

Heritage Plaza

31900 Mission Trail,
Lake Elsinore, CA 92530

FOR LEASE



515± RSF (Office)
\$1.50 PRSF MG



1,105± - 1,420± SF (Retail)
\$2.00 - \$2.50 PSF NNN



JOIN: **CARDENAS**

- **Suite 130:** 1,105± SF food service / bakery / retail
- **Suite 140:** 1,420± SF retail suite available
- **Suite 254:** 515± SF reception area and private office
- Monument signage available
- Elevator served
- Updated lobby and common areas
- Several amenities nearby

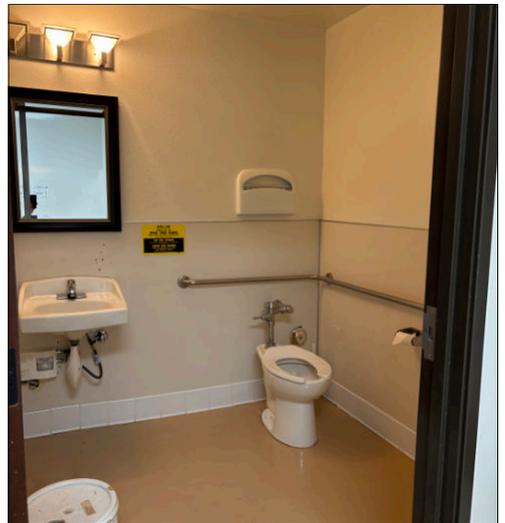
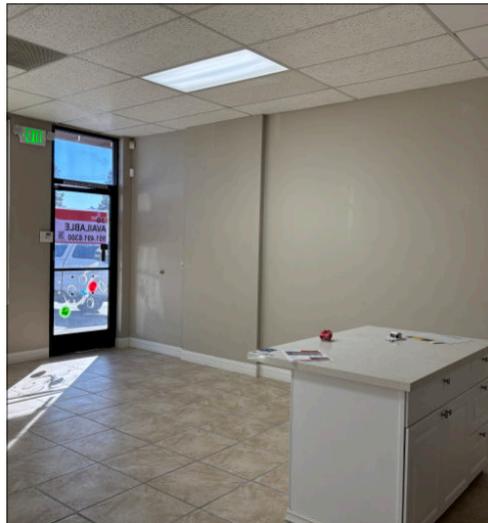
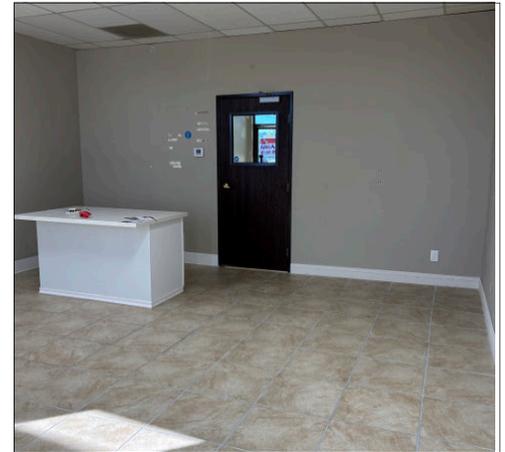
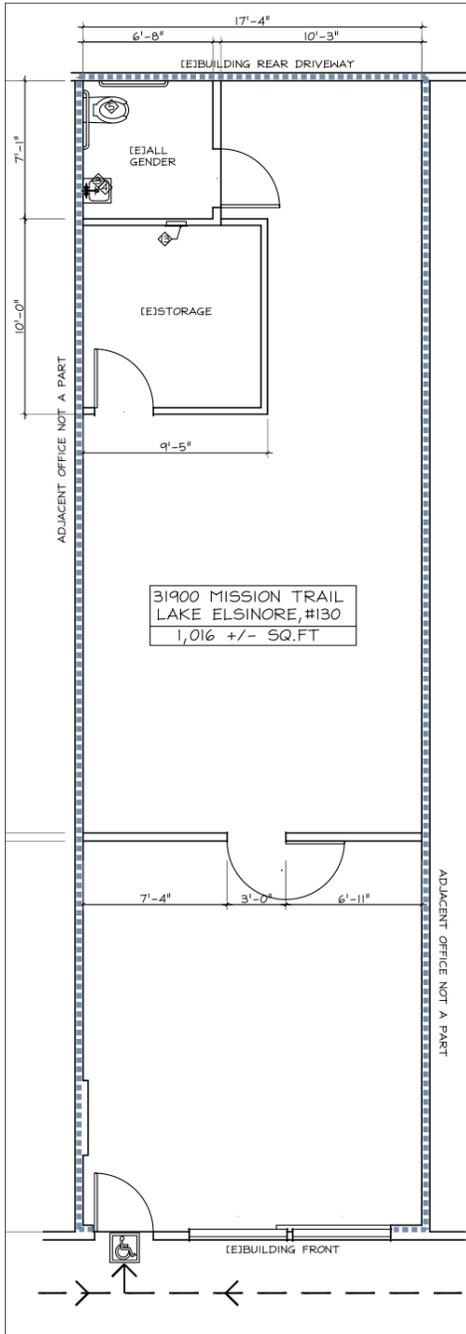
NEARBY RETAILERS:



Scott Forest
Senior Vice President
CA License # 01396577
(951) 491-6300
sforest@westmarcre.com



SUITE 130 - I, 1,05± RSF



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The above information, while not guaranteed, has been secured from sources we believe to be reliable. Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

SUITE 140 - 1,420± RSF



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SUITE 254 - 515± RSF



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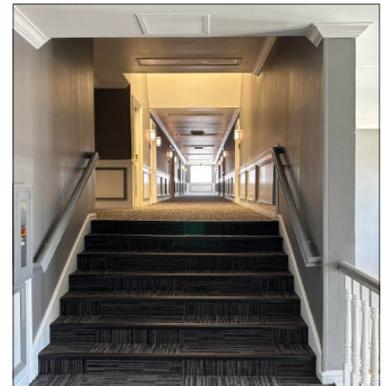
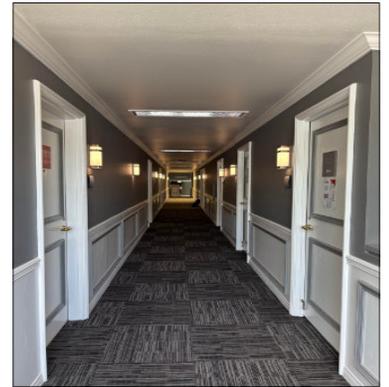
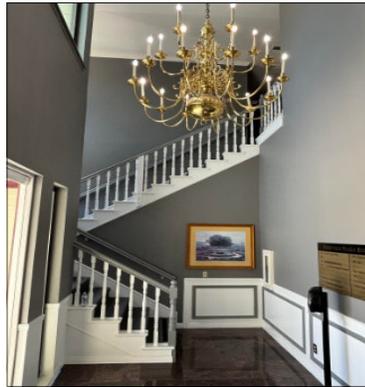
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RETAIL SUITES			
SUITE	TENANT	SIZE	RENT
100	El Burro Mexican Restaurant	1,913± SF	Leased
105	The Bedding Bar	909± SF	Leased
120	In & Out Vehicle Registration Services	1,118± SF	Leased
130	AVAILABLE	1,105± SF	\$2.25 NNN
140	AVAILABLE	1,420± SF	\$2.00 NNN
150	Lake Oasis Spa	1,660± SF	Leased
OFFICE SUITES			
110	Cherished Memories	562± RSF	Leased
200	Cherished Memories	538±RSF	Leased
205	Cherished Memories	1,092±RSF	Leased
210	Cherished Memories	1,422± RSF	Leased
215	Cherished Memories	830± RSF	Leased
220	Cherished Memories	1,365± RSF	Leased
222	Cherished Memories	805± RSF	Leased
225	Mission Acupuncture	1,291± RSF	Leased
230	Elite MSP	724± RSF	Leased
242-A	Elite MSP	308± RSF	Leased
242-B	Fix Your Ears	310± RSF	Leased
250	Senior Helpers of Menifee Valley	890± RSF	Leased
254	AVAILABLE	515± RSF	\$1.50 PRSF MG
2026 NNN's Estimated at \$0.69 PSF			

Demographics

Source: CoStar 2024

	1 mile	3 mile	5 mile
2024 Population (Estimated)	8,649	48,655	118,865
2029 Population (Projected)	9,208	51,219	125,060
Daytime Employee Population	3,817	10,640	20,721
Average Household Income	\$103,318	\$103,192	\$106,272



Traffic Counts

Source: CoStar 2025

	ADT
Mission Trail Between Diamond Drive and Campbell Street	17,646

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RAILROAD CANYON ROAD



Walmart

goodwill

WELLS FARGO

O'Reilly
AUTO PARTS

Denny's

SALLY BEAUTY

SALLY BEAUTY SUPPLY

STARBUCKS COFFEE

Pollo Loco

STATER BROS. MARKET

planet fitness

RAC

DOLLAR TREE

STATE FARM INSURANCE

BIG LOTS!

BIG O TIRES

AutoZone

usbank

POSTALANNEX+ Your Home Office

cricket

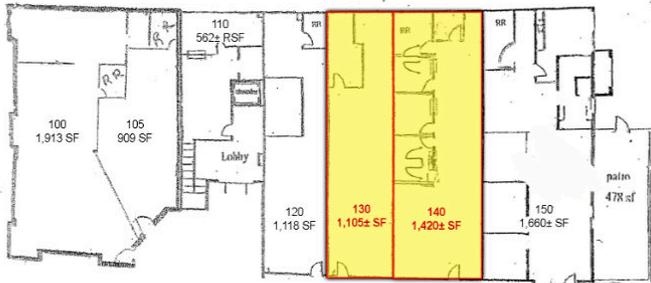
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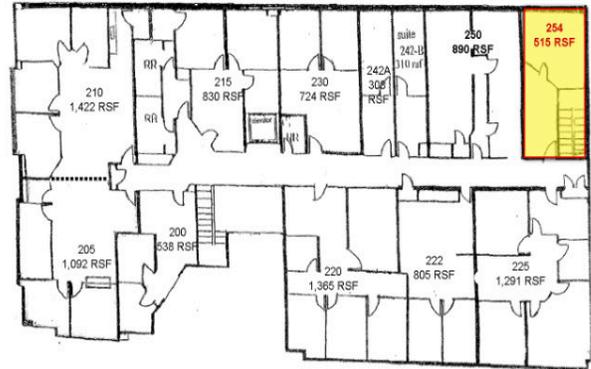
SITE PLAN



FIRST FLOOR



SECOND FLOOR



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