

# LAKE ELSINORE TOWN CENTER

32241-32295

MISSION TRAIL ROAD  
LAKE ELSINORE, CA 92530

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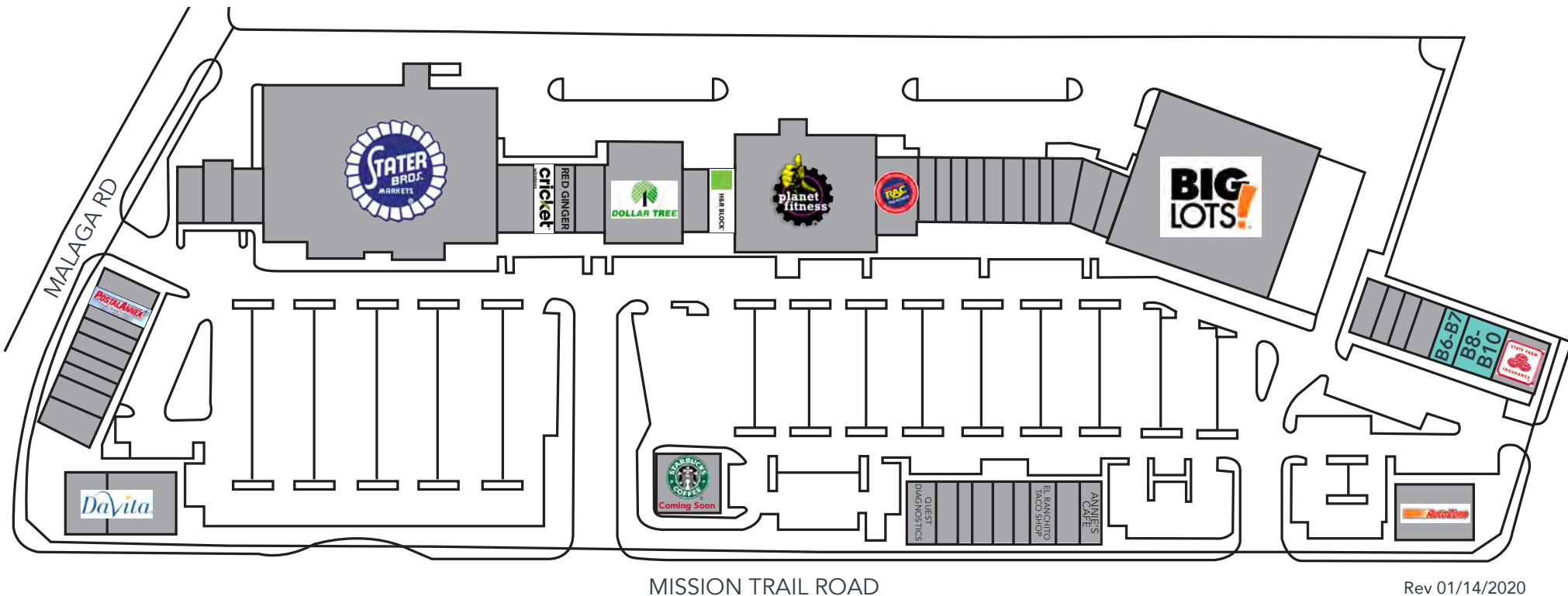
**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside, 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562. Corporate ID# 01048055



Malaga Rd

Mission Trail



Rev 01/14/2020

| AVAILABILITY |                             |
|--------------|-----------------------------|
| Unit #       | Size                        |
| B6 - B7      | 1,800 SF                    |
| B8 - B10     | 3,300 SF<br>(Dental Office) |
| B6 - B10     | 5,100 SF                    |

### PROPERTY HIGHLIGHTS

- JOIN: Stater Bros., Big Lots, Dollar Tree, Starbucks (Coming Soon), Planet Fitness
- Located at the gateway interchange to Canyon Lake (gated community), Storm Stadium (Single A Baseball) and the future home of the 520,000 square foot Lake Elsinore Sports Complex
- \$70,000 + median household income within 3-mile radius
- Excellent traffic counts on Mission Trail with close proximity to the I-15

### DEMOGRAPHICS

|                      | 1 mile   | 3 mile   | 5 mile   |
|----------------------|----------|----------|----------|
| 2018 Population      | 5,841    | 44,912   | 111,882  |
| 2023 Est. Population | 6,240    | 48,092   | 119,827  |
| Average HH Income    | \$69,378 | \$77,257 | \$77,961 |

### TRAFFIC COUNTS

|                                    |                               |
|------------------------------------|-------------------------------|
| <b>17,000 CPD</b><br>Mission Trail | <b>3,000 CPD</b><br>Malaga Rd |
|------------------------------------|-------------------------------|

\*Source: Regis Online



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32241 Mission Trail

Lake Elsinore, CA 92530

|                            | 1 mi radius   | 3 mi radius | 5 mi radius |          |
|----------------------------|---|-------------|-------------|----------|
| <b>POPULATION</b>          | 2018 Estimated Population                             | 5,841       | 44,912      | 111,882  |
|                            | 2023 Projected Population                             | 6,240       | 48,092      | 119,827  |
|                            | 2010 Census Population                                | 4,249       | 39,270      | 95,628   |
|                            | 2000 Census Population                                | 2,305       | 26,025      | 63,954   |
|                            | Projected Annual Growth 2018 to 2023                  | 1.4%        | 1.4%        | 1.4%     |
|                            | Historical Annual Growth 2000 to 2018                 | 8.5%        | 4.0%        | 4.2%     |
|                            | 2018 Median Age                                       | 32.5        | 34.3        | 34.5     |
| <b>HOUSEHOLDS</b>          | 2018 Estimated Households                             | 1,784       | 13,614      | 34,161   |
|                            | 2023 Projected Households                             | 1,874       | 14,317      | 35,916   |
|                            | 2010 Census Households                                | 1,281       | 11,987      | 29,415   |
|                            | 2000 Census Households                                | 816         | 8,532       | 20,960   |
|                            | Projected Annual Growth 2018 to 2023                  | 1.0%        | 1.0%        | 1.0%     |
|                            | Historical Annual Growth 2000 to 2018                 | 6.6%        | 3.3%        | 3.5%     |
| <b>RACE AND ETHNICITY</b>  | 2018 Estimated White                                  | 59.5%       | 63.0%       | 64.1%    |
|                            | 2018 Estimated Black or African American              | 5.9%        | 4.9%        | 4.9%     |
|                            | 2018 Estimated Asian or Pacific Islander              | 6.1%        | 5.7%        | 5.8%     |
|                            | 2018 Estimated American Indian or Native Alaskan      | 1.0%        | 1.2%        | 1.0%     |
|                            | 2018 Estimated Other Races                            | 27.5%       | 25.2%       | 24.1%    |
|                            | 2018 Estimated Hispanic                               | 50.2%       | 45.1%       | 43.7%    |
| <b>INCOME</b>              | 2018 Estimated Average Household Income               | \$69,378    | \$77,257    | \$77,961 |
|                            | 2018 Estimated Median Household Income                | \$55,507    | \$64,717    | \$67,872 |
|                            | 2018 Estimated Per Capita Income                      | \$21,563    | \$23,554    | \$23,881 |
| <b>EDUCATION (AGE 25+)</b> | 2018 Estimated Elementary (Grade Level 0 to 8)        | 10.9%       | 10.8%       | 9.1%     |
|                            | 2018 Estimated Some High School (Grade Level 9 to 11) | 12.3%       | 10.0%       | 9.3%     |
|                            | 2018 Estimated High School Graduate                   | 22.6%       | 27.6%       | 28.3%    |
|                            | 2018 Estimated Some College                           | 32.0%       | 27.4%       | 27.8%    |
|                            | 2018 Estimated Associates Degree Only                 | 7.0%        | 7.3%        | 8.4%     |
|                            | 2018 Estimated Bachelors Degree Only                  | 9.7%        | 11.2%       | 11.2%    |
|                            | 2018 Estimated Graduate Degree                        | 5.6%        | 5.9%        | 5.8%     |
| <b>BUSINESS</b>            | 2018 Estimated Total Businesses                       | 457         | 1,444       | 2,634    |
|                            | 2018 Estimated Total Employees                        | 3,133       | 9,056       | 17,641   |
|                            | 2018 Estimated Employee Population per Business       | 6.9         | 6.3         | 6.7      |
|                            | 2018 Estimated Residential Population per Business    | 12.8        | 31.1        | 42.5     |

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



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