

33565 MISSION TRAIL

LAKE ELSINORE, CA

New Condo Development
191 Units

Future Auto/STNL
Development



Available
QSR Pad

Q4 2025 Delivery

Corydon Rd- 15,710 VPD

Mission Trail - 21,725 VPD

FAST FOOD/QSR DRIVE-THRU FOR GROUND LEASE/BUILD-TO SUIT

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EXECUTIVE SUMMARY

Graystone Capital Advisors is pleased to present a premier drive-thru opportunity at 33565 Mission Trail in Lake Elsinore, CA. This ± 0.66 -acre parcel is available for Ground Lease or Build-to-Suit, offering fast food/QSR users an efficient development path with entitlements already in place for a $\pm 2,298$ SF drive-thru restaurant. The site benefits from signalized access at both Mission Trail and Corydon Road, delivering excellent ingress/egress and visibility with a combined daily traffic count of over 37,435 vehicles.

Strategically positioned within a newly constructed retail development, the property is surrounded by high-performing co-tenants including Super Star Carwash, 7-Eleven/Shell gas station, and fully occupied retail condos, with a future auto service facility also planned. It is also adjacent to a 191-unit condominium project and near several large-scale residential communities, including Summerly (1,595 homes), Mission Trail Apartments (143 units), the Cottages at Mission Trails (81 units), and the Bell Ranch Apartments (130 units in development).

For tenants seeking a high-visibility, high-traffic site in a fast-growing submarket, this pad-ready opportunity offers a rare combination of entitlement certainty, surrounding demand drivers, and landlord flexibility. The property can be delivered as a certified pad, making it a turnkey opportunity for QSR, coffee, or fast casual concepts looking to establish a presence in one of Southern California's most dynamic growth corridors.



INVESTMENT HIGHLIGHTS



Pad-Ready Drive-Thru Site

This ±0.66-acre lot comes with an approved CUP for a **2,298 SF QSR**, providing a prime opportunity for fast-food or quick-service restaurant operators to capitalize on an established and high-demand location.



Certified Pad Delivery

The landlord offers flexibility by providing a **certified pad**, allowing for seamless development with **utilities already in place**, streamlining the timeline for any tenant to begin operations immediately.



High-Traffic Location

Located at the highly visible intersection of **Mission Trail and Corydon Rd**, this site sees a combined **37,435 daily vehicles** passing by, ensuring a consistent flow of potential customers for any business located here.



Signalized Access

The property benefits from **dual ingress/egress** at two **signalized intersections**, providing excellent access for both customers and service vehicles, ensuring smooth traffic flow and high visibility.

- **New Residential Growth**

Adjacent to a newly developing **191-unit condominium neighborhood** and a **130-unit affordable housing development**, and located near **±1,800 existing homes**, this property is poised to benefit from a growing residential base and increased consumer demand for nearby retail services.

- **Established Trade Area**

Situated within a bustling retail hub, the site is surrounded by established businesses like **7-Eleven**, **Super Star Carwash**, and **retail condos**, with a future auto service facility planned, further enhancing the area's retail appeal.

- **Destination Adjacent**

The property is just minutes away from major attractions like **Lake Elsinore**, **Storm Stadium**, **Lake Elsinore Raceway**, and **Skydive Lake Elsinore**, driving traffic from both residents and tourists, creating a highly desirable location for retail or service businesses.

- **Excellent Freeway Connectivity**

With **immediate access to I-15**, the site enjoys direct connectivity to one of Southern California's most traveled freeways, making it easily accessible from major employment centers and surrounding areas.

PROPERTY OVERVIEW:

33565 Mission Trail

Lake Elsinore, CA

Property Details

Street	33565 Mission Trail
City	Lake Elsinore
State	California
Zip	92530
Land Area SF	27,443 SF
Lot Size (AC)	0.63 AC
Zoning	Commercial
APN	370-050-034
Year Built	TBD
Annual Ground Rent	\$135,000
Annual Built-to-Suit Rent	Subject to Offer



AMENITIES MAP



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



DEMOGRAPHICS



	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population	~68,000	~105,000	~300,000
Households	~20,000	~50,000	~102,000
Median Household Income	\$60,000	\$63,000	\$66,000
Median Age	34	33	34
Population Density	7,000/sq mi	6,100/sq mi	3,800/sq mi
% High School Graduates	77%	78%	78%
% Bachelor's Degree or Higher	18%	18%	19%
% Hispanic or Latino	72%	70%	69%
% White (Non-Hispanic)	12%	13%	14%
% Black or African American	6%	7%	7%
% Asian	7%	8%	8%
% Two or More Races	2%	2%	2%
% Foreign Born	28%	29%	30%
Labor Force Participation Rate	61%	62%	62%
Unemployment Rate	5.3%	5.2%	5.2%
Average Commute Time (Minutes)	31	32	33
Total Housing Units	~11,500	~57,000	~110,000
% Owner-Occupied Housing	30%	32%	33%
% Renter-Occupied Housing	70%	68%	67%
Median Property Value	\$505,000	\$520,000	\$530,000
Average Household Size	3.1	3.2	3.2

33565
Mission Trail

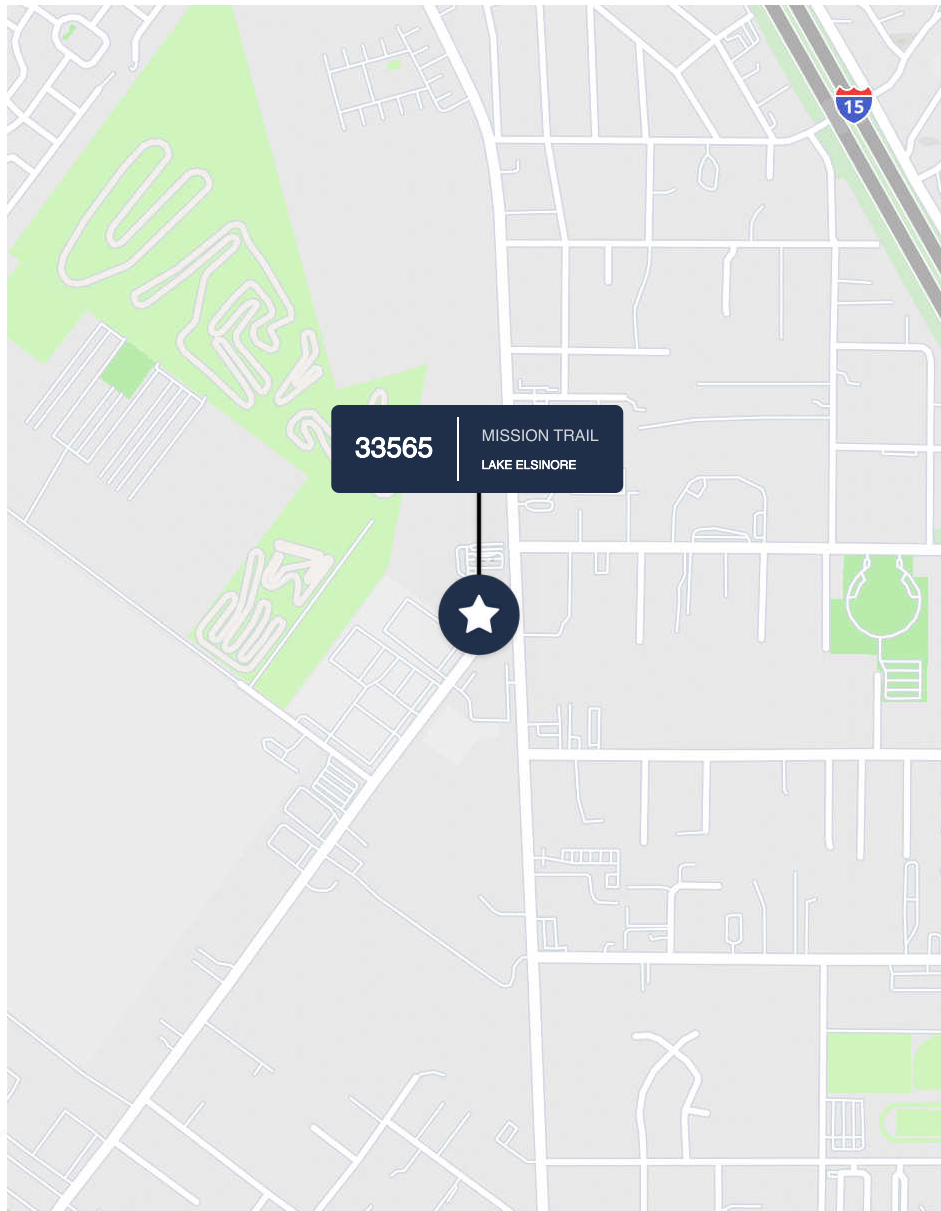
33565
MISSION TRAIL
LAKE ELSINORE, CA



MISSION TRAIL

CORYDON RD

LAKE ELSINORE, CA



Lake Elsinore is one of the fastest-growing communities in Southwest Riverside County, drawing families, businesses, and developers alike with its affordability, strong population growth, and access to major transportation corridors. Located along the I-15 freeway, the city benefits from seamless regional connectivity to neighboring employment centers in Temecula, Murrieta, Corona, and northern San Diego County. This has made Lake Elsinore a preferred destination for both residents seeking value and retailers looking to capitalize on a rapidly expanding consumer base.

The trade area surrounding Lake Elsinore boasts a population of over 105,000 residents within a 5-mile radius, with projections indicating more than 5% additional growth by 2029. The local housing pipeline remains robust, supported by large-scale master-planned communities such as Summerly (1,595 homes), as well as numerous townhome and multi-family developments. The demographic profile is young, diverse, and family-oriented, with a median age in the mid-30s and a high concentration of residents in key consumer-spending age brackets.

Consumer spending in the region reflects the area's purchasing power. Within a 5-mile radius, households generate over \$1.3 billion in annual retail spending, including \$338 million on food and dining, \$190 million on entertainment and hobbies, and \$68 million on apparel. These figures underscore the area's strong demand for daily needs, quick-service dining, and lifestyle retail. In addition to its residential base, the area supports a diverse employment mix across healthcare, education, construction, and light industrial sectors, with over 1,000 employees within a 1-mile radius and growing.

Lake Elsinore also benefits from a strong tourism and recreation presence, with local attractions such as Lake Elsinore, Storm Stadium, Skydive Lake Elsinore, and the Lake Elsinore Motorsports Park drawing consistent traffic from across the region. Combined with ongoing infrastructure investment and one of the lowest retail vacancy rates in the Inland Empire, Lake Elsinore presents a compelling opportunity for QSR and drive-thru users looking to grow in a dynamic and underserved market.

MAJOR EMPLOYERS



The area surrounding 33565 Mission Trail, Lake Elsinore, CA, features a diverse employment base spanning higher education, technology, finance, manufacturing, and healthcare. The University of California, Riverside anchors the region with over 26,000 students and extensive education and research jobs.

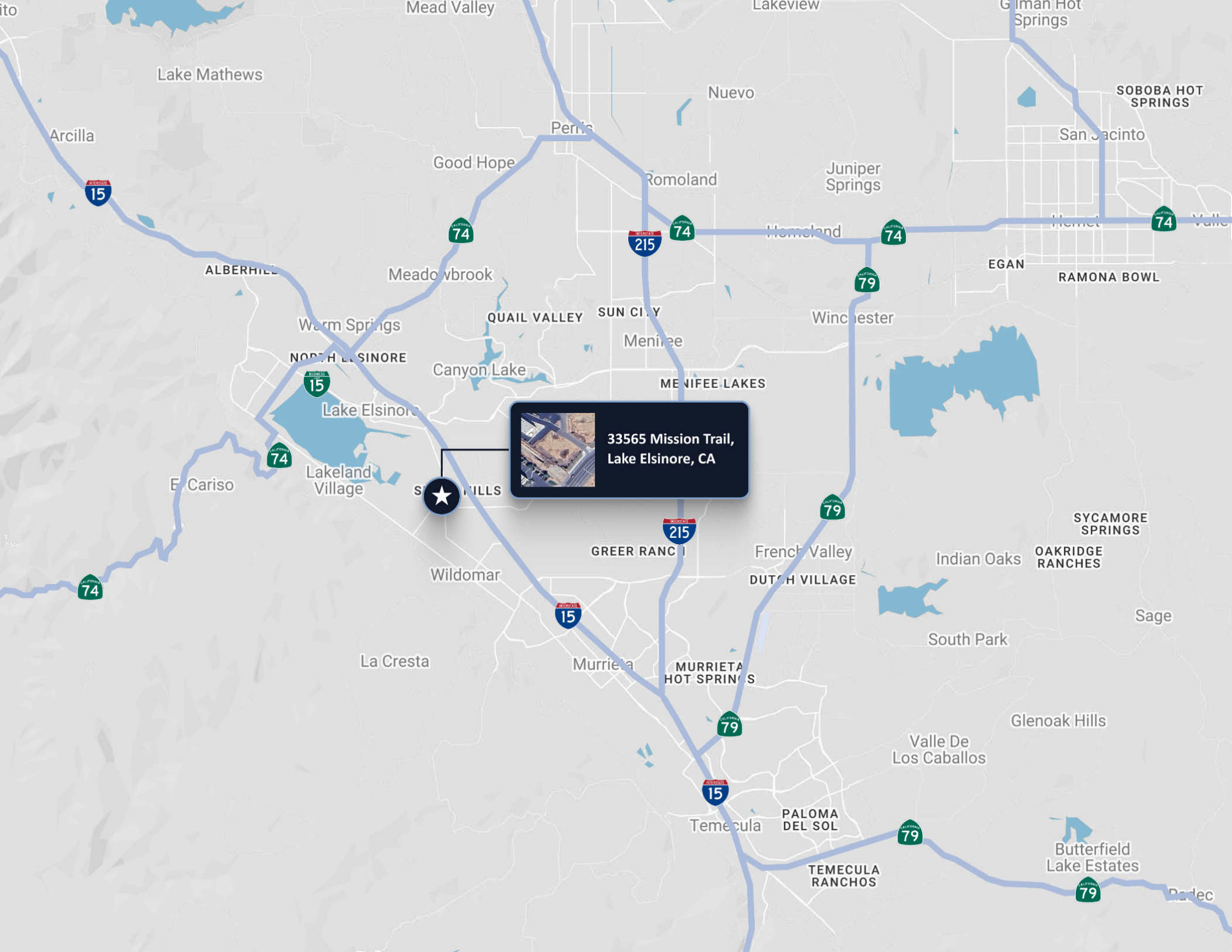
Technology employers such as Quest Software and business hubs like The Quad @ Discovery Business Center and Lakeview Business Center house numerous firms in tech and business services. General Mills strengthens industrial employment as a major national food manufacturer, while Banc of California adds financial sector stability.

Healthcare is a key driver, with:

- **Kaiser Permanente Wildomar Trail**, an 84,000 SF medical office with 61 provider offices, 79 exam rooms, and located 8 miles south, offering a broad range of medical services.
- **Southwest Healthcare Inland Valley Hospital**, a seven-story, 290,000 SF hospital tower, recently expanded to 202 beds with 1,500 employees, located ~9 miles south.

Proximity to Interstate 15 ensures strong connectivity, supporting both commuter access and business operations. This combination of industry diversity and major employers underpins local economic resilience and tenant demand.

Company	Industry	Employees	Distance
University of California, Riverside	Higher Education (University Main Campus)	5,000	34.7 mi
Southwest Healthcare Inland Valley Hospital	Healthcare	1,500	9 mi
The Quad @ Discovery Business Center	Office/Business Park	800	53.2 mi
Quest Software	Technology (Software)	450	42.7 mi
Banc of California	Finance (Regional Office)	400	53.6 mi
General Mills	Food Manufacturing	350	24.7 mi
Kaiser Permanente Wildomar Trail	Medical Office	TBD	8 mi



 33565 Mission Trail,
Lake Elsinore, CA

MEET THE TEAM



JIM ROOT

Senior Associate

Jim Root specializes in the acquisition and disposition of commercial properties across the Western United States. Since joining Graystone Capital Advisors, Jim has completed over \$50 million in transaction volume, advising clients on a wide range of assignments including grocery-anchored centers, strip retail, business parks, sale-leasebacks, repositioning opportunities, and ground-up development projects. Leveraging a creative mindset and data-driven approach, Jim brings thoughtful analysis to every assignment—often identifying overlooked opportunities and structuring solutions that maximize value for his clients.



MATT HARDKE

First Vice President

Hardke joined Graystone Capital Advisors in 2018 and specializes in investment sales and strategic leasing for retail and industrial product. He has completed in surplus of \$500 million in deal volume since his start in commercial real estate. As an experienced advisor, Hardke started his career in brokerage in 2013. Before Graystone, he previously worked at Coldwell Banker, Marcus & Millichap and SRS Real Estate Partners.



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