



# NewMark Merrill

## COMPANIES

*When you love shopping centers it shows.*

# Lake Elsinore

## Valley Center

LOCATED ON THE SOUTHWEST CORNER OF LAKESHORE DR & RAILROAD CYN RD, LAKE ELSINORE, CA

## RETAIL SPACE AVAILABLE FOR LEASE



**Project Size** 68,858 Sq. Ft. of Retail Space

### Demographics



#### Population\*

1 Miles . . . 4,598  
3 Miles . . . 44,411



#### Traffic Count

129,000 Cars Daily



#### Household Income\*

1 Miles . . . \$82,037  
3 Miles . . . \$87,858



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### For Lease • Retail Space Available

- Well situated just off the 15 freeway, at the "Daily Needs" Intersection of Lake Elsinore.
- Excellent visibility and convenient ingress and egress.
- Minutes from Diamond Stadium.
- Large parking field with a ratio of 5 per 1,000.

For additional information,  
please contact:

**John Hickman**

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or **Jae Chung**

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427 College Blvd  
Suite K  
Oceanside, CA 92057

[www.newmarkmerrill.com](http://www.newmarkmerrill.com)

\* Estimates are based on 2020 demographics for population and average income per household. Traffic count is based upon Owner's calculations. The information herein is not guaranteed and should be independently verified.

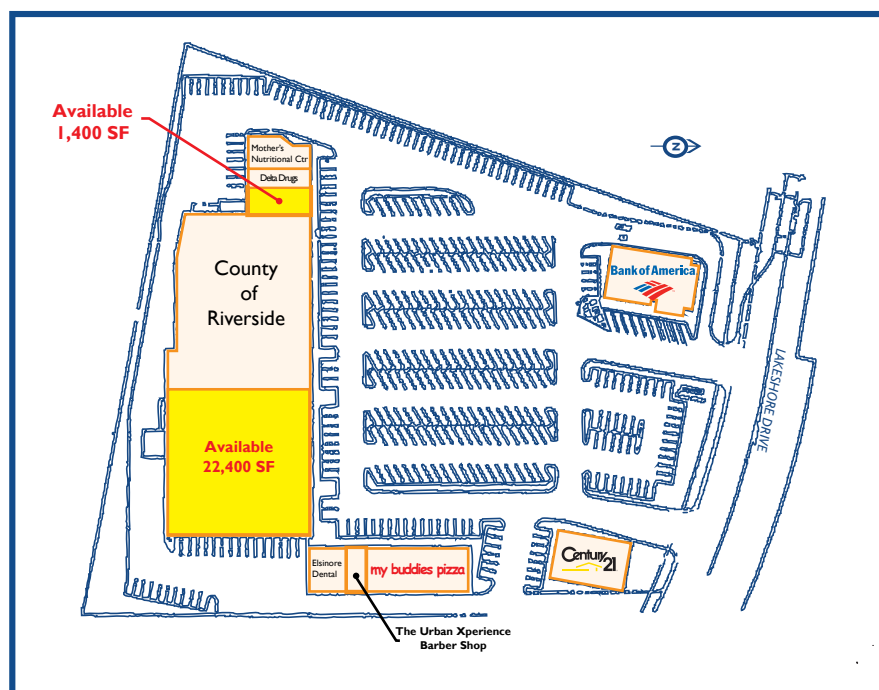
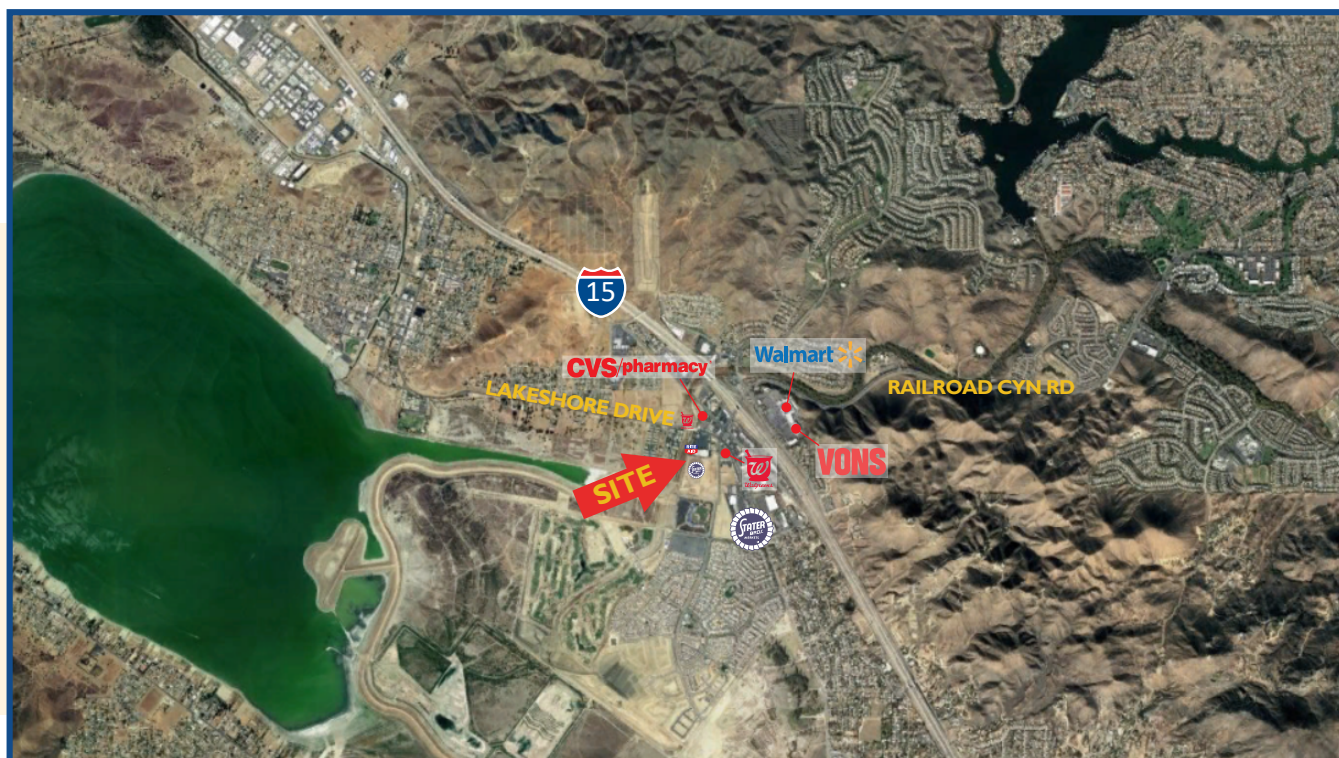


# LAKE ELSINORE VALLEY CENTER

## FOR LEASE

Prime Retail Space Available

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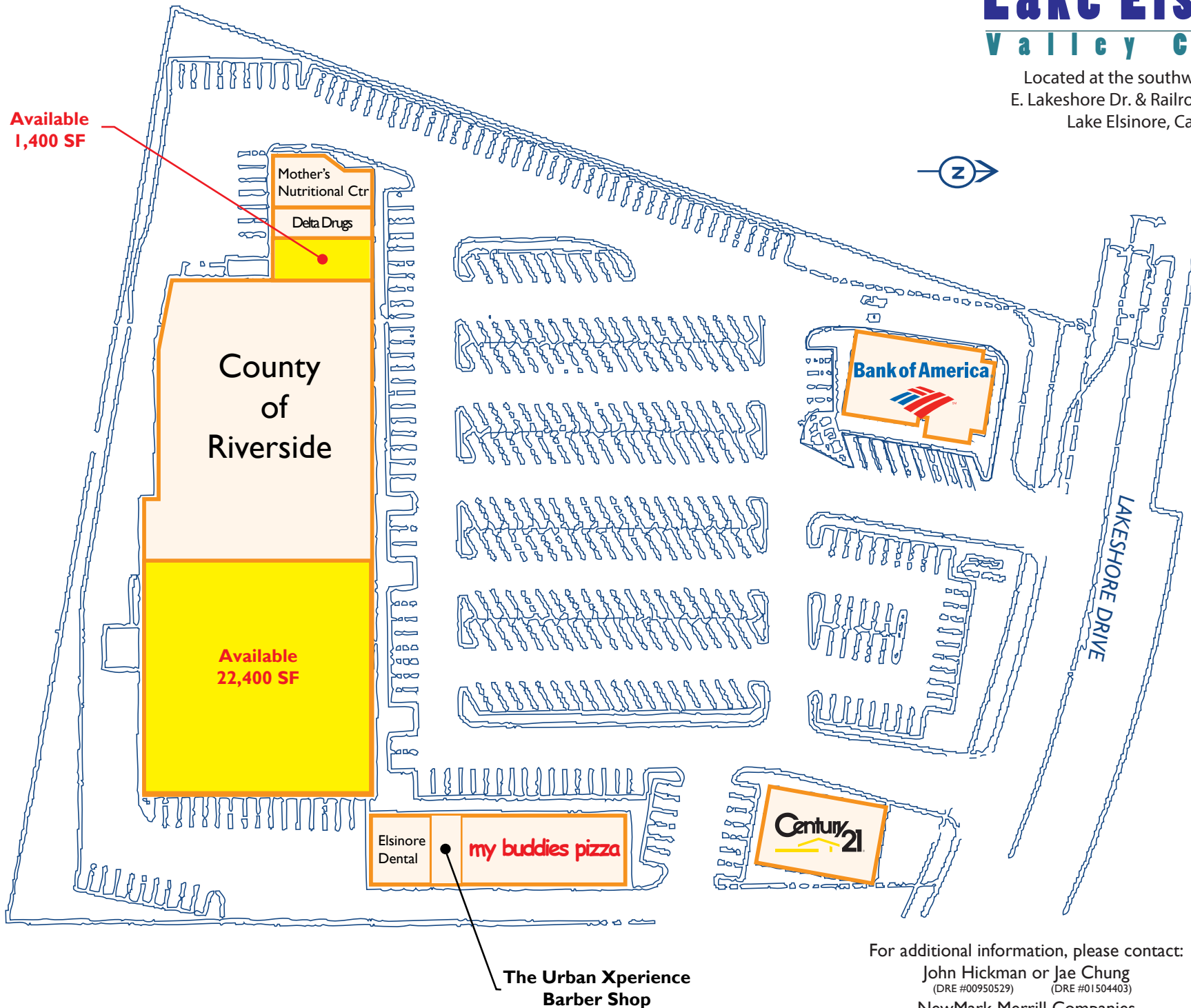
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# Lake Elsinore Valley Center

Located at the southwest corner of  
E. Lakeshore Dr. & Railroad Canyon Rd.  
Lake Elsinore, California



Available  
1,400 SF



For additional information, please contact:

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Landlord makes no representation that any of the above tenants or building configurations will exist now or in the future. Tenants depicted may be proposed and may not actually occupy the proposed buildings. The dimensions and square footages shown are estimates only and not guaranteed



# Executive Summary

784 Lake Elsinore Valley Center  
2503 E Lakeshore Dr, Lake Elsinore, California, 92530  
Rings: 1, 2, 3 mile radii

Prepared by Esri  
Latitude: 33.66055  
Longitude: -117.30189

	1 mile	2 miles	3 miles
<b>Population</b>			
2000 Population	2,004	8,510	23,885
2010 Population	4,258	15,065	38,013
2020 Population	4,598	19,178	44,411
2025 Population	5,168	20,949	47,538
2000-2010 Annual Rate	7.83%	5.88%	4.76%
2010-2020 Annual Rate	0.75%	2.38%	1.53%
2020-2025 Annual Rate	2.36%	1.78%	1.37%
2020 Male Population	49.4%	49.8%	49.6%
2020 Female Population	50.6%	50.2%	50.4%
2020 Median Age	33.0	32.5	33.9

In the identified area, the current year population is 44,411. In 2010, the Census count in the area was 38,013. The rate of change since 2010 was 1.53% annually. The five-year projection for the population in the area is 47,538 representing a change of 1.37% annually from 2020 to 2025. Currently, the population is 49.6% male and 50.4% female.

## Median Age

The median age in this area is 33.0, compared to U.S. median age of 38.5.

## Race and Ethnicity

2020 White Alone	59.0%	57.7%	61.5%
2020 Black Alone	6.0%	5.3%	4.6%
2020 American Indian/Alaska Native Alone	0.9%	1.1%	1.1%
2020 Asian Alone	6.2%	5.2%	5.2%
2020 Pacific Islander Alone	0.4%	0.4%	0.3%
2020 Other Race	21.0%	24.3%	21.4%
2020 Two or More Races	6.6%	6.1%	5.8%
2020 Hispanic Origin (Any Race)	50.6%	55.5%	48.7%

Persons of Hispanic origin represent 48.7% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 80.8 in the identified area, compared to 65.1 for the U.S. as a whole.

## Households

2020 Wealth Index	74	73	89
2000 Households	709	2,730	7,793
2010 Households	1,286	4,378	11,507
2020 Total Households	1,356	5,647	13,416
2025 Total Households	1,518	6,160	14,294
2000-2010 Annual Rate	6.14%	4.84%	3.97%
2010-2020 Annual Rate	0.52%	2.51%	1.51%
2020-2025 Annual Rate	2.28%	1.75%	1.28%
2020 Average Household Size	3.32	3.34	3.28

The household count in this area has changed from 11,507 in 2010 to 13,416 in the current year, a change of 1.51% annually. The five-year projection of households is 14,294, a change of 1.28% annually from the current year total. Average household size is currently 3.28, compared to 3.27 in the year 2010. The number of families in the current year is 10,256 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

August 11, 2020





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<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	22.9%	25.0%	23.3%
<b>Median Household Income</b>			
2020 Median Household Income	\$64,049	\$59,506	\$68,241
2025 Median Household Income	\$68,400	\$63,778	\$75,599
2020-2025 Annual Rate	1.32%	1.40%	2.07%
<b>Average Household Income</b>			
2020 Average Household Income	\$82,037	\$79,564	\$87,858
2025 Average Household Income	\$89,553	\$87,686	\$97,732
2020-2025 Annual Rate	1.77%	1.96%	2.15%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$24,815	\$23,571	\$26,737
2025 Per Capita Income	\$27,007	\$25,936	\$29,592
2020-2025 Annual Rate	1.71%	1.93%	2.05%

## Households by Income

Current median household income is \$68,241 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$75,599 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$87,858 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$97,732 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$26,737 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$29,592 in five years, compared to \$37,691 for all U.S. households

<b>Housing</b>			
2020 Housing Affordability Index	96	89	97
2000 Total Housing Units	855	3,129	8,648
2000 Owner Occupied Housing Units	495	1,668	5,562
2000 Renter Occupied Housing Units	214	1,062	2,231
2000 Vacant Housing Units	146	399	855
2010 Total Housing Units	1,427	4,894	12,838
2010 Owner Occupied Housing Units	774	2,596	7,797
2010 Renter Occupied Housing Units	512	1,782	3,710
2010 Vacant Housing Units	141	516	1,331
2020 Total Housing Units	1,440	6,099	14,522
2020 Owner Occupied Housing Units	973	3,677	9,385
2020 Renter Occupied Housing Units	383	1,970	4,031
2020 Vacant Housing Units	84	452	1,106
2025 Total Housing Units	1,620	6,686	15,551
2025 Owner Occupied Housing Units	1,101	4,082	10,086
2025 Renter Occupied Housing Units	417	2,078	4,207
2025 Vacant Housing Units	102	526	1,257

Currently, 64.6% of the 14,522 housing units in the area are owner occupied; 27.8%, renter occupied; and 7.6% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 12,838 housing units in the area - 60.7% owner occupied, 28.9% renter occupied, and 10.4% vacant. The annual rate of change in housing units since 2010 is 5.63%. Median home value in the area is \$381,046, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.50% annually to \$431,195.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

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