



## High Demand, Low Availability: 1,300 SF Office / Retail at Towne Center

31524 Railroad Canyon Rd, Canyon Lake, CA 92587

### CHRISTINA CHA

Sales & Leasing Associate

(410) 303-5520

[Christina@PacificCoastCommercial.com](mailto:Christina@PacificCoastCommercial.com)

Lic. 02163978



PACIFIC COAST  
COMMERCIAL

SALES - MANAGEMENT - LEASING

### ETHAN PARK

Sales & Leasing Associate

(760) 978-8053

[Ethan@PacificCoastCommercial.com](mailto:Ethan@PacificCoastCommercial.com)

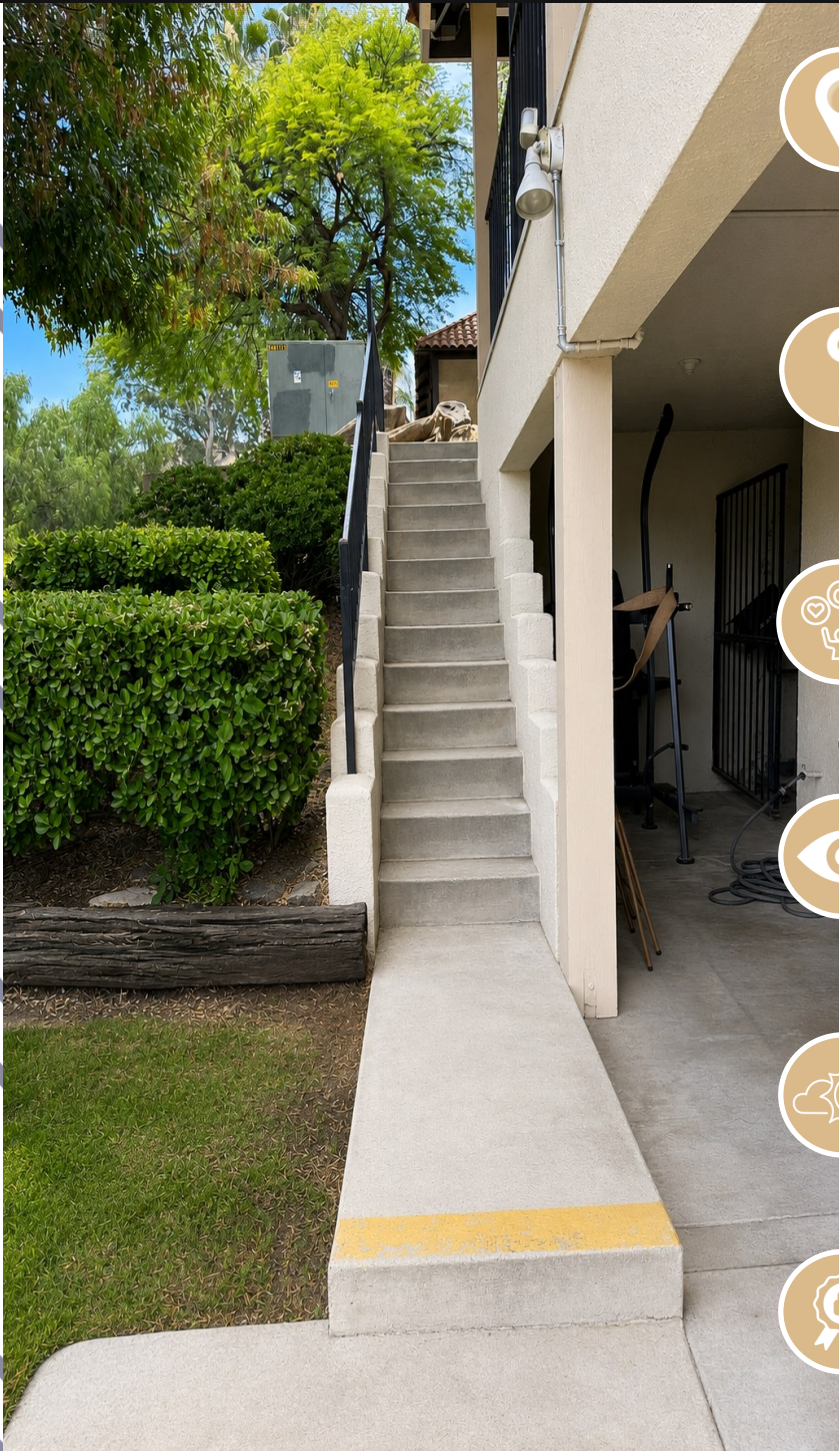
Lic. 02191123

# PROPERTY HIGHLIGHTS

PROPERTY ADDRESS:	31524 Railroad Canyon Rd, Canyon Lake, CA 92587
PROPERTY TYPE:	Retail/Office
PROPERTY NAME:	Canyon Lake Towne Center
AVAILABLE SF:	± 1,300 SF
TOTAL PROPERTY SIZE:	± 22,916 SF
LEASE RATE:	\$1.65/SF , Modified Gross
SUITE LOCATION:	Conveniently located at the rear of the retail center, this lower-level suite is accessed by the stairway behind Sipz Bar, Studio K, and The Body Shoppe. The space offers a more private setting while remaining within the center's active retail environment.



# PROPERTY HIGHLIGHTS



## RARE TOWNE CENTER AVAILABILITY:

A unique 1,300 SF lower-level layout perfectly suited for a wellness studio, creative agency, production house, or premium private office.



## TURNKEY PODCAST/MEDIA STUDIO:

Includes a fully built-out, soundproofed office room ready for immediate recording, content creation, or private focused work.



## PREMIUM WELLNESS AMENITIES:

Equipped with a private gym featuring mirrored walls, an on-site sauna, and a full restroom complete with a shower.



## SCENIC & PRIVATE SETTING:

Situated downstairs in a quieter position at the rear of the center, featuring views of the golf course.



## NATURAL LIGHT:

Window-lined frontage.



## EXCLUSIVE ACCESS:

Accessed via a dedicated staircase leading to the lower-level.

# INTERIOR PHOTOS



# FLOOR PLAN

Not fit to scale; for reference purposes only.



# AMENITIES MAP



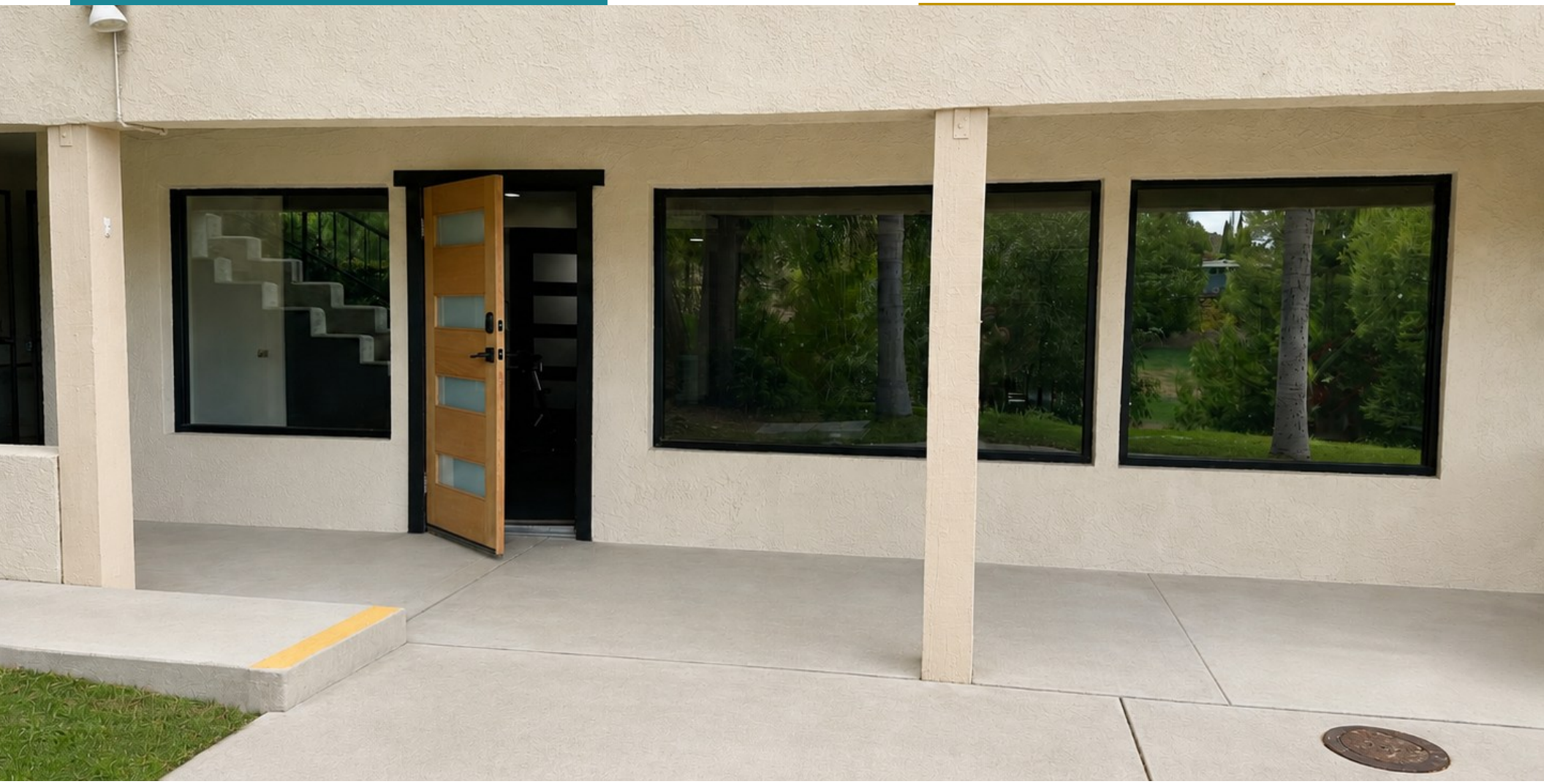
**CANYON LAKE**  
GOLF & COUNTRY CLUB

# DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE
Population (2025)	11,336	34,057	58,516
Median Age	39.3	37.7	37.1
Total Households	3,746	10,470	17,558
Median Home Value	\$730,685	\$713,201	\$673,609
2025 Avg Household Income	\$156,223	\$147,223	\$137,217
Number of Businesses	354	553	1,357
Number of Employees	2,039	3,066	7,523
Consumer Spending	\$168.9 M+	\$472.1 M +	\$765 M+



**HIGH DEMAND, LOW AVAILABILITY:  
±1,300 SF OFFICE/RETAIL AT  
TOWNE CENTER**



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Christina@PacificCoastCommercial.com

**ETHAN PARK** Lic. 02191123  
Sales & Leasing Associate  
(760) 978-8053  
Ethan@PacificCoastCommercial.com

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**PACIFIC COAST COMMERCIAL** (619) 469-3600 | 10721 Trenea Street, Ste 200, San Diego, CA 92131  
www.PacificCoastCommercial.com | Lic. 01209930

