



CANYON HILLS MARKETPLACE

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



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Join:



- Dominant Neighborhood Shopping Center With a Thriving Tenant Mix Serving Lake Elsinore's Affluent Canyon Hills & Canyon Lake Trade Areas Offering Attractive Architecture, On-Site Security & Public Gathering Space Amenities
- ±1,590 SF Former Restaurant Available Now
- Pad Available for Ground Lease or Build to Suit - Drive Thru Potential
- Railroad Canyon Rd is a Major East/West Corridor Connecting the I-15 to I-215 Freeways (via Newport Rd) With Exposure to ±43,000 Cars Per Day



3M

Estimated # of Customers in the last 12 months

302.2K

Estimated # of Visits in the last 12 months

Top **94th** Ranking Percentile of neighborhood shopping centers nationwide

12-Month Shopping Center Statistics for Canyon Hills Marketplace - Placer.ai



DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



Average Income

\$154,793

\$127,466

\$121,104



Residential Population

8,761

58,304

139,884

Source: Regis



TRAFFIC COUNTS

Railroad Canyon Rd. | 44,823 CPD

Source: Regis



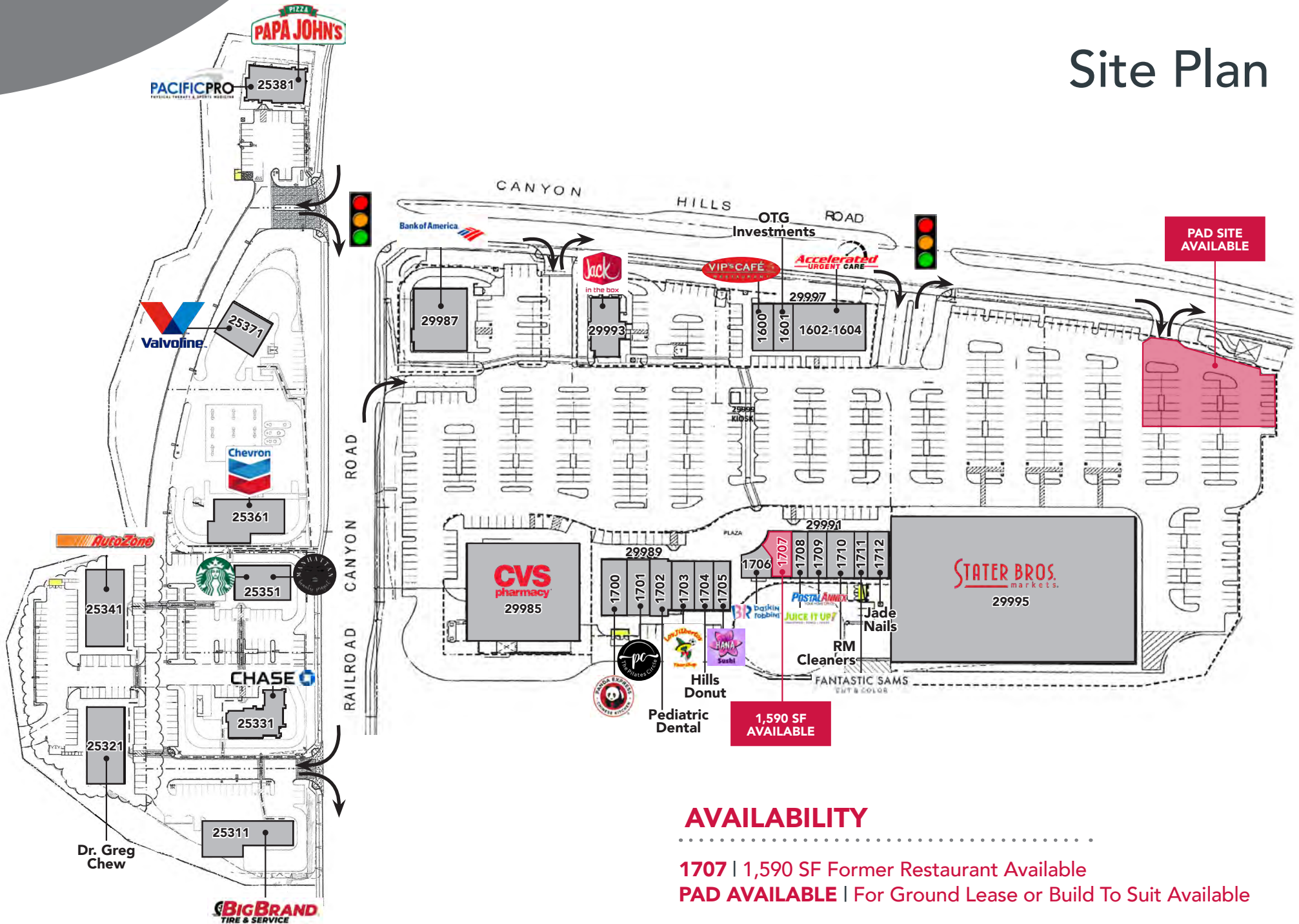
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The Opportunity



Site Plan



AVAILABILITY

1707 | 1,590 SF Former Restaurant Available
 PAD AVAILABLE | For Ground Lease or Build To Suit Available





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FOR MORE INFORMATION, PLEASE CONTACT:

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