



**Robert Marshall**  
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 BRE: 02076841



# The Lookout Roadhouse

32107 Ortega Hwy, Lake Elsinore, CA, 92530

**\$1,299,999**

(Includes inventory)

**REAL PROPERTY INCLUDED IN SALE!!**



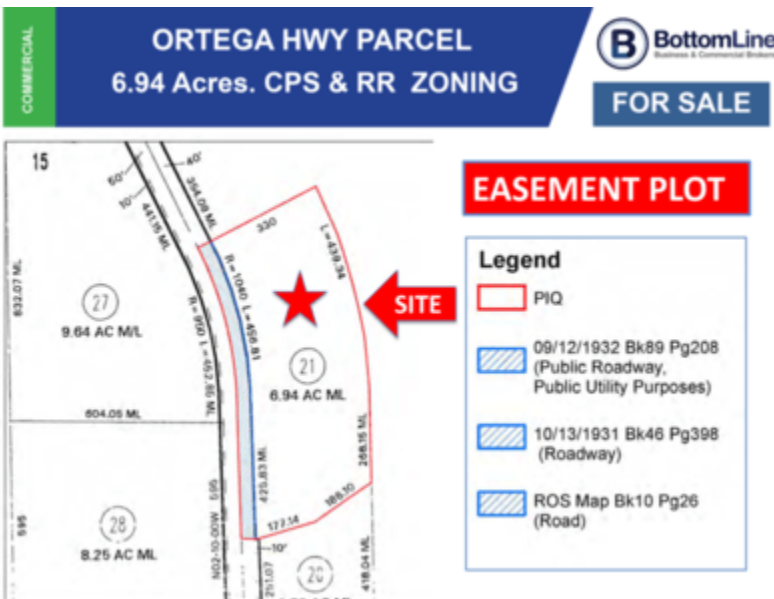
Listing # 2431

## 6.94 Acre Property featuring Landmark Restaurant!

The Lookout Roadhouse is an iconic restaurant, wowing folks for almost 75 years from a 6.94 acre parcel of land with 180 degrees of stunning mountain and lake views. Travelers from Southern California stop into this roadhouse destination to enjoy breakfast, lunch, or just a quick snack as they cruise the famed Ortega Highway. The restaurant occupies a ~2,300 sf. building with a fully equipped kitchen, a patio, and living quarters to boot! It's high time for this restaurateur and property owner (at the helm since 1968) to retire, so she's looking to pass on the land and business to a successor who can continue the grand tradition or dream up something new.

## Location, Location, Location – Atop Ortega Highway (Route 74) overlooking Lake Elsinore

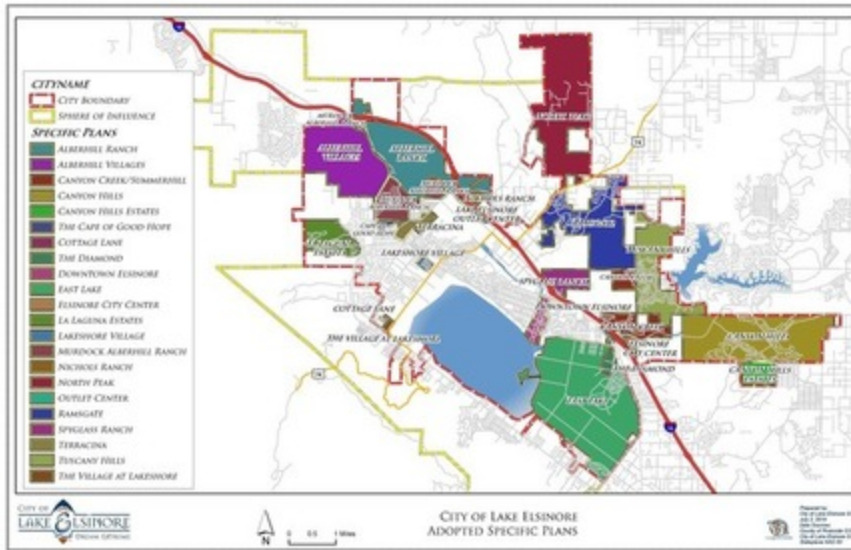
This 6.94 acre parcel (elev. ~2500, ~5 acres developable) sits atop the famed Ortega Highway, with gorgeous panoramic views overlooking the ever-popular Lake Elsinore (elev. 1296'). The parcel has been a restaurant since 1948 and is highly underutilized. It's a fantastic development opportunity, as the county has favorably zoned the property. The northmost ½ is zoned C-P-S (Scenic Highway Commercial Zone), permitting a huge variety of potential uses ranging from bars and ice cream shops to tourist centers, bed and breakfasts, boutique hotels, or simply keep it as a beautiful hillside restaurant. The southmost ½ is zoned R-R (Rural Residential), and can be used for residential uses ranging from single family dwellings to nurseries, greenhouses, and orchards.



## Lake Elsinore – Among California's Fastest Growing Cities

Lake Elsinore is among the fastest growing residential communities in California, doubling in population since 2000. As the Action Sports Capital of Southern California, Elsinore sits at the crossroads between major affluent, densely-packed

residential meccas of Los Angeles, Orange County, San Diego, and the Desert (Palm Springs, Palm Desert, etc.). Southern California residents of all ages frequent Lake Elsinore for recreation including aerial sports (skydiving and hang-gliding), water activities (jet and water skiing, fishing), off-roading, motocross racing, mountain biking, hiking, and much more. The Lake Elsinore Visitors Bureau says it all!



### The Lookout Roadhouse – Mountaintop Dining with the Finest of Views

The owner has done a fantastic job of creating this nostalgic, historic roadhouse, which offers good ole' fashioned portions at great prices: 800+ four-star online reviewers aren't wrong! As you enter the "Meetin' Hall", you're greeted by a vintage wood burning stove, rustic wood beams and a view of the lake from every seat. Antique décor and vintage photographs line the walls. The kitchen is equipped with a large Type 1 hood and all the bells and whistles to provide fresh, scratch made quality food! Did I mention they offer the best smoked BBQ ribs west of the Mississippi? The restaurant also offers plenty of outside dining to soak up the Southern California sun and take it all in.

After raising her family on this property and operating the iconic restaurant, the owner is ready to pass the reins to a qualified owner-operator, developer, or real estate investor. This is a rare opportunity to acquire a valuable piece of property in a fast-growing area of Southern California. The property has a myriad of uses, the sky's the limit! All uses are (of course) subject to Buyer's obtaining any required county and city approvals, plans & permits. Buyer to confirm all permitting, representations made herein, and zoning prior to the close of sale.

If real estate development, panoramic views, and business ownership are in your future, this is the opportunity for you. What are you waiting for? Reach out to the Agent today!

## [TAKE A VIDEO TOUR](#)

### At a Glance

**Business Type** Restaurants and Food · American

**Total Sales** \$322,640 Annually

**Reason for Sale** High Time for Retirement!

**Discretionary Earnings** \$24,691 Annually  
(Total Owner's Compensation)

**Space** 2,300 Sq. Ft.



**VISIT DISCREETLY, BUT DO NOT CONTACT OWNER, EMPLOYEES, LANDLORD, SUPPLIERS OR OTHER TENANTS**

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## Purchase Terms

<b>Price</b>	\$1,299,999	<b>Owner Financing</b>	No
<b>Inventory</b>	\$8,000	<b>Owner Training</b>	Yes
<small>(Estimated value. Final terms addressed in offer)</small>		<small>(Inventory is included in the base price)</small>	
<b>Total Asking Price</b>	\$1,299,999	<b>Additional Terms</b>	None
<b>Transfer Fees</b>	None		

## Lease & Property

No Lease – The Business and Property are for sale together!

## About the Business

<b>Total Sales</b>	\$322,640 Annually	<b>Business Type</b>	Restaurants and Food · American
<b>Discretionary Earnings</b>	\$24,691 Annually	<b>Current Ownership</b>	55 years 8 months, since Jun. 1968
<small>(Total Owner's Compensation)</small>		<b>Business Established</b>	January 1948
<b>Employees</b>	F/T: 0, P/T: 6, Ind. Contractors: 0	<b>Business Hours</b>	Open: Sat, Sun Closed: Mon, Tue, Wed, Thu, Fri
<b>Payroll</b>	\$84,745 Annually		Hours: Saturday and Sunday: 8am-4pm
<small>(Does not include owners salary)</small>		<b>Owner's Hours and Roles</b>	Part Time
<b>Current Licensing</b>	Business License (City), Health Permit, Seller's Permit, 41 - Beer & Wine, Public Eating Place, Water Samples Required for County 4x / year		
<b>Reason for Sale</b>	High Time for Retirement!		
<b>Franchise Details</b>	Business is not a franchise		



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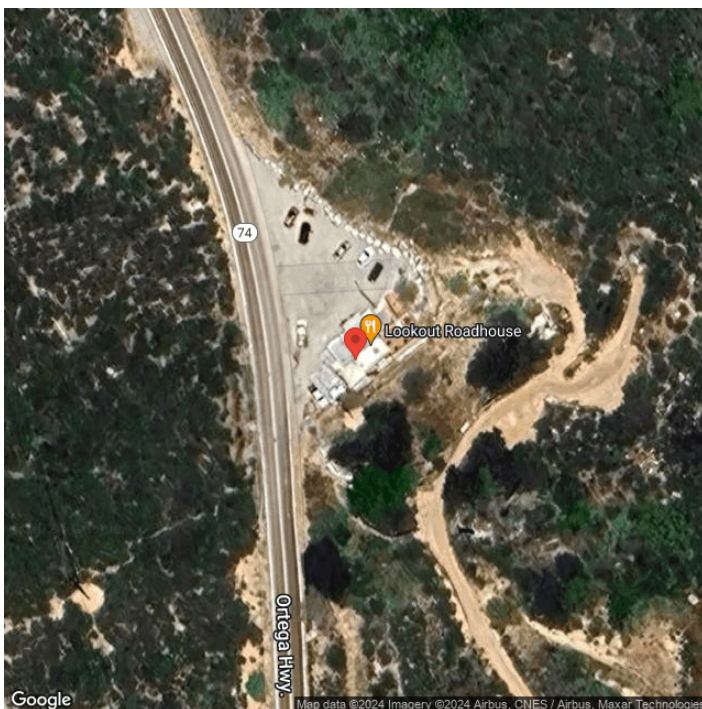
## Highlights & Amenities

- APN 386-100-021 : Parcel ranges ~2,300 - ~2,500 ft elevation, sloping up eastward
- Northmost ~2.5 acres zoned for commercial development (C-P-S)
- Southmost ~2.5 acres zoned for residential development (R-R)
- Remaining ~1.94 acreage is a small slice of Ortega Highway (easement), and undevelopable hillside slope.
- Infrastructure Installed: Two Wells & H2O Tank, Septic Tank, Leach Field, Propane Tank.
- Utilities: telephone, electric, and Internet installed on-site
- Click here to view their 180 degrees of gorgeous lake and mountain views!
- Click here to view the Riverside County parcel report.

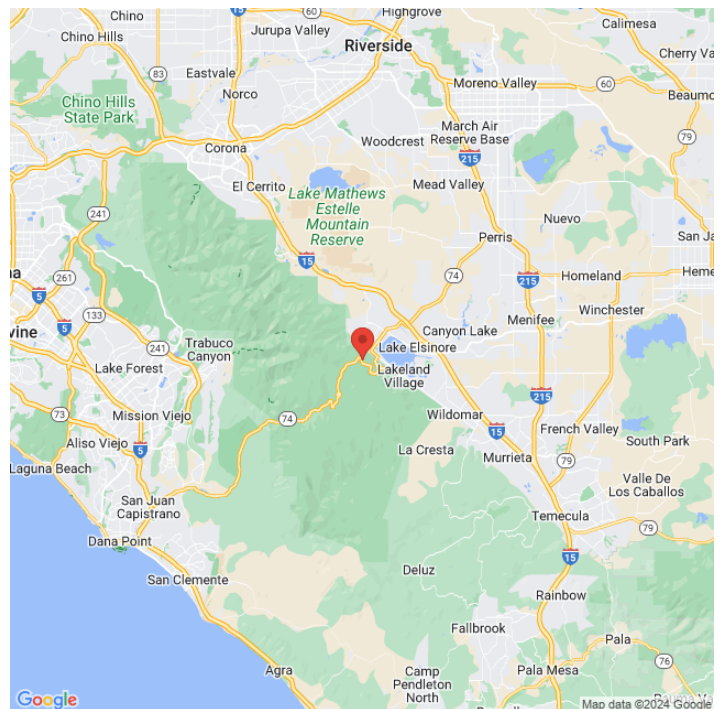
## Equipment & Fixtures

Equipment Value (Estimate)	\$25,000
Excluded Equipment (Personal Effects)	Personal Items
Equipment Owned by Outside Vendors	Outhouses, Propane Tank, Credit Card Terminal, and Dumpster.
Additional Details	None
Restaurant Improvements	Grease & Smoke Hoods (Type 1) (Buyer to verify all required city approvals)
Estimated Value of ABC License	\$5,000
Estimated Value to Build Similar Location	\$750,000

## Maps



180 degrees for Lake and Mountain Views!



Central to Beach, Mountain, and Desert Communities!



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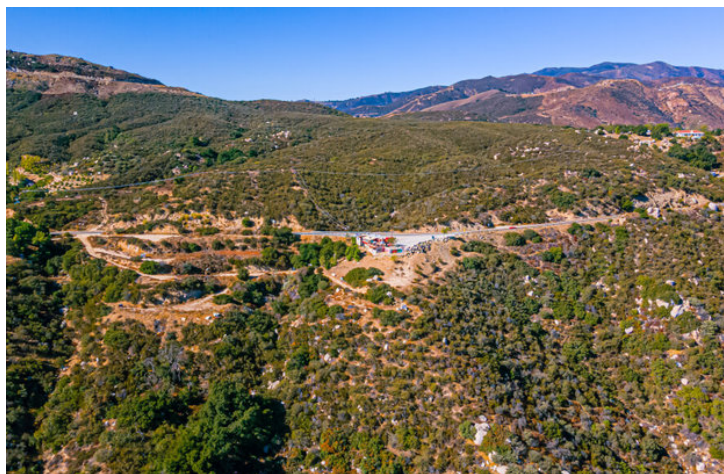
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# Image Gallery



5 buildable acres with existing infrastructure in place.



Property situated on county land, no city requirements.



Recreation destination for aerial sports, off-roading, hiking and more!



Lake elsinore one of social's fastest growing residential communities.



Bed and breakfast development opportunity!



35,000+ cars drive the ortega highway daily!

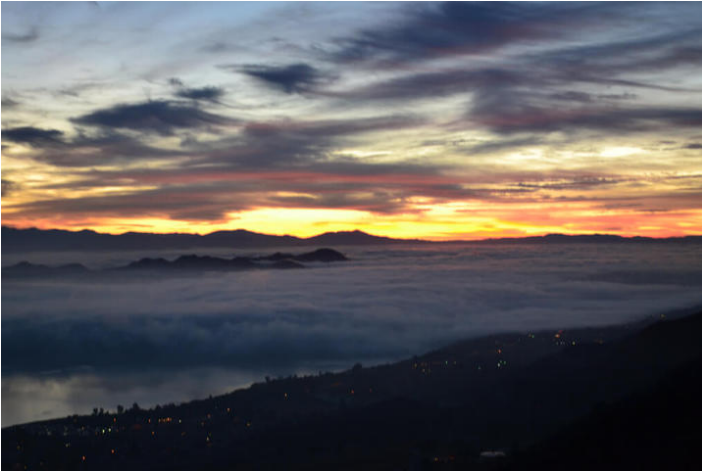


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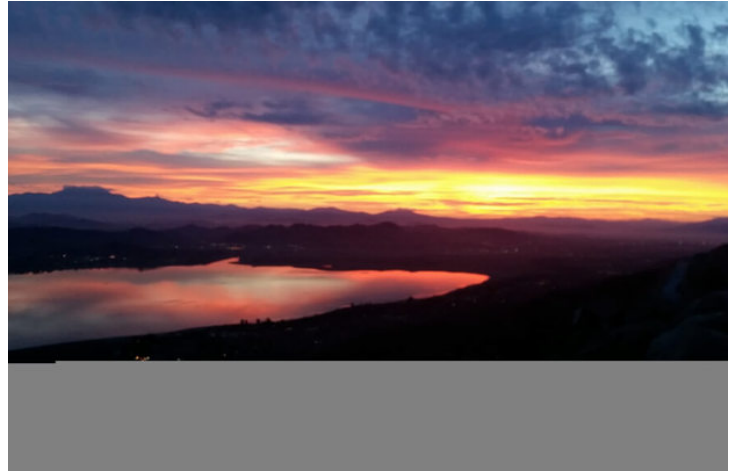
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Elevation 2500.



One word: sunsets.



180 degrees of lake and mountain forever views!



74+ year landmark restaurant currently operating on property.



Property has countless different uses.



Ample parking for your guests!



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Established in 1948 and repeat clientele for decades!



Make sure you check out the 50+ yr oak smoked bbq rib recipe!



Accommodate plenty of visitors with this gigantic parking lot!



Increase sales and offer car hop service to your patrons.



Guests come from miles around to visit the lookout roadhouse



Large rooftop patio to soak up the california sun!



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Soak up the social sun with additional outdoor dining.



Located on the Ortega highway, a destination for travelers!



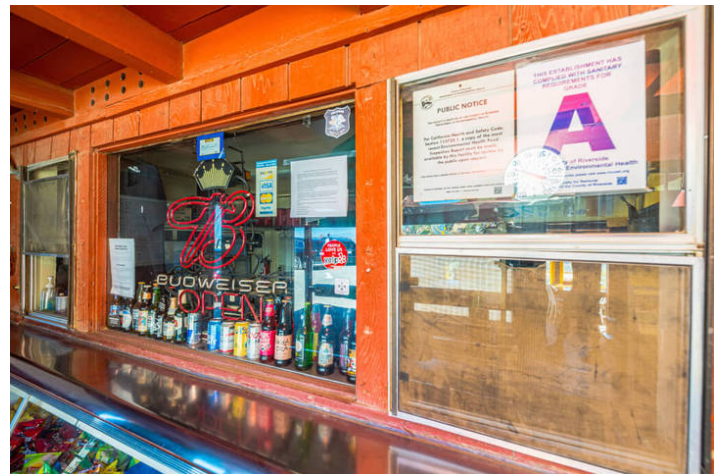
You are here!



Maintain social distancing with outside order counter.



Generate additional revenue with merchandise.



Wow your guests with an "a" health department rating!



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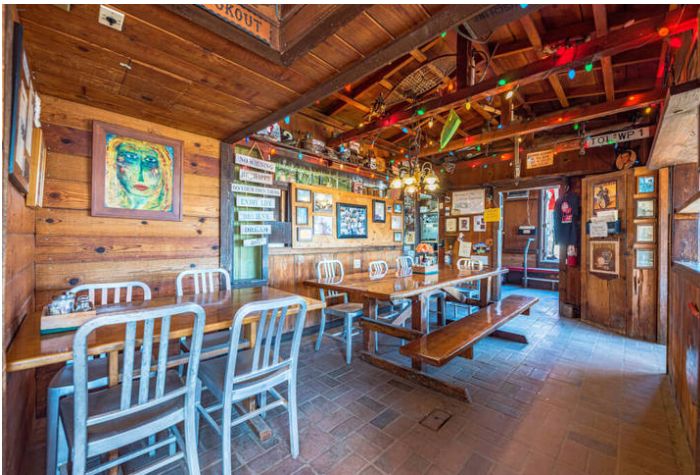
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Firefighters, bikers, car enthusiasts and foodies are all welcome in the High ceilings and rustic wood beams create a welcoming environment. meetin' hall!



Sale includes nostalgic décor, photographs and pictures.



Equipped with a sound system for music and calling out orders for waiting guests.



Large communal table to accommodate large parties.



Beautiful lake views from all interior dining rooms.



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Fully equipped hot line and hood!



Protect your kitchen with this fire suppression system.



Top-of-the-line imperial range and stove combo.



Increase productivity with large flat grill cooking space.



Seasoned smoker produces the best bbq this side of the mississippi per guest reviews!



Ample cold storage for all your perishables!



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Quick access refrigeration in the order counter.



Quick ticket times with additional refrigeration on the hotline.



Serve ice cold beer with pint glass freezer!



Increase productivity with organized, efficient hotline and work space.



A plethora of smallwares and appliances to keep your menu diverse.



Ample dry storage for supplies on the order counter line.



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The health department will be smitten with all of this dry storage!



Even the dishwasher has views for days!



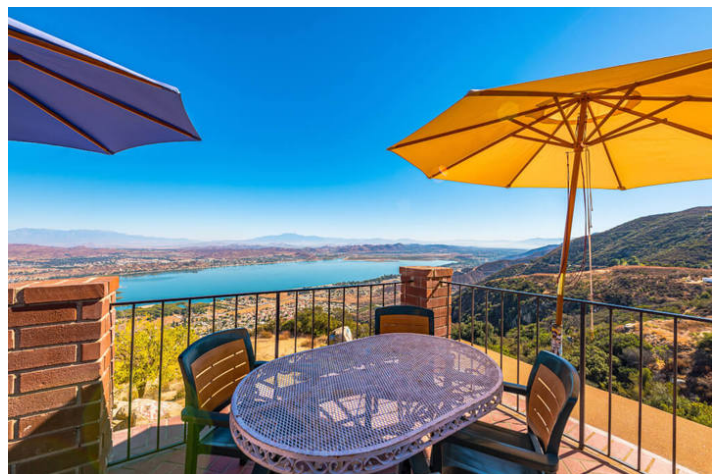
Living quarter below the restaurant, perfect for the chef!



Large living quarters equipped with custom brick fireplace.



Beautiful view from your living quarters!



It's hard to beat this view....



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