

# RETAIL SPACE FOR LEASE



## MISSION TRAIL CENTER

31904 - 31960 MISSION TRAIL, LAKE ELSINORE, CA 92530

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

### AVAILABILITY

- ±1,775 SF End Cap
- ±4,000 SF adjacent to Cardenas Market (Divisible)
- \* Two ±2,000 SF spaces available if split

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# DEMOGRAPHICS

## TRAFFIC COUNTS      AVERAGE HH INCOME

(cars per day)

Mission Trail @ Campbell St:  
±17,000

1 MILE : \$63,070

2 MILES: \$77,436

3 MILES: \$77,612

## POPULATION      DAY TIME POPULATION

1 MILE - 6,038

3 MILES - 45,893

5 MILES - 111,100

1 MILE : 4,617

2 MILES: 35,333

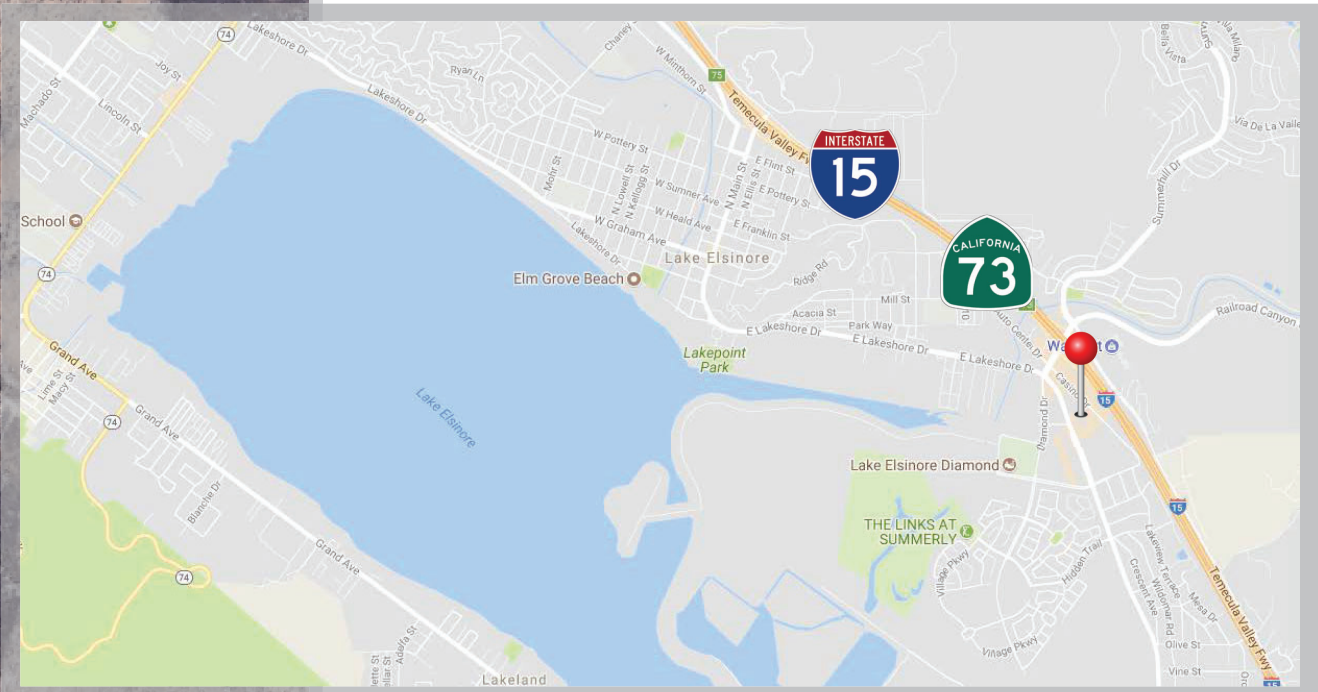
3 MILES: 85,409

## PROPERTY HIGHLIGHTS

- Across the street from Lake Elsinore Diamond Stadium which seats 8,000 people
- \$77,436 average household income within 3-mile radius
- Excellent traffic counts on Mission Trail with close proximity to the I-15

## Property Features

- Extremely Busy ± 62,946 SF Cardenas Market anchored neighborhood center
- High Image Renovation Completed in 2006
- Frontage on Mission Trail, a major thoroughfare
- \$70,000 + median household income within 3-mile radius
- Over 17,000 cars per day at the heavily trafficked signalized intersection of Mission Trail & Campbell



# SITE PLAN

SUITE	TENANT	SF
Anchor 1	Cardenas Market	±27,931
Anchor 2	Western Dental	±4,096
Anchor 3	Del Taco	±2,000
31900	Heritage Plaza	
31910	Ronald Armstrong	
<b>31928</b>	<b>Vacant</b>	<b>±1,775</b>
31930	Oprtun, Inc	±955
31932	Metro PCS	±900
21934	Allure Nails & Spa	±900
21936	La Flora De Cotna	±900
31936B	Check into Cash	±900
31938	Anthony Rivera, III	±1,500
31940	JC Water	±900
31942	Azucena Beltran Guti	±1,200
31946A	Dr Javier Rios	±6,116
31946B	County of Riverside	±8,828
<b>31948A</b>	<b>Vacant</b>	<b>±2,000</b>
<b>31948B</b>	<b>Vacant</b>	<b>±2,000</b>

**\*DO NOT DISTURB TENANTS**



## MAJOR TENANTS

metroPCS

CARDENAS

DEL TACO



Western  
Dental

# AERIAL



- 1 Trevi Entertainment Center  
Lake Elsinore Hotel & Casino
- 2 Diamond Stadium
- 3 Lake Elsinore City Center  
Walmart  
Starbucks  
McDonald's  
UPS  
El Pollo Loco
- 4 Target  
Petco  
GameStop  
Walgreens  
Costco  
and more!
- 5 The Links at Summerly
- 6 Sunrise Springs at Summerly



For more information contact:



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