



IDEAL FOR EXTENDED-STAY HOSPITALITY, RESTAURANTS, RETAIL

DIAMOND DRIVE

DIAMOND DRIVE & MALAGA ROAD, LAKE ELSINORE, CALIFORNIA

HOTEL SITE & RETAIL PAD SITES FOR SALE

ANCHOR SPACE, PAD SITES & IN-LINE RETAIL FOR LEASE





HOTEL SITE & RETAIL PAD SITES FOR SALE - \$18.00 PSF

ANCHOR SPACE, PAD SITES & IN-LINE RETAIL FOR LEASE - NEGOTIABLE

LOCATION HIGHLIGHTS

- > Lake Elsinore is currently the SECOND fastest growing area in all of California
- > Home to a 3,000 acre natural lake, hosting boaters, jet skiers and waterski fans
- > Estimated population growth of 57% between 2020 and 2045
- > Located directly across from the minor league baseball Diamond Stadium
- > Easy access to Interstate 15
- > 4.4/1,000 parking

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JANET F. KRAMER, JD, CCIM
951-600-8634 x702
janetk@svn.com
CA DRE# 01351570



 Collective **Strength.** Accelerated Growth.

LOCATION

Lake Elsinore's location, anchored by Southern California's largest natural lake, can truly be identified as the hub of three counties: Riverside, San Diego and Orange County. Civic Partners, as the Master Developer, entitled the Specific Plan in 1995, transforming the 3,000 blank canvas to its current level of development. Highlights include the Summerly Master Planned Community (+/-1,670 single family homes), the 6,100 seat Diamond Baseball Stadium and the 18 hole Links at Summerly Golf Course.



POPULATION

5-mile radius

122,298



MEDIAN HH INCOME

5-mile radius

\$99,429



MEDIAN NET WORTH

5-mile radius

\$331,150



MEDIAN DISPOSABLE INCOME

5-mile radius

\$79,393



DAYTIME POPULATION

5-mile radius

97,709

PROJECT POTENTIAL

- > +/-20,000 sf anchor space (divisible) with a proposed +/-95,000 SF shopping center
- > Four proposed pad sites - ideal for restaurants or breweries
- > 130 room proposed hotel on a +/-2.0 acre site
- > Potential Drive-Thru pads



• 1,670 total units

PROPOSED
 INDOOR
 SPORTS CENTER
 ±520,000 square feet
 58 volleyball courts
 33 basketball courts
 200-300 teams per week
 ±68,000 people per week



DIAMOND STADIUM
 6,000 seat professional baseball stadium

CLOSE UP AERIAL

INDOOR SPORTS CENTER (proposed)

THE DIAMOND
BASEBALL STADIUM

SITE



PROFESSIONAL STUDIES



Prepared by:
HVS Consulting & Valuation
Division of TS Worldwide, LLC
October 2024

SUBJECT OF THE DEMAND AND FEASIBILITY STUDY

The subject of the demand and feasibility study is a site that is planned to be improved with an extended-stay lodging facility; **we recommend that the proposed subject hotel operate as an extended-stay hotel.** The property, which is forecast to open on January 1, 2028, should feature 120 rooms, a breakfast dining area, 1,000 square feet of meeting space, an outdoor pool, an outdoor whirlpool, a fitness room, a lobby workstation, a market pantry, and a guest laundry area. The hotel should also contain the appropriate parking capacity as needed and all necessary back-of-the-house space.

FEASIBILITY CONCLUSION

The conclusion of this analysis indicates that the property would **yield an internal rate of return of 11.7% on an initial development cost of \$26,780,000.** Additionally, the property would achieve an **internal rate of return of 18.0% over a ten-year holding period,** based on the equity component's initial investment of \$9,373,000. The investor surveys indicate equity yield rates ranging from 14.2% to 19.1%, with an average of 17.2% for extended-stay hotels. Based on these parameters, the calculated return of 18% falls within the range of the illustrated returns. Return requirements vary based on an individual investor's circumstances, including the cost and availability of both debt and equity capital. This analysis is intended to provide information to assist the developer in evaluating the feasibility of the proposed project.



Prepared by:
Lisa & Mark Derrigo
May 2025

Approximately 22,314 residential units are currently in the development pipeline within Lake Elsinore city limits. Full build-out of these projects is expected to increase the population by 80,239 residents, an impressive 103% rise. Lake Elsinore is a fast-growing community with substantial retail infrastructure existing and proposed, housing development, and regional accessibility. Anchored by two major commercial corridors, the city is well-positioned for continued economic and residential growth. This area includes multiple neighborhood commercial sites ready for development, supported by market research indicating strong projected grocery sales volumes.

HOTEL COMPETITION

Lasalle & Krameria



~17 miles



SITE



~40 miles



DEMOGRAPHICS

NEC DIAMOND DRIVE & MALAGA ROAD | LAKE ELSINORE, CA



-  **State** California
-  **County** Riverside
-  **Mayor** Brian Tisdale
-  **Website** lake-elsinore.org

POPULATION

Source: ESRI



122,298
POPULATION

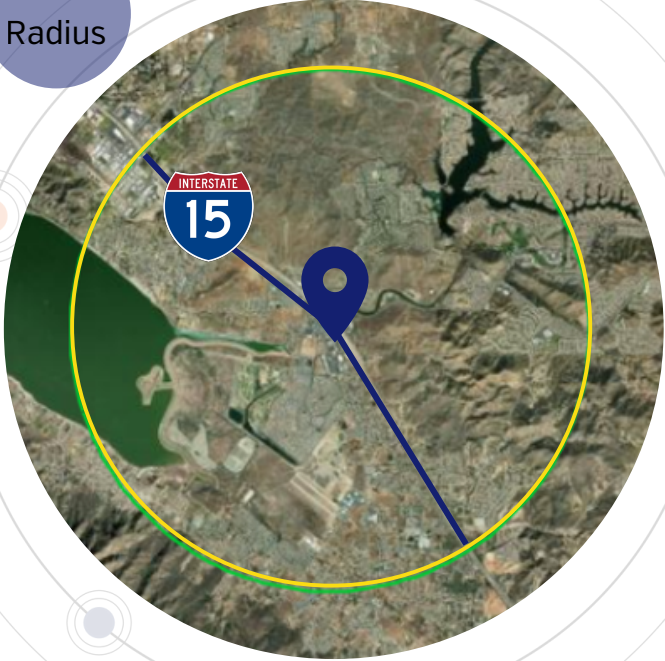


36.7
MEDIAN AGE



37,520
HOUSEHOLDS

5-Mile Radius



EMPLOYMENT



60%
WHITE COLLAR



24%
BLUE COLLAR



20%
SERVICES



6%
UNEMPLOYMENT RATE

EDUCATION



29%
HIGH SCHOOL GRADUATE



33%
SOME COLLEGE



24%
BACHELORS/GRAD/ PROF DEGREE

INCOME



\$99,429
MEDIAN HOUSEHOLD INCOME



\$37,587
PER CAPITA INCOME



\$331,150
MEDIAN NET WORTH

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