

# Canyon Hills Marketplace

**PAD BUILDING & ADDITIONAL SPACES FOR LEASE**

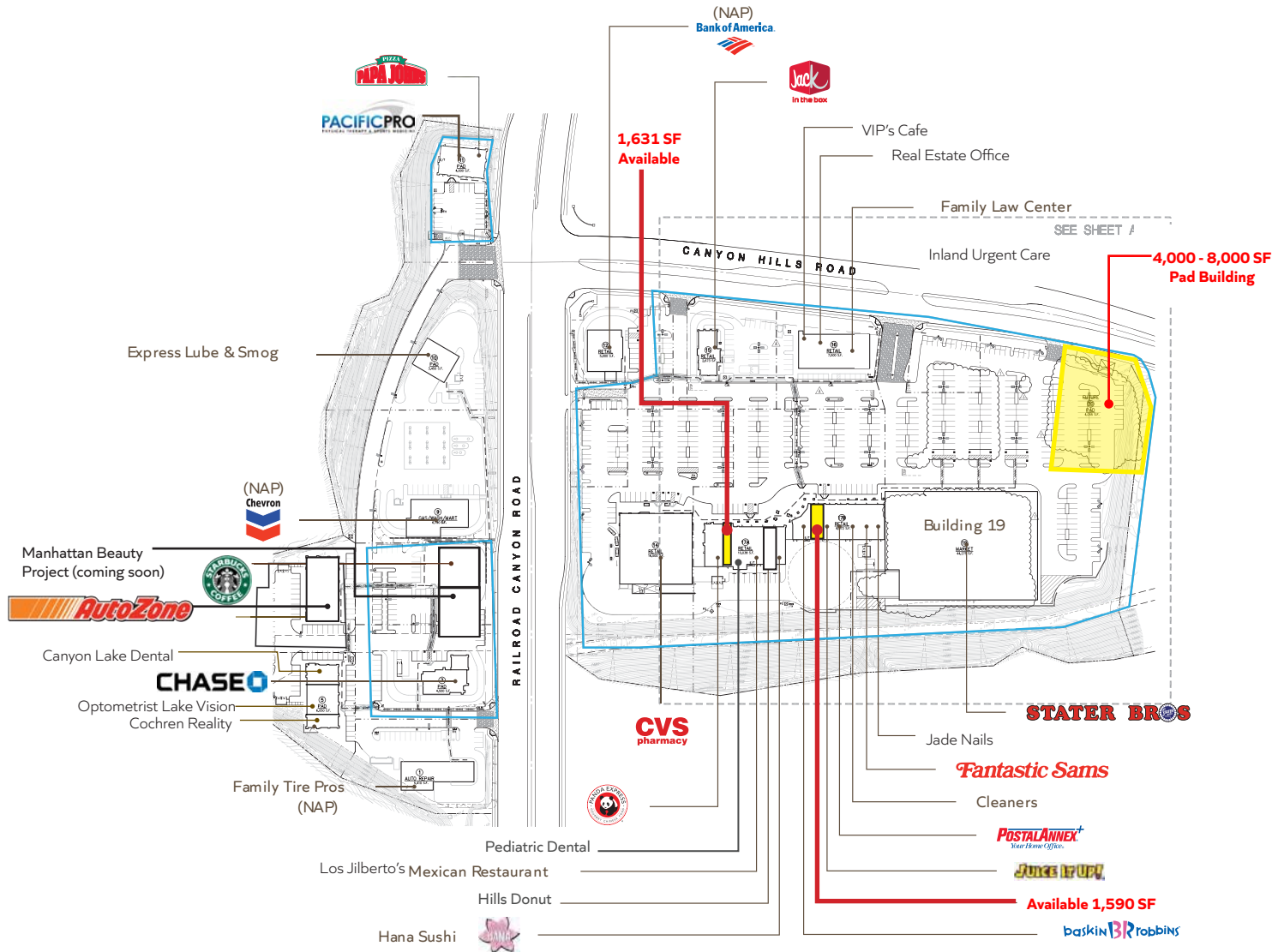
25341-46 RAILROAD CANYON RD & 29996-97 CANYON HILLS RD, LAKE ELSINORE, CA



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## FEATURES

- Located at the SWQ and SEQ of Railroad Canyon Rd and Canyon Hills Rd
- Dominant center serving the Canyon Hills Trade Area
- Good east/west arterial connecting I-15 to I-215 (via Newport Rd)
- Strong residential growth
- Traffic Counts: Canyon Hills Rd - 12,100 CPD;  
Railroad Canyon Rd - 34,000 CPD

## AVAILABILITY

### EAST SIDE (Stater Bros center):

1,590 SF former restaurant  
1,631 SF  
4,000-8,000 SF: Pad











## RAILROAD CANYON RD + CANYON HILLS RD | LAKE ELSINORE, CA

**POPULATION****1 MILE****3 MILES****5 MILES**

Estimated Population	6,788	50,609	131,940
Forecasted Population (2025)	7,436	55,062	142,491

**HOUSEHOLDS**

Households	2,220	15,773	41,897
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**AVG HHD INCOME**

Estimated Avg Household Income	\$115,198	\$107,006	\$97,430
Avg Family Income	\$104,518	\$91,750	\$84,073

**MEDIAN HH INCOME**

Estimated Median Household Income	\$97,316	\$82,654	\$72,854
Median Family Income	\$93,403	\$88,816	\$79,041

**PER CAPITA INCOME**

Est. Proj. Per Capita Income	\$37,572	\$33,383	\$30,973
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**OTHER INCOME**

Est. Proj. Median Disposable Income	\$75,022	\$70,687	\$62,206
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**DAYTIME DEMOS**

Total Number of Businesses	349	1,246	3,123
Total Number of Employees	2,792	15,181	37,465

**RACE & ETHNICITY****1 MILE****3 MILES****5 MILES**

White	4,726 69.63%	34,266 67.71%	86,112 65.27%
Black or African American	282 4.16%	2,081 4.11%	5,851 4.43%
American Indian & Alaskan Native	62 0.91%	459 0.91%	1,308 0.99%
Asian	435 6.41%	2,902 5.73%	7,129 5.40%
Hawaiian & Pacific Islander	20 0.29%	170 0.34%	465 0.35%
Other Race	911 13.42%	7,920 15.65%	23,246 17.62%
Two or More Races	351 5.17%	2,811 5.55%	7,830 5.93%

**AGE DISTRIBUTION**

Median Age	36.9 yrs	35.3 yrs	35.9 yrs
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**HOUSING**

Total Housing Units	2,220	15,773	41,897
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