

CORYDON GATEWAY

NWQ MISSION TRAIL & CORYDON ST
LAKE ELSINORE, CA

GROUND LEASE, BUILD TO SUIT &
PURCHASE OPPORTUNITIES



CORYDON GATEWAY

NWQ MISSION TRAIL &
CORYDON ST
LAKE ELSINORE, CA

NICK EARLE

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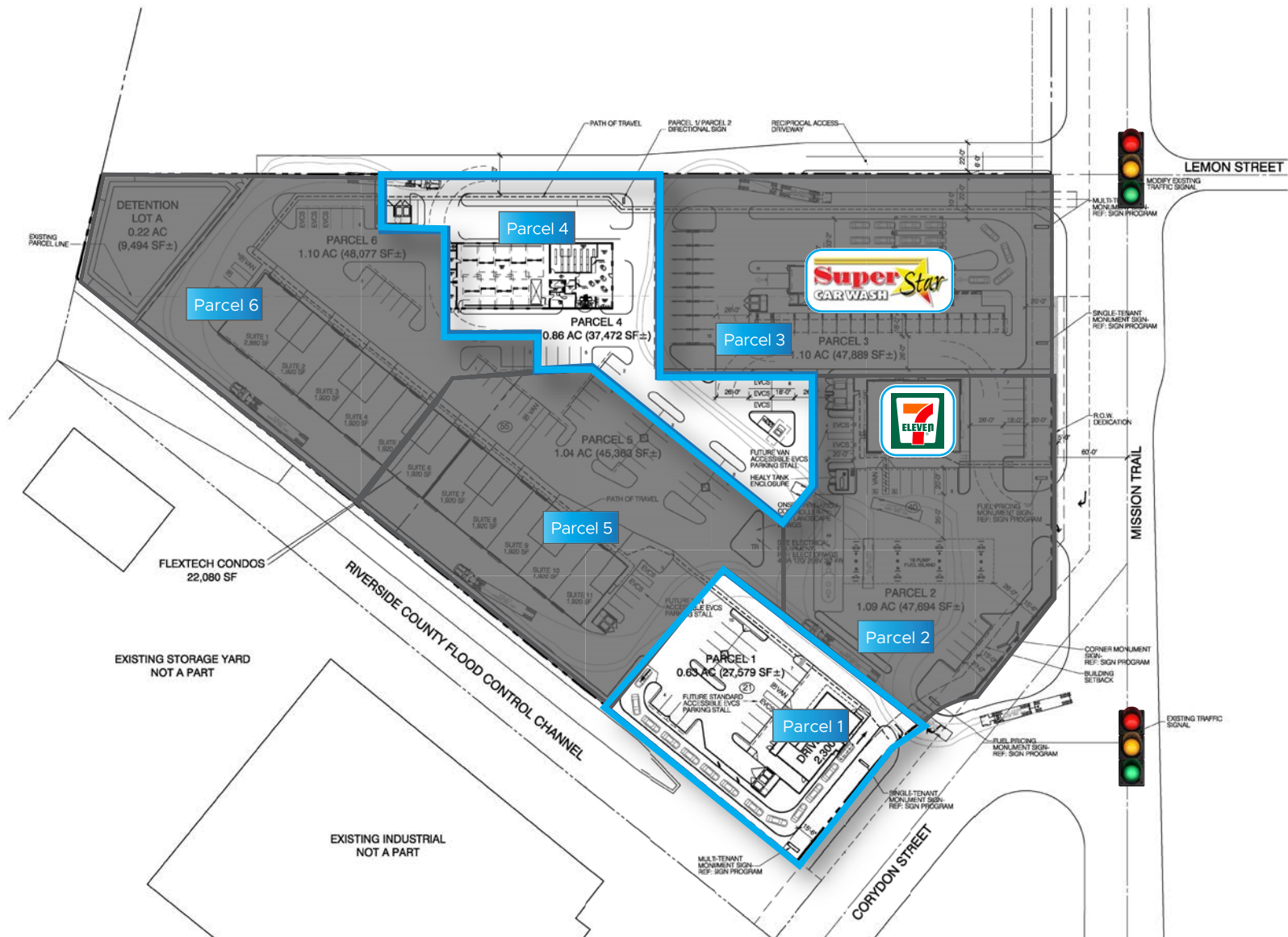
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www.catalystretail.com



41391 Kalmia St, Suite 230
Murrieta, CA 92562

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	Available	±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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NWQ Mission Trail & Corydon Lake Elsinore, CA	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	7,023	44,057	109,799
2031 Projected Population	7,315	45,550	112,568
2020 Census Population	5,662	42,844	106,257
2010 Census Population	4,582	35,804	86,589
Projected Annual Growth 2026 to 2031	0.8%	0.7%	0.5%
Historical Annual Growth 2010 to 2026	3.3%	1.4%	1.7%
2026 Median Age	35.5	36.3	36.8
Households			
2026 Estimated Households	2,271	13,787	34,528
2031 Projected Households	2,412	14,438	35,801
2020 Census Households	1,802	13,204	32,995
2010 Census Households	1,415	10,954	26,929
Projected Annual Growth 2026 to 2031	1.2%	0.9%	0.7%
Historical Annual Growth 2010 to 2026	3.8%	1.6%	1.8%
Race and Ethnicity			
2026 Estimated White	40.2%	44.2%	47.6%
2026 Estimated Black or African American	6.3%	6.2%	6.4%
2026 Estimated Asian or Pacific Islander	7.9%	8.0%	8.4%
2026 Estimated American Indian or Native Alaskan	1.5%	1.7%	1.4%
2026 Estimated Other Races	44.0%	39.9%	36.2%
2026 Estimated Hispanic	52.4%	48.8%	45.6%
Income			
2026 Estimated Average Household Income	\$121,553	\$135,071	\$144,373
2026 Estimated Median Household Income	\$105,112	\$110,981	\$119,149
2026 Estimated Per Capita Income	\$39,340	\$42,349	\$45,443
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	10.4%	8.1%	7.2%
2026 Estimated Some High School (Grade Level 9 to 11)	11.1%	8.6%	7.0%
2026 Estimated High School Graduate	32.5%	29.8%	25.6%
2026 Estimated Some College	18.7%	23.0%	25.1%
2026 Estimated Associates Degree Only	6.5%	8.2%	9.3%
2026 Estimated Bachelors Degree Only	12.5%	14.2%	16.8%
2026 Estimated Graduate Degree	8.2%	8.0%	9.0%
Business			
2026 Estimated Total Businesses	205	1,157	3,246
2026 Estimated Total Employees	1,524	8,683	21,199
2026 Estimated Employee Population per Business	7.4	7.5	6.5
2026 Estimated Residential Population per Business	34.3	38.1	33.8