

For Lease · Canyon Hills Marketplace

25341-46 RAILROAD CANYON RD + 29996-97 CANYON HILLS RD
LAKE ELSINORE, CA



25341-46 Railroad Canyon Rd

29996-97 Canyon Hills Rd

FEATURES

- New Pad Building with Starbucks
- Located at the SWQ and SEQ of Railroad Canyon Rd and Canyon Hills Rd
- Dominant center serving the Canyon Hills Trade Area
- Good east/west arterial connecting I-15 to I-215 (via Newport Rd)
- Starbucks coming soon
- Strong residential growth
- Traffic Counts: Canyon Hills Rd - 12,100 CPD; Railroad Canyon Rd - 34,000 CPD

AVAILABILITY

WEST SIDE:

2,100 SF (next to Starbucks)
2,817 SF

EAST SIDE (Stater Bros center):

1,590 SF
1,800 SF
4,000-8,000 SF: Pad



RETAIL INSITE

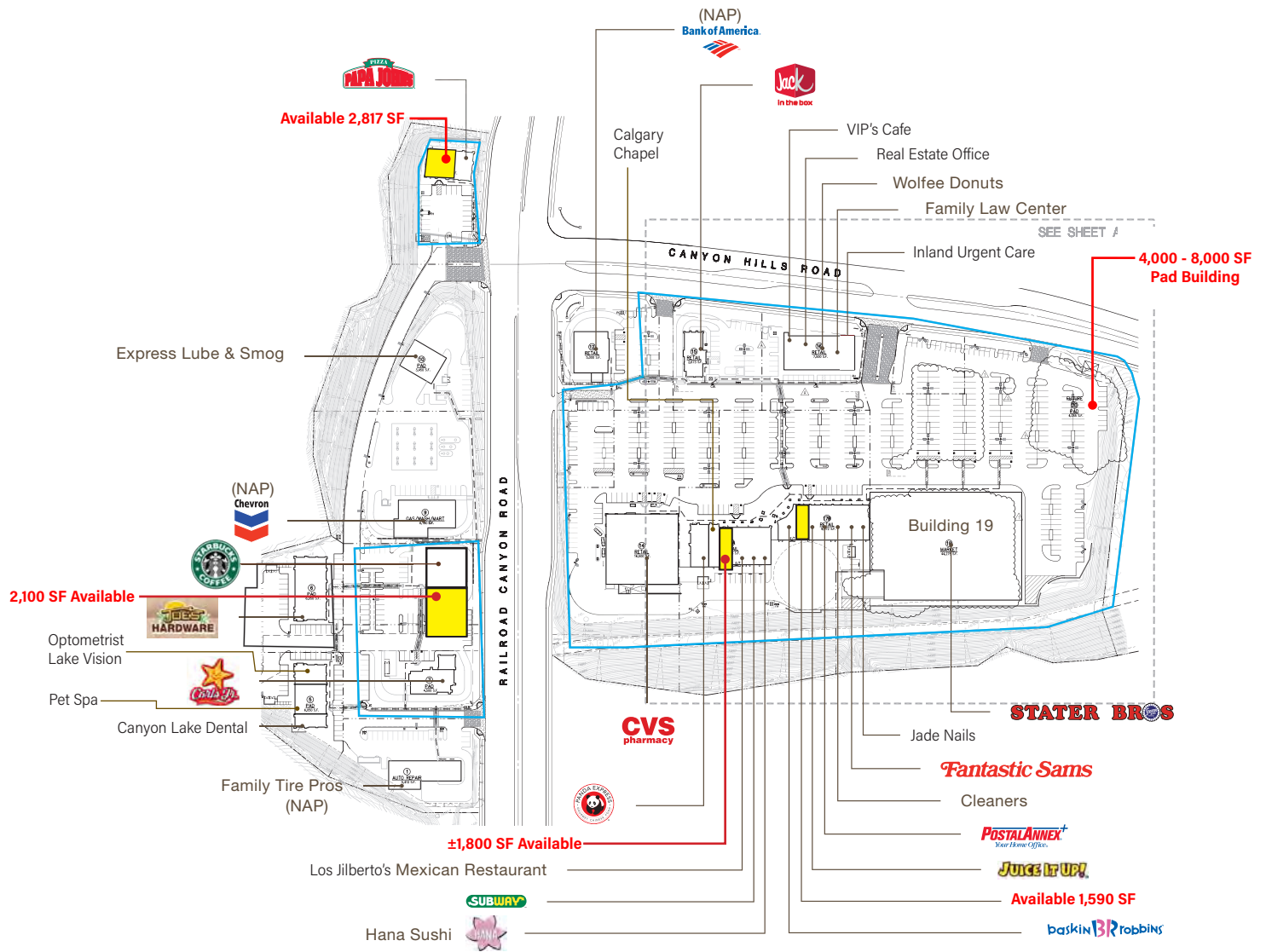
A MEMBER OF
CHAIN LINKS
RETAIL ADVISORS

RON PEPPER • Lic.# 00865929 • 858.523.2085 • rpepper@retailinsite.net

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25341-46 RAILROAD CANYON RD + 29996-97 CANYON HILLS RD
LAKE ELSINORE, CA





CANYON HILLS



Central Ave

Riverside Dr

Lake Elsinore

Main St



DIAMOND 8 CINEMA

Mission Trail



Railroad Canyon Rd





CANYON HILLS



2,817 SF AVAILABLE



25341-46 Railroad Canyon Rd

Canyon Hills Rd | 12,100 CPD



29996-97 Canyon Hills Rd

PAD AVAILABLE 4,000-8,000 SF



Railroad Canyon Rd | 34,000 CPD



2,100 SF AVAILABLE

1,800 SF AVAILABLE

1,590 SF AVAILABLE

A PROPOSED COMMERCIAL DEVELOPMENT AT:

Railroad Canyon Road, Pad 8 Lake Elsinore, Ca 92532

PROJECT DIRECTORY

OWNER
HELP CANYON HILLS MARKET PLACE LLC
1333 CAMINO DEL RIO SUITE 310
SAN DIEGO, CA 92108
P: (619) 297.3900

ARCHITECT
MPA ARCHITECTS, INC.
5208 DORIS ST.
SAN DIEGO, CA 92104
CONTACT: JOHN RENSEY
P: (619) 238.0557 EXT. 322
F: (619) 238.0557
e-mail: jrensey@mpa-architects.com

SURVEYOR
STEVE H. BOWELL, LAND SURVEYOR
9200 MEA SPURDS WAY # 121
SAN DIEGO, CA 92126
P: (650) 621.6020

CIVIL ENGINEER
FLORIAN ENGINEERING, INC.
DENISE FURMAN P.E.
11400 BERNARDS CT. STE. 110
SAN DIEGO, CA 92127
P: (858) 229.2403

UTILITY SERVICES

ELECTRIC
SOUTHERN CALIFORNIA EDISON
P: 1.800.855.4555

CABLE & BROADBAND:
TIME WARNER
P: 1.888.982.2253

WATER & SEWER SERVICE:
ELSGORE VALLEY MUNICIPAL WATER DISTRICT
P: 951. 674.3146.

TRASH & WASTE DISPOSAL
CRAB DISPOSAL
P: 1.800.755.8112

TELEPHONE
SOUTHERN CALIFORNIA TELEPHONE
& ENERGY
P: 1.800.840.6673
CONTACT: -

GAS:
THE GAS COMPANY
P: 1.800.483.3000

SCOPE OF WORK

THE WORK IN THESE "COMMERCIAL DEVELOPMENT PLANS" SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING:

- CONSTRUCTION OF NEW 1-STORY, 3,975 SQ. FT. (MAX.) PAD BLDG.
- PARKING LOT MODIFICATIONS TO ACCOMMODATE NEW PAD BLDG.

SITE ANALYSIS

SITE AREA 34,412 SQ. FT. (NET) (0.786 ACRES)
PROPOSED BUILDING AREA: 3,975 SQ. FT.
BUILDING USE B - DRIVE-THRU RESTAURANT & RETAIL
NUMBER OF STORES AND HEIGHT 1 STORY, 28' MAX HGT.
AREA SEPARATION WALLS NONE
CONSTRUCTION TYPE V-B
SPRINKLED NO
ZONING DESIGNATION C2 (GENERAL COMMERCIAL)

ASSESSOR'S PARCEL NUMBER
363-218-021-00

LEGAL DESCRIPTION
LOT 8, CITY: LAKE ELSINORE TRF-30496, 79 ACRES IN LOT 8 MB 367/17-25 TR 30496
CITY/MOUNTAIN/LAKE ELSINORE

PRIMARY OWNER: HELP CANYON HILLS MARKET PLACE LLC

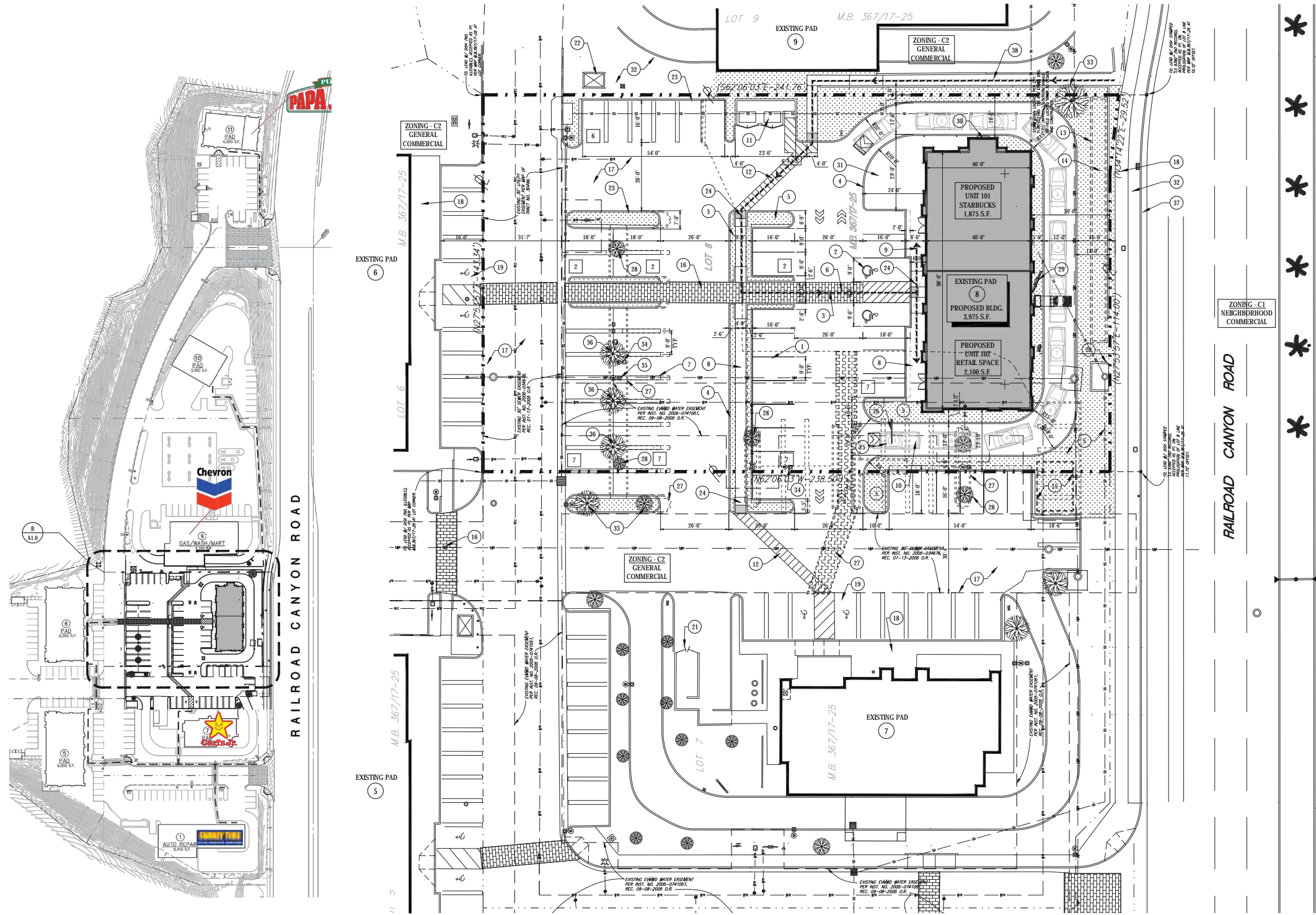
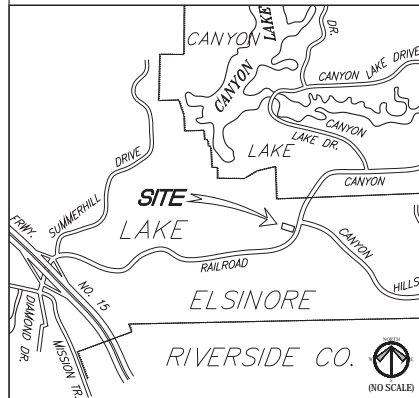
PARKING ANALYSIS

PAD NUMBER	BUILDING USE	BUILDING AREA / S.F.	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED
1	BUSINESS - AUTO REPAIR	5,410	1:500	11	20
5	BUSINESS - DENTAL OFFICE	6,050	1:500	12	28
6	BUSINESS - HARDWARE STORE	6,050	1:500	12	43
7	RESTAURANT	4,500	1:500	9	28
8	BUSINESS - DRIVE THRU / RETAIL	3,975	1:500	8	40
9	BUSINESS - GAS STATION	6,190	1:500	12	13
10	BUSINESS - EXPRESS LUB & SMOG	3,450	1:500	7	9
11	RESTAURANT	4,000	1:500	8	21
TOTAL				79	202

CONSTRUCTION NOTES

- (N) PARKING: STALL, STRIPPED PER CIVIL PLANS AND CITY STANDARDS.
- (N) VAN ACCESSIBLE SPACE, STRIPPED AREA, PER PLAN.
- (N) ACCESSIBLE PATH OF TRAVEL FROM PUBLIC WAY.
- (N) CONC. CURB PER CIVIL PLANS.
- (N) LANDSCAPE AREA.
- (N) HARDSCAPE AREA, TO MATCH EXISTING.
- RE STRIPE PARKING STALL PER PLAN.
- (N) CONCRETE SIDEWALK.
- (N) ACCESSIBLE PATH OF TRAVEL (DASHED LINE)
- (N) DRIVE THRU.
- (N) TRASH ENCLOSURE.
- (N) 48" WIDE STRIPPED AREA.
- (N) RETAINING WALL PER CIVIL PLANS.
- (N) BIO-FILTRATION AREA PER CIVIL PLANS.
- (N) UNDERGROUND DETENTION BASIN PER CIVIL PLANS.
- (E) DECORATIVE PAVEMENT.
- (E) ASPHALT PARKING LOT AND DRIVE ASLES, NO CHANGE U.N.O.
- (E) CONC. SIDEWALK.
- (E) ACCESSIBLE HANDICAP SPACE.
- (E) RETAINING WALL.
- (E) TRASH ENCLOSURE, NO CHANGE U.N.O.
- (E) TRANSFORMER.
- (E) CONC. CURB.
- (N) CURB CUT RAMP, PER PLAN.
- (N) DIRECTIONAL SIGN AT DRIVE THRU ENTRANCE.
- (N) OVERHEAD CLEARANCE BAR.
- (E) SITE ELEMENTS TO BE REMOVED.
- (E) TREE TO BE REMOVED.
- (N) PREVIEW MENU.
- (N) DRIVE THRU WINDOW.
- (N) PATIO AREA.
- (E) LANDSCAPE AREA.
- (E) TREE TO REMAIN.
- (E) LIGHT POLE TO BE REMOVED.
- (N) LIGHT POLE, PER PLAN.
- (N) TREE PER LANDSCAPE PLAN.
- (E) STREET CURB-GUTTER.
- (E) ACCESSIBLE RAMP.

VICINITY MAP



KEY SITE PLAN A

PRELIMINARY SITE PLAN B

MPA ARCHITECTS, INC.

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San Diego, CA 92104
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F: 619.238.0557
www.mpa-architects.com

MEMBER
AMERICAN INSTITUTE OF ARCHITECTS

CLIENT

Sea Property Management, Co.

1333 Camino del Rio South
Suite 310
PH: (619) 297.3900
Fax (619) 497.2808

PROJECT

A PROPOSED COMMERCIAL DEVELOPMENT AT:

**RAILROAD CANYON ROAD, PAD 8
LAKE ELSINORE, CA 92532**

REVISIONS

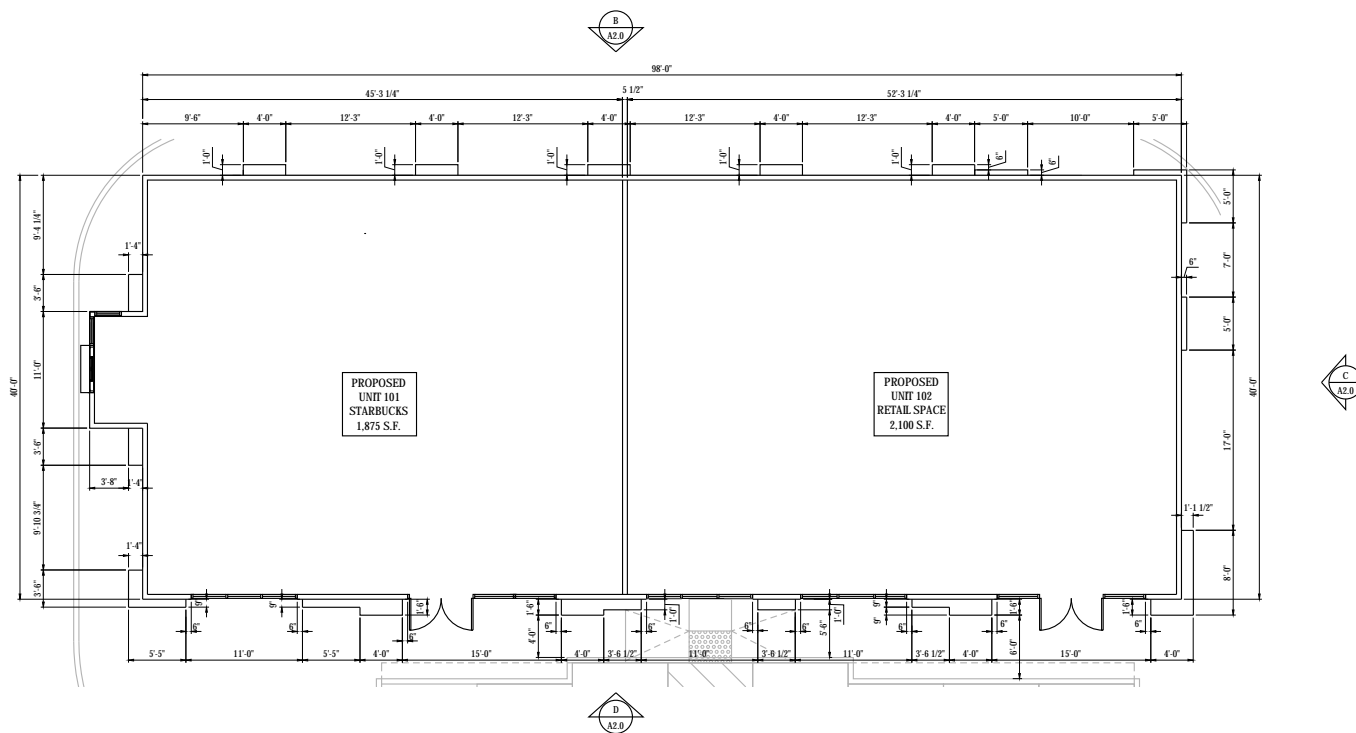
NO.	DESCRIPTION	DATE

SHEET TITLE

PRELIMINARY SITE PLAN

DATE: 03-09-17 AS NOTED
DRAWN BY: CB 15277 PLANS.DWG
CHECKED BY: JR
PROJECT NO: 15277

A1.0



PRELIMINARY FLOOR PLAN

EXTERIOR FINISH SCHEDULE	
1	CULTURED STONE TO MATCH EXISTING
2	EXTERIOR STUCCO SAND FINISH
3	FIBER CEMENT SIDING COASTAL GREY-RUSTIC SERIES BY WOODTONE
4.1	ALUMINUM STOREFRONT SYSTEM GLASS COLOR & STYLE: CLEAR FRAME COLOR: DARK BRONZE
4.2	ALUMINUM STOREFRONT SYSTEM - SPANDREL GLASS (NON VENDOR AREAS ONLY) GLASS COLOR & STYLE: CLEAR GLASS w/ OPACI-COAT-300, AZURE TINT FRAME COLOR: DARK BRONZE
5	1" STUCCO REVEAL (FRY REGLET) COLOR: WHITE
6	METAL AWNING COLOR: FADED RED
7	EXTERIOR MOUNTED LIGHTING FIXTURES TYPE & COLOR: TBD
8	EXTERIOR MOUNTED LIGHTING FIXTURES PER ELECTRICAL PLANS
9	FOAM CORNICE
10	WOOD BRACE
10	METAL SEAM ROOFING
11	ALUMINUM AWNING COLOR: GREY ANODIZED
12	ALUMINUM WINDOW SYSTEM GLASS COLOR & STYLE: CLEAR FRAME COLOR: DARK BRONZE

PAINT COLORS	
A	SHERWIN WILLIAMS VANILIN # SW6371
B	SHERWIN WILLIAMS SOFWARE # SW7074
C	SHERWIN WILLIAMS JUTE BROWN # SW6096

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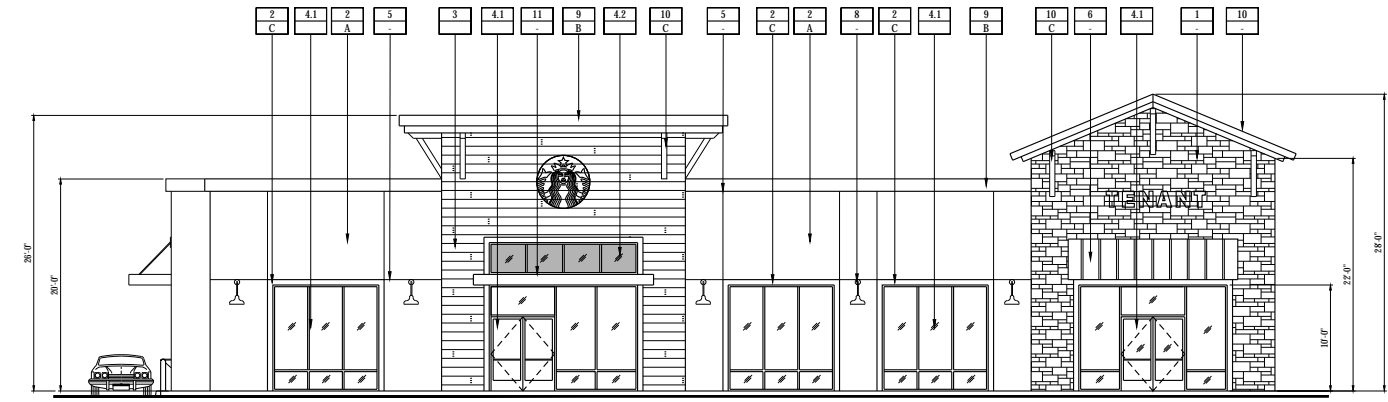
PROJECT
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 LAKE ELSINORE, CA 92532**

REVISIONS

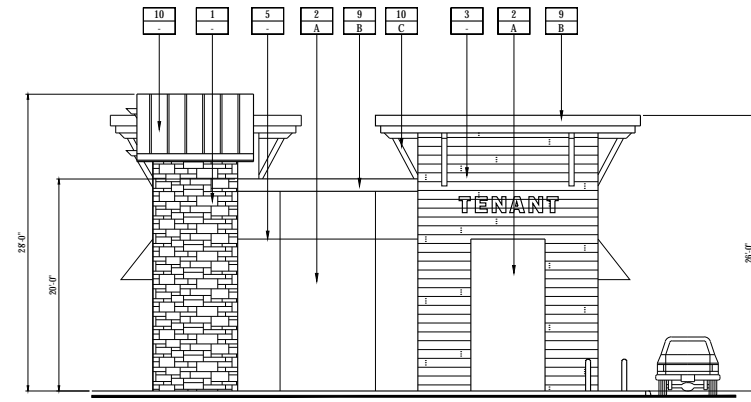
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PRELIM. FLOOR PLAN & ELEVATIONS
 DATE: 03-09-17
 DRAWN BY: CB
 CHECKED BY: JR
 PROJECT NO: 15277

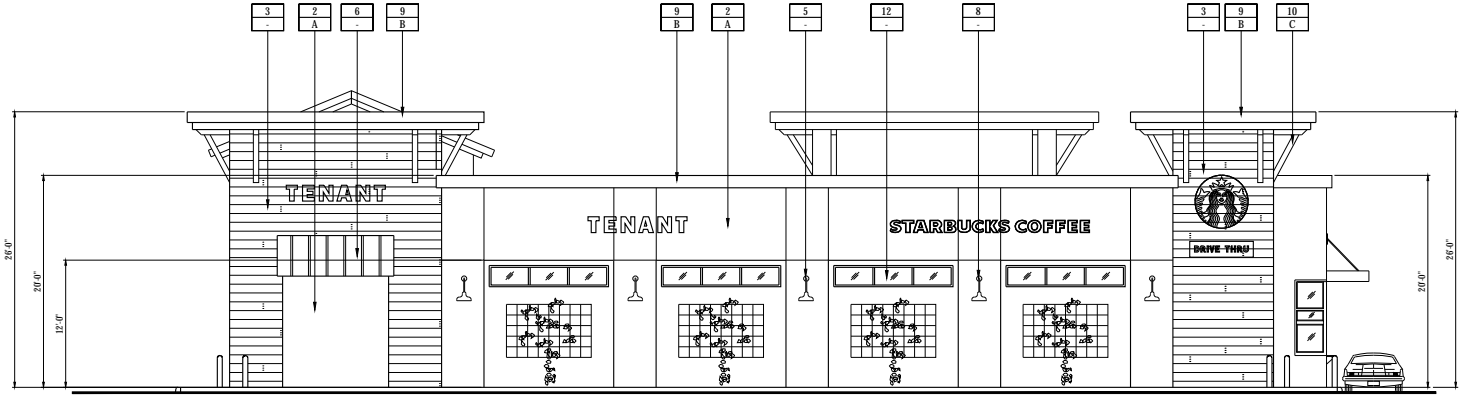
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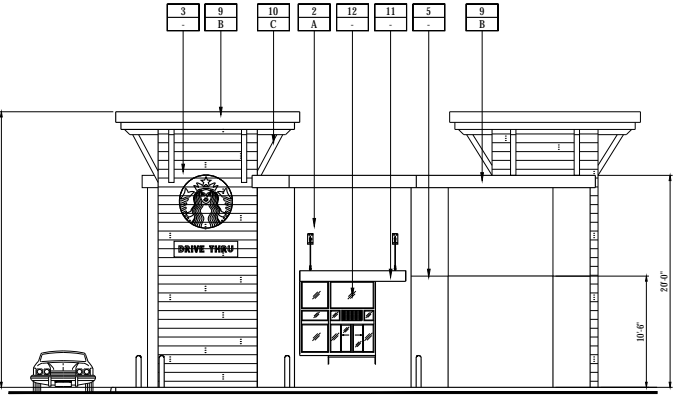
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

Expanded Demographic Profile

ESTIMATED 2017 · CALCULATED USING PROPORTIONAL BLOCK GROUPS

RAILROAD CANYON RD + CANYON HILLS RD | LAKE ELSINORE, CA



POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	6,626	47,253	121,144
Forecasted Population (2021)	8,437	60,255	152,219



HOUSEHOLDS

Households	2,230	14,764	38,853
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AVG HHD INCOME

Estimated Avg Household Income	\$112,791	\$97,650	\$87,383
Avg Family Income	\$104,518	\$91,750	\$84,073



MEDIAN HH INCOME

Estimated Median Household Income	\$97,316	\$82,654	\$72,854
Median Family Income	\$96,803	\$81,997	\$74,867



PER CAPITA INCOME

Est. Proj. Per Capita Income	\$37,987	\$30,638	\$28,233
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OTHER INCOME

Est. Proj. Median Disposable Income	\$76,034	\$65,593	\$58,669
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DAYTIME DEMOS

Total Number of Businesses	96	764	2,095
Total Number of Employees	529	5,325	15,802



RACE & ETHNICITY

	1 MILE	3 MILES	5 MILES
White	4,459 76.8%	29,995 71.3%	75,655 70.1%
Black or African American	210 3.6%	1,631 3.9%	4,484 4.2%
American Indian & Alaskan Native	45 0.8%	383 0.9%	1,044 1.0%
Asian	327 5.6%	2,126 5.0%	4,978 4.6%
Hawaiian & Pacific Islander	13 0.2%	118 0.3%	318 0.3%
Other Race	454 7.8%	5,440 12.9%	15,515 14.4%
Two or More Races	295 5.1%	2,403 5.7%	5,996 5.6%



AGE DISTRIBUTION

Median Age	31.8 yrs	31.2 yrs	31.6 yrs
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HOUSING

Total Housing Units	2,216	14,836	38,567
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