

# ±6.05 ACRE RETAIL / FLEX DEVELOPMENT

## NWQ MISSION TRAIL & CORYDON ST | LAKE ELSINORE, CA

PRIME DRIVE - THRU SITE! - BUILD TO SUIT, SALE,  
LEASE OR GROUND LEASE OPPORTUNITIES!



**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

**NICK EARLE**  
951.445.4528  
[nearle@leetemecula.com](mailto:nearle@leetemecula.com)  
DRE #01916982

**NICK CORBELL**  
951.445.4522  
[ncorbell@leetemecula.com](mailto:ncorbell@leetemecula.com)  
DRE #01932821

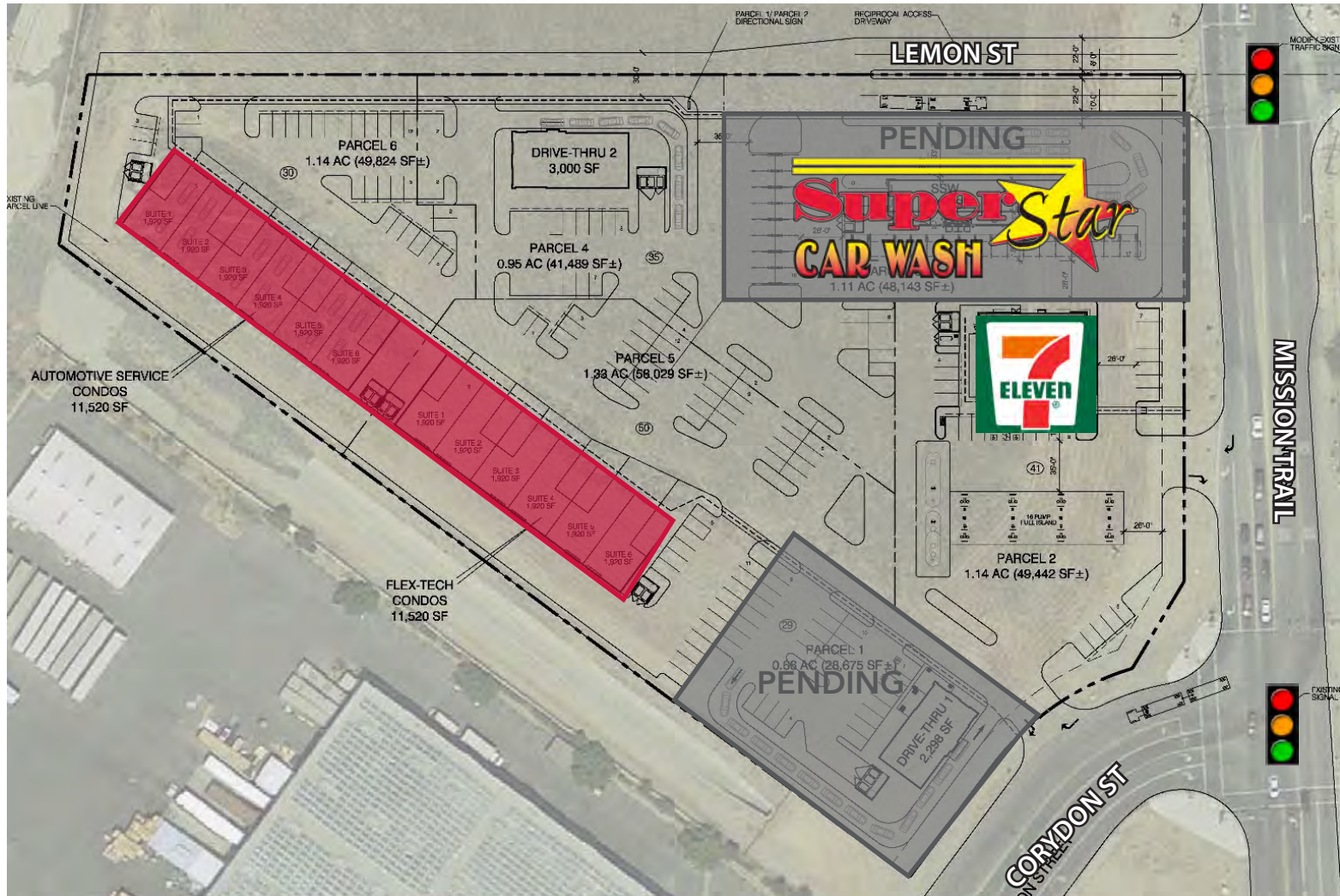


PROPERTY HIGHLIGHTS

- Excellent Co-Tenancy for Auto Uses Like Lube and/or Tire
- Ground Lease or Build to Suit Available
- Drive-Thru Pad with Frontage

OPPORTUNITIES

| AVAILABILITY |                                 |
|--------------|---------------------------------|
| Building     | Size & Use                      |
| Parcel 1     | BBQ/Burger Restaurant (pending) |
| Parcel 3     | Super Star Car Wash (pending)   |
| Flex-Tech A  | ±11,520 SF Auto Service Condos  |
| Flex-Tech B  | ±11,520 SF Flex-Tech Condos     |



| DEMOGRAPHICS         | 1 mile   | 3 mile   | 5 mile   |
|----------------------|----------|----------|----------|
| 2020 Population      | 51,91    | 41,289   | 106,228  |
| 2025 Est. Population | 5,584    | 44,016   | 113,317  |
| Average HH Income    | \$73,944 | \$80,729 | \$93,404 |

| TRAFFIC COUNTS        |                             |
|-----------------------|-----------------------------|
| 15,047 CPD            | Mission Trail @ Lemon St    |
| 17,707 CPD            | Corydon Rd. @ Mission Trail |
| *Source: Regis Online |                             |

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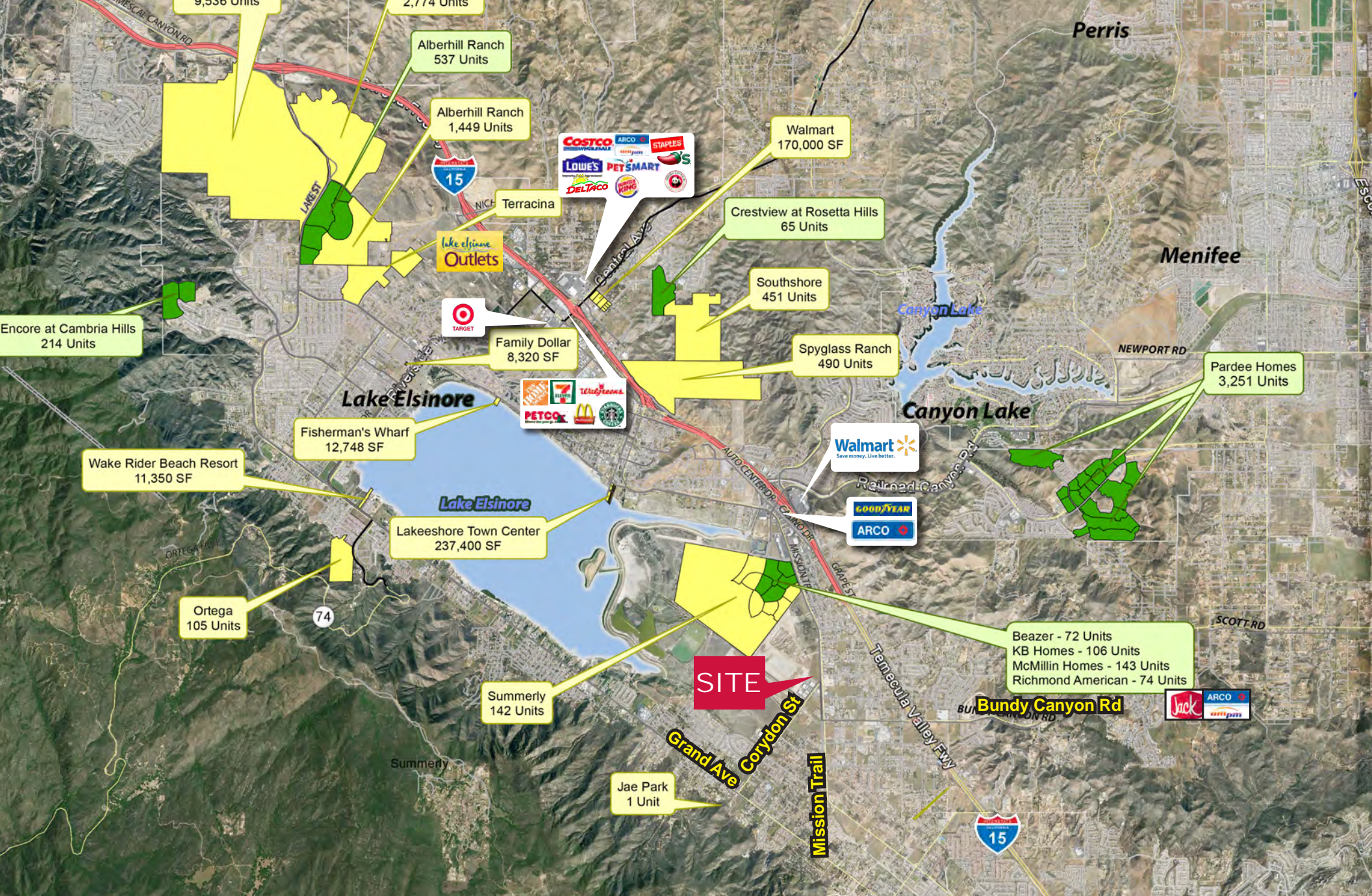
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## Corydon Rd &amp; Mission Trail

1 mi radius    3 mi radius    5 mi radius

| POPULATION          | 2020 Estimated Population                             | 5,191    | 41,289   | 106,228  |
|---------------------|---|----------|----------|----------|
|                     | 2025 Projected Population                             | 5,584    | 44,016   | 113,317  |
|                     | 2010 Census Population                                | 4,664    | 35,544   | 86,348   |
|                     | 2000 Census Population                                | 3,237    | 23,047   | 53,071   |
|                     | Projected Annual Growth 2020 to 2025                  | 1.5%     | 1.3%     | 1.3%     |
|                     | Historical Annual Growth 2000 to 2020                 | 3.0%     | 4.0%     | 5.0%     |
|                     | 2020 Median Age                                       | 34.7     | 35.5     | 36.0     |
| HOUSEHOLDS          | 2020 Estimated Households                             | 1,606    | 12,754   | 33,157   |
|                     | 2025 Projected Households                             | 1,677    | 13,217   | 34,364   |
|                     | 2010 Census Households                                | 1,435    | 10,880   | 26,852   |
|                     | 2000 Census Households                                | 1,053    | 7,455    | 17,615   |
|                     | Projected Annual Growth 2020 to 2025                  | 0.9%     | 0.7%     | 0.7%     |
|                     | Historical Annual Growth 2000 to 2020                 | 2.6%     | 3.6%     | 4.4%     |
|                     |   |          |          |          |
| RACE AND ETHNICITY  | 2020 Estimated White                                  | 60.3%    | 63.1%    | 64.5%    |
|                     | 2020 Estimated Black or African American              | 4.1%     | 5.0%     | 5.4%     |
|                     | 2020 Estimated Asian or Pacific Islander              | 4.5%     | 5.6%     | 6.7%     |
|                     | 2020 Estimated American Indian or Native Alaskan      | 1.8%     | 1.2%     | 1.0%     |
|                     | 2020 Estimated Other Races                            | 29.2%    | 25.1%    | 22.3%    |
|                     | 2020 Estimated Hispanic                               | 48.1%    | 44.0%    | 40.7%    |
|                     |   |          |          |          |
| INCOME              | 2020 Estimated Average Household Income               | \$73,944 | \$80,729 | \$93,404 |
|                     | 2020 Estimated Median Household Income                | \$65,723 | \$74,031 | \$82,202 |
|                     | 2020 Estimated Per Capita Income                      | \$22,894 | \$25,027 | \$29,226 |
|                     |   |          |          |          |
| EDUCATION (AGE 25+) | 2020 Estimated Elementary (Grade Level 0 to 8)        | 7.9%     | 6.9%     | 7.1%     |
|                     | 2020 Estimated Some High School (Grade Level 9 to 11) | 9.8%     | 8.3%     | 7.0%     |
|                     | 2020 Estimated High School Graduate                   | 27.7%    | 31.5%    | 29.5%    |
|                     | 2020 Estimated Some College                           | 29.1%    | 26.3%    | 26.4%    |
|                     | 2020 Estimated Associates Degree Only                 | 7.9%     | 8.8%     | 8.9%     |
|                     | 2020 Estimated Bachelors Degree Only                  | 11.5%    | 11.8%    | 13.6%    |
|                     | 2020 Estimated Graduate Degree                        | 6.1%     | 6.4%     | 7.5%     |
|                     |   |          |          |          |
| BUSINESS            | 2020 Estimated Total Businesses                       | 160      | 1,254    | 3,101    |
|                     | 2020 Estimated Total Employees                        | 844      | 7,143    | 17,453   |
|                     | 2020 Estimated Employee Population per Business       | 5.3      | 5.7      | 5.6      |
|                     | 2020 Estimated Residential Population per Business    | 32.4     | 32.9     | 34.3     |
|                     |   |          |          |          |

LAKE ELSINORE  
FACTS

61.2%

POPULATION GROWTH SINCE 2000



39.7%

PREDICTED JOB GROWTH OVER THE NEXT 10 YEARS



3.40%

RECENT JOB GROWTH IN LAKE ELSINORE



5.0%

HOME APPRECIATION IN THE LAST YEAR



457,000+

ESTIMATED POPULATION IN 20 MINUTES DRIVE-TIME



\$85,000+

AVERAGE HOUSEHOLD INCOME 20 MINUTES DRIVE-TIME



25 MINUTES

AVERAGE COMMUTE TIME

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