

FREEWAY FRONTING COMMERCIAL LAND WITH ON/OFF RAMP GAS STATION AND DRIVE THRU WITH C.U.P.

NWC LAKE STREET AND BIG CANYON DRIVE | LAKE ELSINORE, CA 92530

- 2.5 net usable acre retail pad and 10 net usable acre retail pad; May be sold separately
- Freeway visibility with on/off ramp
- Adjacent master plans with 15,000+ homes and over 3 Million SF of commercial space
- Permitted uses include retail, restaurants, personal services, office, hotel/motel, gas station, auto sales, and more



**TOTAL ASKING PRICE:
\$5,771,700**

**2.5 ACRE PAD:
\$2,178,000**

**10 NET ACRES:
\$3,593,700**

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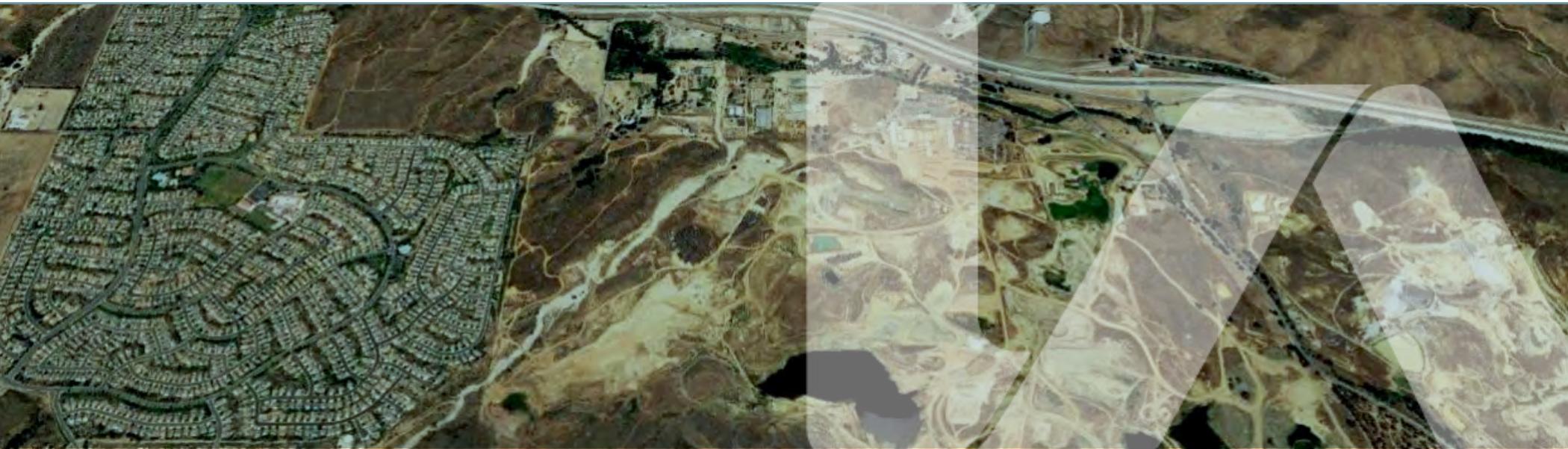
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HORSETHIEF CANYON

LUISENO ELEMENTARY

INDIAN CREEK PARK

SUBJECT PROPERTY

WALKER CANYON TRAILHEAD

ON/OFF RAMP

ALBERHILL

ALBERHILL RANCH

3,705 DUs & 254 ACRES OF COMMERCIAL

ALBERHILL VILLAGES

8,024 DUs & 2,310,300 SF OF COMMERCIAL

LAKE ST





ORTEGA HIGH SCHOOL

LAKELAND VILLAGE

LAKE ELSINORE

LAKESHORE VILLAGE MIXED-USE DEVELOPMENT WITH 410 DUs

LAKESIDE HIGH SCHOOL

TEMESCAL VALLEY HIGH SCHOOL

LAKE ELSINORE OUTLET CENTER 377,235 SF RETAIL CENTER

TERRACINA 448 DUs

CAPE OF GOOD HOPE 67 DUs

NICHOLS RANCH 168 DUs & PLANNED COMMERCIAL CENTER

MURDOCK ALBERHILL RANCH 1,819 DUs & COMMERCIAL

LA LAGUNA ESTATES 660 DUs

ALBERHILL RANCH 3,705 DUs & 254 ACRES OF COMMERCIAL

LAKE ST

ALBERHILL

ALBERHILL VILLAGES 8,024 DUs & 2,310,300 SF OF COMMERCIAL

WALKER CANYON

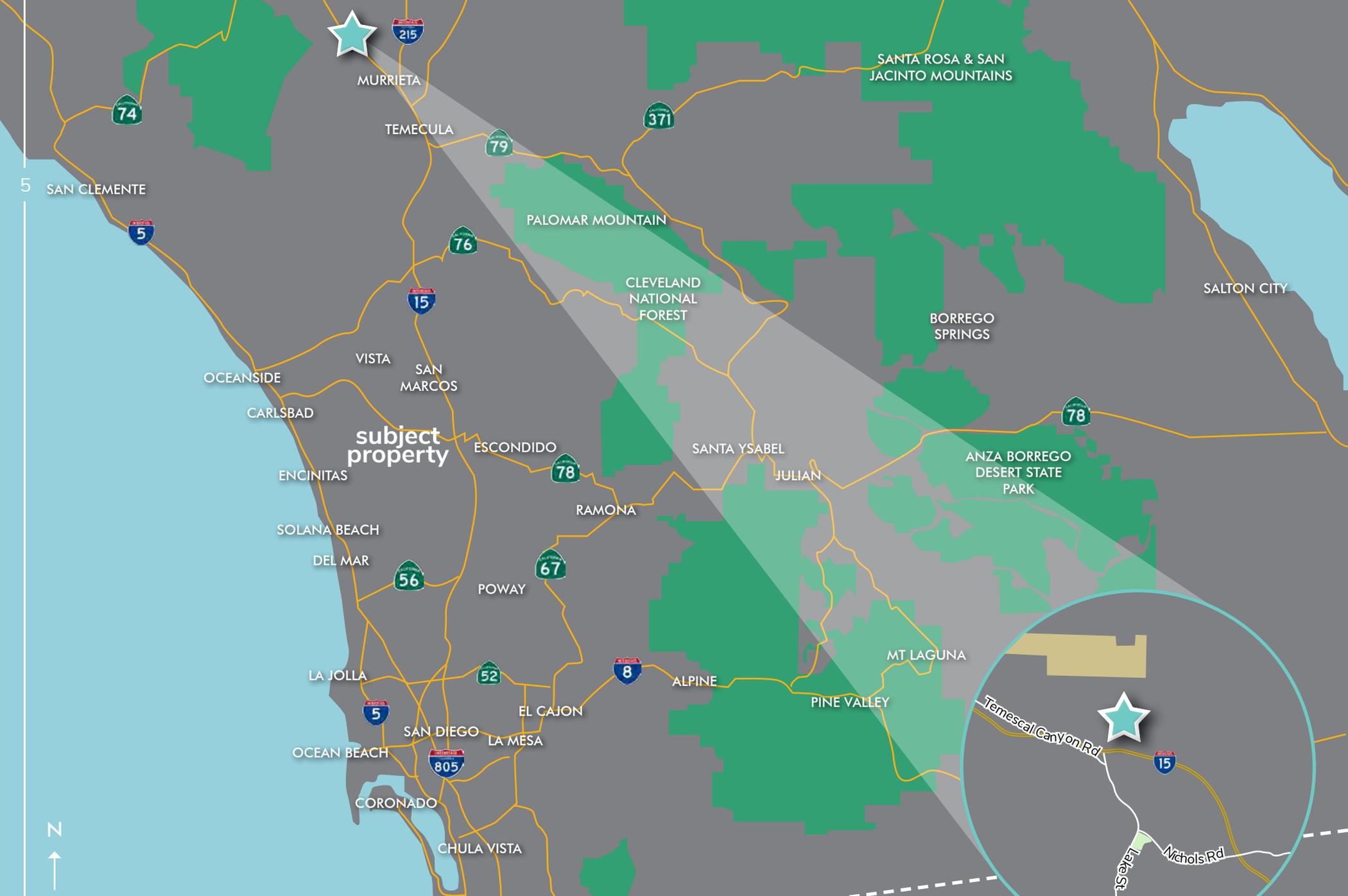


SUBJECT PROPERTY



TEMESCAL CANYON RD





location map

property information

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location:

The subject property is located on the NWC of Lake Street and Big Canyon Drive in Lake Elsinore, CA. It is conveniently located off of the Lake Street Interchange on I-15.

property profile:

The subject property is currently unentitled and offers the opportunity for developers to bring a commercial element to the growing Alberhill Ranch Specific Plan Area. There are several planned residential developments within the specific plan that will bring close to 2,000 new homes and likely over 2,000 new residents within the next few years. With the residential projects currently going through approvals, the timing for a commercial development to get approvals will match up perfectly allowing the right developer to quickly flip the site as a NNN investment or build-to-suit for the preferred tenant(s).

jurisdiction:

City of Lake Elsinore

apn & acreage:

390-120-010 > 46.34 gross acres
(See project notes on page 7.)

zoning:

Alberhill Ranch Specific Plan, Commercial/Specific Plan (C-SP)

Alberhill Ranch Specific Plan

maximum FAR:

2.0

maximum height:

45'

permitted uses:

The Commercial-Specific Plan category is intended to accommodate mixed use development projects with a freeway orientation. Permitted uses include retail and service commercial, and business support services. This zone allows for flexibility and allows the city to establish the character of each development on a project by project basis. Gas station and drive thru permitted with C.U.P.

school district:

Lake Elsinore School District

services:

- Water - EVMWD
- Gas/Electric - Southern California Edison
- Fire – County of Riverside Fire Department
- Police- County of Riverside Police Department

Potential Residential or Assisted Living:

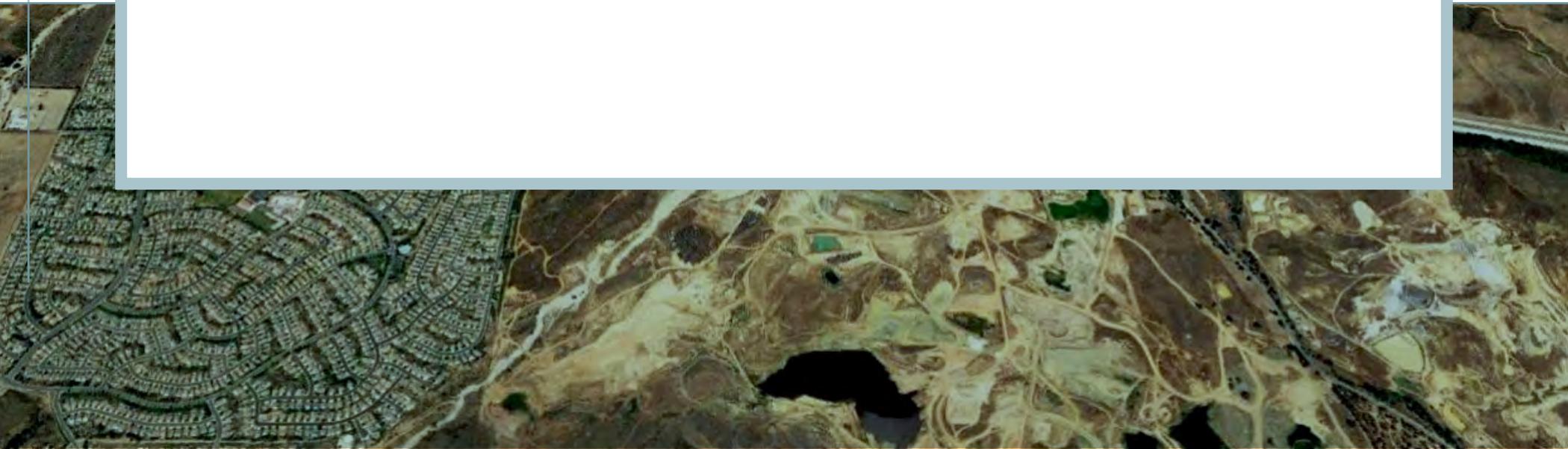
A plan for residential or assisted living may allow a steeper driveway, creating two pads; one that is lower and another up on the hillside. With a 10% driveway, there is potential for a two-tier site plan: one 3 acres and the second 2.7 acres for a total of 5.7 acres. A 1.9-acre pad site would remain on the east side of Lake. This plan reduces the likelihood of blasting rock. The 10% driveway would not support semi-truck use or deliveries. If 5% or less is required for the driveway, a 4.5-acre site on the west side of Lake may be more manageable. Final layout and grading costs will depend on the overall plan.

Walker Canyon Travel Center Conceptual Layout:

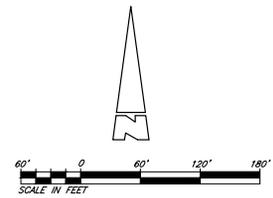
Conceptual site plan for Gas & Travel Center. This plan yields 400,000 CY of export and rock blasting to create a 9-acre pad west of Lake St. A 2-acre pad remains on the east side of Lake.

Utilities:

Water is currently available. Sewer is not currently available but there are future plans for sewer service at this location. A temporary solution would need to be determined. Buyer will need to pull a sewer line from the Temescal Canyon Lift Station once it is operational.



WALKER CANYON COMMERCIAL CENTER CONCEPTUAL LAYOUT



CONSERVATION AREA A
AREA = 235.6 AC

**EX. EVMWD
WATER TANK
LOCATION**

CONSERVATION AREA B
AREA = 4.15 AC

EX. ACCESS ROAD
(PROTECT IN PLACE)

EX. TRAIL

EX. TRAIL

PROP. TRAIL

PROP. TRAIL ACCESS

PROP. DWY

PROP. RESTROOM

PROP. TRAIL PARKING

PROP. TRAIL

12' GRADING BUFFER

PROP. TRAIL ACCESS

EX. HEADWALL

TOE OF SLOPE

OPEN SPACE

PAD = 1230

PAD B

WALKER CANYON RD.

15 FREEWAY OFF RAMP

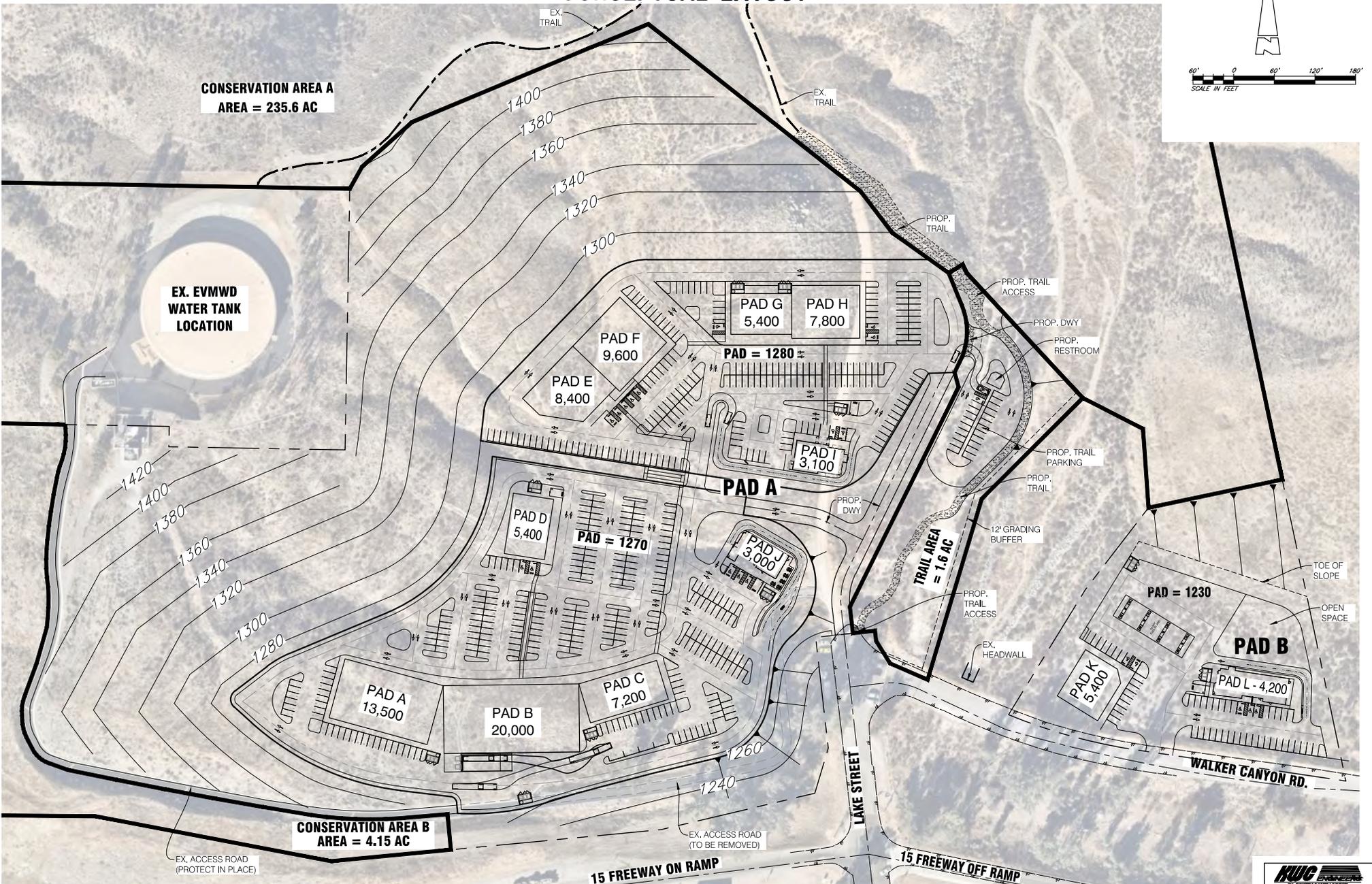
15 FREEWAY ON RAMP

LAKE STREET

EX. ACCESS ROAD
(TO BE REMOVED)

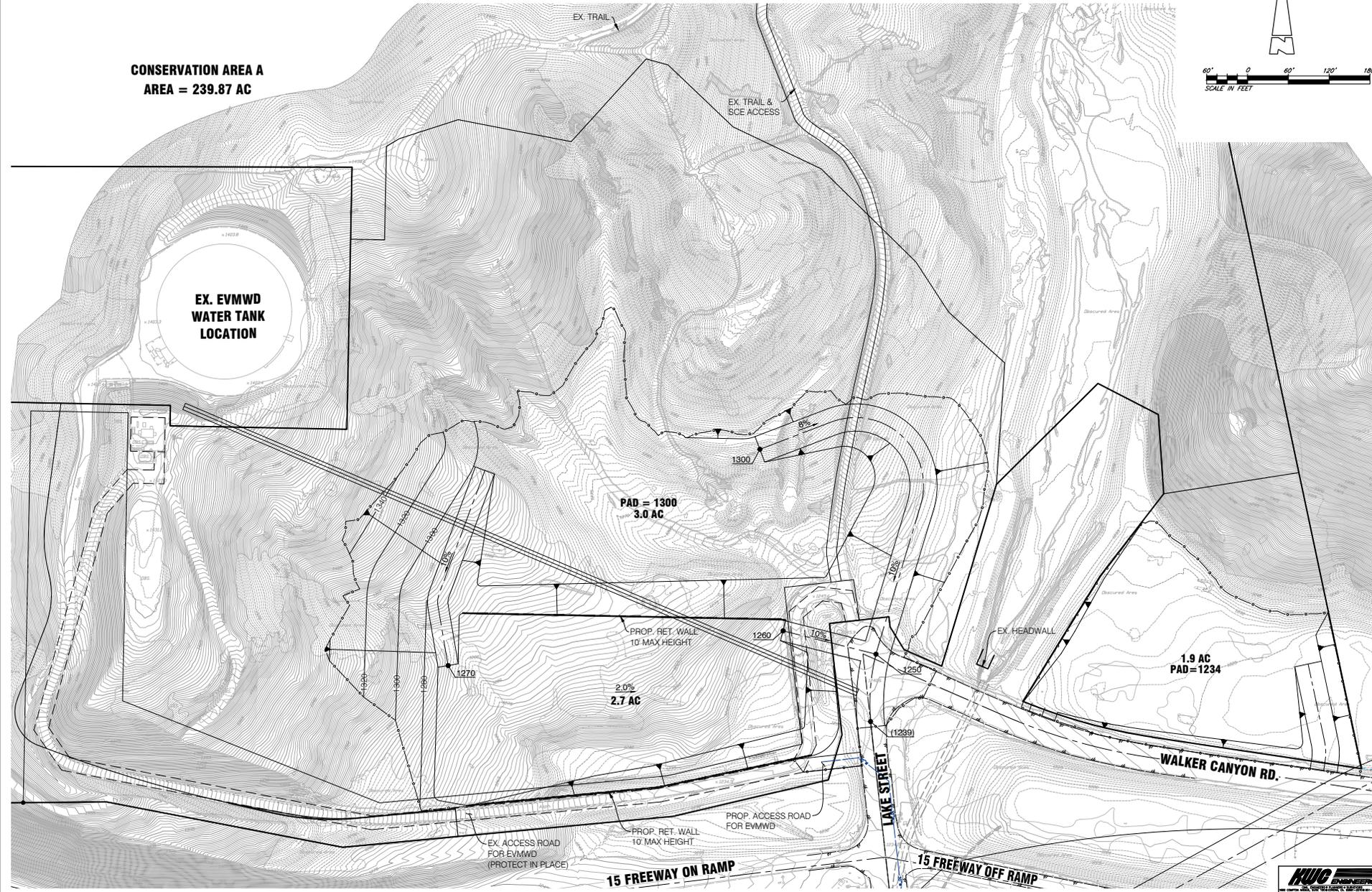
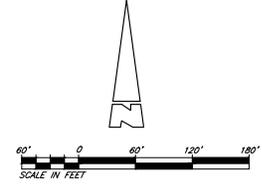


P: 1/21/2021 PRELIM LAYOUT 2022 CONCEPT DEVELOPMENT.dwg 02/14/2022 09:39



WALKER CANYON PROJECT CONCEPTUAL LAYOUT

CONSERVATION AREA A
AREA = 239.87 AC

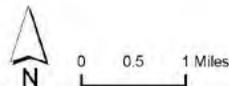
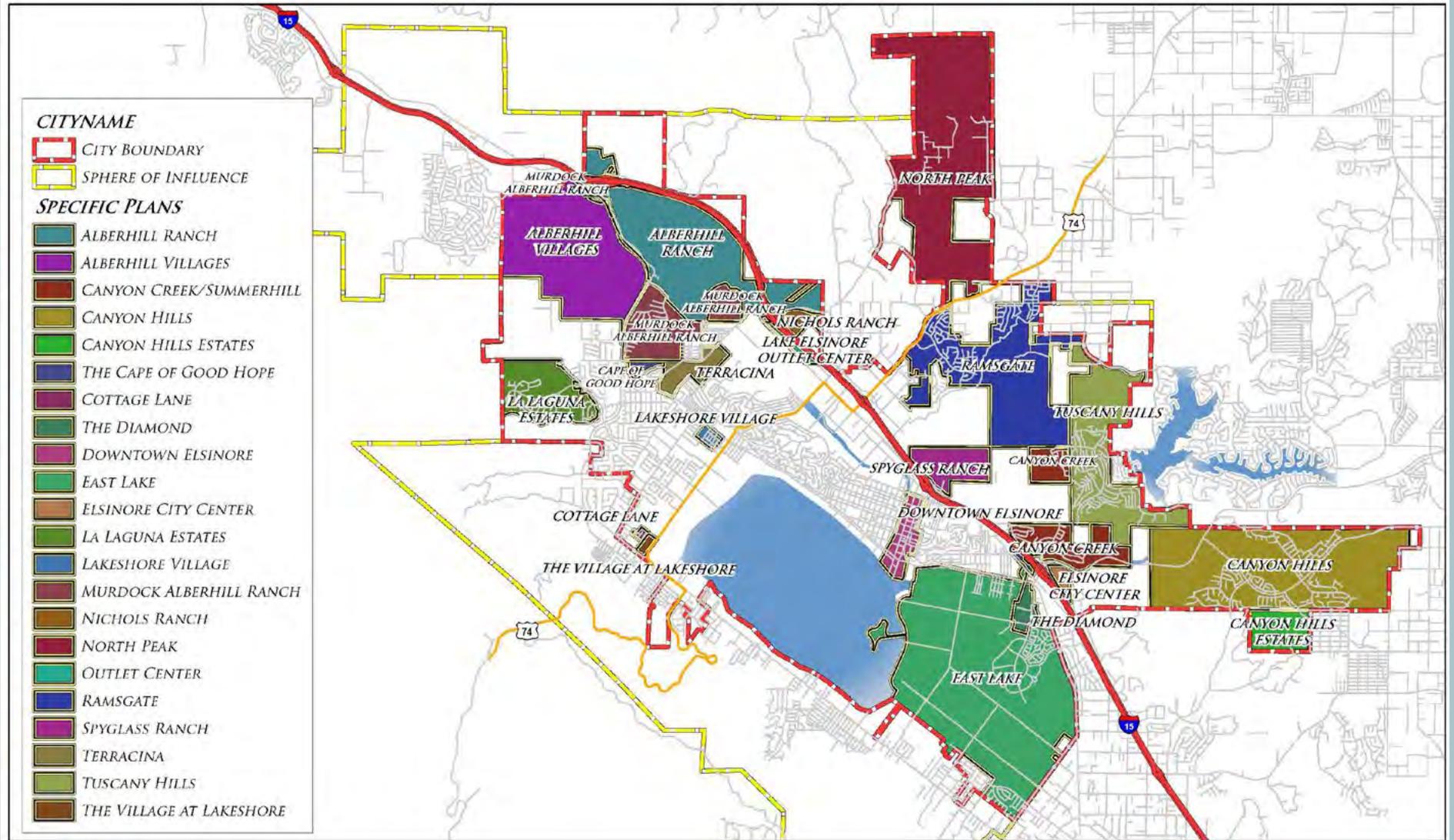


PROJECT: WALKER CANYON PROJECT CONCEPT DEVELOPMENT - INITIAL PLAN 10/23/2023 18:53



lake elsinore specific plan map

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CITY OF LAKE ELSINORE
ADOPTED SPECIFIC PLANS

Prepared by:
City of Lake Elsinore GIS
July 2, 2019
Data Sources:
County of Riverside GIS
City of Lake Elsinore GIS
Stateplane NAD 83

lake elsinore school district

Overview

Located in Southwest Riverside County, the Lake Elsinore Unified School District covers more than 144 square miles and serves TK-12 students from the cities of Lake Elsinore, Canyon Lake and Wildomar, and several unincorporated Riverside County communities, including Lakeland Village and Horsethief Canyon.

The district operates 23 schools, as well as alternative education programs. Approximately 21,565 students, grades TK-12, are served by LEUSD.

The AVID program is offered at many of our elementary, middle and high schools; three schools have earned the distinction of AVID National Demonstration Schools: Terra Cotta Middle School, Elsinore High School, and Lakeside High School.

Participating No Excuses University schools include Cottonwood Canyon Elementary, Earl Warren Elementary, and Donald Graham Elementary.

Temescal Canyon High School offers the rigorous International Baccalaureate Diploma Programme, and is an IB certified World School.

The district's mission of preparing students for college and career success through a shared commitment is evident every day at every school.

1 Alberhill Elementary School

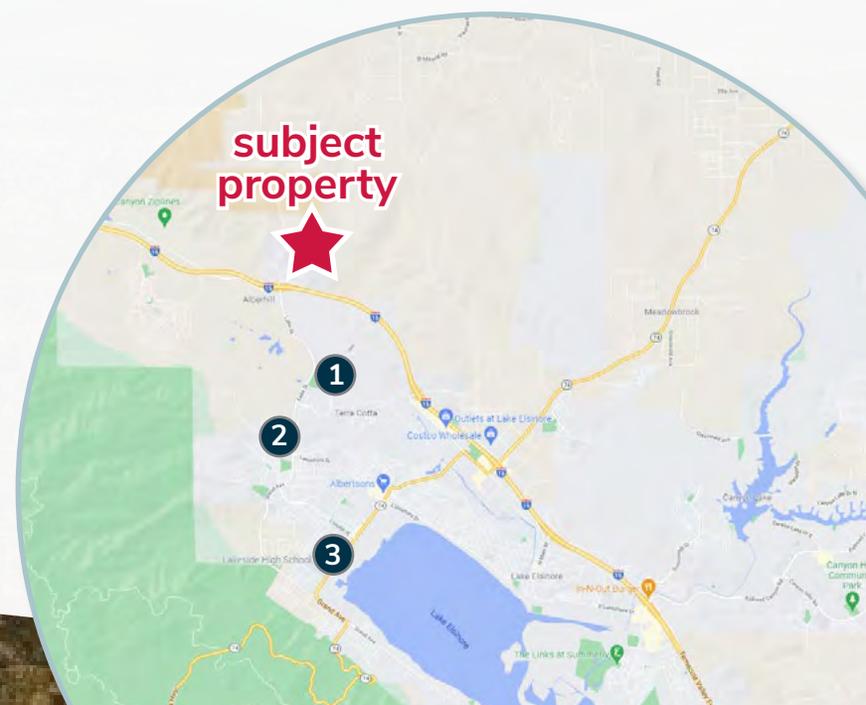
4170 BRIANNA CIRCLE
LAKE ELSINORE, CA 92530

2 Terra Cotta Middle School

29291 LAKE ST.
LAKE ELSINORE, CA 92530

3 Lakeside High School

132593 RIVERSIDE DRIVE
LAKE ELSINORE, CA 92530



2023 demographics

3 miles



population
40,369



estimated households
12,513



average household income
\$105,486



median household income
\$85,811



total employees
11,102

5 miles



population
113,141



estimated households
34,769



average household income
\$119,013



median household income
\$94,906



total employees
18,718

7 miles



population
166,713



estimated households
51,376



average household income
\$119,013



median household income
\$97,658



total employees
24,345

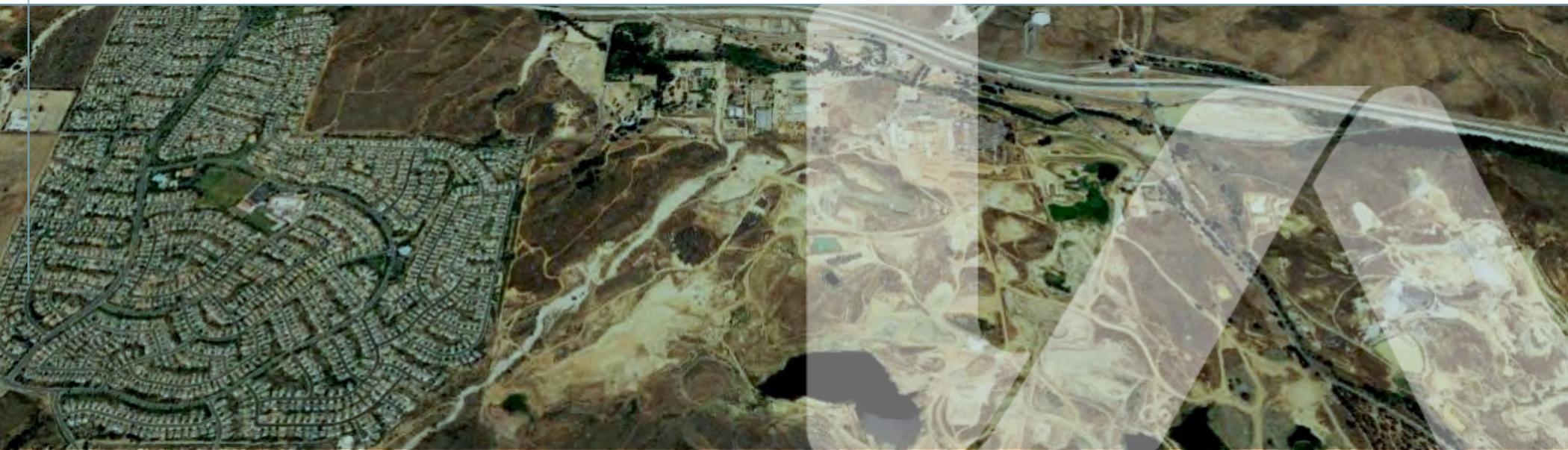
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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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