



# 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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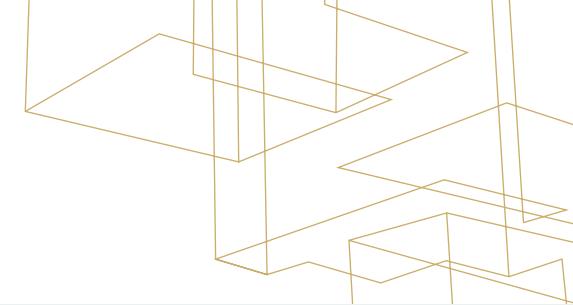
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## DEMOGRAPHICS

### 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%

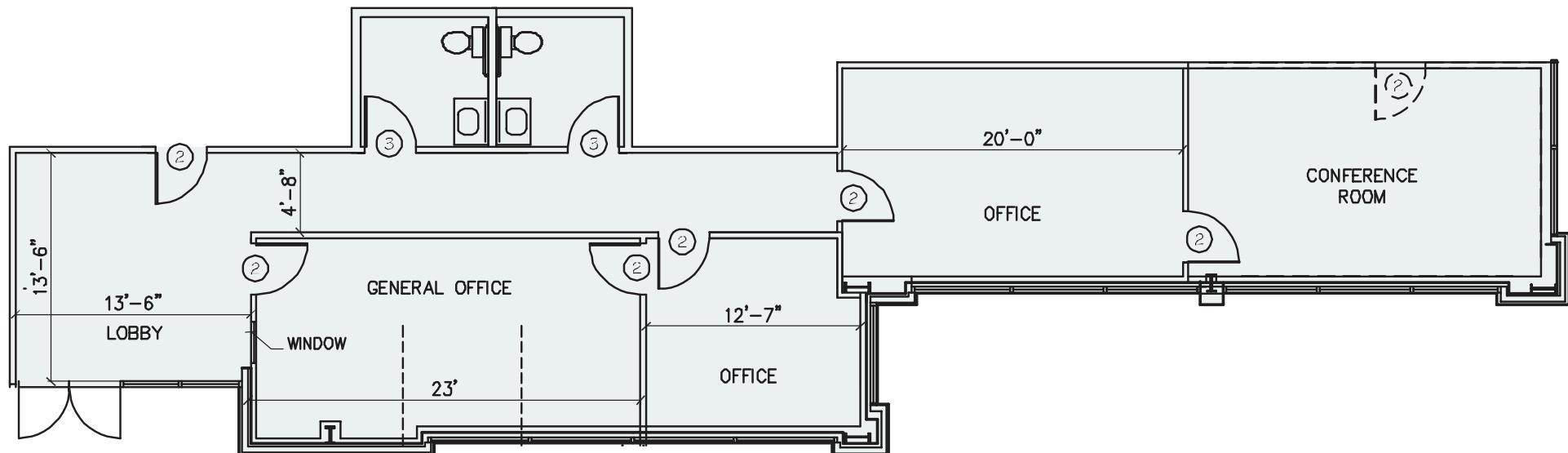
DATA SOURCE: SITES USA

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## Floor Plan | Office



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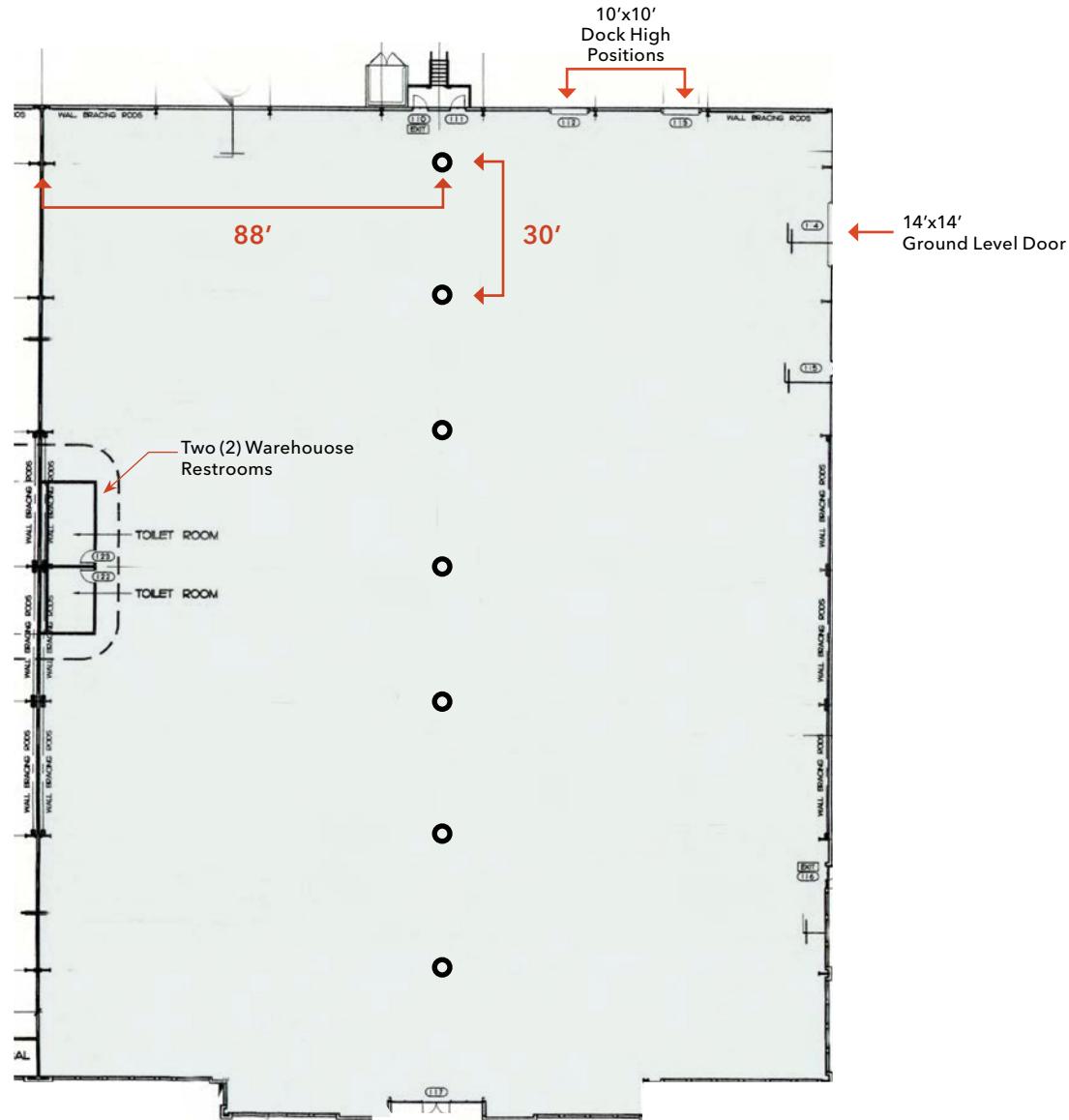
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# Floor Plan | Warehouse



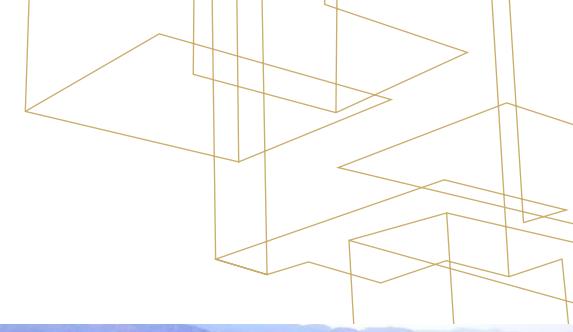
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