

RESTAURANT AND OFFICE SPACES FOR LEASE

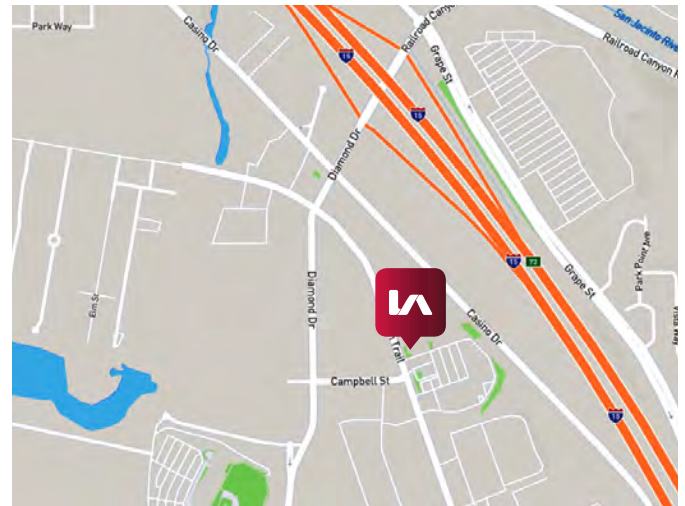
HERITAGE PLAZA

31900 MISSION TRAIL ROAD | LAKE ELSINORE



PROPERTY FEATURES:

- Excellent Visibility from Mission Trail Road
- Close Proximity to I-15 Freeway on/off ramp
- Easy Ingress/Egress
- Near Storm Baseball Stadium and Lake Elsinore Motorsports Park
- Entrance w/Street and Building Signage
- Ample Parking
- Outstanding Tenant Mix Regional and National



DEMOGRAPHICS	1 mile	3 mile	5 mile
2019 Population	7,116	48,597	116,640
2024 Est. Population	7,632	52,246	125,581
Average HH Income	\$67,497	\$78,899	\$76,551

TRAFFIC COUNTS

40,000 CPD

Mission Trail Rd and Diamond Dr

*Source: Regis Online

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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. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 Corporate ID# 01048055

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AVAILABILITY

1ST FLOOR

SUITE	RENTABLE SQ FT (±RSF)	DATE AVAILABLE	RATE PER RSF	DESCRIPTION
100	±2,822	TBD	\$1.75 NNN	Approx.± 2,822 SF, (with Drive through) <i>Can be demised</i>
100	±1,895	TBD	\$1.75 NNN	<i>Demised from Suite 100</i>
105	±927	TBD	\$1.75 NNN	<i>Demised from Suite 100</i>
110	±562	Immediately	\$1.50 MG	Large reception-open area, one office & storage room
140	±1,420	Immediately	\$1.75 NNN	Reception with window, waiting room, open area
150	±1,660	TBD	\$1.25 NNN	Approx.±1,660 SF, (With Patio included)

2ND FLOOR

SUITE	RENTABLE SQ FT (RSF)	DATE AVAILABLE	RATE PER RSF	DESCRIPTION
222	±805	Immediately	\$1.25 MG	Open work area & reception, two private offices. <i>Currently combined with Ste. 225 can be split to original floor plan</i>

*Estimated NNN \$0.47 PSF

(*MG - Modified Gross does not include premises janitorial & electricity)

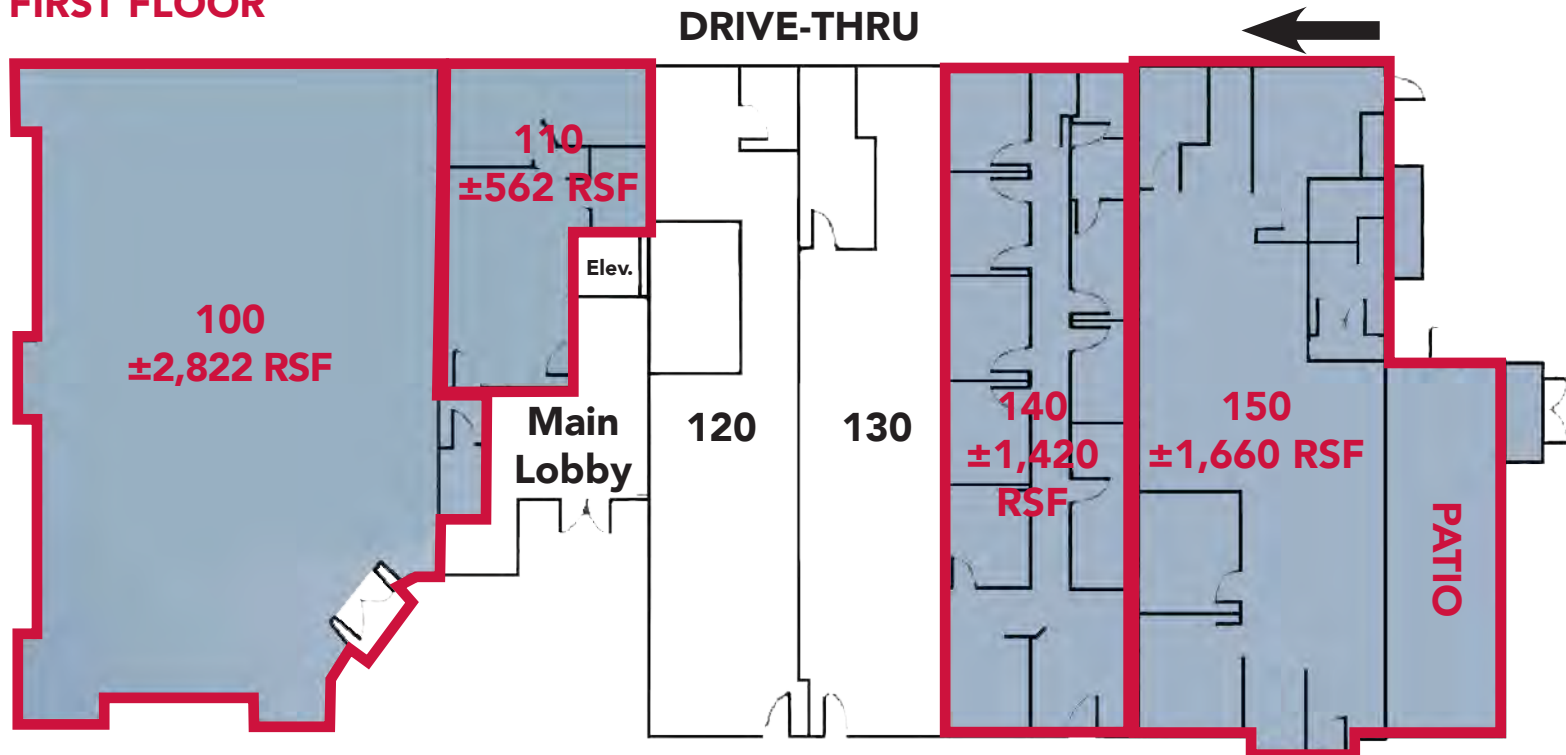
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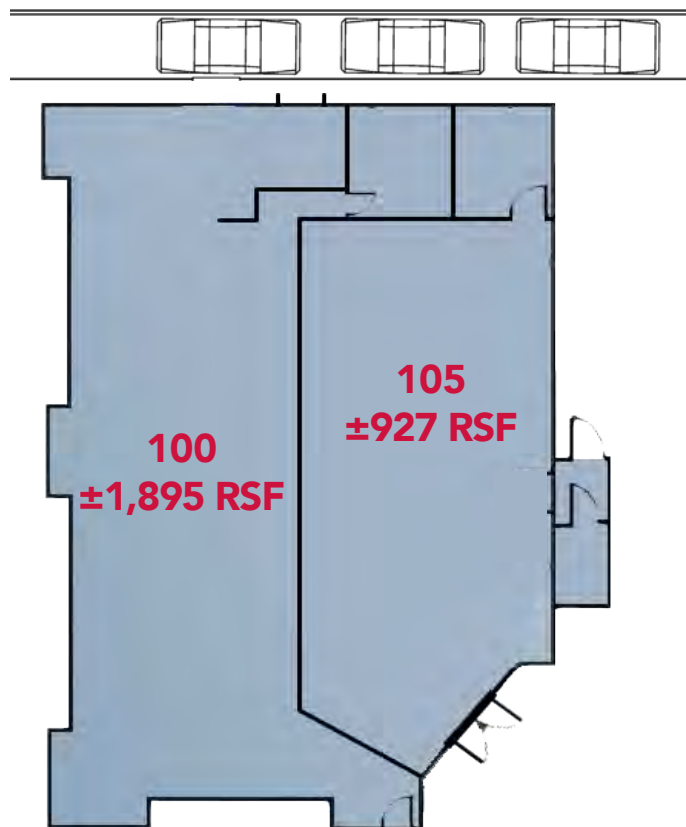
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FIRST FLOOR



PROPOSED FLOOR PLAN FOR SUITE 100

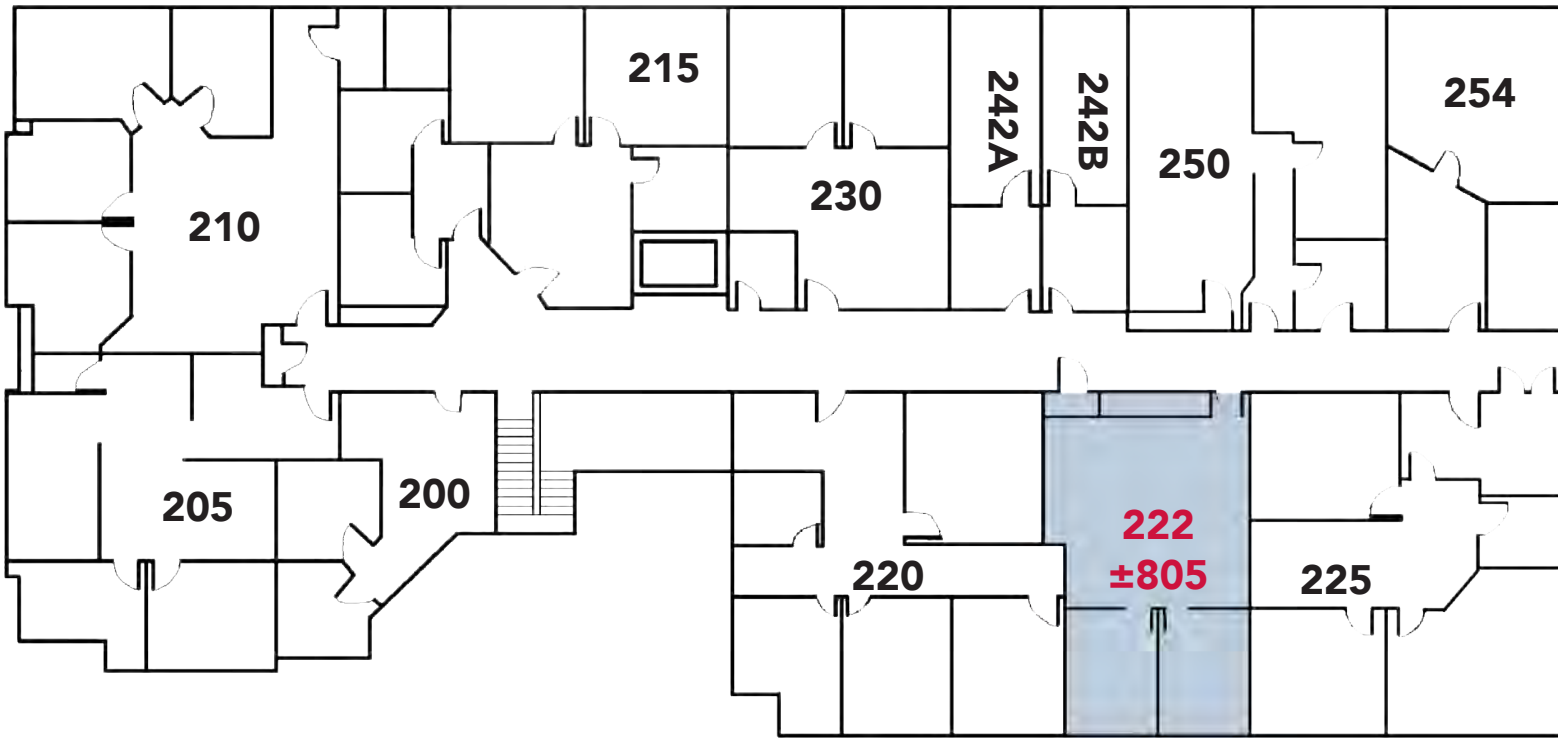


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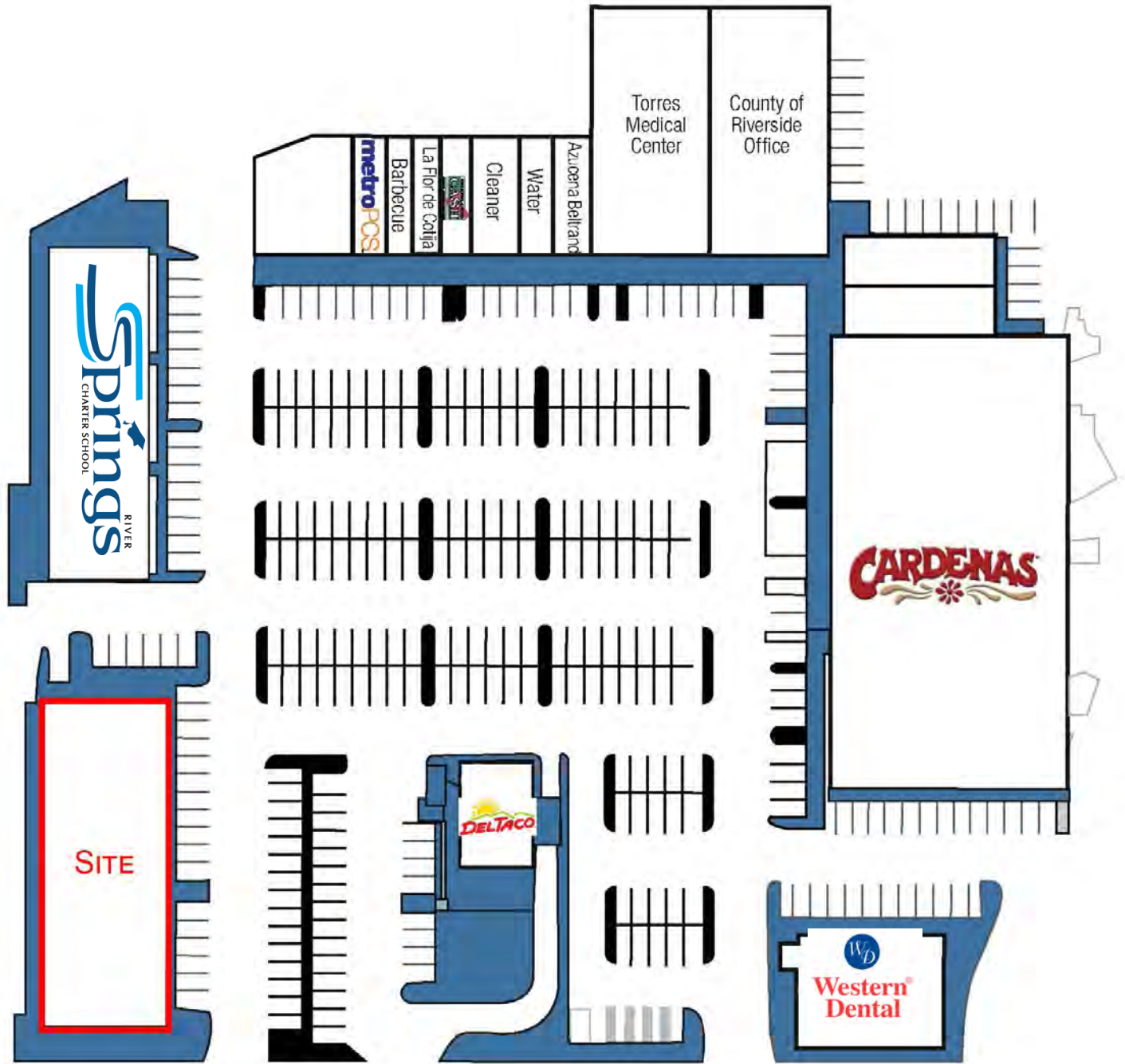
SECOND FLOOR



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40,000 CPD Mission Trail

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RS1

31900 Mission Trail		1 mi radius	3 mi radius	5 mi radius
Lake Elsinore, CA 92530				
POPULATION	2019 Estimated Population	7,116	48,597	116,640
	2024 Projected Population	7,632	52,246	125,581
	2010 Census Population	4,485	40,402	96,490
	2000 Census Population	2,304	26,089	64,153
	Projected Annual Growth 2019 to 2024	1.5%	1.5%	1.5%
	Historical Annual Growth 2000 to 2019	11.0%	4.5%	4.3%
	2019 Median Age	33.0	34.5	34.7
HOUSEHOLDS	2019 Estimated Households	2,217	14,952	36,144
	2024 Projected Households	2,310	15,604	37,758
	2010 Census Households	1,347	12,330	29,664
	2000 Census Households	815	8,557	21,011
	Projected Annual Growth 2019 to 2024	0.8%	0.9%	0.9%
	Historical Annual Growth 2000 to 2019	9.1%	3.9%	3.8%
RACE AND ETHNICITY	2019 Estimated White	59.0%	62.2%	63.4%
	2019 Estimated Black or African American	6.4%	5.1%	5.0%
	2019 Estimated Asian or Pacific Islander	6.7%	6.3%	6.1%
	2019 Estimated American Indian or Native Alaskan	1.0%	1.1%	1.0%
	2019 Estimated Other Races	26.8%	25.2%	24.4%
	2019 Estimated Hispanic	49.7%	45.5%	44.8%
INCOME	2019 Estimated Average Household Income	\$67,497	\$78,899	\$76,551
	2019 Estimated Median Household Income	\$62,449	\$69,978	\$71,039
	2019 Estimated Per Capita Income	\$21,361	\$24,395	\$23,794
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	8.9%	9.5%	8.1%
	2019 Estimated Some High School (Grade Level 9 to 11)	11.2%	9.0%	8.6%
	2019 Estimated High School Graduate	25.2%	28.3%	30.3%
	2019 Estimated Some College	29.7%	26.5%	26.4%
	2019 Estimated Associates Degree Only	7.2%	8.0%	8.6%
	2019 Estimated Bachelors Degree Only	11.8%	12.3%	12.1%
	2019 Estimated Graduate Degree	6.0%	6.3%	5.9%
BUSINESS	2019 Estimated Total Businesses	537	1,606	2,823
	2019 Estimated Total Employees	3,255	9,329	17,418
	2019 Estimated Employee Population per Business	6.1	5.8	6.2
	2019 Estimated Residential Population per Business	13.3	30.3	41.3

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