

# 31706 CASINO DRIVE LAKE ELSINORE, CA 92530

FOR LEASE, GROUND LEASE OR BUILD TO SUIT



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

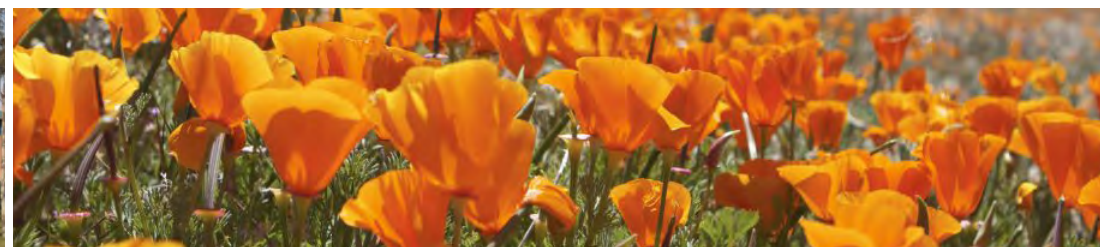
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## PROPERTY HIGHLIGHTS

- For Lease, Ground Lease or Build-To-Suit For Up To ±1,000sf - 6,500 sf
- ±6,177 sf Restaurant Space. Formerly Coco's Bakery & Restaurant.
- Fixtured with equipment.
- Great visibility and access.
- Freeway pole signage available.
- Located at the gateway interchange to Canyon Lake (gated community), Storm Stadium (Single A Baseball) and the future home of the 520,000 square foot Lake Elsinore Sports Complex.

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
2018 Population	5,971	44,185	116,581
2023 Est. Population	6,397	47,488	125,494
Average HH Income	\$69,469	\$80,246	\$78,048

## TRAFFIC COUNTS

**31,000 CPD**

Casino Dr. & Diamond Dr.

**119,000 CPD**

I-15 Fwy

\*Source: Regis Online



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# DEMOGRAPHICS

31706 Casino Dr				
Lake Elsinore, CA 92530				
		1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	5,971	44,185	116,581
	2023 Projected Population	6,397	47,488	125,494
	2010 Census Population	4,448	37,198	97,798
	2000 Census Population	2,203	23,666	65,794
	Projected Annual Growth 2018 to 2023	1.4%	1.5%	1.5%
	Historical Annual Growth 2000 to 2018	9.5%	4.8%	4.3%
2018 Median Age	32.8	34.3	34.4	
HOUSEHOLDS	2018 Estimated Households	1,848	13,532	35,992
	2023 Projected Households	1,923	14,107	37,568
	2010 Census Households	1,344	11,336	30,039
	2000 Census Households	790	7,750	21,512
	Projected Annual Growth 2018 to 2023	0.8%	0.9%	0.9%
	Historical Annual Growth 2000 to 2018	7.4%	4.1%	3.7%
RACE AND ETHNICITY	2018 Estimated White	59.7%	62.4%	63.6%
	2018 Estimated Black or African American	6.3%	5.3%	5.0%
	2018 Estimated Asian or Pacific Islander	6.9%	6.3%	5.8%
	2018 Estimated American Indian or Native Alaskan	0.9%	1.1%	1.0%
	2018 Estimated Other Races	26.2%	24.9%	24.6%
	2018 Estimated Hispanic	49.0%	45.3%	45.0%
INCOME	2018 Estimated Average Household Income	\$69,469	\$80,246	\$78,048
	2018 Estimated Median Household Income	\$60,725	\$69,111	\$69,682
	2018 Estimated Per Capita Income	\$21,890	\$24,699	\$24,170
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	9.7%	9.9%	8.6%
	2018 Estimated Some High School (Grade Level 9 to 11)	10.1%	8.8%	8.7%
	2018 Estimated High School Graduate	24.3%	26.5%	29.2%
	2018 Estimated Some College	32.4%	28.0%	27.7%
	2018 Estimated Associates Degree Only	6.7%	8.0%	8.5%
	2018 Estimated Bachelors Degree Only	10.9%	12.6%	11.6%
BUSINESS	2018 Estimated Graduate Degree	5.9%	6.0%	5.8%
	2018 Estimated Total Businesses	508	1,500	2,562
	2018 Estimated Total Employees	3,325	9,539	17,211
	2018 Estimated Employee Population per Business	6.5	6.4	6.7
2018 Estimated Residential Population per Business	11.8	29.5	45.5	

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Demographic Source: Applied Geographic Solutions 10/2018, TIGER Geography



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