

# HERITAGE PLAZA

31900 Mission Trail, Lake Elsinore, CA 92530

**FOR LEASE**



**515± - 1,405± RSF**  
SUITES AVAILABLE



**\$1.75 PRSF MG**  
ASKING MONTHLY  
LEASE RATE



JOIN: **CARDENAS**

- Upgraded office suite available immediately
- Suite 250: Reception area and 2 Private offices
- Suite 254: Reception area and Private office
- Monument signage available
- Elevator served
- Updated Lobby and common areas
- Several amenities nearby

## 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 2022	ADT
Mission Trail Between Diamond Drive and Campbell Street	17,678

## NEARBY RETAILERS:



## Exclusively Marketed By:

**Scott Forest**

Senior Vice President

CA License # 01396577

(951) 491-6300

sforest@westmarcre.com



**WESTMAR**  
COMMERCIAL REAL ESTATE

41623 Margarita Road, Suite 100, Temecula, CA 92591 | Ph: 951.491.6300 | www.WestMarCRE.com

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.

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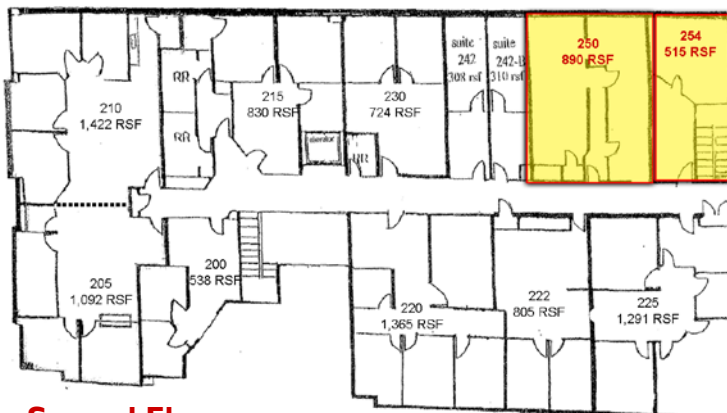
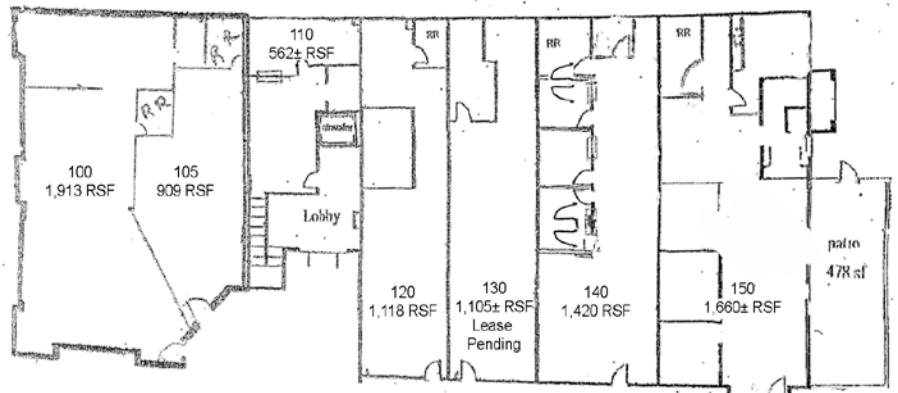
## RETAIL SUITES

SUITE	TENANT	SIZE	RENT
100	El Burro Mexican Restaurant	1,913± SF	Leased
105	Integrated Group	909± SF	Leased
120	In & Out Vehicle Registration Services	1,118± SF	Leased
130	Bakery	1,105± SF	Leased
140	Elite MSP	1,420± SF	Leased
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	Skills Construction	724± RSF	Leased
242-A	A Systems & Solutions, Inc.	308± RSF	Leased
242-B	Elsinore Hearing Aid Center	310± RSF	Leased
<b>250</b>	<b>AVAILABLE</b>	<b>890± RSF</b>	<b>\$1.75</b>
<b>254</b>	<b>AVAILABLE</b>	<b>515± RSF</b>	<b>\$1.75</b>

### First Floor



### Second Floor



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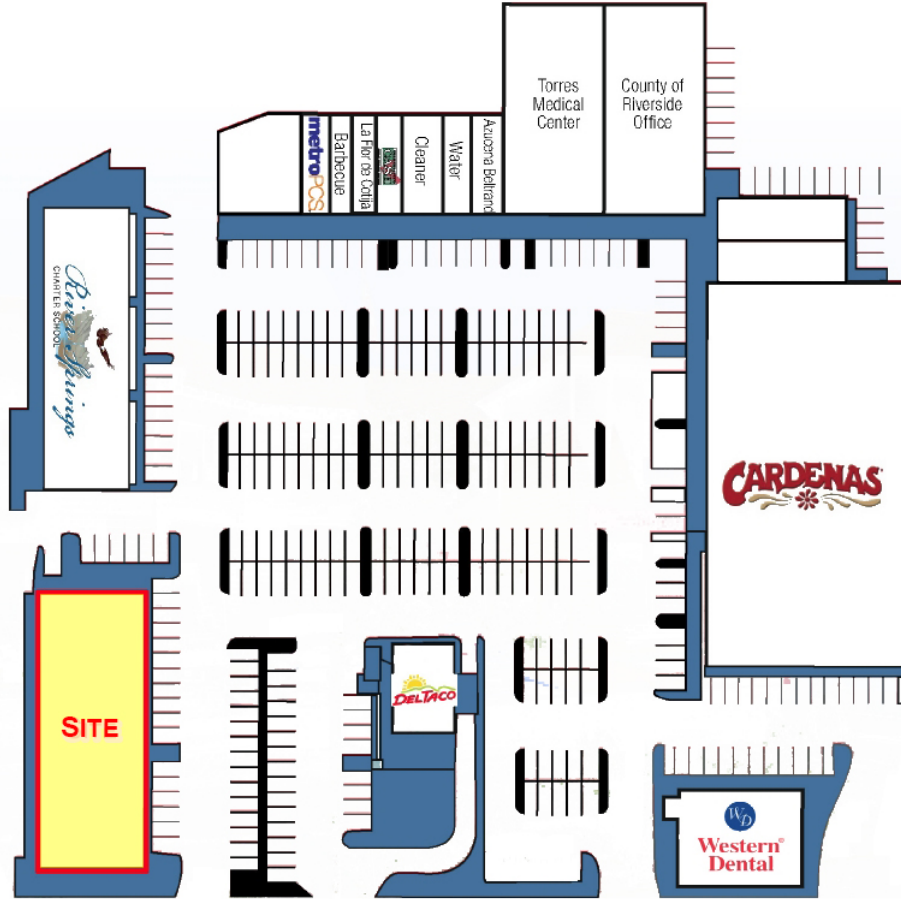
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MISSION TRAIL



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