

# FOR SALE

## 1,440 SF BUILDING ON 0.25 ACRE LOT

31120 RIVERSIDE DR, LAKE ELSINORE, CA 92530



 CATALYST  
RETAIL

# FOR SALE

1,440 SF BUILDING  
ON 0.25 AC LOT  
31120 RIVERSIDE DR.  
LAKE ELSINORE, CA 92530

HANK GREER  
(951) 640-5441  
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DRE# 01869747

NICHOLAS EARLE  
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 [www.catalystretail.com](http://www.catalystretail.com)



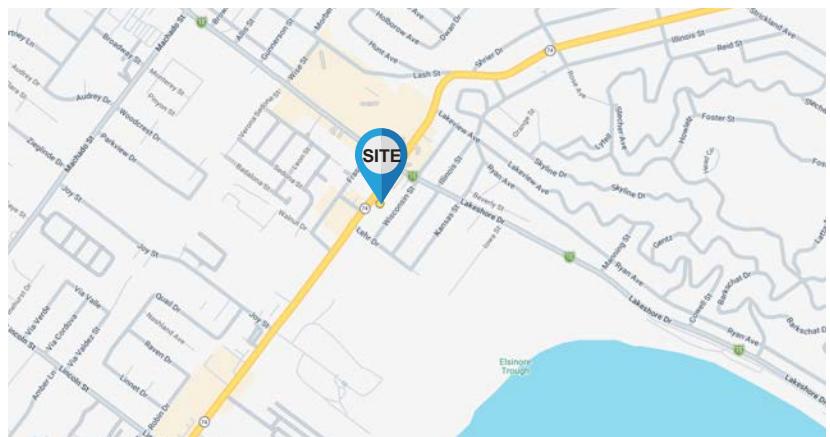
41391 Kalmia St, Suite 230  
Murrieta, CA 92562

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.



## PROPERTY HIGHLIGHTS

- This fully renovated 1,440 sf building on a 0.25 acre lot offers outstanding potential for retail or office use.
- The building has 3 private offices, 2 bathrooms (one featuring a modern, upscale shower system), plus a storage room.
- Recent upgrades include new flooring, a new roof, and a fully modernized shower.
- The property features dual-faced 5' x 5' street signage, gate secured rear parking, and 8 spaces up front plus more parking in the back.
- Daily traffic counts are in the thousands, tremendous exposure. Located in a signalized stretch of Riverside Drive, with excellent ingress/egress.



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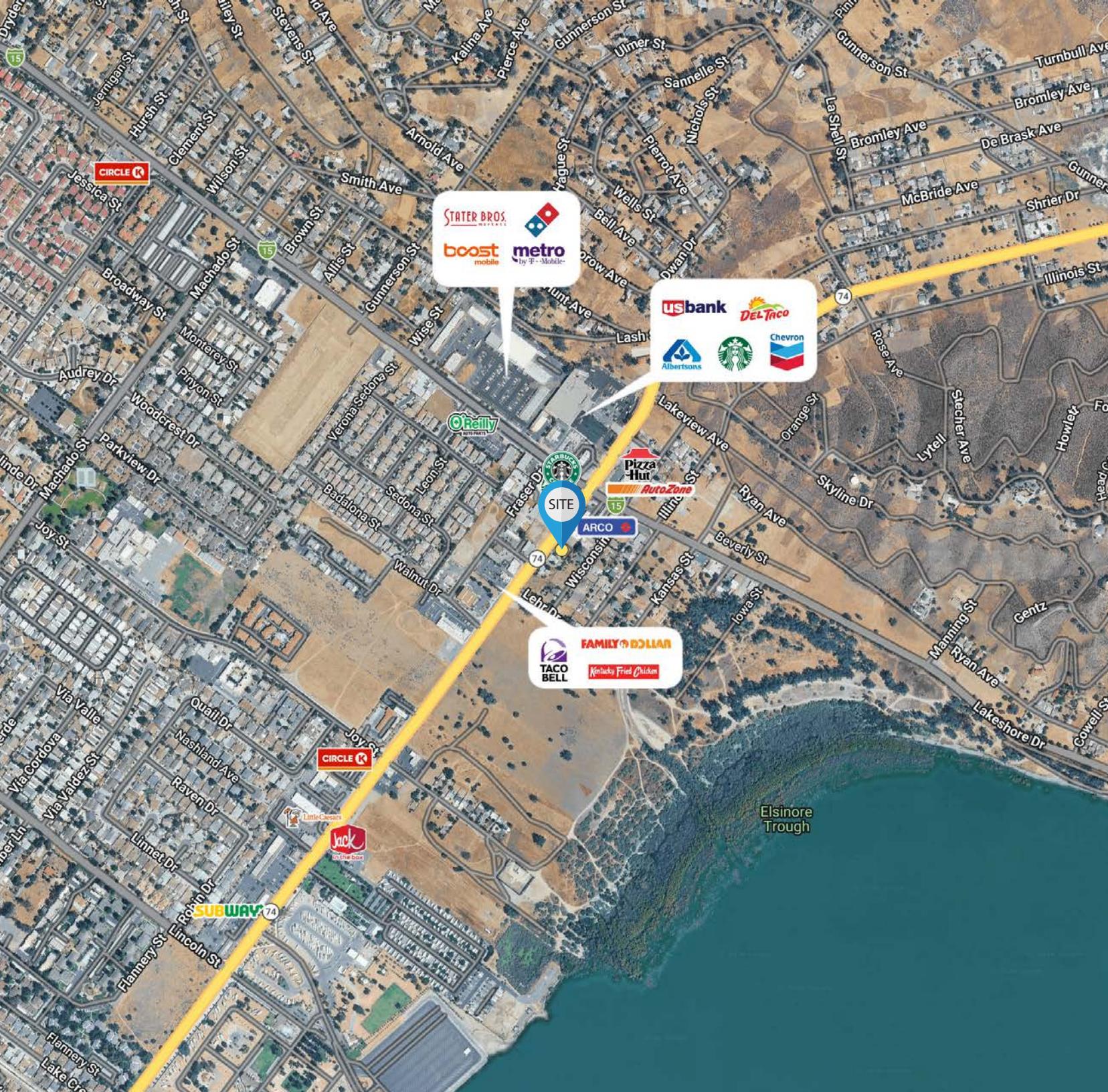


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	1 mi radius	3 mi radius	5 mi radius
<b>31120 Riverside Dr Lake Elsinore, CA 92530</b>			
<b>Population</b>			
2025 Estimated Population	9,996	46,542	77,952
2030 Projected Population	10,404	47,294	80,295
2020 Census Population	10,622	47,310	77,266
2010 Census Population	9,344	40,410	65,724
Projected Annual Growth 2025 to 2030	0.8%	0.3%	0.6%
Historical Annual Growth 2010 to 2025	0.5%	1.0%	1.2%
2025 Median Age	32.3	33.7	34.4
<b>Households</b>			
2025 Estimated Households	2,987	13,633	23,390
2030 Projected Households	3,182	14,289	24,659
2020 Census Households	3,122	13,740	22,807
2010 Census Households	2,690	11,554	19,175
Projected Annual Growth 2025 to 2030	1.3%	1.0%	1.1%
Historical Annual Growth 2010 to 2025	0.7%	1.2%	1.5%
<b>Race and Ethnicity</b>			
2025 Estimated White	37.5%	38.2%	38.9%
2025 Estimated Black or African American	6.5%	6.4%	7.1%
2025 Estimated Asian or Pacific Islander	5.4%	6.6%	7.8%
2025 Estimated American Indian or Native Alaskan	1.8%	1.7%	1.6%
2025 Estimated Other Races	48.7%	47.1%	44.6%
2025 Estimated Hispanic	62.3%	58.1%	54.5%
<b>Income</b>			
2025 Estimated Average Household Income	\$101,884	\$108,216	\$120,271
2025 Estimated Median Household Income	\$87,438	\$90,388	\$101,487
2025 Estimated Per Capita Income	\$30,514	\$31,724	\$36,117
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	11.9%	10.7%	9.6%
2025 Estimated Some High School (Grade Level 9 to 11)	8.1%	9.3%	9.1%
2025 Estimated High School Graduate	37.4%	32.9%	29.7%
2025 Estimated Some College	20.1%	22.8%	22.6%
2025 Estimated Associates Degree Only	8.2%	7.7%	7.8%
2025 Estimated Bachelors Degree Only	12.1%	11.8%	14.7%
2025 Estimated Graduate Degree	2.2%	4.9%	6.6%
<b>Business</b>			
2025 Estimated Total Businesses	208	1,231	2,011
2025 Estimated Total Employees	1,364	9,210	13,925
2025 Estimated Employee Population per Business	6.6	7.5	6.9
2025 Estimated Residential Population per Business	48.0	37.8	38.8