

GROUND LEASE / BUILD TO SUIT



FULLY FLEXIBLE CONFIGURATIONS IDEAL FOR
QSR, COFFEE, DRIVE-THRU, AND PAD USERS

33625 Mission Trail
Wildomar, CA 92595



EXECUTIVE SUMMARY

The property at **33625 Mission Trail, Wildomar, CA** represents a rare, high-visibility **signalized hard-corner opportunity** positioned in one of Southwest Riverside County's fastest-growing corridors. Located just minutes from Interstate 15 and surrounded by rapidly expanding residential communities, the site offers exceptional access, consistent traffic counts of **32,000+ vehicles per day**, and a highly underserved retail market seeking new food, service, and convenience options.

This land sits directly adjacent to the **proposed 1,000,000+ square-foot Amazon Distribution Center**, which is expected to become a major long-term employment anchor and significantly boost daytime population and consumer demand. The surrounding trade area continues to experience strong demographic momentum with a young, family-driven population, rising household incomes, and robust housing development activity.

The property's proximity to Lake Elsinore's large-scale **East Lake Adventure Tourism & Entertainment District**—featuring a planned **10,000-seat concert venue**, multiple hotels, 600,000+ SF of future commercial space, and regional recreation amenities—further elevates

the site's long-term growth trajectory. With more than **835 acres of nature preserves**, **36 acres of parks**, and action-sports attractions such as **Skydive Lake Elsinore and Lake Elsinore Motorsports Park**, the area draws consistent weekend, tourist, and recreational traffic.

Offering multiple flexible layout configurations, including QSR drive-thru pads, restaurant space, and multi-tenant retail options, the site is well-suited for national and regional operators seeking a high-demand location with minimal existing competition. **Ground lease and build-to-suit structures** are available, catering to high-performing drive-thru brands and essential retail users.

With strong fundamentals, rapid local development, and unmatched visibility within an accelerating growth market, this Mission Trail property presents a compelling investment and leasing opportunity for brands targeting an underserved yet expanding suburban community with significant upside.



PROPERTY OVERVIEW

APNs

370-060-003;
026; 027; 028

LOT AREA

±46,580 Sq. Ft.
±1.07 AC

ZONING

Commercial

POTENTIAL USE

Drive-Thru



KEY HIGHLIGHTS

Prime Signalized Hard-Corner Location

- High-visibility intersection along Mission Trail
- 32,000+ Vehicles Per Day

Strong Use Cases

- Ideal for Gas Station, Drive-Thru QSR, Coffee, Car Wash, Convenience, Auto-Related, Medical/Retail

Adjacent to Proposed 1,000,000+ SF Amazon Distribution Center

- Enormous daytime workforce population
- Increased traffic flow & long-term employment anchor

Surrounded by Massive Housing Growth

- Large planned and recently completed residential communities
- Expanding family-oriented demographic with high disposable income

Retail Desert / Underserved Trade Area

- Minimal competing retail within the immediate radius
- Significant pent-up consumer demand

Next to Lake Elsinore's Planned East Lake Adventure Tourism District

- 10,000-seat concert venue
- Four planned hotels
- 600,000+ SF commercial & retail
- Major future regional draw

Extraordinary Outdoor Recreation Market

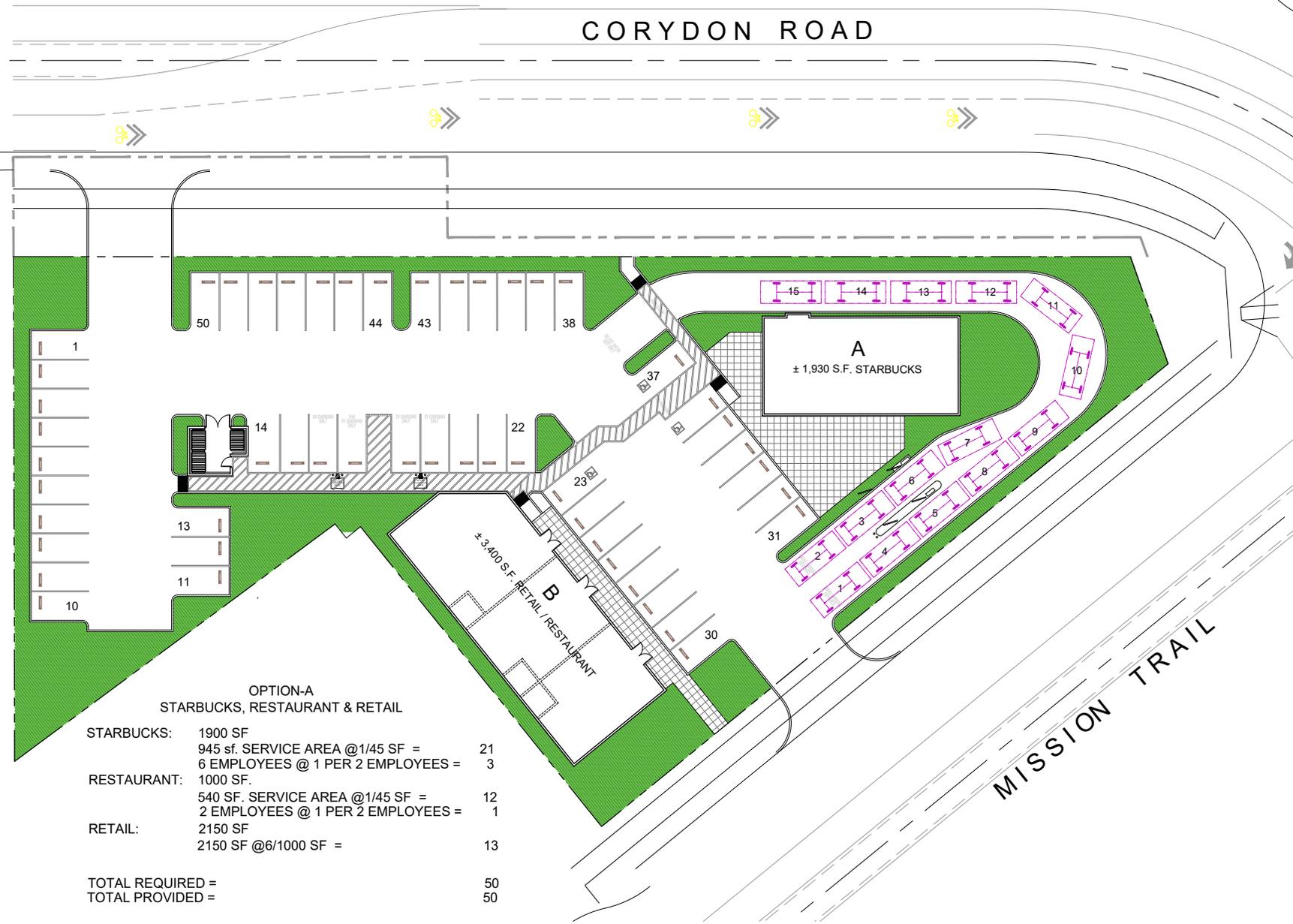
- 36+ Acres of Parks
- 835+ Acres of Nature & Bird Preserves
- Skydive Lake Elsinore, LE Motorsports Park, action sports hubs

OPTION A

1,930 SQ. FT.
QSR DT
with Outdoor
Seating (Building A)

1,000 SQ. FT.
Restaurant
(Building B)

2,150 SQ. FT.
Retail
(Building B)



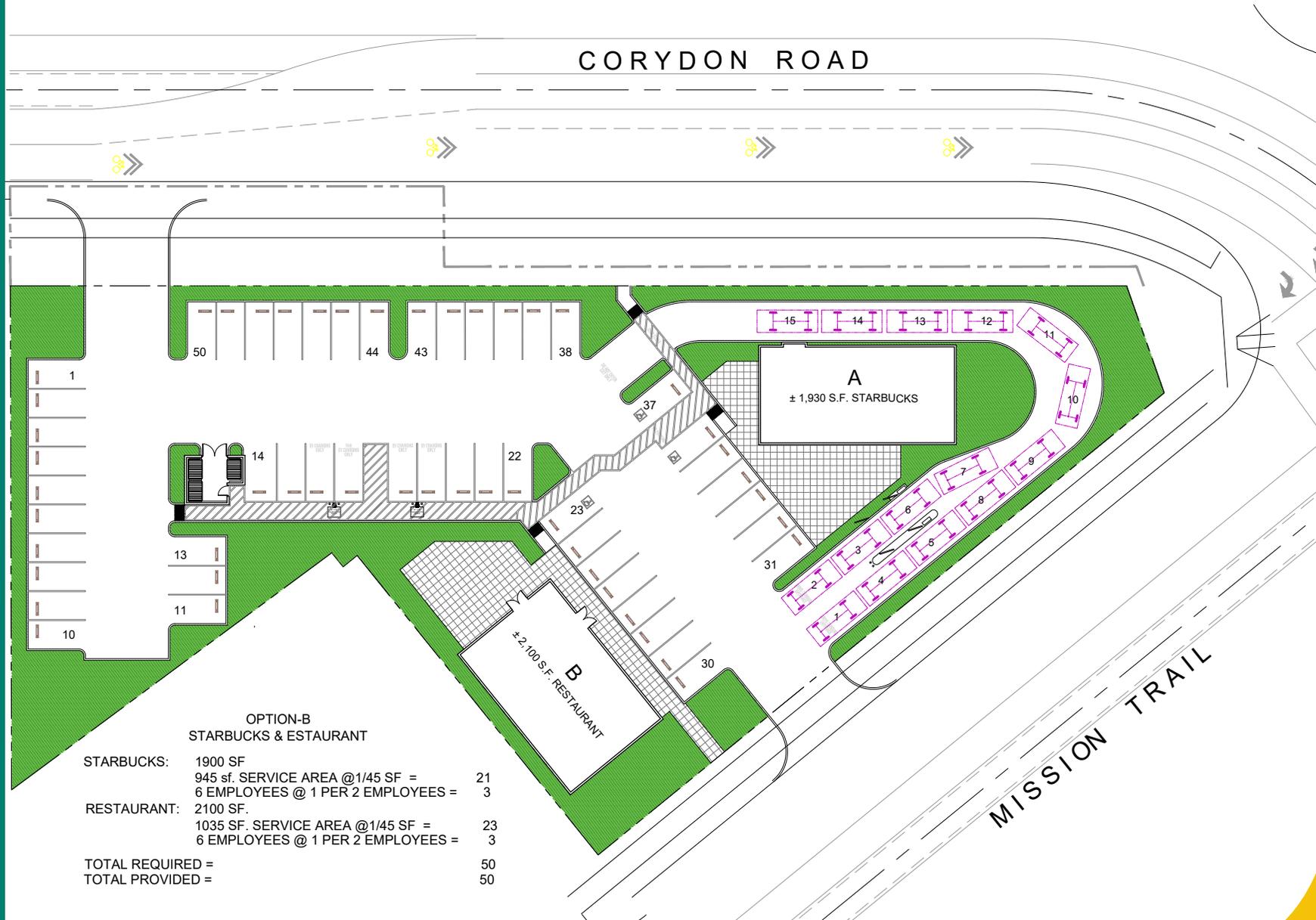
OPTION-A
STARBUCKS, RESTAURANT & RETAIL

STARBUCKS:	1900 SF	
	945 sf. SERVICE AREA @1/45 SF =	21
	6 EMPLOYEES @ 1 PER 2 EMPLOYEES =	3
RESTAURANT:	1000 SF.	
	540 SF. SERVICE AREA @1/45 SF =	12
	2 EMPLOYEES @ 1 PER 2 EMPLOYEES =	1
RETAIL:	2150 SF	
	2150 SF @6/1000 SF =	13
TOTAL REQUIRED =		50
TOTAL PROVIDED =		50

OPTION B

1,930 SQ. FT.
QSR DT with
Outdoor Seating
(Building A)

2,100 SQ. FT.
Restaurant with
Outdoor Seating
(Building B)



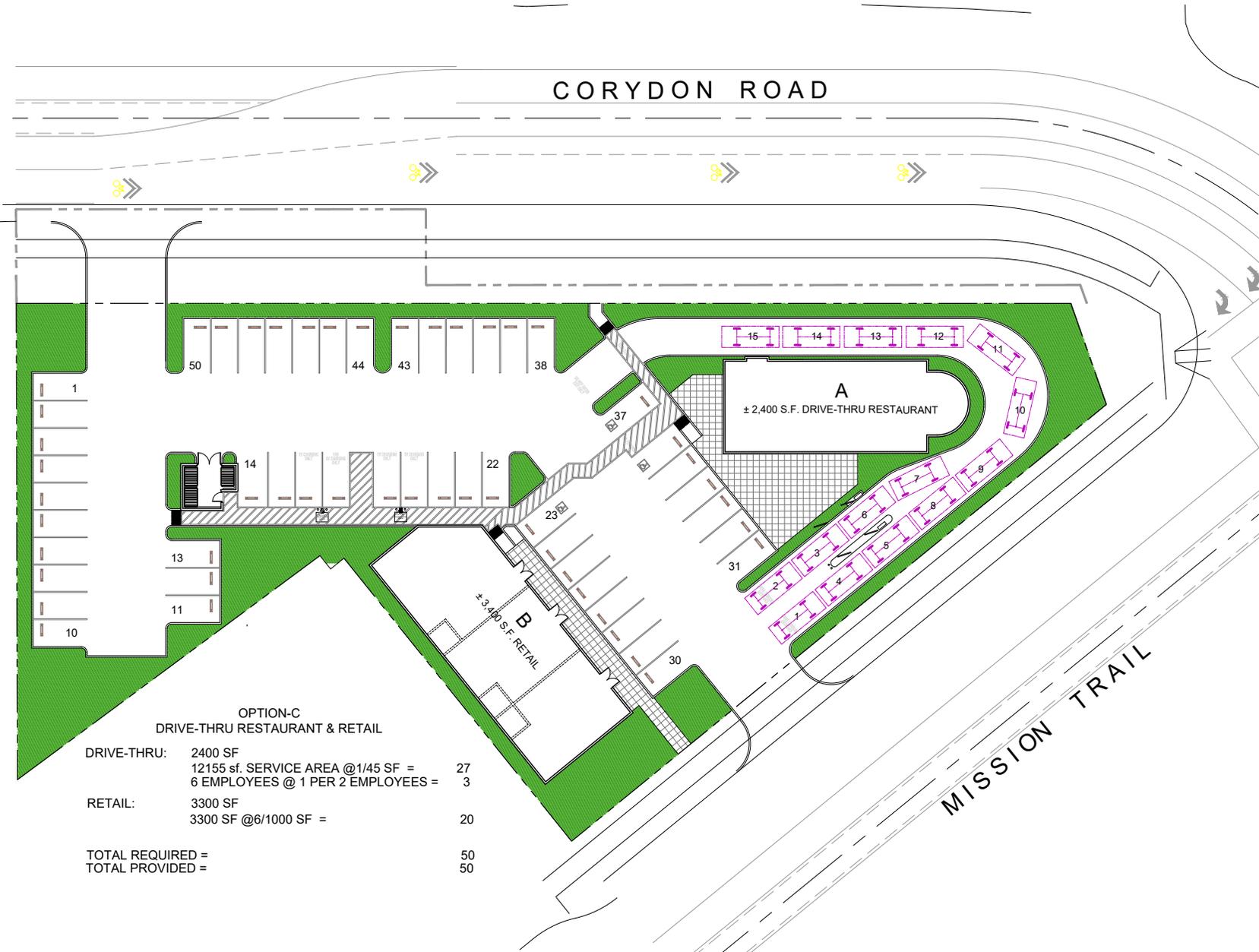
OPTION-B
STARBUCKS & RESTAURANT

STARBUCKS:	1900 SF	
	945 sf. SERVICE AREA @1/45 SF =	21
	6 EMPLOYEES @ 1 PER 2 EMPLOYEES =	3
RESTAURANT:	2100 SF.	
	1035 SF. SERVICE AREA @1/45 SF =	23
	6 EMPLOYEES @ 1 PER 2 EMPLOYEES =	3
TOTAL REQUIRED =		50
TOTAL PROVIDED =		50

OPTION C

2,400 SQ. FT.
QSR DT Restaurant
with Outdoor Seating
(Building A)

3,400 SQ. FT.
Retail
(Building B)



OPTION-C
DRIVE-THRU RESTAURANT & RETAIL

DRIVE-THRU:	2400 SF		
	12155 sf. SERVICE AREA @1/45 SF =	27	
	6 EMPLOYEES @ 1 PER 2 EMPLOYEES =	3	
RETAIL:	3300 SF		
	3300 SF @6/1000 SF =	20	
TOTAL REQUIRED =		50	
TOTAL PROVIDED =		50	

WILDOMAR CALIFORNIA

Located in the heart of Southwest Riverside County, Wildomar, CA is one of Southern California's fastest-growing suburban communities—known for its family-friendly neighborhoods, strong economic growth, and convenient access to major regional hubs. Positioned along the Interstate 15 corridor, Wildomar offers seamless connectivity to San Diego, Orange County, and the Inland Empire, making it an appealing destination for residents, businesses, and investors alike.



COMMUNITY & LIFESTYLE

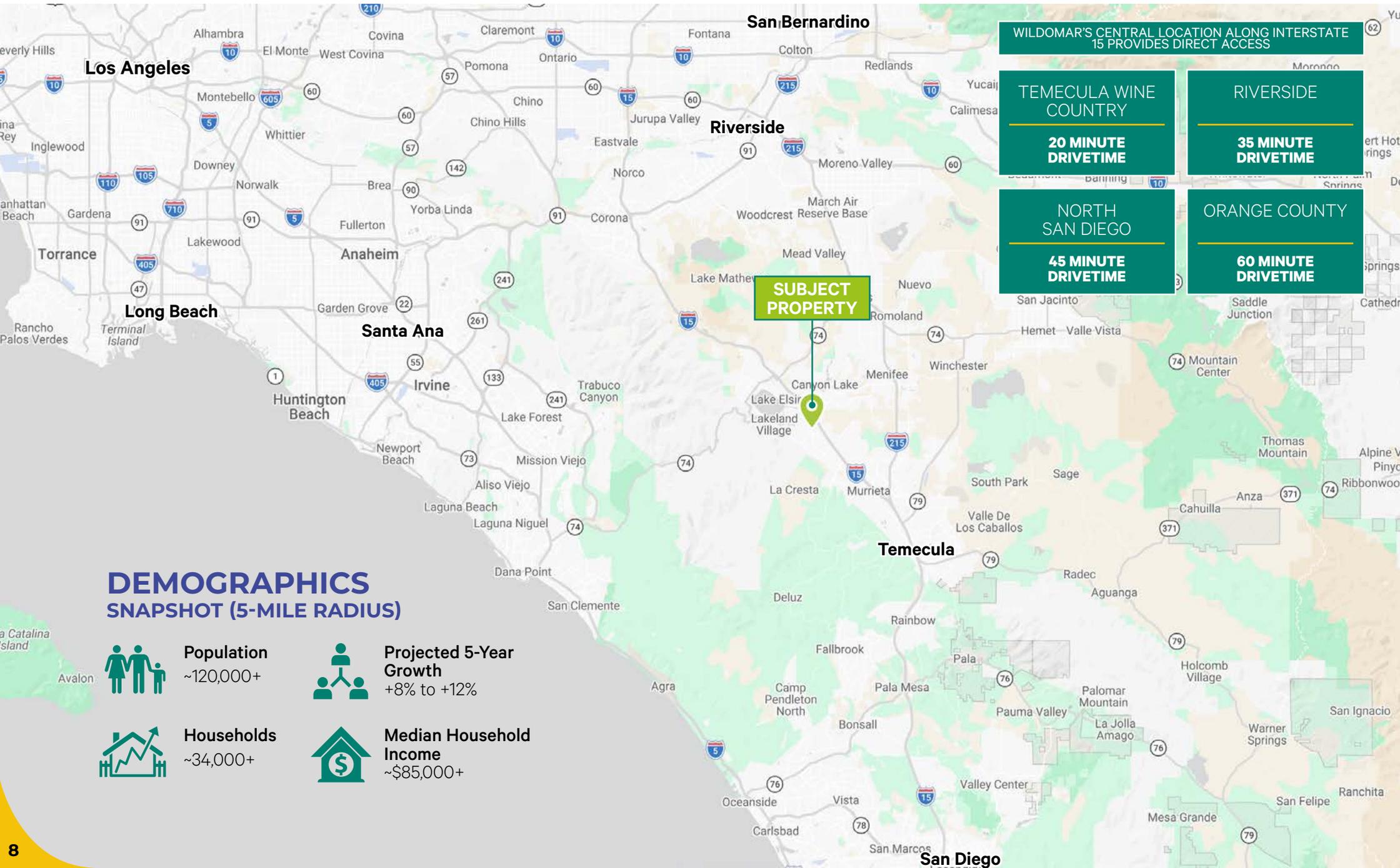
Wildomar blends small-town charm with suburban convenience. The community is characterized by well-planned residential neighborhoods, equestrian properties, rolling hills, and wide-open landscapes. Residents enjoy a quieter, more relaxed lifestyle while still benefiting from proximity to robust retail, dining, and entertainment options in neighboring cities such as Temecula, Murrieta, and Lake Elsinore.

Wildomar also offers an abundance of outdoor recreation, including:

- Canyon Hills Community Park
- Marna O'Brien Park
- Santa Rosa Plateau Ecological Reserve (minutes away)
- Boating, fishing, and water recreation at Lake Elsinore

The area is also served by the Lake Elsinore Unified School District, known for its growing modern campuses and community-focused programs.

REGIONAL MAP



WILDOMAR'S CENTRAL LOCATION ALONG INTERSTATE 15 PROVIDES DIRECT ACCESS

TEMECULA WINE COUNTRY
20 MINUTE DRIVETIME

RIVERSIDE
35 MINUTE DRIVETIME

NORTH SAN DIEGO
45 MINUTE DRIVETIME

ORANGE COUNTY
60 MINUTE DRIVETIME

SUBJECT PROPERTY

DEMOGRAPHICS SNAPSHOT (5-MILE RADIUS)



Population
~120,000+



Projected 5-Year Growth
+8% to +12%



Households
~34,000+



Median Household Income
~\$85,000+

FUN FACTS ABOUT THE AREA



Wildomar is one of California's newest incorporated cities, **founded in 2008**

The region is one of SoCal's top **adventure and extreme-sports markets**

Lake Elsinore is Southern California's largest natural freshwater lake

The area attracts **over 1M+ annual visitors** for **boating, concerts, skydiving, and motorsports**

AREA DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2020 Population	5,806	43,224	108,052
2024 Population	5,851	43,159	107,033
2029 Population Projection	6,166	45,413	112,462
Annual Growth 2020-2024	0.20%	0%	-0.20%
Annual Growth 2024-2029	1.10%	1.00%	1.00%
Median Age	36	36.3	36.5
Bachelor's Degree or Higher	14%	19%	22%
U.S. Armed Forces	8	116	433

Households	1 mile	3 miles	5 miles
2020 Households	1,830	13,376	33,571
2024 Households	1,813	13,072	32,539
2029 Household Projection	1,905	13,702	34,056
Annual Growth 2020-2024	0.50%	0.10%	-0.10%
Annual Growth 2024-2029	1.00%	1.00%	0.90%
Owner Occupied Households	1,254	9,821	25,044
Renter Occupied Households	650	3,881	9,011
Avg Household Size	3.2	3.2	3.2
Avg Household Vehicles	2	2	2
Total Consumer Spending	\$65.3M	\$518.1M	\$1.3B

Housing	1 mile	3 miles	5 miles
Median Home Value	\$447,095	\$467,915	\$493,945
Median Year Built	1989	1996	1996

Income	1 mile	3 miles	5 miles
Avg Household Income	\$96,017	\$106,520	\$113,525
Median Household Income	\$72,499	\$89,522	\$95,977
< \$25,000	297	1,491	3,477
\$25,000 - 50,000	277	1,905	4,462
\$50,000 - 75,000	377	2,052	5,116
\$75,000 - 100,000	206	1,873	3,832
\$100,000 - 125,000	212	1,865	4,605
\$125,000 - 150,000	147	1,225	3,151
\$150,000 - 200,000	136	1,445	4,284
\$200,000+	161	1,216	3,614

5-Miles Consumer Household Expenditures SNAP SHOT



FOOD & ALCOHOL
\$342,641,066



HOME EXPENDITURES
\$221,603,293



APPAREL
\$68,670,148



TRANSPORTATION
\$364,818,708



HEALTH CARE
\$58,242,690



ENTERTAINMENT
\$193,172,381



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