

FOR SALE OR LEASE

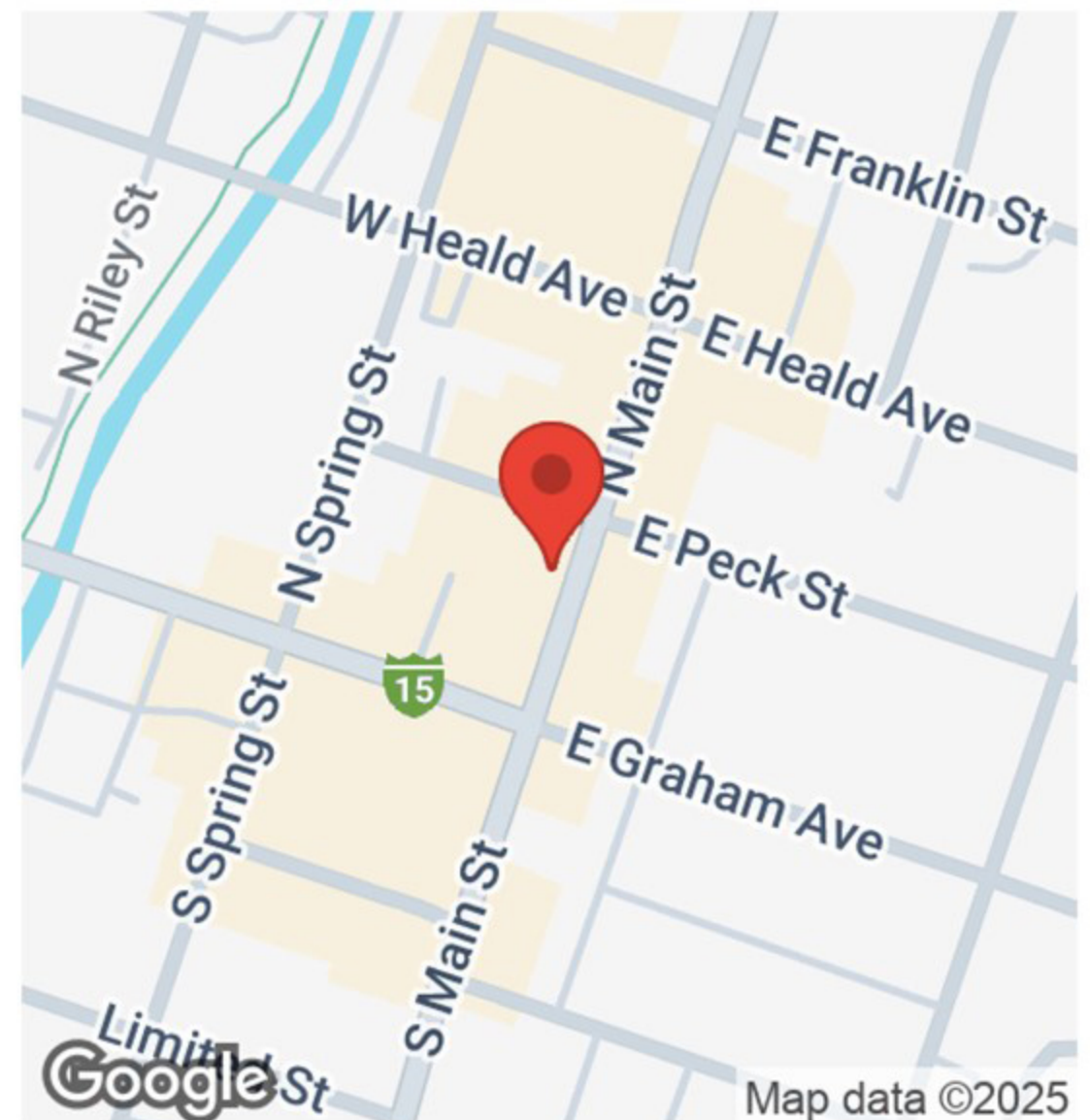
133 N. Main Street
Lake Elsinore, CA 92530



± 4,800 SQUARE FEET (2 Units)

Amenities

- Located in Historic Downtown Lake Elsinore
- Across the Street from the New 40,252 SF City Hall due to be completed in 2025
- Large Basement for Additional Storage (not part of the stated building square footage)
- Walking Distance to Lake Elsinore with Walking Trails and Park



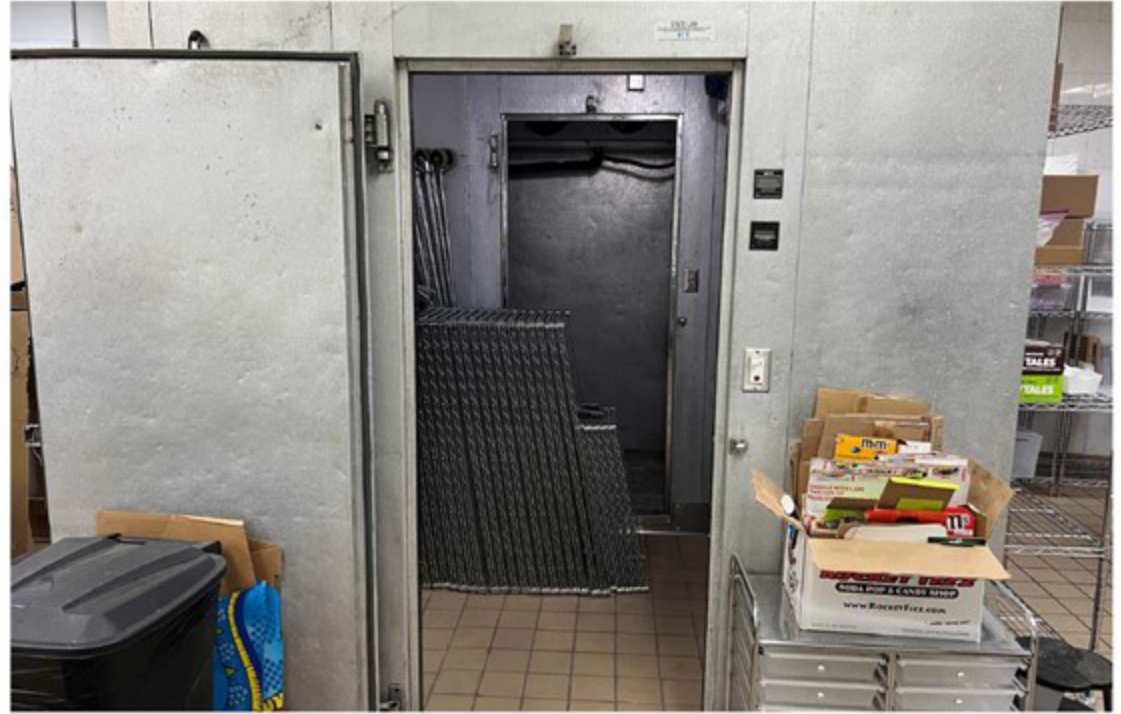
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PROPERTY PHOTOS

For Sale or Lease

133 North Main Street | Lake Elsinore, CA 92530

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Executive Summary

133 N Main St, Lake Elsinore, California, 92530
Rings: 1, 3, 5 mile radii

Prepared by David Neault, CCIM
Latitude: 33.66872
Longitude: -117.32775

	1 mile	3 miles	5 miles
Population			
2010 Population	6,944	35,411	91,799
2020 Population	7,911	42,761	107,179
2024 Population	8,030	44,309	109,453
2029 Population	8,201	45,749	113,118
2010-2020 Annual Rate	1.31%	1.90%	1.56%
2020-2024 Annual Rate	0.35%	0.84%	0.50%
2024-2029 Annual Rate	0.42%	0.64%	0.66%
2020 Male Population	49.7%	49.9%	49.8%
2020 Female Population	50.3%	50.1%	50.2%
2020 Median Age	31.4	33.9	35.2
2024 Male Population	50.4%	50.6%	50.5%
2024 Female Population	49.6%	49.4%	49.5%
2024 Median Age	32.7	35.2	36.4

In the identified area, the current year population is 109,453. In 2020, the Census count in the area was 107,179. The rate of change since 2020 was 0.50% annually. The five-year projection for the population in the area is 113,118 representing a change of 0.66% annually from 2024 to 2029. Currently, the population is 50.5% male and 49.5% female.

Median Age
The median age in this area is 36.4, compared to U.S. median age of 39.3.

Race and Ethnicity			
2024 White Alone	26.5%	35.7%	42.2%
2024 Black Alone	4.5%	6.0%	5.0%
2024 American Indian/Alaska Native Alone	2.3%	1.9%	1.7%
2024 Asian Alone	3.3%	6.7%	5.7%
2024 Pacific Islander Alone	0.6%	0.5%	0.4%
2024 Other Race	43.8%	30.0%	26.2%
2024 Two or More Races	18.9%	19.3%	18.8%
2024 Hispanic Origin (Any Race)	72.1%	56.5%	51.5%

Persons of Hispanic origin represent 51.5% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 85.6 in the identified area, compared to 72.5 for the U.S. as a whole.

Households			
2024 Wealth Index	49	80	102
2010 Households	1,875	10,534	27,828
2020 Households	2,381	13,146	32,750
2024 Households	2,426	13,694	33,712
2029 Households	2,504	14,222	35,040
2010-2020 Annual Rate	2.42%	2.24%	1.64%
2020-2024 Annual Rate	0.44%	0.97%	0.68%
2024-2029 Annual Rate	0.63%	0.76%	0.78%
2024 Average Household Size	3.31	3.23	3.24

The household count in this area has changed from 32,750 in 2020 to 33,712 in the current year, a change of 0.68% annually. The five-year projection of households is 35,040, a change of 0.78% annually from the current year total. Average household size is currently 3.24, compared to 3.27 in the year 2020. The number of families in the current year is 25,864 in the specified area.

Mortgage Income			
2024 Percent of Income for Mortgage	51.2%	40.1%	38.0%
Median Household Income			
2024 Median Household Income	\$55,788	\$80,433	\$93,009
2029 Median Household Income	\$63,691	\$94,943	\$106,626
2024-2029 Annual Rate	2.69%	3.37%	2.77%
Average Household Income			
2024 Average Household Income	\$75,522	\$103,127	\$117,361
2029 Average Household Income	\$87,659	\$119,881	\$135,986
2024-2029 Annual Rate	3.03%	3.06%	2.99%
Per Capita Income			
2024 Per Capita Income	\$21,518	\$31,819	\$36,018
2029 Per Capita Income	\$25,215	\$37,202	\$41,973
2024-2029 Annual Rate	3.22%	3.18%	3.11%
GINI Index			
2024 Gini Index	40.7	38.0	36.2

Households by Income
Current median household income is \$93,009 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$106,626 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$117,361 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$135,986 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$36,018 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$41,973 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	48	61	65
2010 Total Housing Units	2,094	11,786	30,961
2010 Owner Occupied Housing Units	768	5,889	19,058
2010 Renter Occupied Housing Units	1,108	4,646	8,769
2010 Vacant Housing Units	219	1,252	3,133
2020 Total Housing Units	2,506	13,824	34,408
2020 Owner Occupied Housing Units	1,059	7,515	22,579
2020 Renter Occupied Housing Units	1,322	5,631	10,171
2020 Vacant Housing Units	122	677	1,654
2024 Total Housing Units	2,562	14,383	35,423
2024 Owner Occupied Housing Units	1,143	8,109	23,630
2024 Renter Occupied Housing Units	1,283	5,585	10,082
2024 Vacant Housing Units	136	689	1,711
2029 Total Housing Units	2,653	14,975	36,818
2029 Owner Occupied Housing Units	1,236	8,657	24,891
2029 Renter Occupied Housing Units	1,267	5,564	10,149
2029 Vacant Housing Units	149	753	1,778
Socioeconomic Status Index			
2024 Socioeconomic Status Index	31.8	38.6	41.4

Currently, 66.7% of the 35,423 housing units in the area are owner occupied; 28.5%, renter occupied; and 4.8% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 34,408 housing units in the area and 4.8% vacant housing units. The annual rate of change in housing units since 2020 is 0.69%. Median home value in the area is \$564,390, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.54% annually to \$639,907.