

Heritage Plaza

31900 Mission Trail,
Lake Elsinore, CA 92530

FOR LEASE



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
- Monument signage available
- Elevator served
- Updated lobby and common areas
- Several amenities nearby

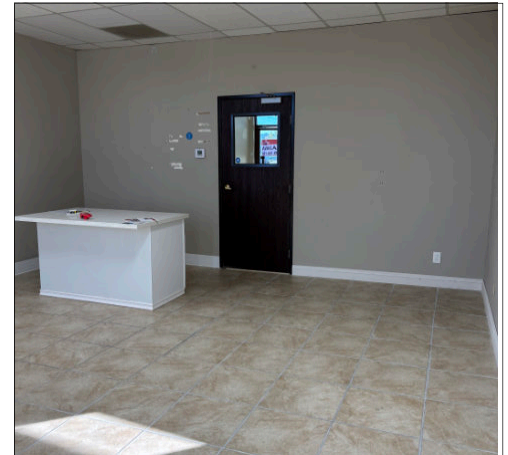
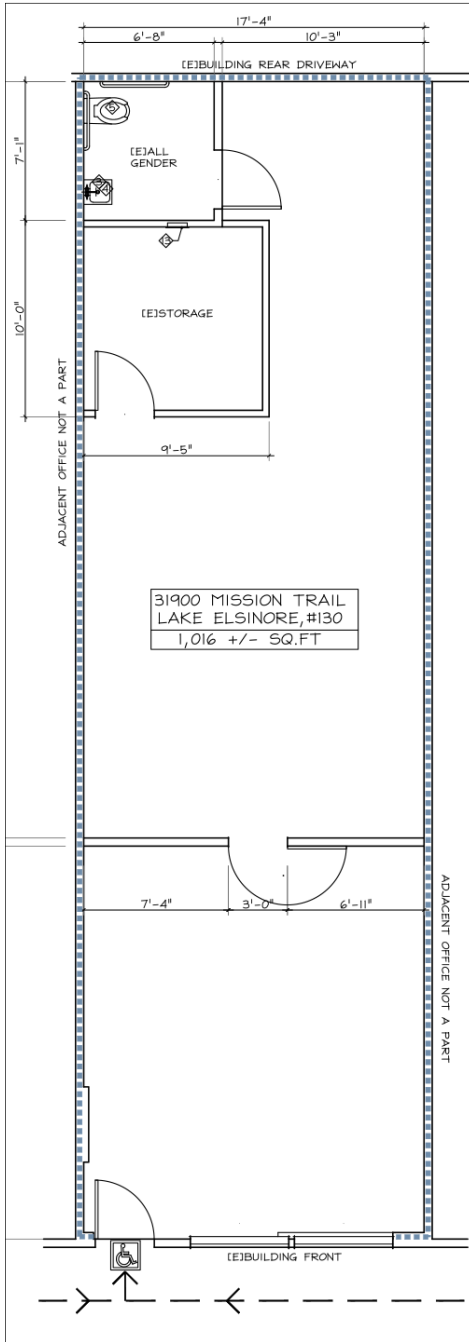
NEARBY RETAILERS:



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SUITE 130 - 1,105± RSF



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SUITE 140 - 1,420± RSF



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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

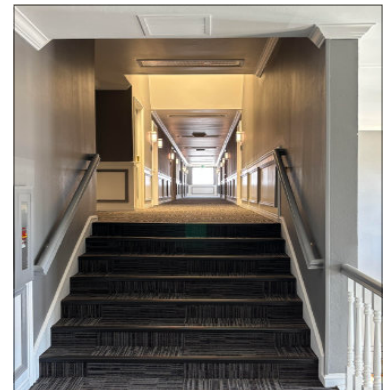
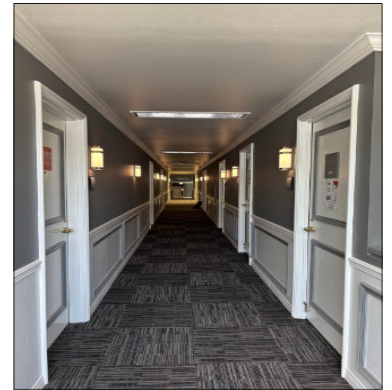
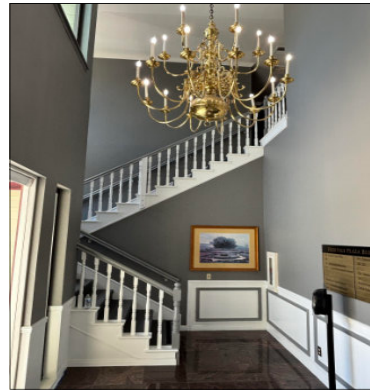
110	Cherished Memories	562± RSF	Leased
200	Cherished Memories	538±RSF	Leased
205	Cherished Memories	1,092±RSF	Leased
210	Cherished Memories	1,422± RSF	Leased
215	Cherished Memories	830± RSF	Leased
220	Cherished Memories	1,365± RSF	Leased
222	Cherished Memories	805± RSF	Leased
225	Mission Acupuncture	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	Paralegal	515± RSF	Leased

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



Heritage Plaza

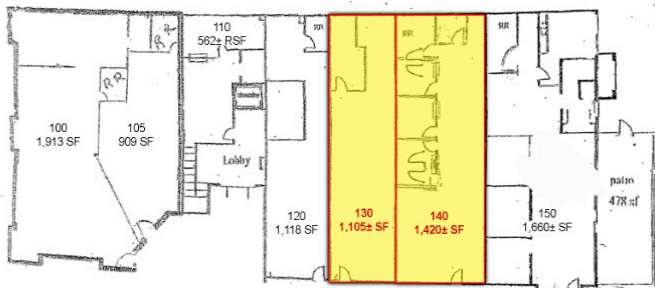
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The above information, while not guaranteed, has been secured from sources we believe to be reliable. Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

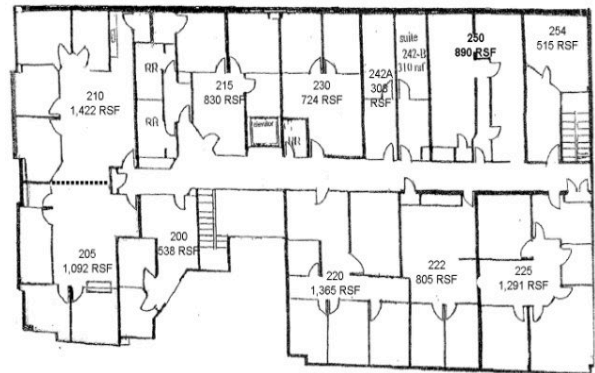
SITE PLAN



FIRST FLOOR



SECOND FLOOR



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