

**Canyon Lake**  
**Canyon Hills Rd & Railroad**  
**Canyon Rd**

**Parcel to accommodate a**  
**4,000 SF building (to be built)**  
**Ground lease (contact agent)**

**Former Bank Branch**

- Anchored by Stater Brothers and CVS.
- Parcel directly in front of Stater Brothers store.
- Access to service the higher income Canyon Lakes population.

**Demographics**

	1 Mile	2 Mile	3 Mile
Population:	5,886	15,406	28,911
Daytime Pop:	596	2,637	7,376
Households:	2,145	5,357	9,740
Avg HH Income:	\$82,451	\$77,945	\$69,048

**Traffic Counts**

Not available.



**WELLS FARGO**



**RETAIL INSITE**

12526 High Bluff Dr., # 210  
 San Diego, CA 92130  
 Corporate Lic. #01206760

T 858.523.2090  
 F 858.523.2095  
[www.retailinsite.net](http://www.retailinsite.net)

**Don Moser**  
 Lic. 00821359  
 858.523.2087  
 dmoser@retailinsite.net

# Canyon Lake

## Canyon Hills Rd & Railroad Canyon



**RETAIL INSITE**

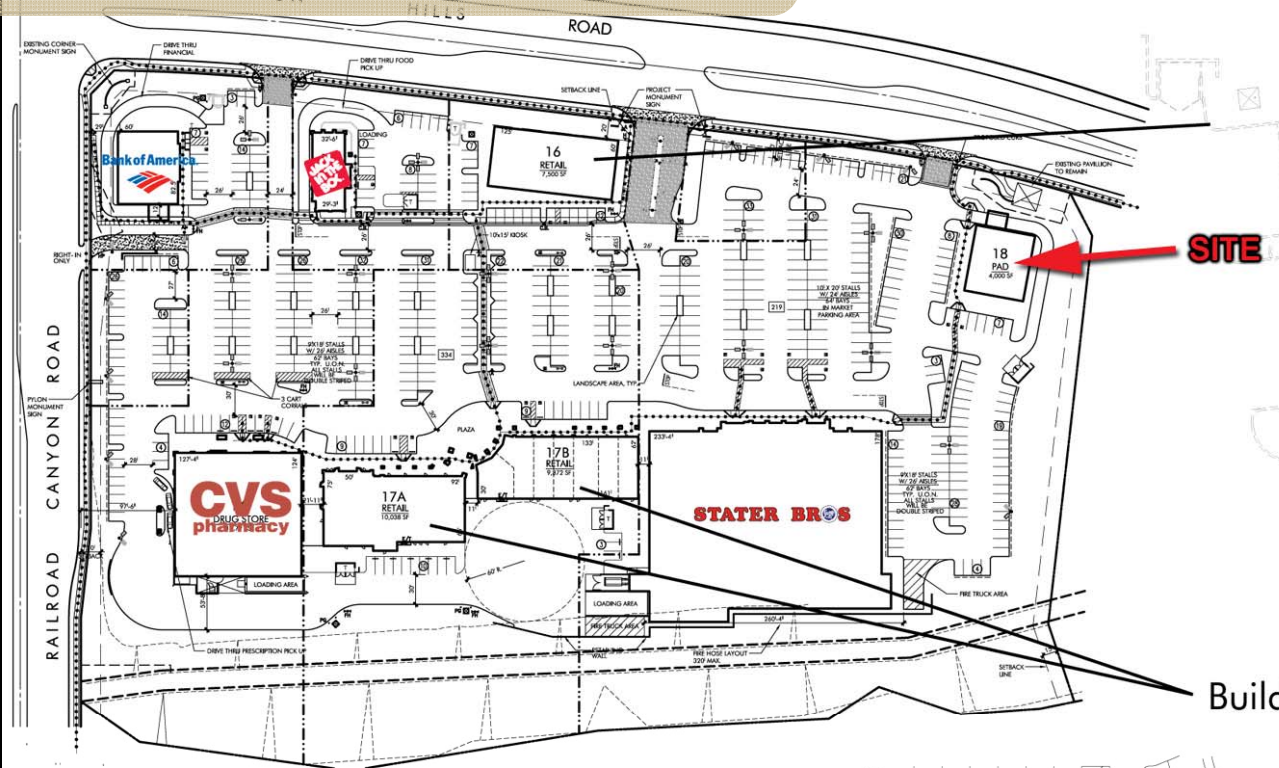
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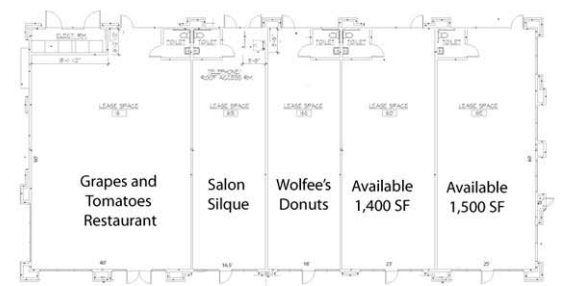
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### Pad 16 Shops Building



Buildings 17A and 17B Retail



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