

For Lease • Canyon Hills Marketplace

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



FEATURES

- 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:

2,817 SF

2,100 SF (to be built - next to Starbucks)

EAST SIDE (Stater Bros center):

1,800 SF

4,000-8,000 SF: Pad (to be built)

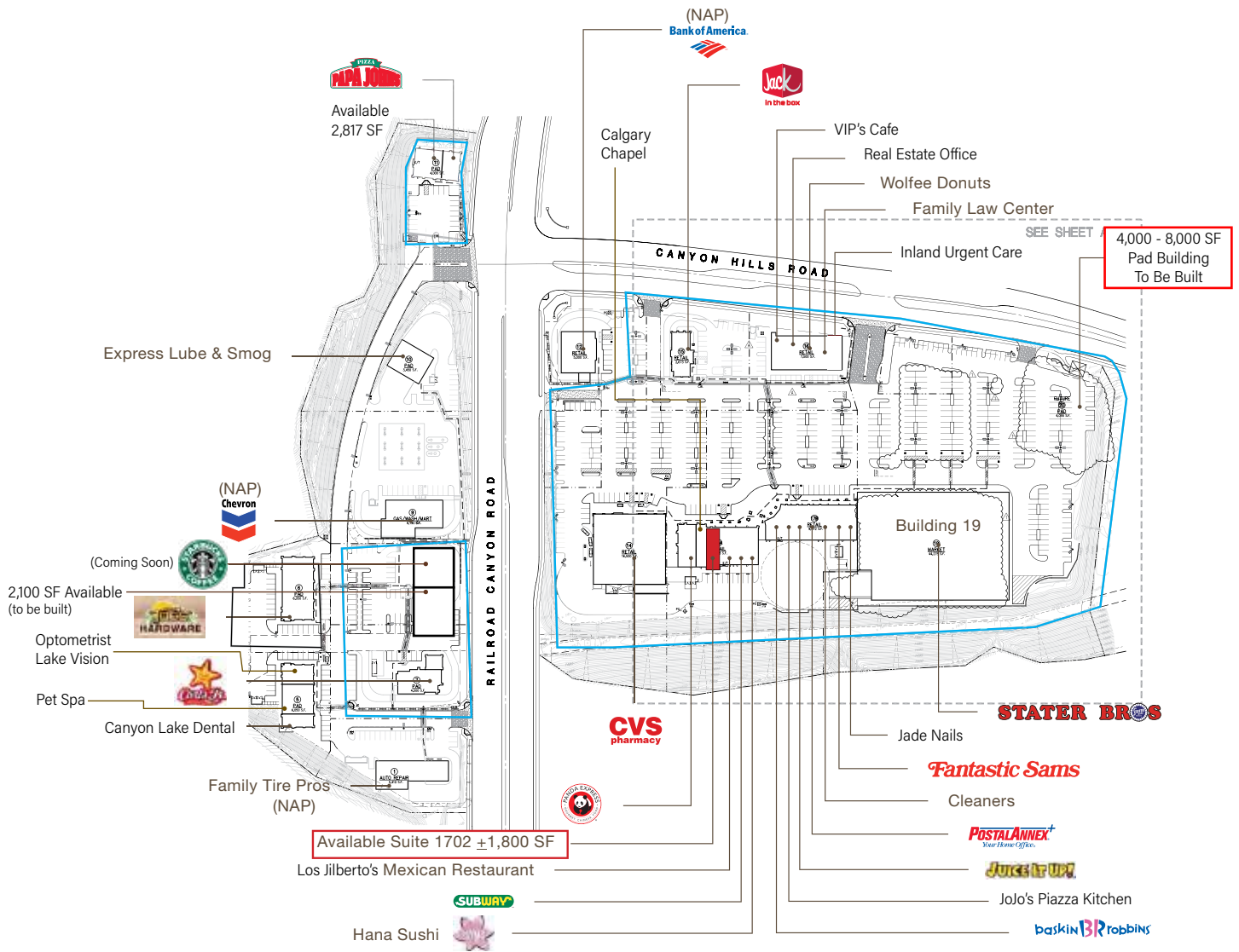


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CONNOR STEVENS • Lic.# 02016996 • 858.369.6458 • cstevens@retailinsite.net

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LAKE ELSINORE, CA







2,817 SF
AVAILABLE

25341-46 Railroad
Canyon Rd

Railroad Canyon Rd | 34,000 CPD

Canyon Hills Rd | 12,100 CPD

29996-97 Canyon
Hills Rd

PAD
AVAILABLE
4,000-8,000 SF

2,100 SF
AVAILABLE
(to be built)

1,800 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 SOUTH STE 310
SAN DIEGO, CA 92108
P: (619) 297.3900

ARCHITECT
MPA ARCHITECTS, INC.
3578 30TH ST
SAN DIEGO, CA 92104
CONTACT: JOHN RUMSEY
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e-mail: jrumsey@mpa-architects.com

SURVEYOR
STEVE M. HOWELL, LAND SURVEYOR
8300 MEA SPRINGS HWY # 131
SAN DIEGO, CA 92126
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CIVIL ENGINEER
FLORIAN ENGINEERING, INC.
DENNIS FURMAN P.E.
11440 BERNARD CT. STE 109
SAN DIEGO, CA 92127
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UTILITY SERVICES

ELECTRIC
SOUTHERN CALIFORNIA EDISON
P: 1.800.655.4555

CABLE & BROADBAND:
TIME WARNER
P: 1.888.982.2253

WATER & SEWER SERVICE:
ELSINORE VALLEY MUNICIPAL WATER DISTRICT
P: 951.674.3146

TRASH & WASTE DISPOSAL
CRAR DISPOSAL
P: 1.800.755.8112

TELEPHONE
SOUTHERN CALIFORNIA TELEPHONE
& ENERGY
P: 1.800.940.6673
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 ACRE)
PROPOSED BUILDING AREA: 3,975 SQ. FT.
BUILDING USE B - DRIVE-THRU RESTAURANT & RETAIL
NUMBER OF STORIES 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
363-210-021-00

LEGAL DESCRIPTION
LOT 8, CITY: LAKE ELSINORE TR#30496.79 ACRES IN LOT 8 MB 367/17 TR 30496
CITY/MOUNTAIN/LAKE ELSINORE

PRIMARY OWNER: HELP CANYON HILLS MARKET PLACE I LLC

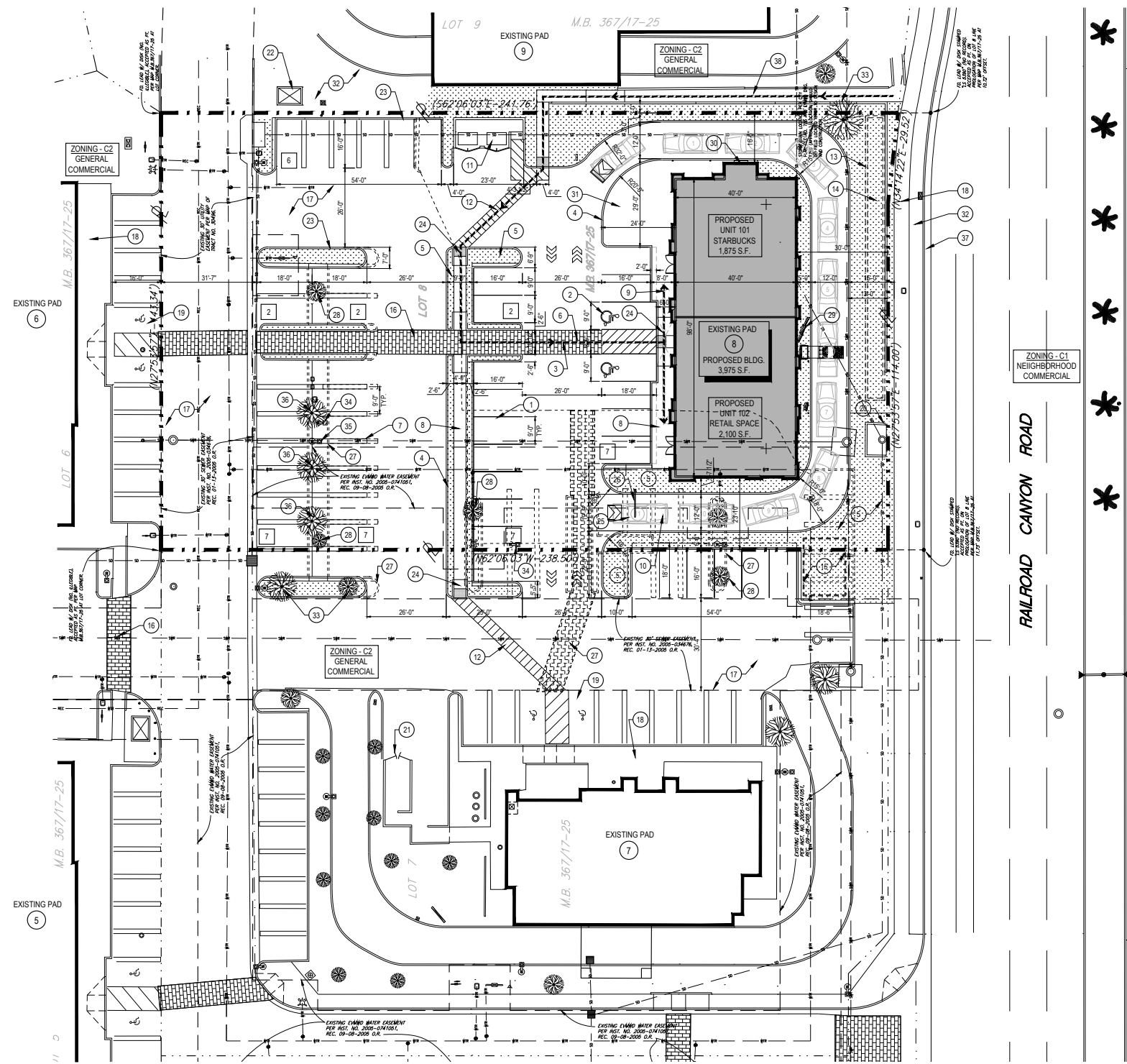
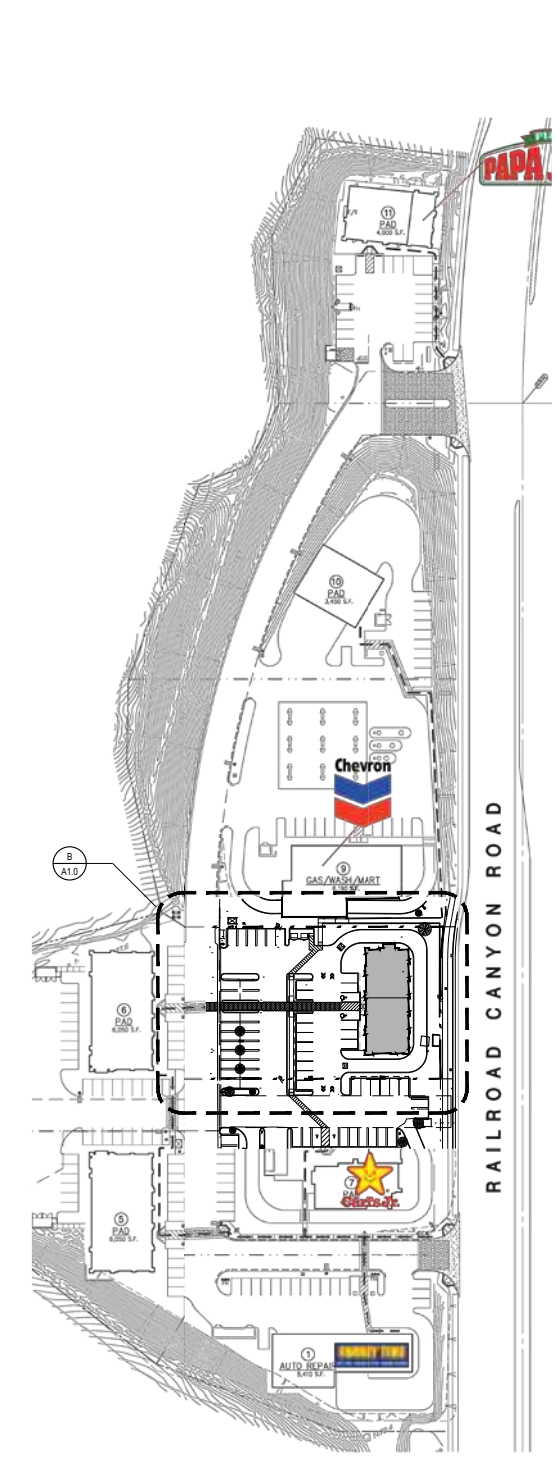
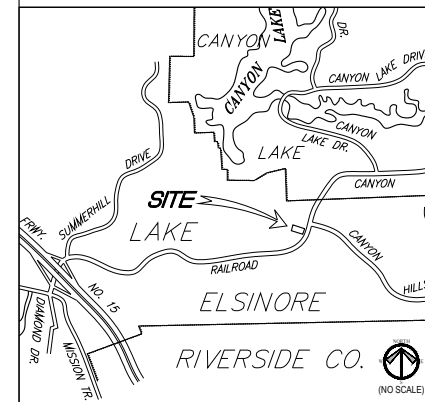
PARKING ANALYSIS

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, STRIPED PER CIVIL PLANS AND CITY STANDARDS.
- (N) VAN ACCESSIBLE SPACE, STRIPED 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-STRIPED PARKING STALL PER PLAN.
- (N) CONCRETE SIDEWALK.
- (N) ACCESSIBLE PATH OF TRAVEL (DASHED LINE)
- (N) DRIVE THRU.
- (N) TRASH ENCLOSURE.
- (N) 48" WIDE STRIPED AREA.
- (N) RETAINING WALL PER CIVIL PLANS.
- (N) BIO-INFILTRATION AREA PER CIVIL PLANS.
- (N) UNDERGROUND DETENTION BASIN PER CIVIL PLANS.
- (E) DECORATIVE PAVEMENT.
- (E) ASPHALT PARKING LOT AND DRIVE AISLES, 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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MEMBER
AMERICAN INSTITUTE OF ARCHITECTS

CLIENT

Sea Property Management, Co.

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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

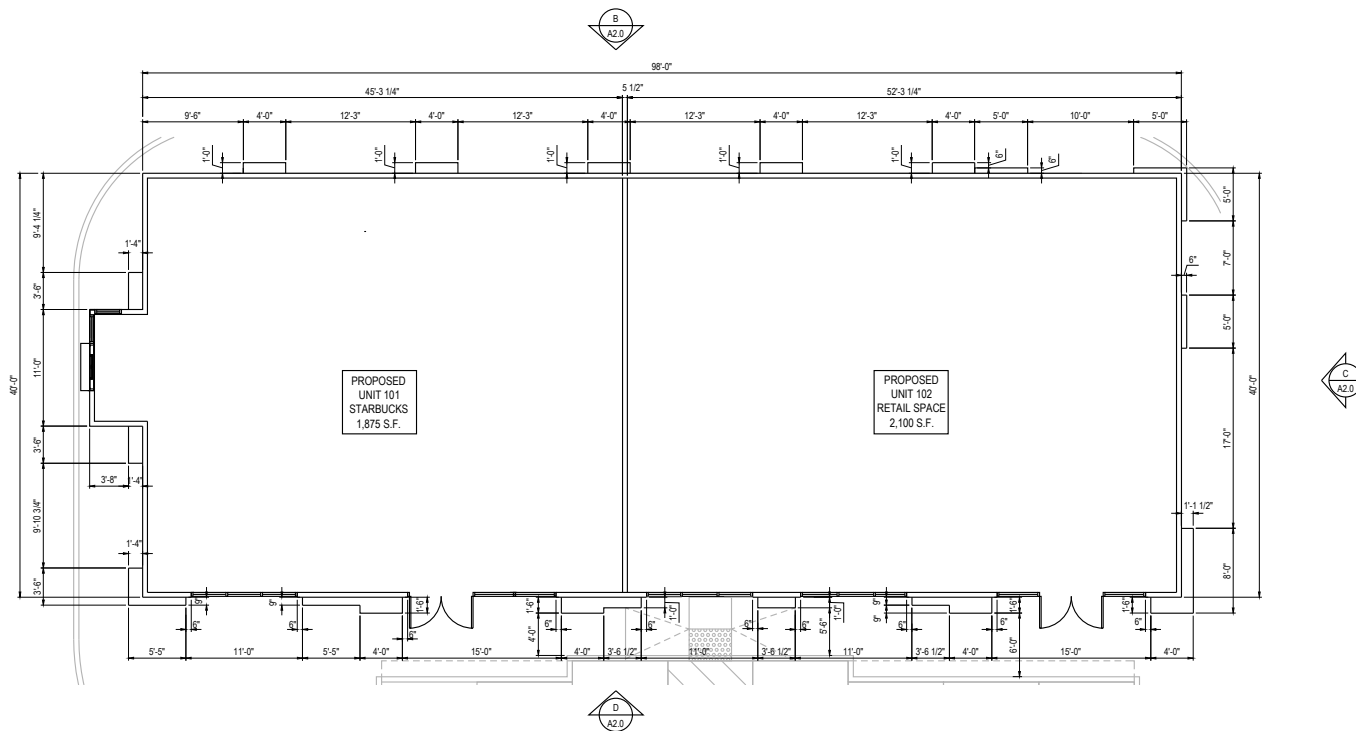
NO.	DESCRIPTION	DATE

SHEET TITLE

PRELIMINARY SITE PLAN

DATE: 03-09-17
DRAWN BY: CB
CHECKED BY: JR
PROJECT NO: 15277

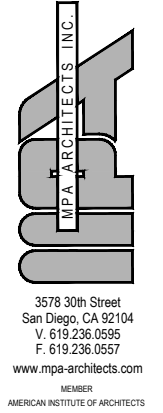
AS NOTED
15277 PLANS.DWG
SHEET NUMBER
A1.0



PRELIMINARY FLOOR PLAN
1/8"=1'-0" (A)

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 (NEW VISION AREAS ONLY) GLASS COLOR & STYLE: CLEAR GLASS W/ DPACI-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 VANILLIN # SW6371
B	SHERWIN WILLIAMS SOFWARE # SW7074
C	SHERWIN WILLIAMS JUTE BROWN # SW6096



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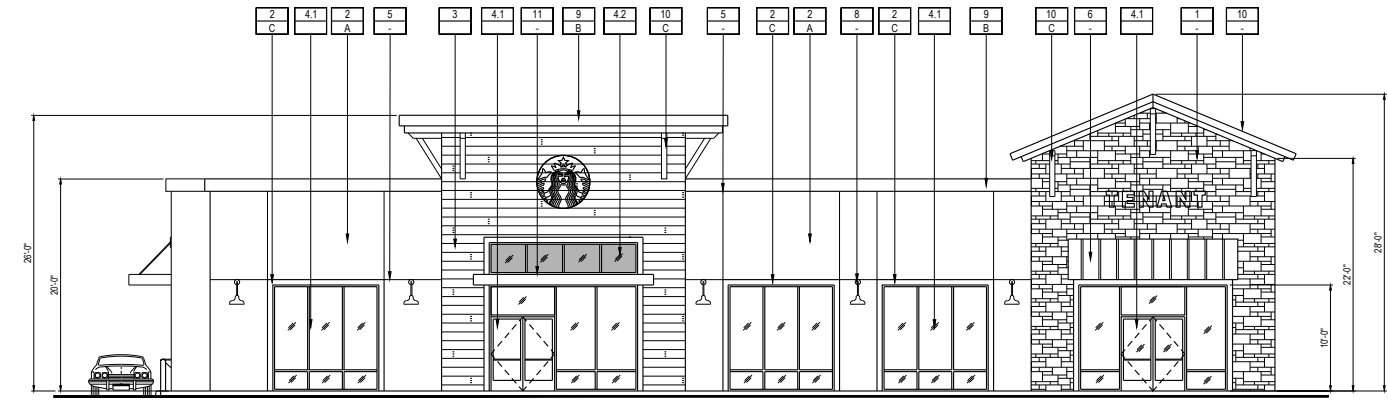
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REVISIONS

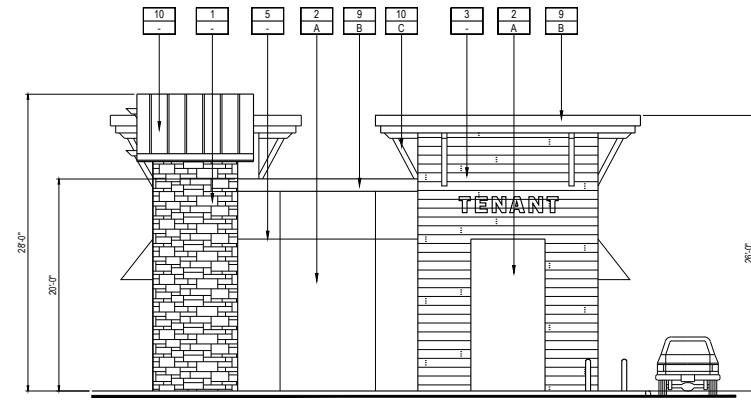
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SHEET TITLE
PRELIM. FLOOR PLAN & ELEVATIONS

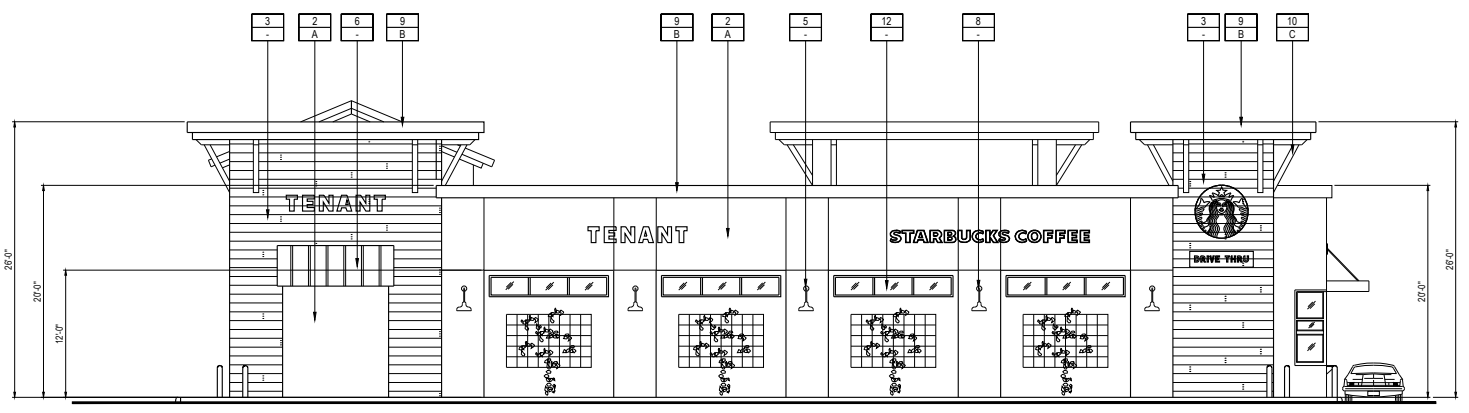
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DRAWN BY: CB
CHECKED BY: JR
PROJECT NO: 15277
AS NOTED
15277 PLANS DWG
SHEET NUMBER
A2.0



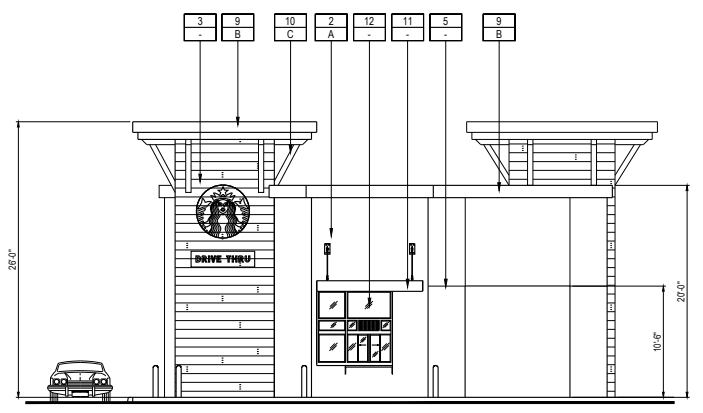
WEST ELEVATION
1/8"=1'-0" (B)



NORTH ELEVATION
1/8"=1'-0" (C)



EAST ELEVATION
1/8"=1'-0" (D)





SOUTH ELEVATION
1/8"=1'-0" (E)


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	1 MILE	3 MILES	5 MILES
Households	2,230	14,764	38,853


 AVG HHD INCOME	1 MILE	3 MILES	5 MILES
Estimated Avg Household Income	\$112,791	\$97,650	\$87,383
Avg Family Income	\$104,518	\$91,750	\$84,073


 MEDIAN HH INCOME	1 MILE	3 MILES	5 MILES
Estimated Median Household Income	\$97,316	\$82,654	\$72,854
Median Family Income	\$96,803	\$81,997	\$74,867


 PER CAPITA INCOME	1 MILE	3 MILES	5 MILES
Est. Proj. Per Capita Income	\$37,987	\$30,638	\$28,233

 OTHER INCOME	1 MILE	3 MILES	5 MILES
Est. Proj. Median Disposable Income	\$76,034	\$65,593	\$58,669

 DAYTIME DEMOS	1 MILE	3 MILES	5 MILES
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	1 MILE	3 MILES	5 MILES
Median Age	31.8 yrs	31.2 yrs	31.6 yrs

 HOUSING	1 MILE	3 MILES	5 MILES
Total Housing Units	2,216	14,836	38,567