

# PLAZA DE BUNDY CANYON

## RETAIL SPACES FOR LEASE

33950 ANGEL'S LANE | WILDOMAR, CA 92595



### PROPERTY HIGHLIGHTS:

- Join Subway
- Across the street from Elsinore High School
- Freeway visibility from heavily trafficked I-15
- On same busy retail corridor as JIB and ARCO
- Near SEC of I-15/Bundy Canyon new Walmart Coming Soon
- Rapidly growing with several planned residential development.



DEMOGRAPHICS	1 mile	3 mile	5 mile
Average Income	\$76,927	\$77,206	\$89,121
Population	8,387	41,931	116,870
Daytime Population	752	6,922	15,034

### TRAFFIC COUNTS

**22,000 CPD**

Bundy Canyon Rd.

\*Source: Regis Online

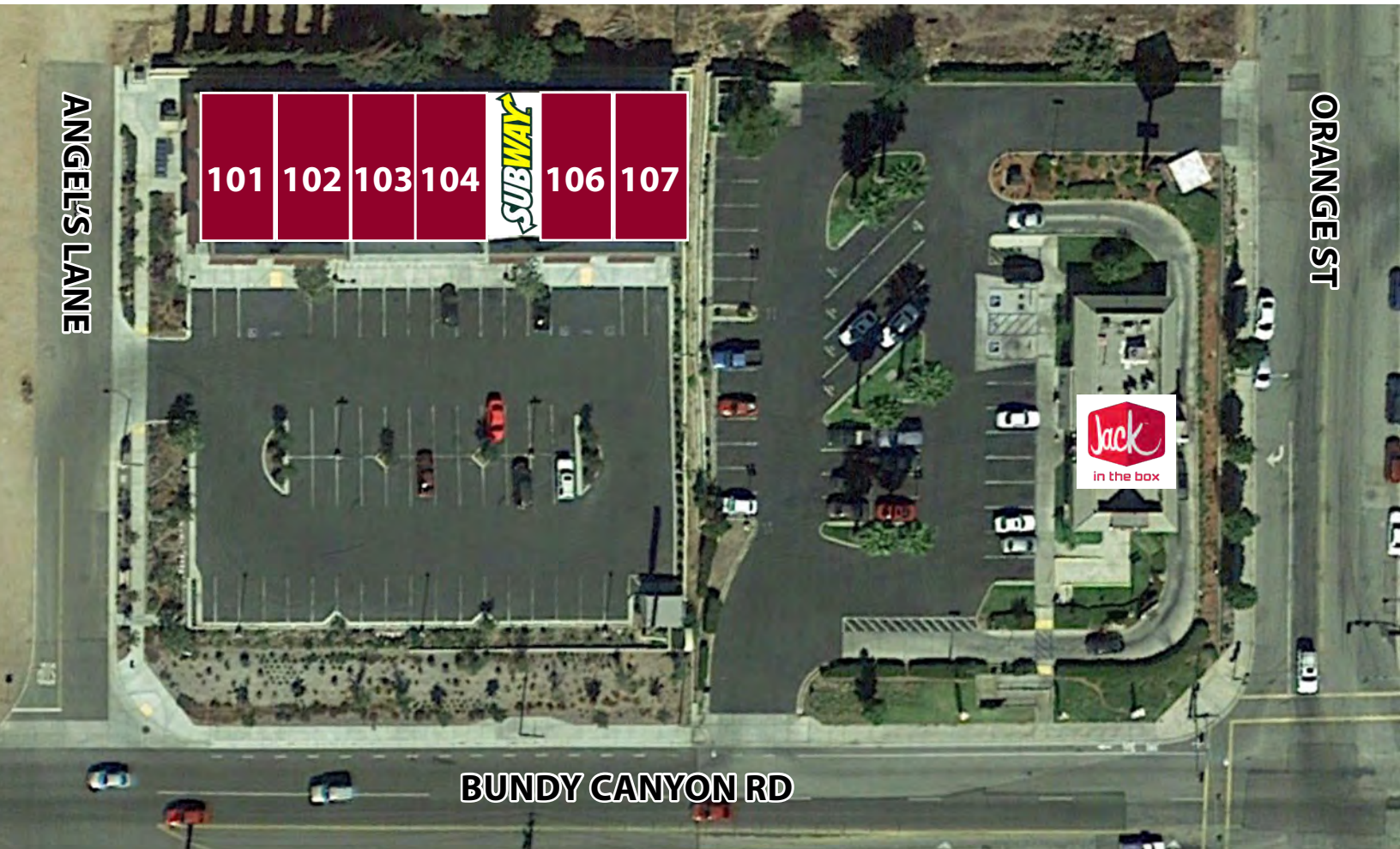
**116,000 CPD**

I-15 Freeway

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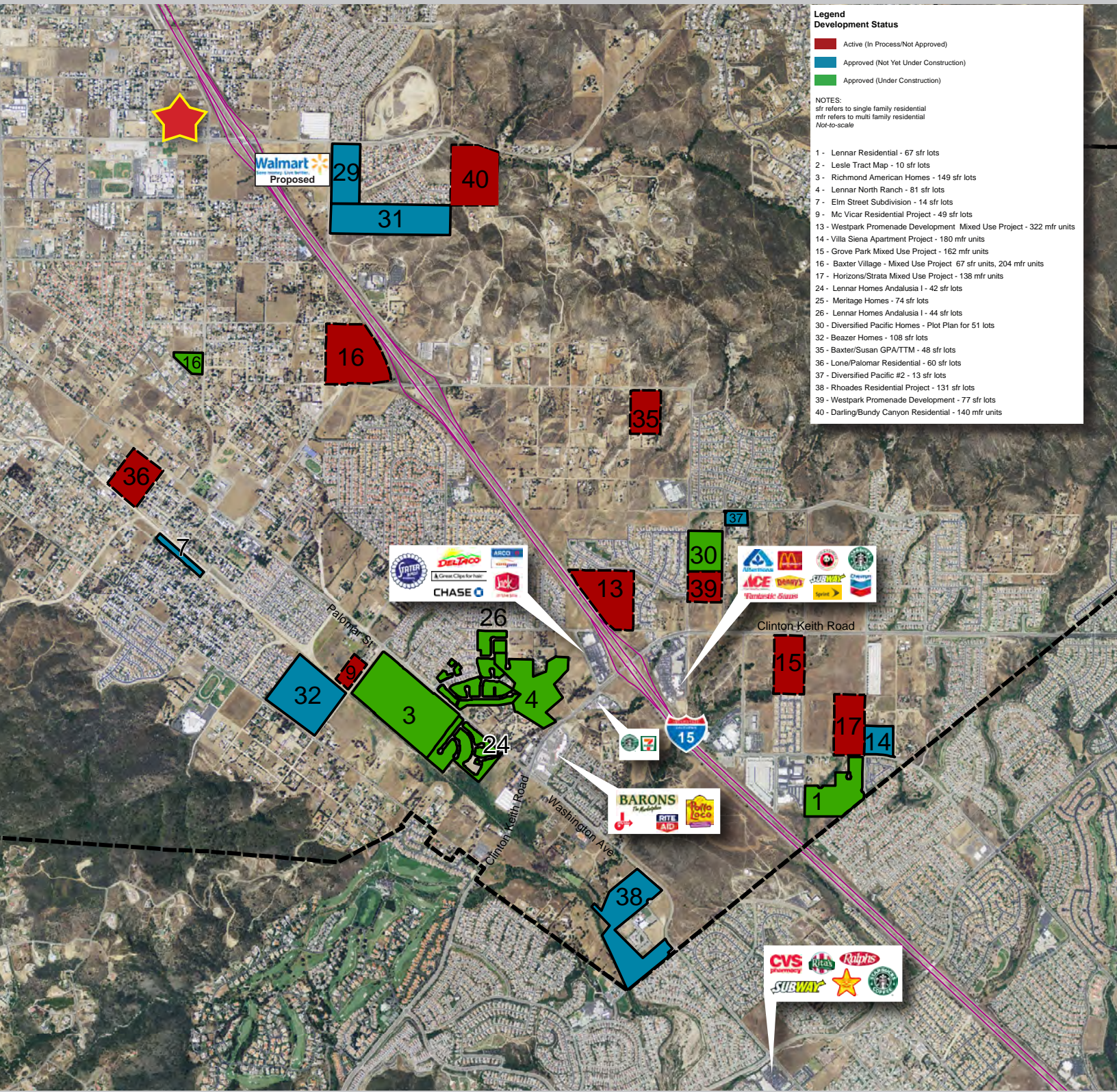


SUITE	TENANT
101	±1,290 SF AVAILABLE
102	±1,328 SF AVAILABLE
103	±1,442 SF AVAILABLE
104	±1,402 SF AVAILABLE
105	SUBWAY
106	±1,442 SF AVAILABLE
107	±1,403 SF AVAILABLE

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33950 Angels Ln		1 mi radius	3 mi radius	5 mi radius
Wildomar, CA 92595				
POPULATION	2017 Estimated Population	8,387	41,931	116,870
	2022 Projected Population	8,940	44,850	124,889
	2010 Census Population	7,683	36,576	99,492
	2000 Census Population	6,110	23,054	59,070
	Projected Annual Growth 2017 to 2022	1.3%	1.4%	1.4%
	Historical Annual Growth 2000 to 2017	2.2%	4.8%	5.8%
	2017 Median Age	35.5	35.2	35.9
HOUSEHOLDS	2017 Estimated Households	2,588	12,853	36,262
	2022 Projected Households	2,705	13,482	37,998
	2010 Census Households	2,376	11,227	30,988
	2000 Census Households	1,953	7,428	19,638
	Projected Annual Growth 2017 to 2022	0.9%	1.0%	1.0%
	Historical Annual Growth 2000 to 2017	1.9%	4.3%	5.0%
RACE AND ETHNICITY	2017 Estimated White	65.3%	65.7%	67.7%
	2017 Estimated Black or African American	3.5%	4.4%	5.0%
	2017 Estimated Asian or Pacific Islander	4.9%	5.8%	6.8%
	2017 Estimated American Indian or Native Alaskan	1.6%	1.2%	0.9%
	2017 Estimated Other Races	24.7%	23.0%	19.6%
	2017 Estimated Hispanic	41.0%	39.8%	36.0%
INCOME	2017 Estimated Average Household Income	\$76,927	\$77,206	\$89,121
	2017 Estimated Median Household Income	\$72,139	\$71,056	\$80,000
	2017 Estimated Per Capita Income	\$23,781	\$23,722	\$27,743
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	7.4%	7.3%	6.5%
	2017 Estimated Some High School (Grade Level 9 to 11)	9.5%	9.6%	7.6%
	2017 Estimated High School Graduate	32.0%	28.0%	26.1%
	2017 Estimated Some College	29.3%	29.3%	28.8%
	2017 Estimated Associates Degree Only	6.2%	8.2%	8.3%
	2017 Estimated Bachelors Degree Only	11.5%	12.4%	15.0%
	2017 Estimated Graduate Degree	4.1%	5.3%	7.6%
BUSINESS	2017 Estimated Total Businesses	120	1,027	2,226
	2017 Estimated Total Employees	752	6,922	15,034
	2017 Estimated Employee Population per Business	6.3	6.7	6.8
	2017 Estimated Residential Population per Business	69.9	40.8	52.5

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