

# CANYON LAKE POWERSPORTS

## RETAIL PROPERTY FOR LEASE

32160 RAILROAD CANYON ROAD | CANYON LAKE, CA



### PROPERTY HIGHLIGHTS:

- ±2,700 SF Building for Lease
- Large lot with plenty of yard space
- Rare retail property opportunity in Canyon Lake, CA
- Ideal for a Car dealership type business
- One of only two commercial buildings on East side of Railroad Canyon Rd.
- Perfect for service oriented businesses that can capitalize on the close proximity to under served Canyon Lake area



### DEMOGRAPHICS

	1 mile	3 mile	5 mile
Average Income	\$89,557	\$83,732	\$73,962
Population	7,900	48,819	126,423
Daytime Population	1,944	6,216	18,721

### TRAFFIC COUNTS

**33,000 CPD** Railroad Canyon Rd  
**12,000 CPD** Canyon Hills Rd

\*Source: Regis Online

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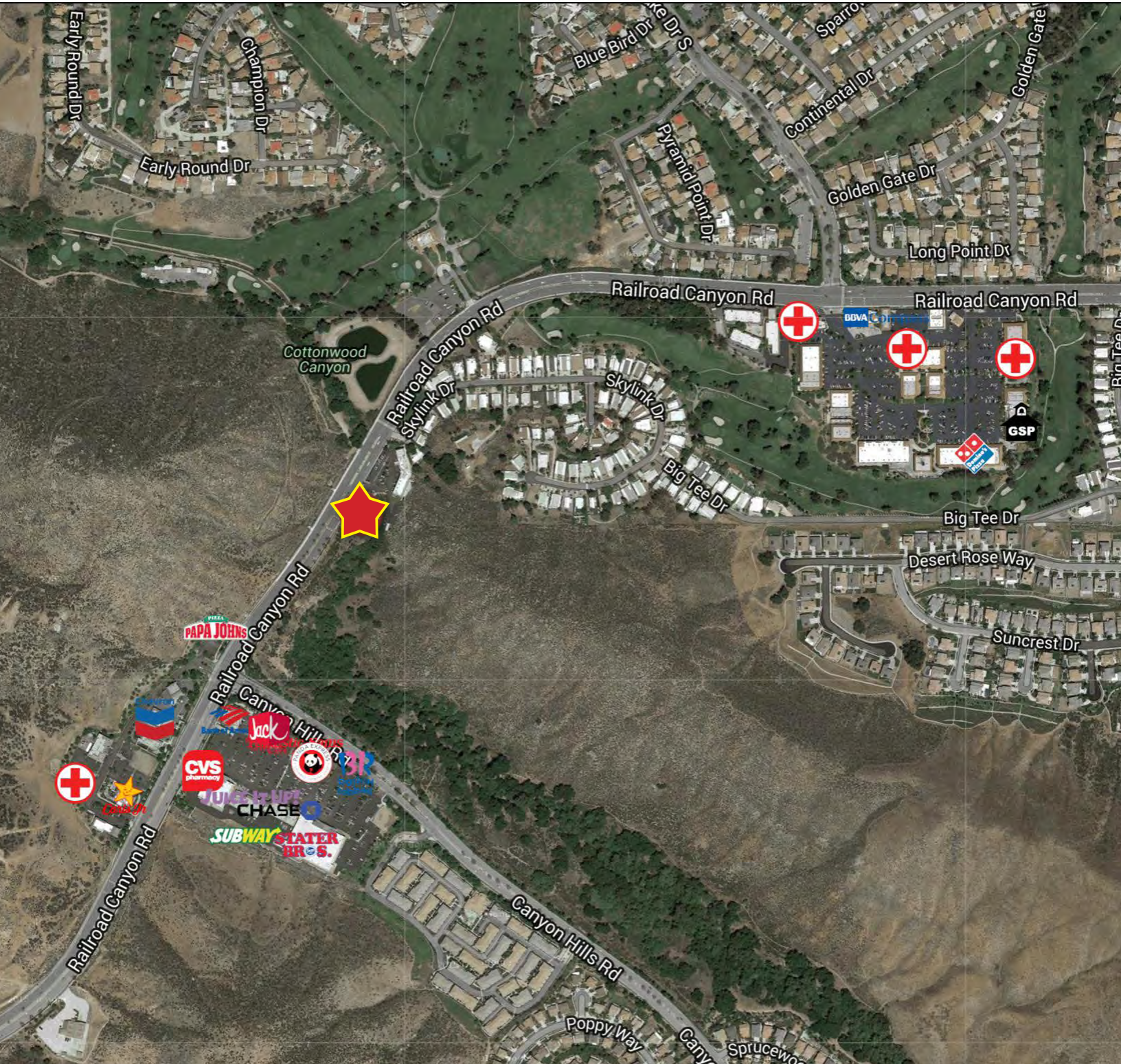
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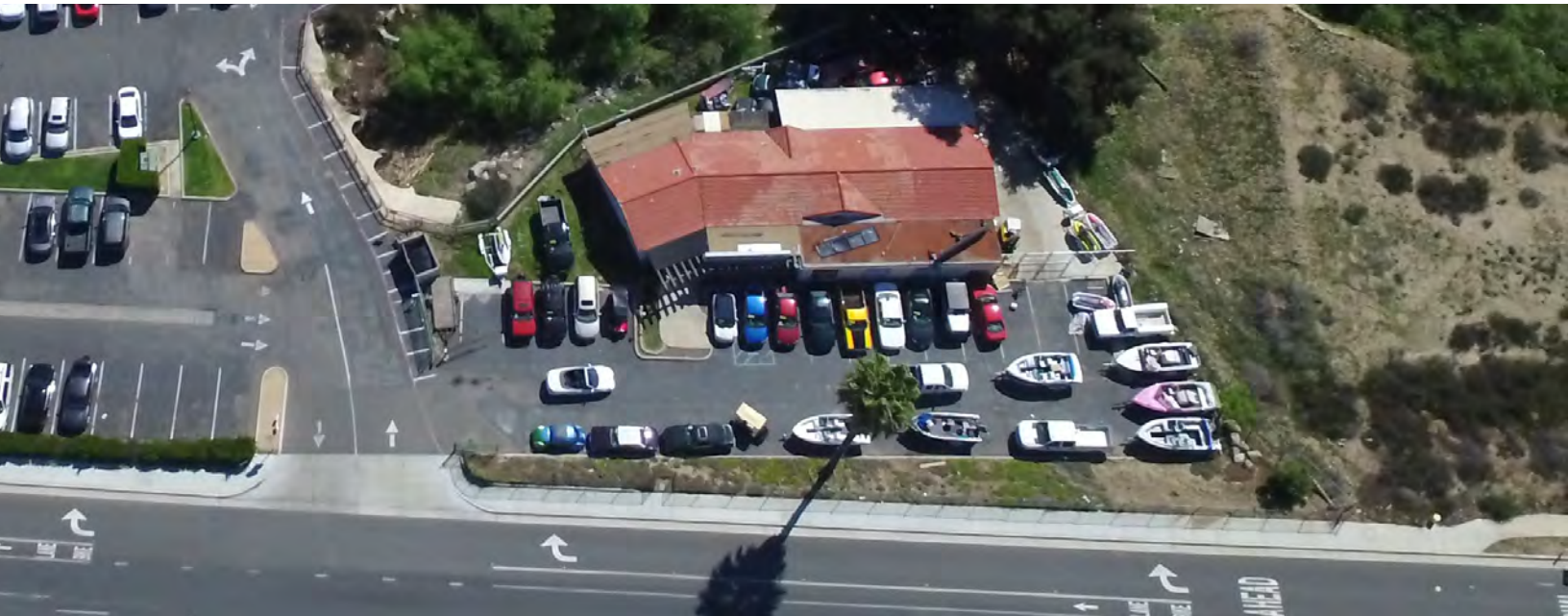
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### 32160 RAILROAD CANYON ROAD | CANYON LAKE, CA

32160 Railroad Canyon Rd		1 mi radius	3 mi radius	5 mi radius
Canyon Lake, CA 92587				
POPULATION	2017 Estimated Population	7,900	48,819	126,423
	2022 Projected Population	8,434	52,298	135,499
	2010 Census Population	6,642	39,435	108,550
	2000 Census Population	4,048	23,181	67,928
	Projected Annual Growth 2017 to 2022	1.4%	1.4%	1.4%
	Historical Annual Growth 2000 to 2017	5.6%	6.5%	5.1%
2017 Median Age	38.8	35.1	36.8	
HOUSEHOLDS	2017 Estimated Households	2,677	15,372	41,123
	2022 Projected Households	2,799	16,138	43,278
	2010 Census Households	2,274	12,436	35,547
	2000 Census Households	1,467	7,865	24,338
	Projected Annual Growth 2017 to 2022	0.9%	1.0%	1.0%
	Historical Annual Growth 2000 to 2017	4.9%	5.6%	4.1%
RACE AND ETHNICITY	2017 Estimated White	72.2%	67.5%	66.1%
	2017 Estimated Black or African American	5.2%	5.4%	5.5%
	2017 Estimated Asian or Pacific Islander	6.7%	6.9%	6.4%
	2017 Estimated American Indian or Native Alaskan	0.9%	0.9%	1.0%
	2017 Estimated Other Races	15.0%	19.3%	21.1%
	2017 Estimated Hispanic	28.8%	37.4%	39.9%
INCOME	2017 Estimated Average Household Income	\$89,557	\$83,732	\$73,962
	2017 Estimated Median Household Income	\$78,084	\$75,761	\$67,484
	2017 Estimated Per Capita Income	\$30,353	\$26,445	\$24,127
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	3.2%	6.5%	7.8%
	2017 Estimated Some High School (Grade Level 9 to 11)	6.5%	7.2%	8.6%
	2017 Estimated High School Graduate	22.9%	25.7%	28.5%
	2017 Estimated Some College	32.0%	29.2%	28.4%
	2017 Estimated Associates Degree Only	10.6%	9.7%	8.7%
	2017 Estimated Bachelors Degree Only	16.0%	14.9%	12.0%
	2017 Estimated Graduate Degree	8.7%	6.7%	6.1%
BUSINESS	2017 Estimated Total Businesses	335	995	2,703
	2017 Estimated Total Employees	1,944	6,216	18,721
	2017 Estimated Employee Population per Business	5.8	6.2	6.9
	2017 Estimated Residential Population per Business	23.6	49.1	46.8

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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