

RETAIL SPACE FOR LEASE

MISSION TRAIL CENTER
31952 MISSION TRAIL
LAKE ELSINORE, CA 92530



Property Features

- Extremely Busy +/- 62,946 SF Cardenas Market anchored neighborhood center
- High Image Renovation Completed in 2006
- Frontage on Mission Trail, a major thoroughfare
- \$70,000 + median household income within 3-mile radius
- Over 17,000 cars per day at the heavily trafficked signalized intersection of Mission Trail & Campbell

Availability

- ±1,775 SF End Cap
- ±4,000 SF adjacent to Cardenas Market (Divisible)*
 - * Two ±2,000 SF spaces available if split



1900 Wright Place, Suite 200
Carlsbad, CA 92008
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MISSION TRAIL CENTER

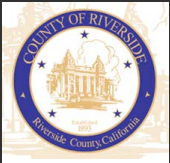
PROPERTY ADDRESS

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PROPERTY HIGHLIGHTS

- Across the street from Lake Elsinore Diamond Stadium which seats 8,000 people.
- \$77,436 average household income within 3-mile radius.
- Excellent traffic counts on Mission Trail with close proximity to the I-15

MAJOR TENANTS



DEMOGRAPHICS

TRAFFIC COUNTS

Cars Per Day

Mission Trail @ Campbell St. :
±17,000

AVERAGE HH INCOME

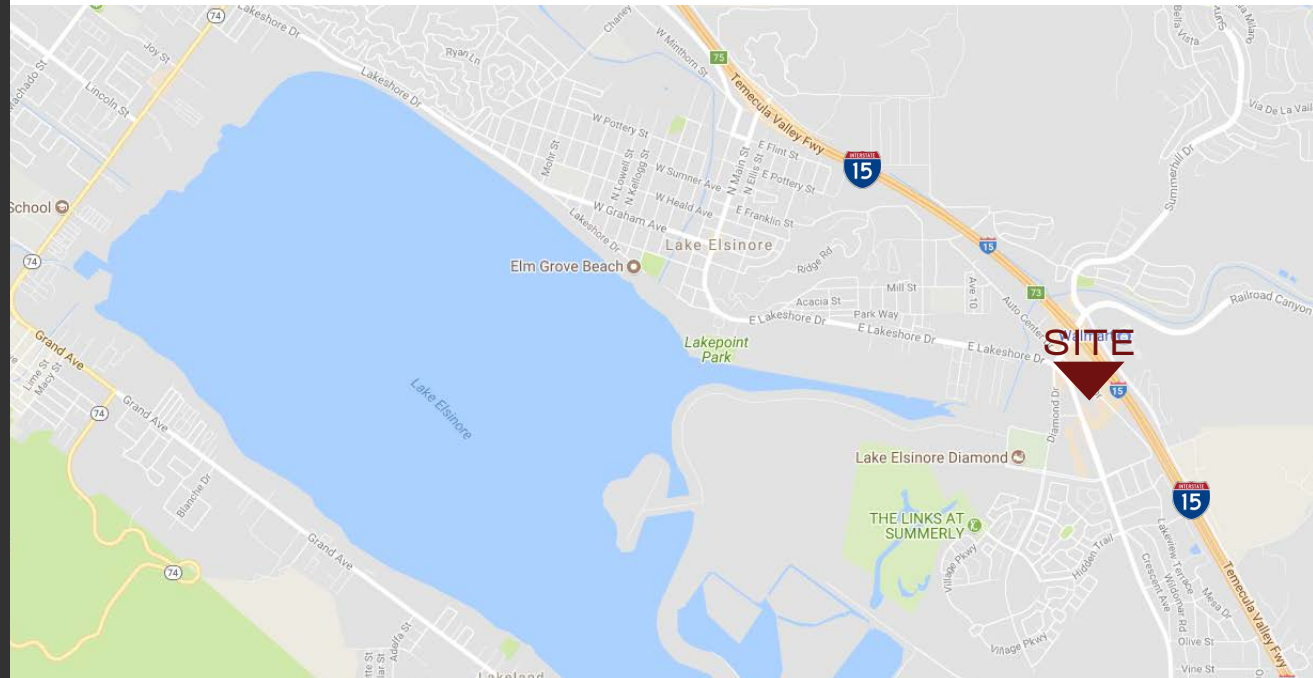
1 Mile: \$63,070
3 Miles: \$77,436
5 Miles: \$77,612

POPULATION

1 Mile	3 Miles	5 Miles
6,038	45,893	111,100

DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
4,617	35,333	85,409



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SITE PLAN



SUITE	TENANT	SF
Anchor 1	Cardenas Market	±27,931
Anchor 2	Western Dental	±4,096
Anchor 3	Del Taco	±2,000
31900	Heritage Plaza	
31910	Ronald Armstrong	
31928	Vacant	±1,775
31930	Oprtun, Inc	±955
31932	Metro PCS	±900
21934	Allure Nails & Spa	±900
21936	La Flora De Cotna	±900
31936B	Check into Cash	±900
31938	Anthony Rivera, III	±1,500
31940	JC Water	±900
31942	Azucena Beltran Guti	±1,200
31946A	Dr Javier Rios	±6,116
31946B	County of Riverside	±8,828
31948A	Vacant	±2,000
31948B	Vacant	±2,000

***DO NOT DISTURB TENANTS**

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MISSION TRAIL CENTER

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LAKE ELSINORE, CA 92530

1

Diamond 8 Cinema
Trevi Entertainment Center
Lake Elsinore Hotel & Casino

2

Lake Elsinore Diamond Stadium

3

Lake Elsinore City Center
Walmart
Starbucks Coffee
McDonald's
UPS
El Pollo Loco

4

petco
TARGET
GameStop
Walgreens
COSTCO
and more!

5

The Links at Summerly

6

Sunrise Springs at Summerly

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