

RETAIL PAD FOR LEASE

NWQ MISSION TRAIL & CORYDON ST
LAKE ELSINORE, CA

GROUND LEASE, BUILD TO SUIT &
PURCHASE OPPORTUNITIES



RETAIL PAD FOR LEASE

NWQ MISSION TRAIL & CORYDON ST
LAKE ELSINORE, CA

NICK EARLE

nearle@catalystretail.com
DRE# 01916982

NICK CORBELL

ncorbell@catalystretail.com
DRE# 01932821

DANIEL WATSON

dwatson@catalystretail.com
DRE# 02165277



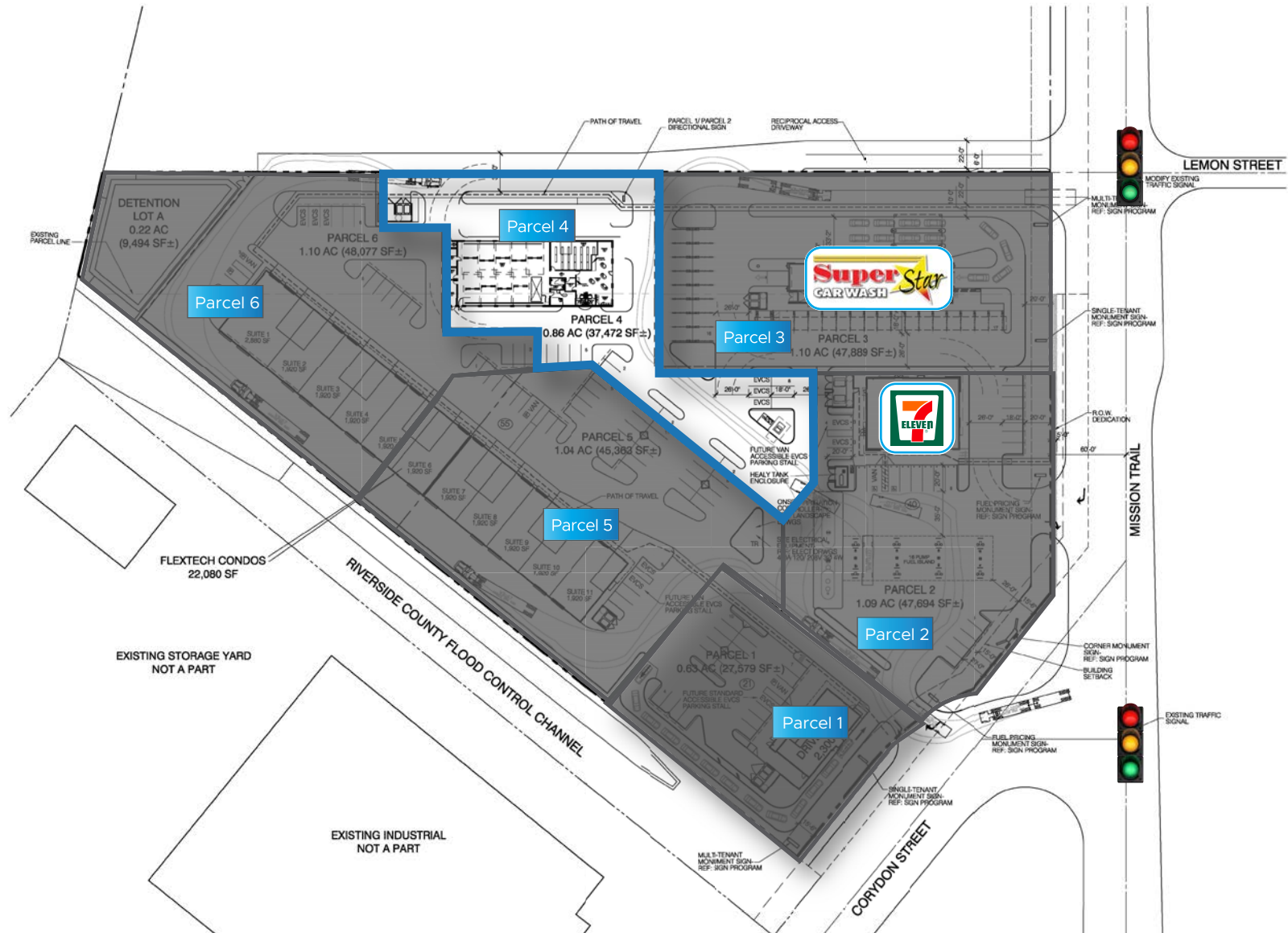
951 395 0000

www.catalystretail.com



38605 CALISTOGA DR
SUITE 150, MURRIETA, CA

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 FEATURES

- PADS AVAILABLE FOR GROUND LEASE, BUILD TO SUIT OR SALE
- DRIVE-THRU OPPORTUNITIES
- EXCELLENT AUTOMOTIVE CO-TENANCY FOR AUTO USES LIKE LUBE AND/OR TIRE
- SURROUNDED BY PLANNED RESIDENTIAL DEVELOPMENTS

AVAILABILITIES

BUILDING	USE	SIZE
Parcel 1		±0.63 AC
Parcel 2	7-Eleven	±1.14 AC
Parcel 3	Super Star Car Wash	±1.11 AC
Parcel 4	Available	±0.86 AC
Parcel 5	Sold	±1.33 AC
Parcel 6	Sold	±1.14 AC

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Walmart - 72 Units
Millin Homes - 106 Units
McMillin Homes - 143 Units
Richmond American - 74 Units



Planned Multifamily Development



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780 Ramona Expy

Perris, CA 92571

1 mi radius

3 mi radius

5 mi radius

Population

Estimated Population (2023)	392	51,200	165,543
Projected Population (2028)	391	55,448	175,468
Census Population (2020)	417	51,524	165,741
Census Population (2010)	253	48,198	152,668
Projected Annual Growth (2023-2028)	-	- 4,248 1.7%	9,925 1.2%
Historical Annual Growth (2020-2023)	-25	- -324 -0.2%	-198 -
Historical Annual Growth (2010-2020)	164 6.5%	3,326 0.7%	13,073 0.9%
Estimated Population Density (2023)	125 <i>psm</i>	1,812 <i>psm</i>	2,109 <i>psm</i>
Trade Area Size	3.1 <i>sq mi</i>	28.3 <i>sq mi</i>	78.5 <i>sq mi</i>

Households

Estimated Households (2023)	102	12,260	40,885
Projected Households (2028)	102	13,381	43,602
Census Households (2020)	110	12,253	40,839
Census Households (2010)	66	11,304	37,416
Projected Annual Growth (2023-2028)	-	- 1,121 1.8%	2,717 1.3%
Historical Annual Change (2010-2023)	36 4.2%	956 0.7%	3,469 0.7%

Average Household Income

Estimated Average Household Income (2023)	\$108,432	\$119,359	\$113,697
Projected Average Household Income (2028)	\$116,240	\$117,876	\$115,520
Census Average Household Income (2010)	\$65,783	\$59,333	\$59,558
Census Average Household Income (2000)	\$44,690	\$47,259	\$48,922
Projected Annual Change (2023-2028)	\$7,808 1.4%	-\$1,484 -0.2%	\$1,823 0.3%
Historical Annual Change (2000-2023)	\$63,742 6.2%	\$72,101 6.6%	\$64,775 5.8%

Median Household Income

Estimated Median Household Income (2023)	\$117,910	\$89,020	\$89,439
Projected Median Household Income (2028)	\$118,692	\$89,173	\$90,810
Census Median Household Income (2010)	\$59,382	\$54,799	\$53,203
Census Median Household Income (2000)	\$34,005	\$42,368	\$43,650
Projected Annual Change (2023-2028)	\$782 0.1%	\$154 -	\$1,371 0.3%
Historical Annual Change (2000-2023)	\$83,905 10.7%	\$46,652 4.8%	\$45,789 4.6%

Per Capita Income

Estimated Per Capita Income (2023)	\$28,398	\$28,646	\$28,134
Projected Per Capita Income (2028)	\$30,612	\$28,507	\$28,756
Census Per Capita Income (2010)	\$17,282	\$13,924	\$14,602
Census Per Capita Income (2000)	\$11,460	\$12,455	\$13,066
Projected Annual Change (2023-2028)	\$2,214 1.6%	-\$139 -	\$622 0.4%
Historical Annual Change (2000-2023)	\$16,937 6.4%	\$16,192 5.7%	\$15,068 5.0%
Estimated Average Household Net Worth (2023)	\$1.34 M	\$766,826	\$798,903

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780 W Ramona Expy San Jacinto, CA 92582	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	12,597	56,796	134,419
2028 Projected Population	13,091	58,298	135,954
2020 Census Population	13,268	55,800	132,228
2010 Census Population	10,565	46,860	115,455
Projected Annual Growth 2023 to 2028	0.8%	0.5%	0.2%
Historical Annual Growth 2010 to 2023	1.5%	1.6%	1.3%
2023 Median Age	35.8	34.6	36.5
Households			
2023 Estimated Households	3,901	16,444	42,722
2028 Projected Households	4,099	17,012	43,440
2020 Census Households	3,986	16,413	43,027
2010 Census Households	3,415	14,481	39,699
Projected Annual Growth 2023 to 2028	1.0%	0.7%	0.3%
Historical Annual Growth 2010 to 2023	1.1%	1.0%	0.6%
Race and Ethnicity			
2023 Estimated White	40.4%	38.0%	42.5%
2023 Estimated Black or African American	7.6%	8.3%	8.7%
2023 Estimated Asian or Pacific Islander	4.9%	4.8%	4.5%
2023 Estimated American Indian or Native Alaskan	2.3%	2.3%	2.1%
2023 Estimated Other Races	44.9%	46.6%	42.2%
2023 Estimated Hispanic	57.9%	59.4%	53.6%
Income			
2023 Estimated Average Household Income	\$93,593	\$90,378	\$82,681
2023 Estimated Median Household Income	\$73,312	\$69,107	\$66,095
2023 Estimated Per Capita Income	\$29,054	\$26,361	\$26,415
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	12.2%	11.2%	9.7%
2023 Estimated Some High School (Grade Level 9 to 11)	12.0%	10.3%	10.8%
2023 Estimated High School Graduate	27.0%	32.1%	33.1%
2023 Estimated Some College	26.6%	24.6%	24.2%
2023 Estimated Associates Degree Only	8.2%	8.0%	8.2%
2023 Estimated Bachelors Degree Only	9.4%	9.4%	9.3%
2023 Estimated Graduate Degree	4.7%	4.4%	4.7%
Business			
2023 Estimated Total Businesses	130	1,055	2,792
2023 Estimated Total Employees	1,036	8,094	24,074
2023 Estimated Employee Population per Business	8.0	7.7	8.6
2023 Estimated Residential Population per Business	97.0	53.8	48.1

LAKE ELSINORE FACTS



61.2%

POPULATION GROWTH SINCE 2000



39.7%

PREDICTED JOB GROWTH OVER
THE NEXT 10 YEARS



3.40%

RECENT JOB GROWTH IN LAKE ELSINORE



5.0%

HOME APPRECIATION IN THE LAST YEAR



457,000+

ESTIMATED POPULATION
IN 20 MINUTES DRIVE-TIME



\$85,000+

AVERAGE HOUHHOLD INCOME
20 MINUTES DRIVE-TIME



25 MINUTES

AVERAGE COMMUTE TIME