



39,000 SF Industrial Facility

32543 CORYDON RD | SUITE A | LAKE ELSINORE, CA 92530

FOR LEASE



**Kidder
Mathews**

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PROPERTY FEATURES

±39,000 SF situated on 1.95 AC

±1,534 SF office space

±18,340 SF Secured Yard

One (1) 14'X14' Ground Level Door

Two (2) 10'X10' Dock High Positions with Levelers

36' Max Clear Height , 24.6' Min Clear Height

88' Column Spacing

Power: 325 amps 277/480V, 3-phase (verify)

3 private offices, 1 conference room, 2 office restrooms, 2 warehouse restrooms and a reception area

Light Industrial (IL) Zoning

Sprinklers 0.45 / 3,000 SF

Available NOW

LEASE RATE: \$0.90 / PSF NNN



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DEMOGRAPHICS

POPULATION

	1 Mile		3 Miles		5 Miles	
Estimated Population	6,184		37,527		96,898	
2027 Projected Population	6,132		39,288		105,350	
2020 Census Population	6,131		36,921		95,600	
2010 Census Population	5,795		31,349		79,875	
Projected Annual Growth (2022-2027)	-52	-0.2%	1,760	0.9%	8,452	1.7%
Historical Annual Growth (2010-2020)	335	0.6%	5,572	1.8%	15,724	2.0%
Median Age	34.9		35.7		35.9	

HOUSEHOLDS

	1 Mile		3 Miles		5 Miles	
Estimated Households	1,848		11,647		29,990	
2027 Projected Households	1,890		12,682		33,760	
2020 Census Households	1,834		11,507		29,610	
2010 Census Households	1,731		9,642		24,741	
Projected Annual Growth (2022-2027)	42	0.5%	1,036	1.8%	3,770	2.5%
Historical Annual Change (2010-2022)	117	0.6%	2,005	1.7%	5,249	1.8%

BUSINESS (2022 ESTIMATE)

	1 Mile		3 Miles		5 Miles	
Total Businesses	158		1,001		2,914	
Total Employees	1,234		6,913		18,917	
Employees Per Business	7.8 to 1		6.9 to 1		6.5 to 1	
Residential Population Per Business	39.2 to 1		37.5 to 1		33.2 to 1	

INCOME (2022 ESTIMATE)

	1 Mile		3 Miles		5 Miles	
Average Household Income	\$74,301		79,767		93,067	
Median Household Income	\$71,477		75,528		85,630	
Per Capita Income	\$22,211		24,816		28,836	

RACE & ETHNICITY

	1 Mile		3 Miles		5 Miles	
White	47.7%		48.9%		51.7%	
Black or African American	3.1%		3.9%		4.7%	
American Indian or Alaska Native	2.3%		1.8%		1.5%	
Asian	4.0%		4.9%		6.0%	
Hawaiian or Pacific Islander	0.4%		0.4%		0.4%	
Other Race	16.0%		20.5%		18.4%	

EDUCATION (2022 ESTIMATE) AGE 25+

	1 Mile		3 Miles		5 Miles	
Elementary Grade 0-8	11.3%		8.8%		7.1%	
Some High School Grade 9-11	9.3%		9.0%		7.1%	
High School Graduate	31.4%		30.0%		26.7%	
Some College	27.0%		27.1%		27.3%	
Associates Degree Only	6.9%		6.9%		8.8%	
Bachelors Degree Only	9.2%		11.5%		14.9%	
Graduate Degree	4.9%		6.8%		8.1%	

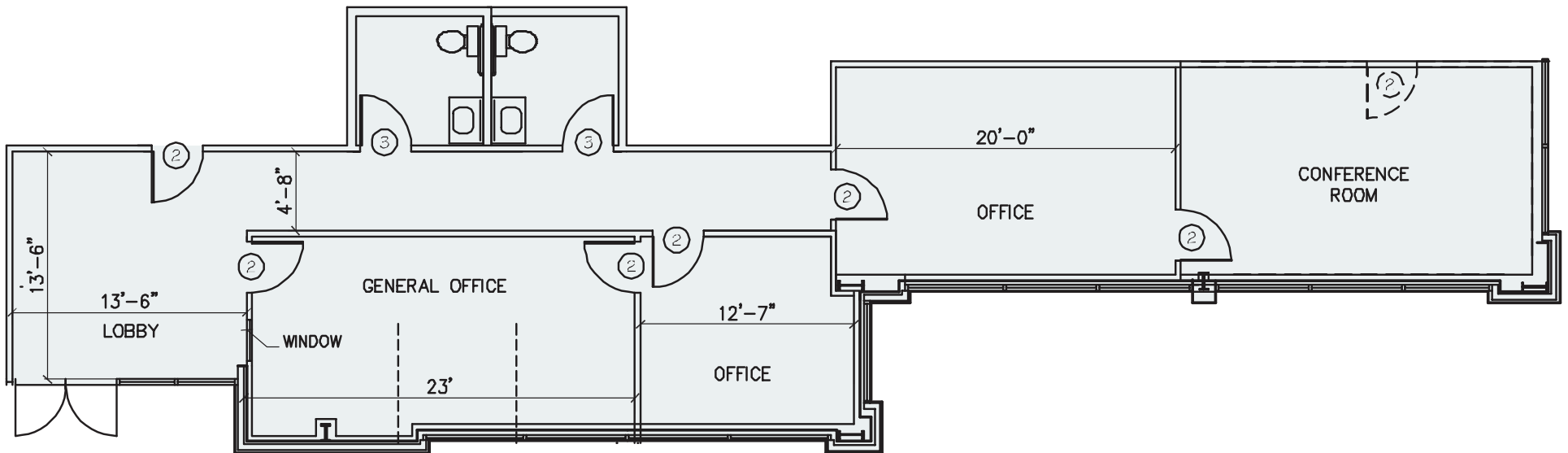
DATA SOURCE: SITES USA

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Floor Plan | Office



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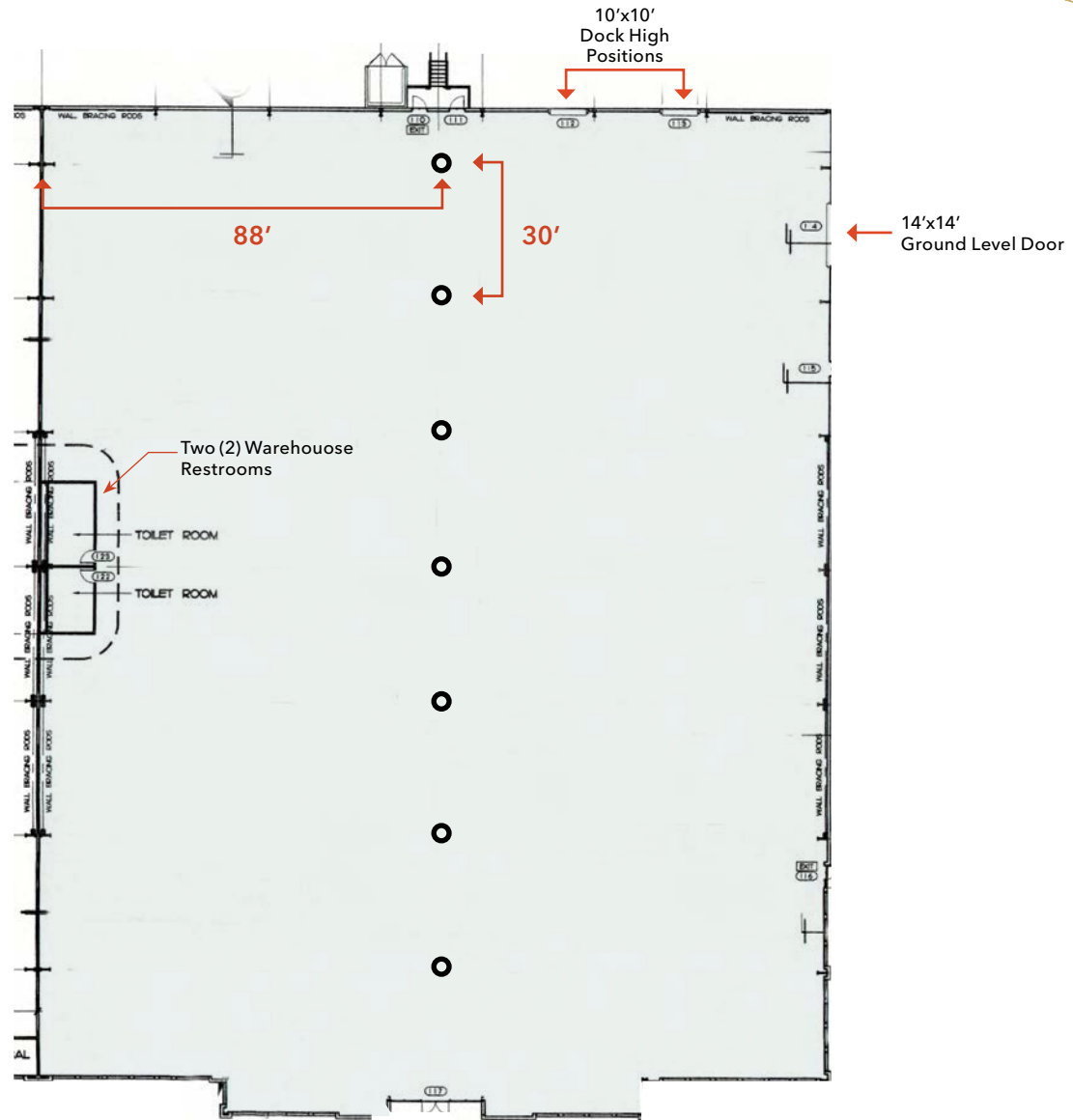
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Floor Plan | Warehouse



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