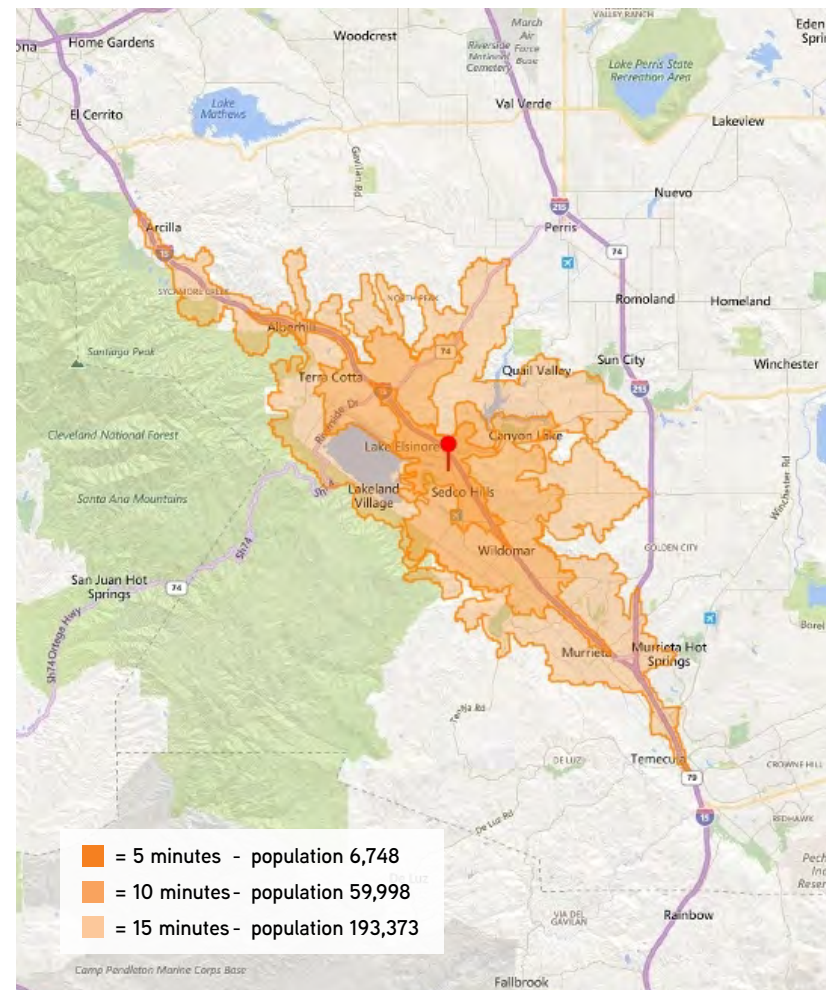


ARTISAN ALLEY AT THE DIAMOND

DIAMOND DRIVE & MALAGA ROAD, LAKE ELSINORE, CA

Drive Time Demographics

	5-Mins	10-Mins	15-Mins
Population			
2018 Daytime Employees	4,233	17,635	55,922
2023 Projection	7,236	63,671	205,148
2018 Estimate	6,748	59,998	193,373
2010 Census	5,887	53,176	170,132
2000 Census	3,733	34,563	108,824
Projected Growth 2018 - 2023	7.23%	6.12%	6.09%
Estimated Growth 2010 - 2018	14.63%	12.83%	13.66%
Growth 2000 - 2010	57.70%	53.85%	56.34%
Households			
2023 Projection	2,313	18,750	62,295
2018 Estimate	2,156	17,769	59,090
2010 Census	1,889	16,078	53,283
2000 Census	1,331	11,130	35,461
Projected Growth 2018 - 2023	7.28%	5.52%	5.42%
Estimated Growth 2010 - 2018	14.13%	10.52%	10.90%
Growth 2000 - 2010	41.92%	44.46%	50.26%
Race & Ethnicity			
White Alone	57.22%	61.50%	63.97%
Black or African American Alone	4.65%	4.40%	4.75%
Amer. Indian and Alaska Native Alone	1.23%	1.09%	0.90%
Asian Alone	4.67%	5.73%	6.20%
Native Hawaiian and Other Pac. Isl. Alone	0.31%	0.25%	0.36%
Some Other Race Alone	26.13%	21.12%	17.30%
Two or More Races	5.79%	5.90%	6.52%
Not Hispanic or Latino	47.36%	53.28%	59.49%
Hispanic or Latino	52.62%	46.72%	40.51%
Housing Units			
Occupied Housing Units by Tenure	2,156	17,769	224,463
Owner Occupied	62.43%	69.14%	69.49%
Renter Occupied	37.57%	30.86%	30.51%
Travel Time			
Workers Age 16+ by Travel Time to Work	2,490	76,800	23,264
Less than 15 Minutes	19.36%	19.01%	17.66%
15 - 29 Minutes	27.35%	28.26%	28.49%
30 - 44 Minutes	15.22%	14.99%	15.01%
45 - 59 Minutes	9.84%	10.24%	10.57%
60 or more Minutes	28.23%	27.49%	28.27%
Transportation			
Drove Alone	75.04%	73.34%	76.70%
Car Pooled	15.38%	17.22%	14.65%
Public Transportation	0.60%	0.70%	0.54%
Walked	2.33%	1.68%	1.18%
Bicycle	0.04%	0.10%	0.16%
Other Means	1.58%	1.41%	1.39%
Worked at Home	5.00%	5.56%	5.38%



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3, 5, 7 Mile Radii Demographics

	3-Mile	5-Mile	7-Mile
Population			
2018 Daytime Employees	8,301	16,512	26,303
2023 Projection	45,833	114,164	204,864
2018 Estimate	43,221	107,586	192,837
2010 Census	38,249	93,454	168,968
2000 Census	24,760	61,979	108,136
Projected Growth 2018 - 2023	6.04%	6.11%	6.24%
Estimated Growth 2010 - 2018	13.00%	15.12%	14.13%
Growth 2000 - 2010	54.48%	50.78%	56.26%
Households			
2023 Projection	13,819	34,288	62,238
2018 Estimate	13,083	32,479	58,946
2010 Census	11,782	28,763	52,897
2000 Census	8,167	20,322	36,261
Projected Growth 2018 - 2023	5.63%	5.57%	5.58%
Estimated Growth 2010 - 2018	11.04%	12.92%	11.44%
Growth 2000 - 2010	44.26%	41.54%	45.88%
Family Households			
2023 Projection	10,701	26,634	48,619
2018 Estimate	10,137	25,227	46,004
2010 Census	9,144	22,336	41,220
2000 Census	6,158	15,696	27,860
Growth 2018 - 2023	5.56%	5.58%	5.68%
Growth 2010 - 2018	10.86%	12.94%	11.61%
Growth 2000 - 2010	48.49%	42.30%	47.95%
2018 Est. Population by Single-Classification Race	43,221	107,585	192,837
White Alone	62.01%	63.79%	63.80%
Black or African American Alone	4.22%	4.22%	4.74%
Amer. Indian and Alaska Native Alone	1.15%	1.00%	0.96%
Asian Alone	5.23%	5.18%	5.52%
Native Hawaiian and Other Pac. Isl. Alone	0.27%	0.26%	0.34%
Some Other Race Alone	21.49%	19.66%	18.41%
Two or More Races	5.63%	5.89%	6.24%
Not Hispanic or Latino	52.97%	54.75%	57.29%
Hispanic or Latino	47.03%	45.25%	42.71%
2018 Est. Hisp. or Latino Pop by Single-Class. Ethnicity	20,328	48,678	82,353
White Alone	45.95%	47.44%	47.10%
Black or African American Alone	0.69%	0.89%	0.93%
American Indian and Alaska Native Alone	1.34%	1.29%	1.24%
Asian Alone	0.44%	0.45%	0.41%
Native Hawaiian/Other Pacific Islander	0.13%	0.11%	0.13%
Some Other Race Alone	45.28%	43.09%	42.73%
Two or More Races	6.17%	6.72%	7.46%

	3-Mile	5-Mile	7-Mile
2018 Est. Population by Sex	43,221	107,586	192,837
Male	50.18%	49.95%	49.54%
Female	49.82%	50.05%	50.46%
2018 Est. Households by HH Income	13,082	32,478	58,947
\$15,000 or Less	6.21%	6.82%	6.48%
\$15,000 to \$24,999	7.67%	8.15%	7.50%
\$25,000 to \$34,999	9.85%	8.99%	8.54%
\$35,000 to \$49,999	13.04%	12.40%	12.80%
\$50,000 to \$74,999	19.74%	19.20%	18.75%
\$75,000 to \$99,999	15.00%	15.98%	15.50%
\$100,000 to \$124,999	9.87%	10.01%	10.45%
\$125,000 to \$149,999	6.55%	6.33%	7.09%
\$150,000 to \$199,999	7.29%	7.33%	7.51%
\$200,000 to \$249,999	2.90%	2.88%	3.02%
\$250,000 to \$499,999	1.55%	1.57%	1.89%
\$500,000 or More	0.31%	0.32%	0.47%
Per Capita Income	\$24,979	\$24,962	\$26,259
Est. Average Household Income	\$82,526	\$82,688	\$85,904
Est. Median Household Income	\$66,166	\$67,372	\$69,198
2018 Est. Households by Household Type	13,083	32,479	58,946
Family Households	77.48%	77.67%	78.04%
Nonfamily Households	22.52%	22.33%	21.96%
2018 Est. Marital Status Persons 15+	33,759	84,222	152,414
Single Male, Never Married	19.50%	17.80%	18.63%
Single Female, Never Married	15.34%	14.38%	14.95%
Married	51.86%	52.61%	53.08%
Divorced	9.03%	5.80%	6.48%
Widowed	4.27%	5.13%	4.53%
2018 Est. Households by Household Type	13,083	32,479	58,946
Single Person Household	15.57%	15.63%	16.28%
Married Couple Families	73.82%	73.82%	73.82%
Other Family - Male Head	9.73%	9.01%	8.09%
Other Family - Female Head	16.44%	16.11%	15.12%
2018 Est. Average Household Size	3.3	3.3	3.3
2018 Est. Families by Poverty Status	10,137	25,227	46,004
Families at or Above Poverty	87.84%	88.50%	90.27%
Families Below Poverty	12.16%	11.50%	9.73%
2018 Est. Population by Age	43,219	107,585	192,837
0 to 4 Years	7.03%	7.00%	6.60%
5 to 9 Years	7.32%	7.20%	6.88%
10 to 14 Years	7.54%	7.52%	7.48%
15 to 17 Years	4.57%	4.57%	4.70%
18 to 20 Years	4.20%	4.17%	4.28%
21 to 24 Years	5.79%	5.72%	5.77%
25 to 34 Years	13.96%	13.89%	13.46%
35 to 44 Years	13.45%	13.37%	12.65%
45 to 54 Years	13.28%	13.21%	13.36%
55 to 64 Years	12.08%	12.15%	12.17%
65 to 74 Years	6.72%	6.88%	7.33%
75 to 84 Years	2.99%	3.15%	3.86%
85 and Over	1.05%	1.18%	1.47%
2018 Est. Median Age	34.7	35.0	35.7

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