

# RARE OPPORTUNITY FOR SALE

±17.98 ACRE MIXED-USE DEVELOPMENT OPPORTUNITY

19121 EL TORO ROAD, SILVERADO, CA 92676

# FOR SALE



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- Rare opportunity to acquire approximately  $\pm 17.98$  total acres of land offering in the highly desirable Silverado Canyon submarket of Orange County.
- The property features commercial frontage along El Toro Road combined with residential development potential, providing investors and developers with a unique opportunity to create a boutique residential enclave or specialized commercial project in one of the county's most scenic canyon environments.
- Strategically positioned between South Orange County's major employment centers and the natural beauty of Cleveland National Forest, the site offers both accessibility and privacy rarely found in Orange County land offerings.



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## PROPERTY DESCRIPTION:

- ±17.98 TOTAL ACRES OF LAND IN SILVERADO CANYON
- ±8.38 ACRES ZONED RESIDENTIAL USE
- ±9.32 ACRES ZONED COMMERCIAL USE
- ±0.28 ACRES ZONED OPEN SPACE
- COMMERCIAL FRONTAGE ALONG EL TORO ROAD
- IDEAL FOR BOUTIQUE RESIDENTIAL AND SPECIALTY COMMERCIAL USE
- PERMITTED USES INCLUDE VETERINARY OFFICE, AGRICULTURAL SALES, DAYCARE, UTILITIES, AND R&D FACILITIES
- EXISTING ±1,245 SF COMMERCIAL OFFICE BUILDING
- UTILITIES CURRENTLY SERVING THE PROPERTY
- ADJACENT TO THE ESTABLISHED CANYON RIM HOMES COMMUNITY
- LOCATED WITHIN THE SCENIC SILVERADO CANYON CORRIDOR
- CLOSE PROXIMITY TO LAKE FOREST, IRVINE, AND FOOTHILL RANCH



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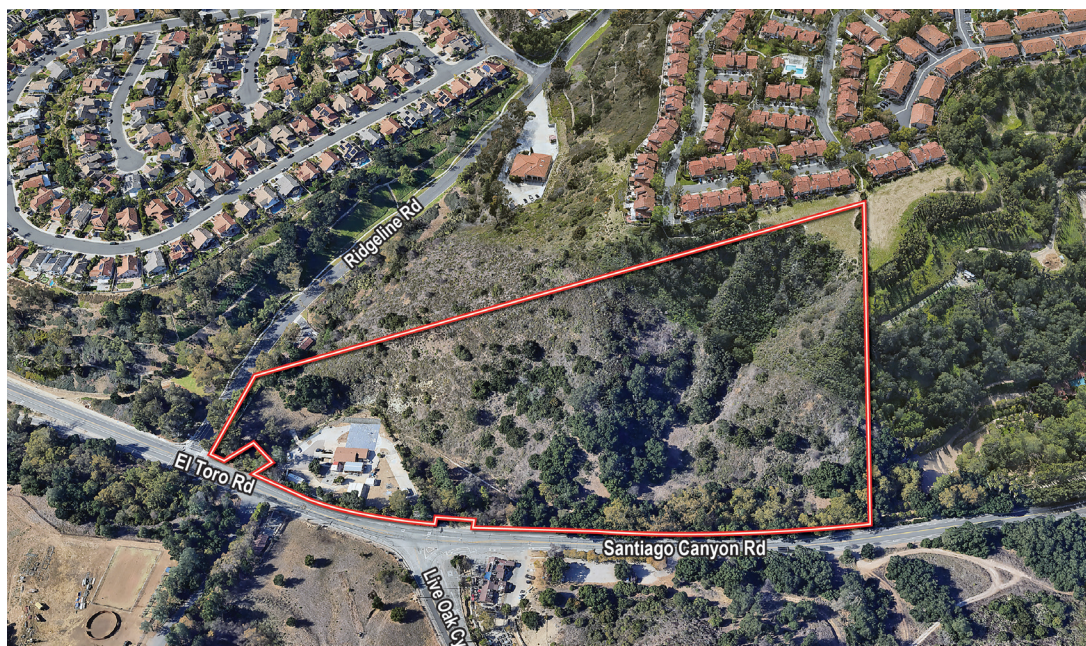
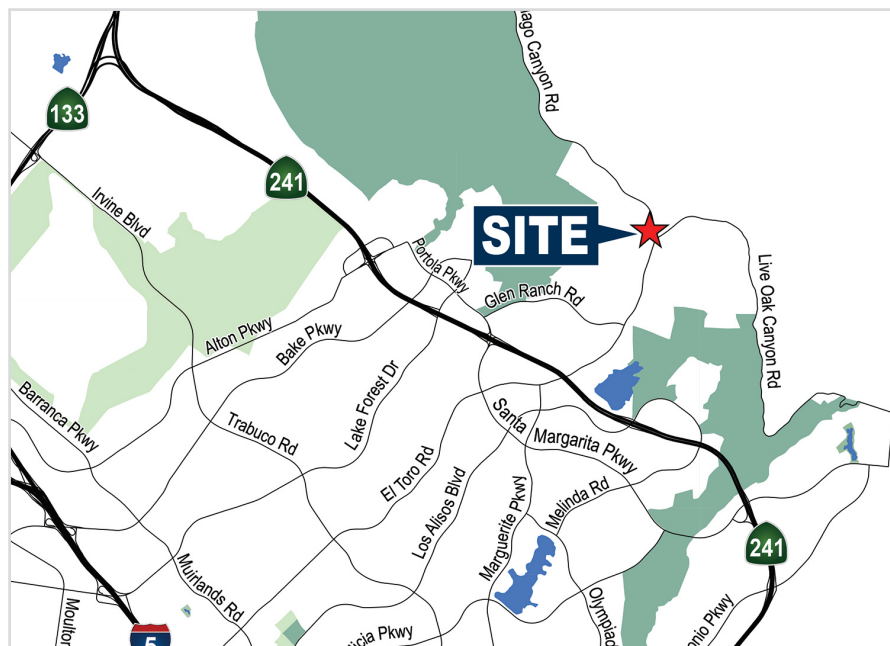
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## KEY NEARBY AREAS:

- Lake Forest
- Irvine
- Foothill Ranch
- Rancho Santa Margarita

## NEARBY ACCESS:

- El Toro Road
- Santiago Canyon Road
- 241 Toll Road
- 5 Freeway

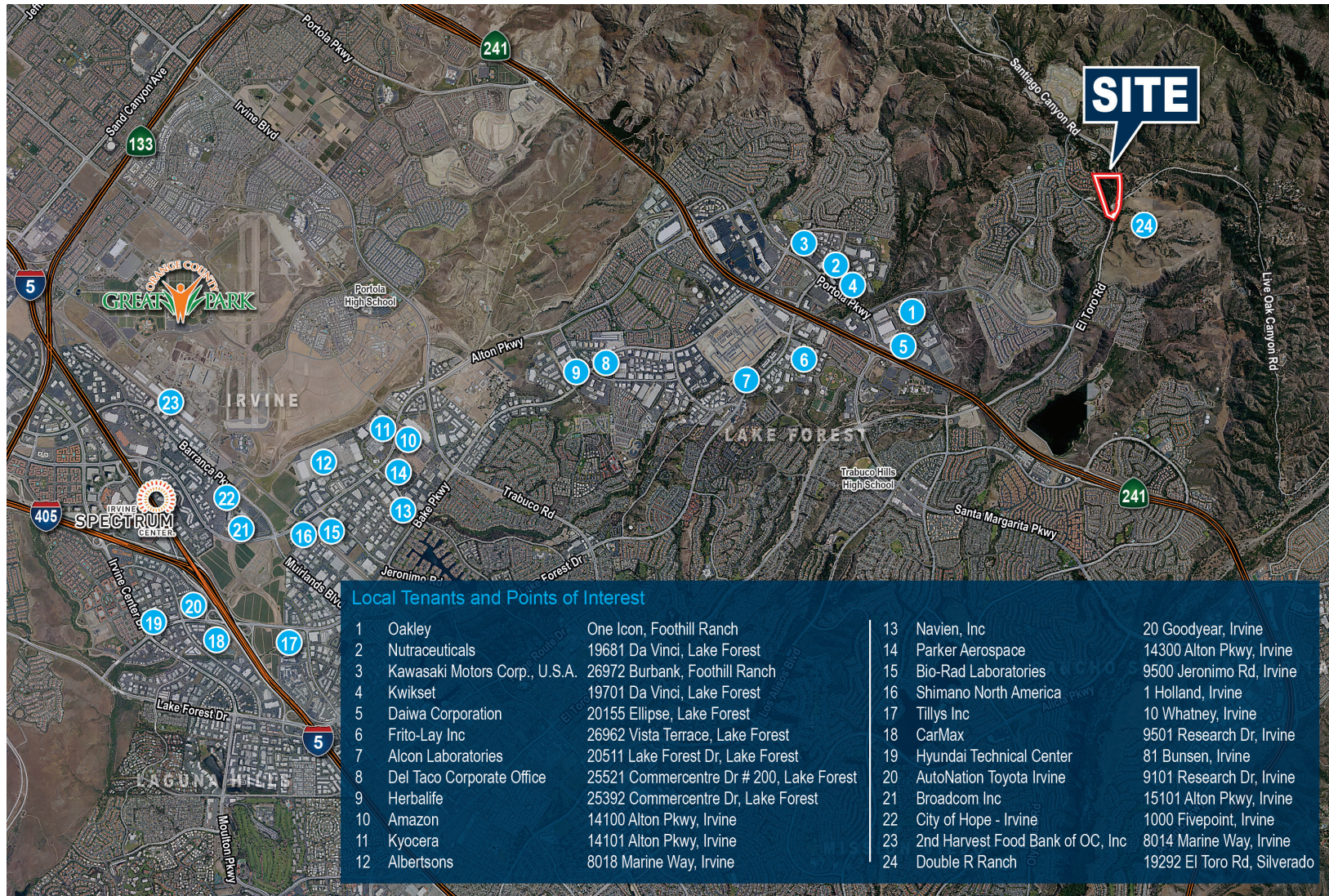
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