



LAKE ELSINORE TOWN CENTER

32241-32295

MISSION TRAIL ROAD
LAKE ELSINORE, CA 92530

NICK EARLE

951.445.4528

nearle@leetemecula.com

DRE #01916982

NICK CORBELL

951.445.4522

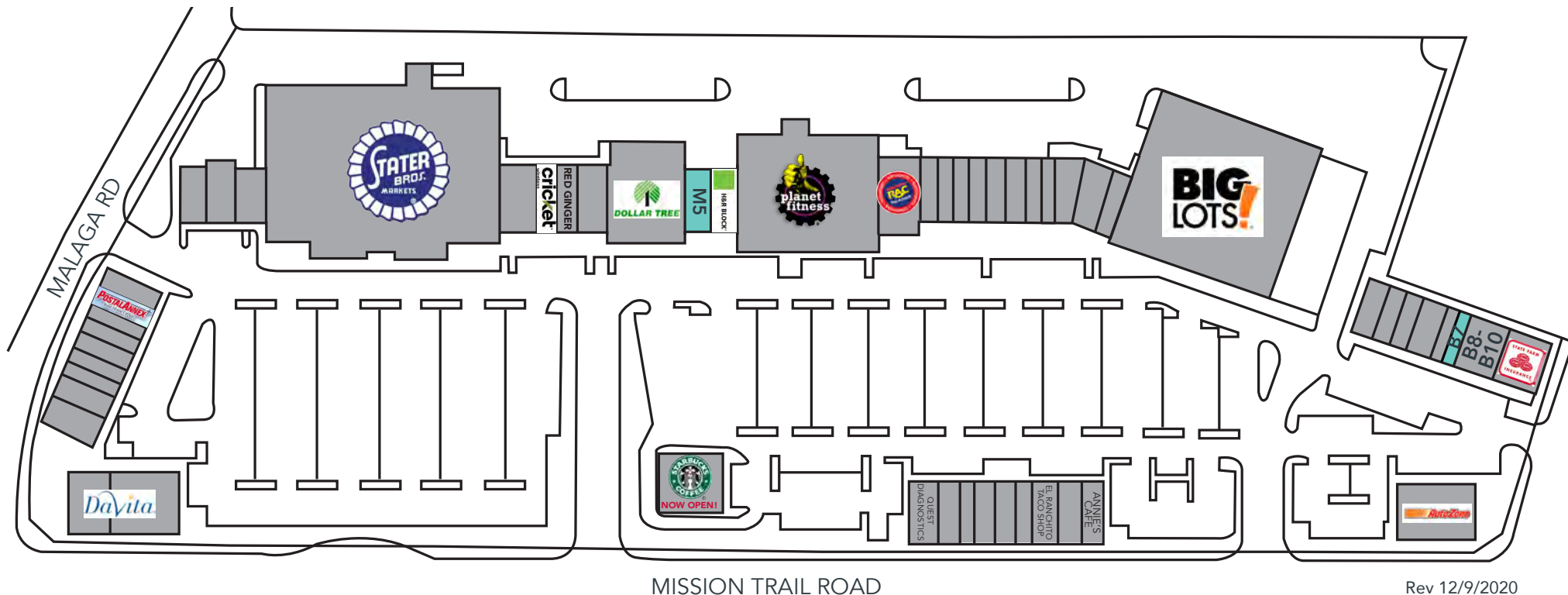
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DRE #01932821

 **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





Rev 12/9/2020

AVAILABILITY	
Unit #	Size
B7	900 SF
M5	1,400 SF

PROPERTY HIGHLIGHTS

- JOIN: Stater Bros., Big Lots, Dollar Tree, Starbucks (NOW OPEN!), 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

17,000 CPD

Mission Trail

3,000 CPD

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

POPULATION	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%
HOUSEHOLDS	2018 Median Age	32.5	34.3	34.5
	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%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2018	6.6%	3.3%	3.5%
	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%
INCOME	2018 Estimated Hispanic	50.2%	45.1%	43.7%
	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
EDUCATION (AGE 25+)	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%
BUSINESS	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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