

# LAKE ELSINORE TOWN CENTER

Prime Leasing Opportunities Available Now



32231-32291 Mission Trail Rd., Lake Elsinore, Ca. 92530



**IZAELA SANCHEZ**

Leasing Specialist

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# PLAZA INFORMATION

## LAKE ELSINORE TOWN CENTER

Lake Elsinore Town Center is a well-established, high-visibility shopping destination strategically located along a busy main roadway near Mission Trail, one of the city's most active retail corridors. Anchored by strong national tenants including Stater Bros., Dollar Tree, and Planet Fitness, the center is further enhanced by popular retailers such as Starbucks and AutoZone, creating consistent daily foot traffic and broad consumer appeal. With excellent accessibility and a complementary mix of necessity-based and lifestyle tenants, Lake Elsinore Town Center offers an ideal opportunity for growing and established businesses seeking a prominent presence in a thriving commercial hub. To schedule a private tour, please contact Izaela Sanchez at Blue Sands Management by emailing [IzaelaSanchez@BlueSandsManagement.com](mailto:IzaelaSanchez@BlueSandsManagement.com) or calling (714) 340-7849 EXT 1. Our team is happy to assist with any questions and help meet your leasing needs.



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# SUITE INFORMATION

## 32235 MISSION TRAIL, SUITE B6

Bright, high-visibility retail suite in a busy shopping center. Formerly home to a Fruit Bowl and previously a cookie shop, the space offers excellent foot traffic and flexible potential for a variety of businesses. Ownership is open to customizing the space to fit your vision. For details or to schedule a tour, contact Izaela Sanchez at Blue Sands Management at (714) 340-7849 EXT 1.



|                   |               |
|-------------------|---------------|
| Sq Ft:            | 900 (Approx.) |
| Rental Rate Year: | Negotiable    |
| Space Use:        | Retail/Mixed  |
| Lease Terms:      | Negotiable    |



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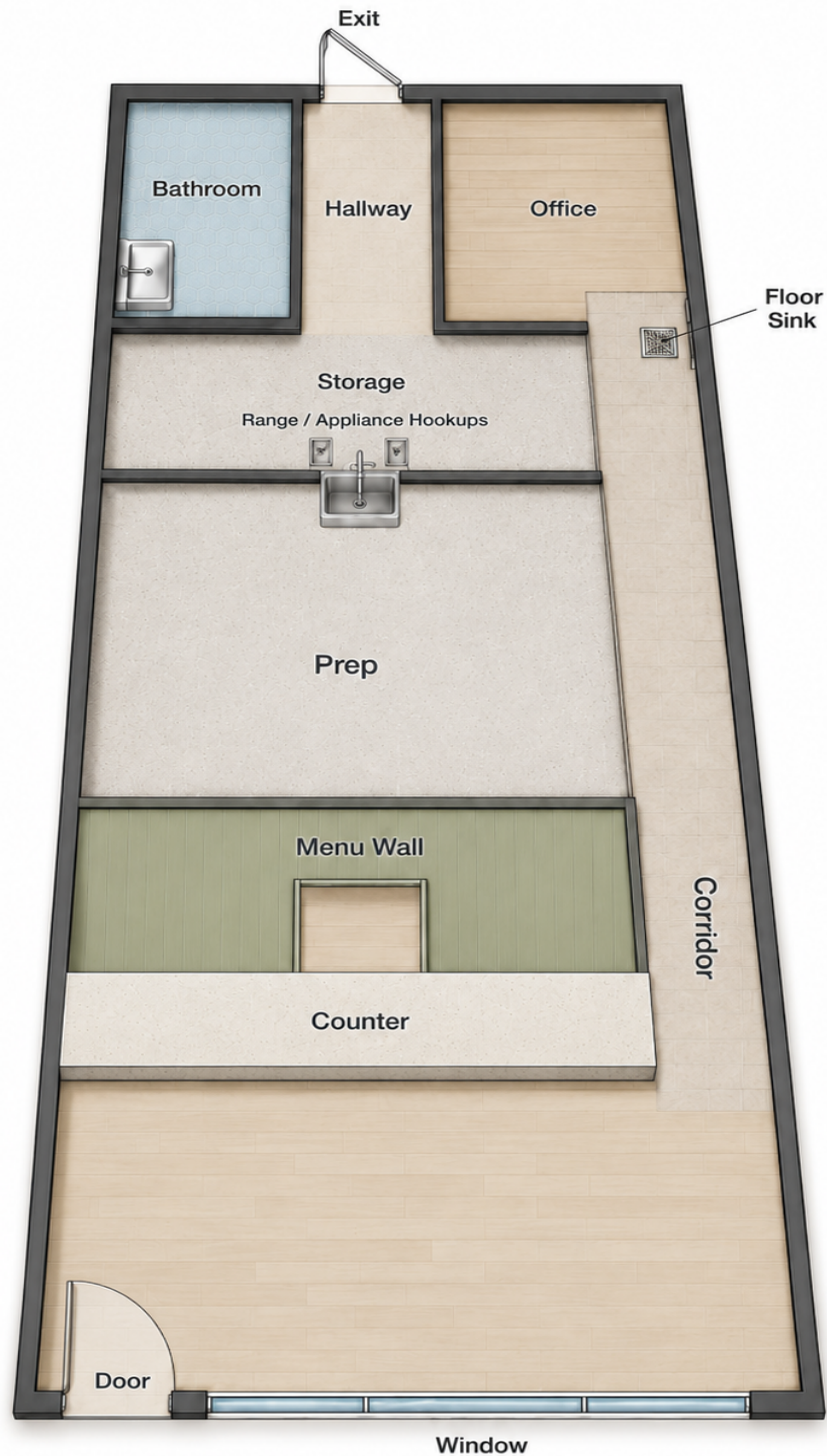
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# SUITE FLOOR PLAN



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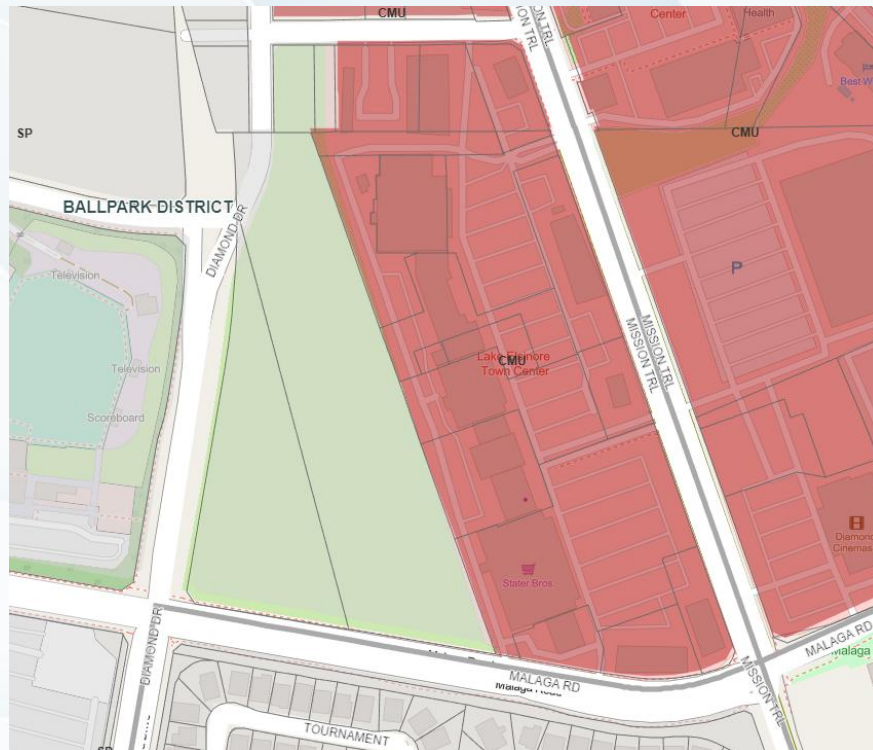
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# ZONING INFORMATION

## LAKE ELSINORE TOWN CENTER

Zoning: CMU COMMERCIAL MIXED USE

List of Permitted Uses



\*The zoning information and prohibited uses are being provided as a courtesy. While we strive to ensure the accuracy of this information, it is highly recommended that all potential tenants independently verify zoning details, permitted uses, and any other relevant regulations with the local authorities or appropriate governing bodies prior to proceeding with a lease agreement. The property owner and management make no representations or warranties regarding the accuracy or completeness of this information and shall not be held liable for any discrepancies or omissions.



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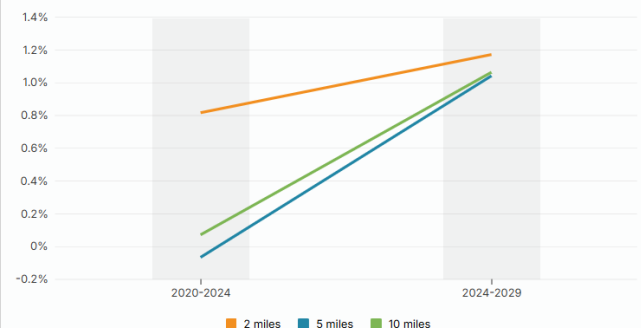


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# DEMOGRAPHICS

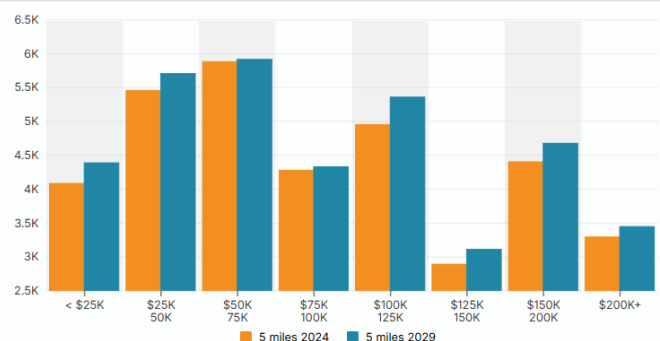
| Population                  | 2 miles | 5 miles | 10 miles |
|-----------------------------|---------|---------|----------|
| 2020 Population             | 20,304  | 117,723 | 356,546  |
| 2024 Population             | 20,965  | 117,403 | 357,535  |
| 2029 Population Projection  | 22,191  | 123,511 | 376,506  |
| Annual Growth 2020-2024     | 0.8%    | -0.1%   | 0.1%     |
| Annual Growth 2024-2029     | 1.2%    | 1.0%    | 1.1%     |
| Median Age                  | 35.2    | 35.7    | 36.5     |
| Bachelor's Degree or Higher | 21%     | 21%     | 21%      |
| U.S. Armed Forces           | 74      | 356     | 1,644    |

Annual Population Growth



| Income                  | 2 miles   | 5 miles   | 10 miles  |
|-------------------------|-----------|-----------|-----------|
| Avg Household Income    | \$100,325 | \$106,383 | \$108,753 |
| Median Household Income | \$84,681  | \$87,847  | \$89,912  |
| < \$25,000              | 842       | 4,081     | 11,540    |
| \$25,000 - 50,000       | 1,003     | 5,453     | 16,186    |
| \$50,000 - 75,000       | 1,029     | 5,878     | 18,480    |
| \$75,000 - 100,000      | 745       | 4,276     | 14,709    |
| \$100,000 - 125,000     | 802       | 4,949     | 15,149    |
| \$125,000 - 150,000     | 648       | 2,890     | 10,075    |
| \$150,000 - 200,000     | 817       | 4,400     | 12,866    |
| \$200,000+              | 439       | 3,292     | 10,955    |

Households By Income



| Traffic           |                 |                |            |                        |
|-------------------|-----------------|----------------|------------|------------------------|
| Collection Street | Cross Street    | Traffic Volume | Count Year | Distance from Property |
| Mission Trl       | Campbell St NW  | 14,538         | 2025       | 0.09 mi                |
| Malaga Rd         | Mission Trl E   | 2,629          | 2025       | 0.12 mi                |
| Mission Trl       | Malaga Rd N     | 16,057         | 2025       | 0.20 mi                |
| Malaga Rd         | Willdomar Rd SW | 3,019          | 2025       | 0.21 mi                |
| Mission Trl       | Campbell St S   | 17,646         | 2025       | 0.26 mi                |
| Diamond Dr        | Campbell St S   | 2,731          | 2025       | 0.28 mi                |
| Casino Dr         | Diamond Dr NW   | 7,400          | 2025       | 0.33 mi                |
| E Lakeshore Dr    | Elm St W        | 14,606         | 2025       | 0.45 mi                |
| 15                | -               | 132,530        | 2025       | 0.47 mi                |
| Casino Dr         | Diamond Dr SE   | 22,007         | 2025       | 0.50 mi                |

\*The demographic information is provided as a courtesy and is not intended to be relied upon as definitive or guaranteed. No representation or warranty, express or implied, is made by the property owner or management regarding the accuracy, completeness, or suitability of this information for any purpose. Prospective tenants must conduct their own independent investigation and due diligence. The property owner and management shall not be liable for any errors, omissions, or reliance placed upon this information.



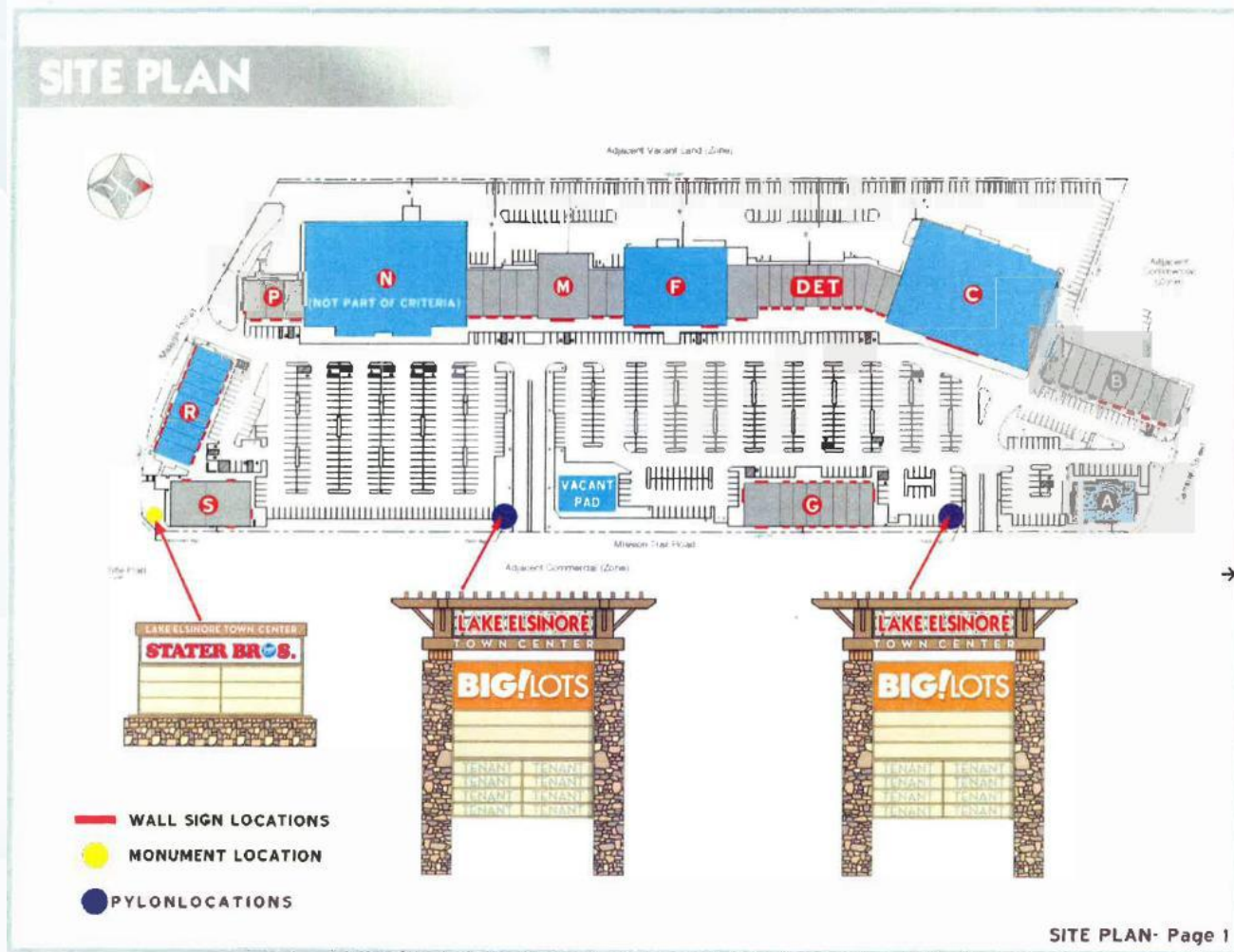
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# SIGNAGE MAP



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# PROPERTY PHOTOS



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