

RETAIL SPACE  
FOR LEASE



## MISSION TRAIL CENTER

31928-31852 MISSION TRAIL, LAKE ELSINORE, CA 92530



### AVAILABILITY

- #31938:  $\pm$ 1,500 SF - Available Now
- #31948A/B:  $\pm$ 4,000 SF - Available 10/1/2025  
(Divisible to (2) 2,000 SF Units)

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# DEMOGRAPHICS

## TRAFFIC COUNTS AVERAGE HH INCOME

(cars per day)

Mission Trail @ Campbell St:  
±17,000

1 MILE : \$63,070

2 MILES: \$77,436

3 MILES: \$77,612

## POPULATION DAY TIME POPULATION

1 MILE - 6,038

3 MILES - 45,893

5 MILES - 111,100

1 MILE : 4,617

2 MILES: 35,333

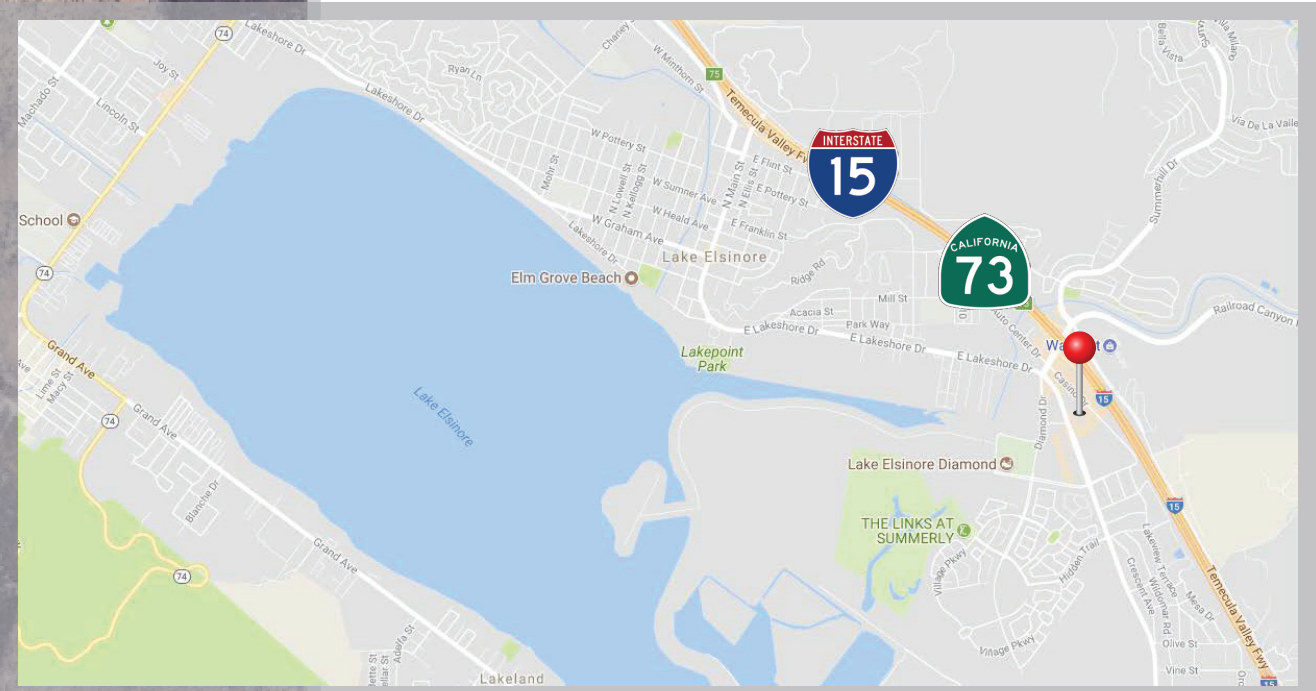
3 MILES: 85,409

## 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

## 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



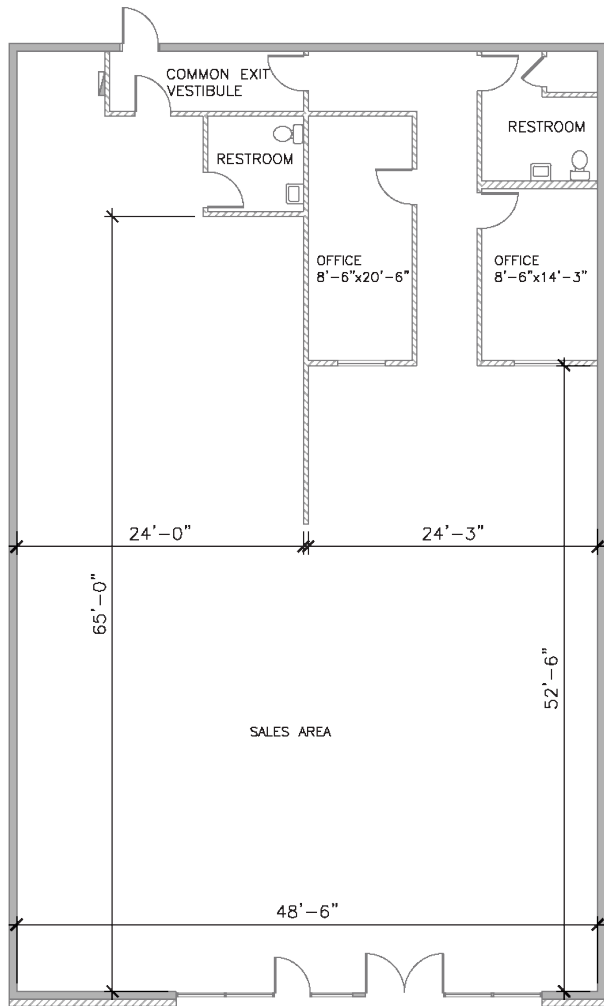
# SITE PLAN

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	Laundromat	±1,820
31930	Threading Salon	±955
31932	Metro PCS	±900
31934	Allure Nails & Spa	±900
31936	La Flora De Cotna	±900
31936B	Smoke Shop	±900
31938	Available	±1,500
31940	JC Water	±900
31942	Barbershop	±1,200
31946A	Dr Javier Rios	±6,116
31946B	County of Riverside	±8,828
31948A/B	Furniture - Available 10/1/25	±4,000
31948A	Furniture - Available 10/1/25	±1,977
31948A/B	Furniture - Available 10/1/25	±2,023

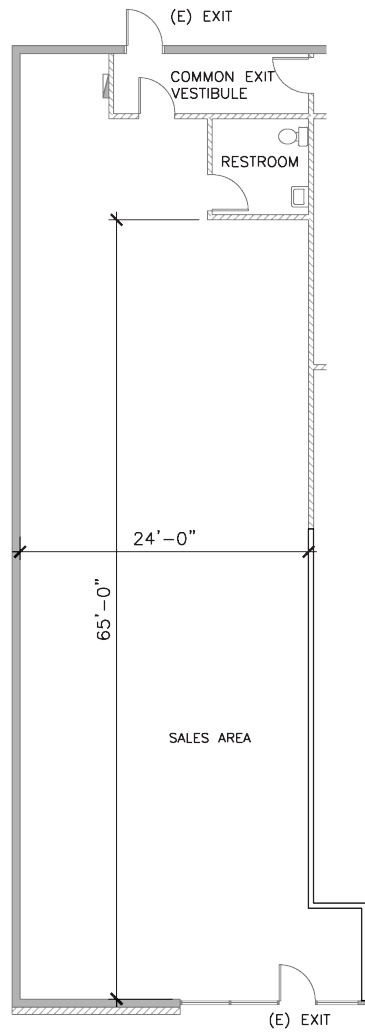


**\*DO NOT DISTURB TENANTS**

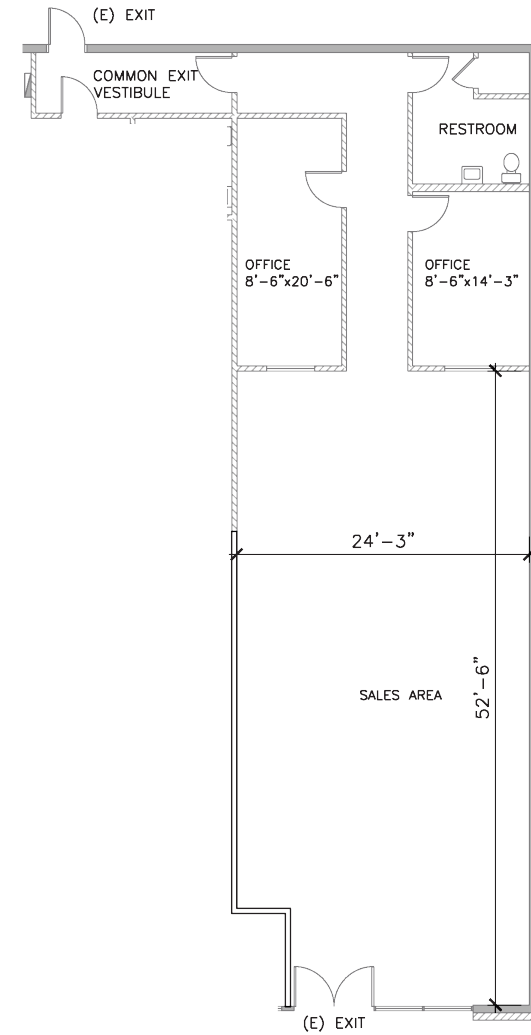
# FLOOR PLANS



**Suite 31948 A/B**



**Suite 31948 A**



**Suite 31948 B**

# AERIAL



1

Trevi Entertainment Center  
Lake Elsinore Hotel & Casino

2



3

Lake Elsinore City Center

Walmart  
Save money. Live better.

EL POLLO LOCO

4

Target petco Starbucks  
GameStop Walgreens COSTCO McDonald's  
and more!

5



6



LAKE ELSINORE DRIVE

CVS pharmacy

70300

INDOOR SPORTS CENTER UNDER CONSTRUCTION

DIAMOND DRIVE

CARDENAS

Walmart  
Save money. Live better.

BW Best Western

QUALITY INN

AutoZone

enterprise

CASINO DRIVE

MISSION TRAIL

INTERSTATE 15

PETE LEHR DR

THE DIAMOND BASEBALL STADIUM

BIG LOTS!

planet fitness

DOLLAR TREE

WATER BANG

MALAGA ROAD

ARTISAN ALLEY

PHILIPPO'S

DIAMOND 8 CINEMA

LAKE ELSINORE HOTEL & CASINO

SUMMERLY  
1,670 HOMES AT FULL BUILD-OUT



For more information contact:



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