

31564 GRAPE ST.

SPACE AVAILABLE FOR SUBLEASE LAKE ELSINORE, CA



PROPERTY INFORMATION

SPACE AVAILABLE: 50,605 SF

SIGNAGE AVAILABLE: BUILDING & PYLON SIGN

PROPERTY HIGHLIGHTS:

- LOCATED 0.4 MILES SOUTH OF THE 15 FREEWAY
- GREAT CENTER WITH WAL-MART, STARBUCKS, EL POLLO LOCO, FASHION TODAY & O'REILLY AUTO PARTS
- HIGH TRAFFIC
- EXCELLENT VISIBILITY AND SIGNAGE
- OVER 120,000 PEOPLE IN A 5 MILE RADIUS WITH INCOMES OF OVER \$111,000 PER YEAR

DEMOGRAPHICS

2022 ESTIMATED POPULATION

1 Mile:	5,516
3 Mile:	50,642
5 Mile:	120,468

2022 ESTIMATED AVG. HH INCOME

1 Mile:	\$96,091
3 Mile:	\$108,324
5 Mile:	\$111,079

2018 ESTIMATED TRAFFIC COUNTS

129,000 CPD – I-15
33,700 CPD – RAILROAD CANYON RD
40,900 CPD – GRAPE ST



Carol Springstead CA BRE #01082067
cspringstead@Springstead-associates.com

Karina Rostomiani CA BRE #02073753
karina@Springstead-associates.com

Hannah Rogers CA BRE #02188838
hrogers@Springstead-associates.com

SPRINGSTEAD & ASSOCIATES, INC.
3300 IRVINE AVE. STE 250
NEWPORT BEACH, CA 92660
P: 949-797-9040 F: 949-797-9041
WWW.SPRINGSTEAD-ASSOCIATES.COM

**SPACE AVAILABLE
FOR LEASE
LAKE ELSINORE, CA**

31564 GRAPE ST.



SUITE	TENANT	SF
1	Walmart	
2	Goodwill Industries	14,188
3	Payless Shoesource	3,003
4	Fashion Today	7,562
5	O'Reilly Auto Parts	7,034
6	Vons	50,605
7	Sushi Zen	1,950
8	Sally Beauty Supply	1,300
9	The UPS Store	1,170
10	Dry Cleaner	1,430
11	GNC	1,170
12	The Smoke Shop	1,105
13A	LA Nails & Spa	1,105
13B	Vizion Hair Salon	1,040
14	Elsinore Hills Family Dental	2,975
15	Basic 21	3,789
16	El Pollo Loco	2,700
17	Wells Fargo	3,500
18	Denny's	4,700
19	Starbucks	1,500
20	Verizon Wireless	2,496
21	Sport Clips	1,119
22	Jersey Mikes	1,360



Carol Springstead CA BRE #01082067
cspringstead@Springstead-associates.com

Karina Rostomiani CA BRE #02073753
karina@Springstead-associates.com

Hannah Rogers CA BRE #02188838
hrogers@Springstead-associates.com

SPRINGSTEAD & ASSOCIATES, INC.
3300 IRVINE AVE. STE 250
NEWPORT BEACH, CA 92660
P: 949-797-9040 F: 949-797-9041
WWW.SPRINGSTEAD-ASSOCIATES.COM