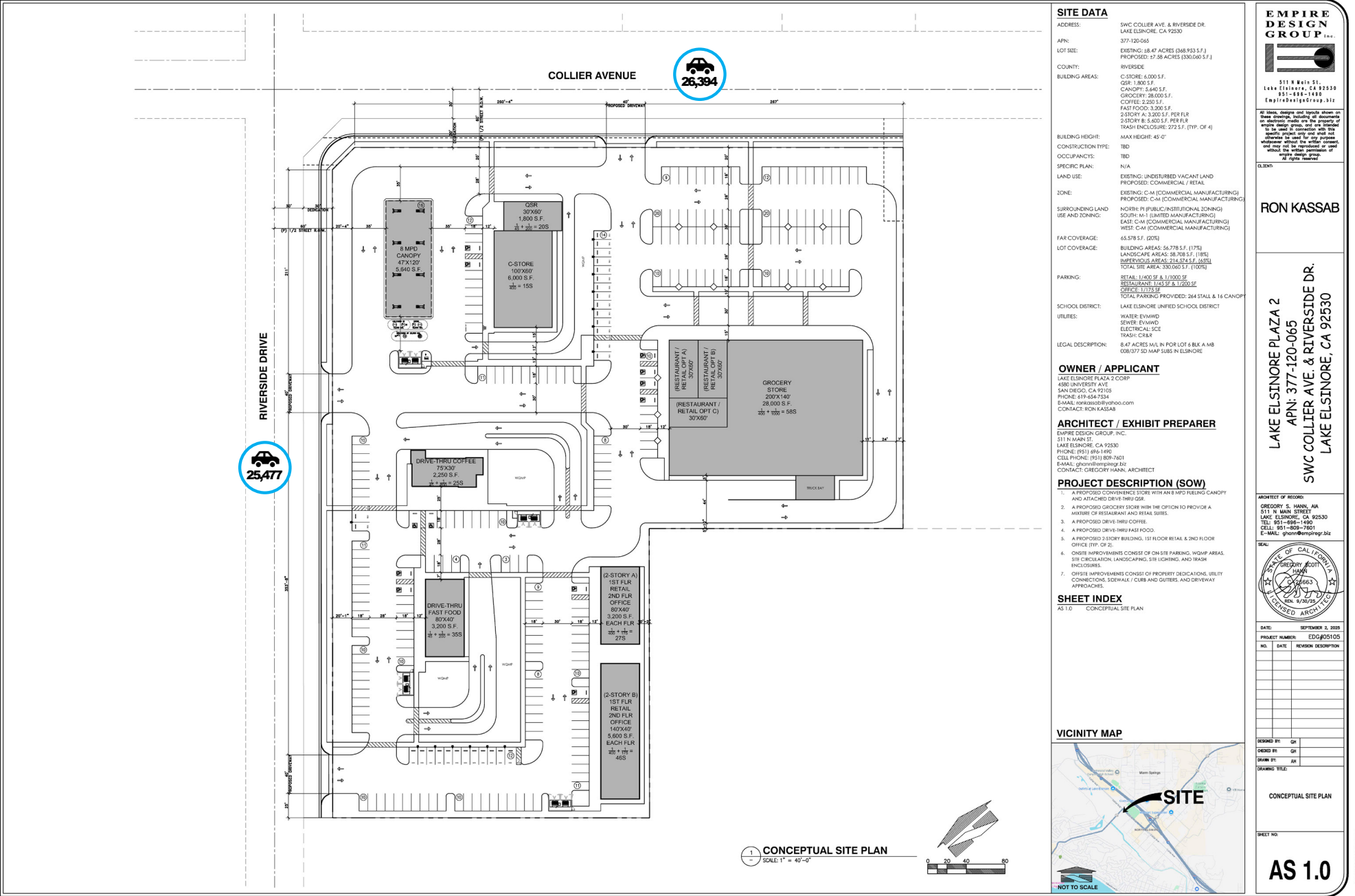


CONCEPT PLAN

PADS - 30,000 SF TO 4 AC GROUND LEASE

COLLIER AVENUE @ RIVERSIDE DRIVE
LAKE ELSINORE, CA



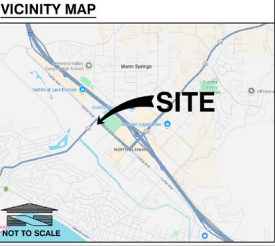
SITE DATA	
ADDRESS:	SWC COLLIER AVE. & RIVERSIDE DR. LAKE ELSINORE, CA 92530
APN:	377-120-065
LOT SIZE:	EXISTING: 18.47 ACRES (568,953 S.F.) PROPOSED: 17.58 ACRES (330,060 S.F.)
COUNTY:	RIVERSIDE
BUILDING AREAS:	C-STORE: 6,000 S.F. QSR: 1,800 S.F. CANOPY: 5,640 S.F. GROCERY: 28,000 S.F. COFFEE: 2,250 S.F. FAST FOOD: 3,200 S.F. 3-STORY A: 3,200 S.F. PER FLR 2-STORY B: 5,600 S.F. PER FLR TRASH ENCLOSURE: 272 S.F. (TYP. OF 4)
BUILDING HEIGHT:	MAX HEIGHT: 45'-0"
CONSTRUCTION TYPE:	TBD
OCCUPANCY:	TBD
SPECIFIC PLAN:	N/A
LAND USE:	EXISTING: UNDISTURBED VACANT LAND PROPOSED: COMMERCIAL / RETAIL
ZONE:	EXISTING: C-M (COMMERCIAL MANUFACTURING) PROPOSED: C-M (COMMERCIAL MANUFACTURING)
SURROUNDING LAND USE AND ZONING:	NORTH: R (PUBLIC INSTITUTIONAL ZONING) SOUTH: M-1 (LIMITED MANUFACTURING) EAST: C-M (COMMERCIAL MANUFACTURING) WEST: C-M (COMMERCIAL MANUFACTURING)
FAR COVERAGE:	65.578 S.F. (20%)
LOT COVERAGE:	BUILDING AREAS: 56,778 S.F. (17%) LANDSCAPE AREAS: 58,708 S.F. (18%) INTERVIOUS AREAS: 214,574 S.F. (65%) TOTAL SITE AREA: 330,060 S.F. (1,00%)
PARKING:	RETAIL: 1,400 SP. @ 11,000 SF RESTAURANT: 1,450 SP. @ 1,000 SF OFFICE: 1,173 SP.
SCHOOL DISTRICT:	LAKE ELSINORE UNITED SCHOOL DISTRICT
UTILITIES:	WATER: EVIAND SEWER: EVIAND ELECTRICAL: SCE TRASH: C&R
LEGAL DESCRIPTION:	8.47 ACRES W/IN LOT 6 BLK A MB 008/377 SD MAP 5085 IN ELSINORE

OWNER / APPLICANT
LAKE ELSINORE PLAZA 2 CORP
4380 UNIVERSITY AVE
SAN DIEGO, CA 92103
PHONE: 619-454-7534
E-MAIL: ronkassab@empiregroup.com
CONTACT: RON KASSAB

ARCHITECT / EXHIBIT PREPARER
EMPIRE DESIGN GROUP, INC.
311 N MAIN ST.
LAKE ELSINORE, CA 92530
PHONE: (951) 893-1490
CELL PHONE: (951) 899-7601
E-MAIL: ghonn@empiregroup.biz
CONTACT: GREGORY HANN, ARCHITECT

- PROJECT DESCRIPTION (SOW)**
1. A PROPOSED CONVENIENCE STORE WITH AN 8 MPD FUELING CANOPY AND ATTACHED DRIVE-THRU QSR.
 2. A PROPOSED GROCERY STORE WITH THE OPTION TO PROVIDE A MIXTURE OF RESTAURANT AND RETAIL SPACE.
 3. A PROPOSED DRIVE-THRU COFFEE.
 4. A PROPOSED DRIVE-THRU FAST FOOD.
 5. A PROPOSED 3-STORY BUILDING, 1ST FLOOR RETAIL & 2ND FLOOR OFFICE (TYP. OF 2).
 6. ON-SITE IMPROVEMENTS CONSIST OF ON-SITE PARKING, WQMP AREAS, 318 CIRCULATOR, LANDSCAPING, SITE LIGHTING, AND TRASH ENCLOSURES.
 7. OFF-SITE IMPROVEMENTS CONSIST OF PROPERTY DEDICATIONS, UTILITY CONNECTIONS, SIDEWALK / CURB AND GUTTERS, AND DRIVEWAY APPROACHES.

SHEET INDEX
AS 1.0 CONCEPTUAL SITE PLAN



EMPIRE DESIGN GROUP, INC.
311 N MAIN ST.
LAKE ELSINORE, CA 92530
951-893-1490
EmpireDesignGroup.biz

ALL SKIDS, CHANGES AND TRENDS SHOWN ON THESE DRAWINGS, INCLUDING ALL DISCREPANCIES OR OMISSIONS, SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PROJECT AND MAY NOT BE REPRESENTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

CLIENT:
RON KASSAB

LAKE ELSINORE PLAZA 2
APN: 377-120-065
SWC COLLIER AVE. & RIVERSIDE DR.
LAKE ELSINORE, CA 92530

ARCHITECT OF RECORD:
GREGORY S. HANN, AIA
311 N MAIN STREET
LAKE ELSINORE, CA 92530
CELL: 951-899-1490
E-MAIL: ghonn@empiregroup.biz



DATE: SEPTEMBER 2, 2025
PROJECT NUMBER: EDG/05105
NO. **DATE** **REVISION DESCRIPTION**

DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH

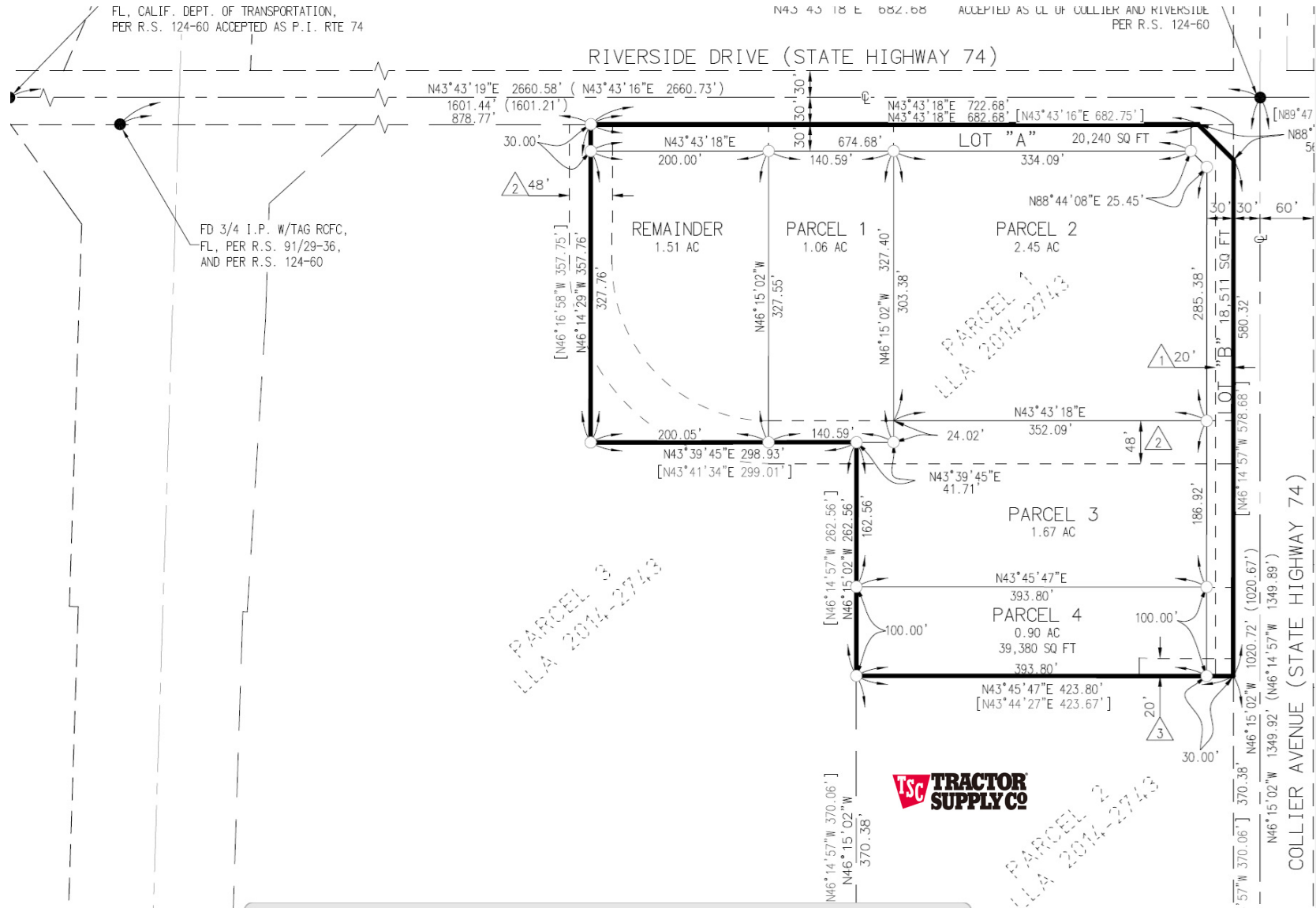
DRAWING TITLE:
CONCEPTUAL SITE PLAN

SHEET NO.:
AS 1.0

PROPERTY DETAILS

PADS - 30,000 SF TO 4 AC GROUND LEASE

COLLIER AVENUE @ RIVERSIDE DRIVE
LAKE ELSINORE, CA



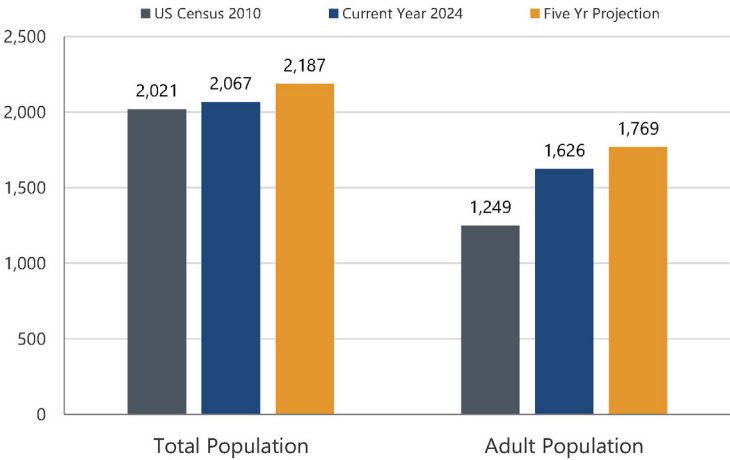
LAKE ELSINORE PROFILE

PADS - 30,000 SF TO 4 AC GROUND LEASE

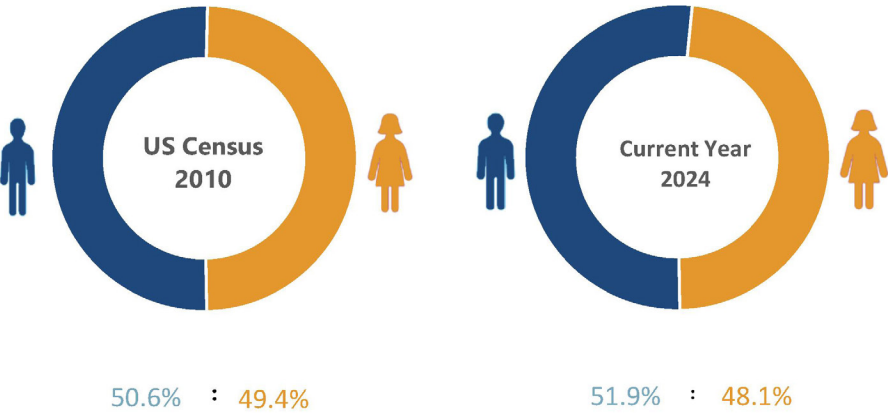
COLLIER AVENUE @ RIVERSIDE DRIVE
LAKE ELSINORE, CA

Population Charts

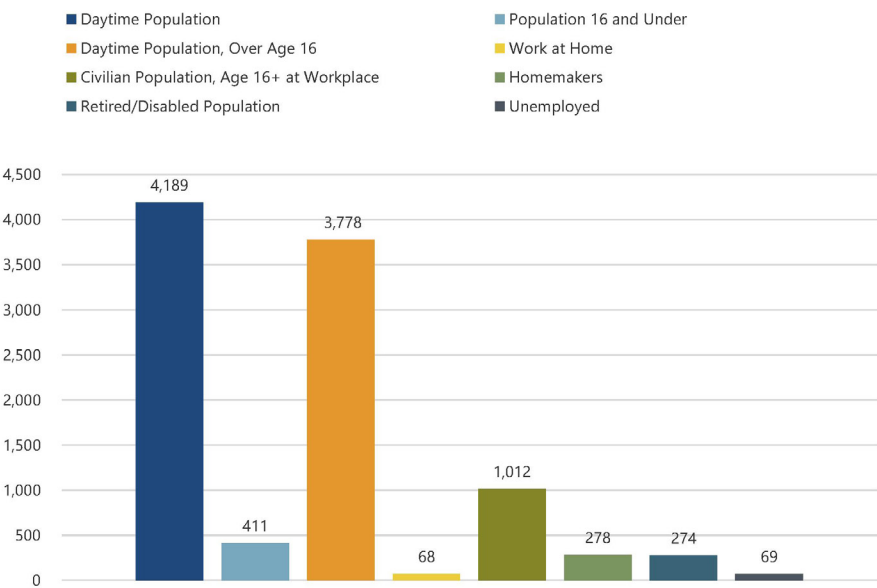
Population



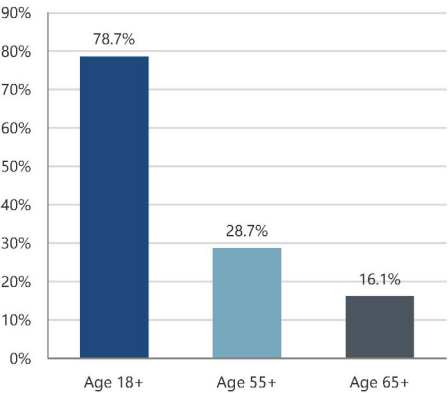
Female/Male Ratio



Daytime Population



Age

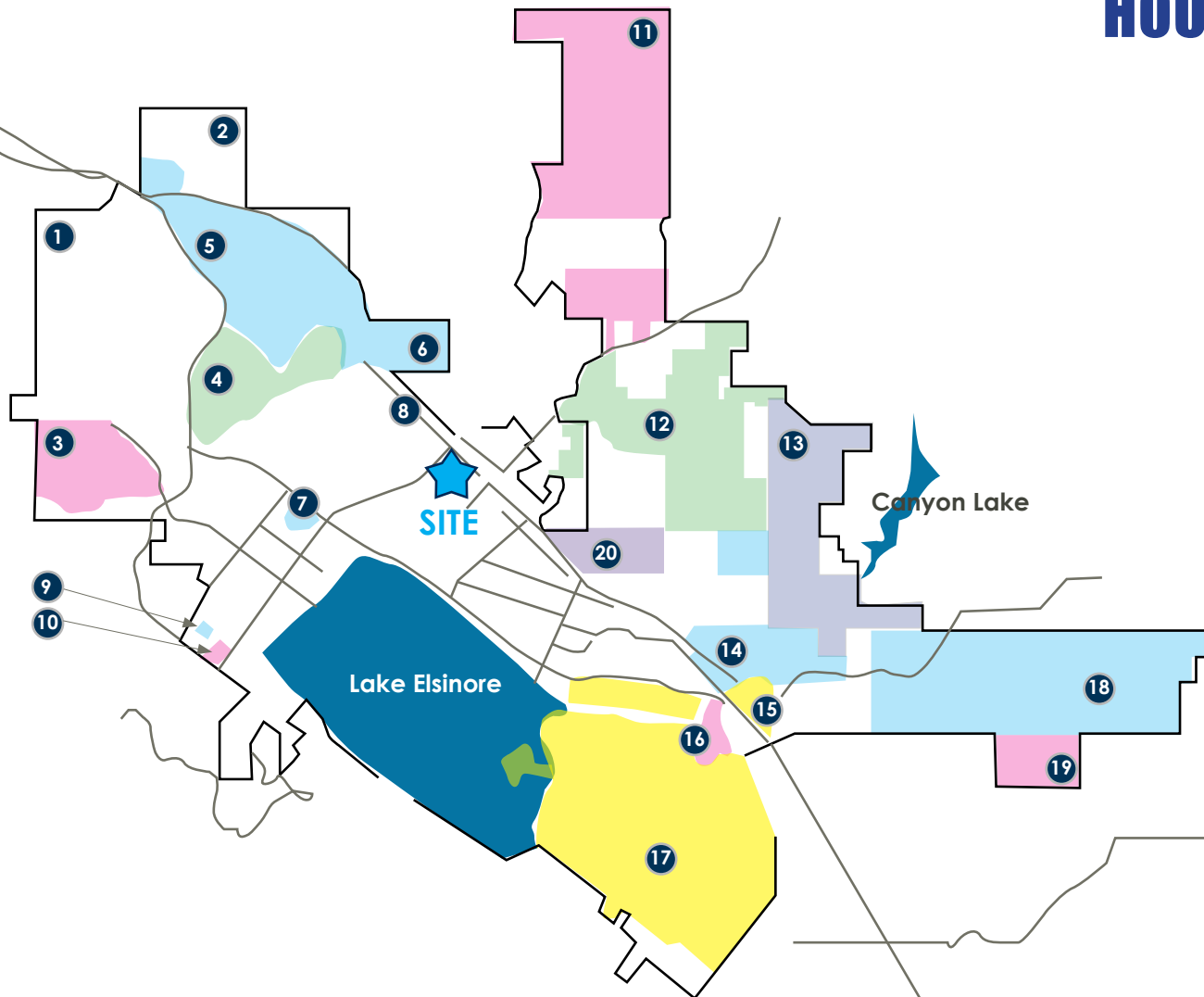


Median Age, Total
38.8

Age Demographics

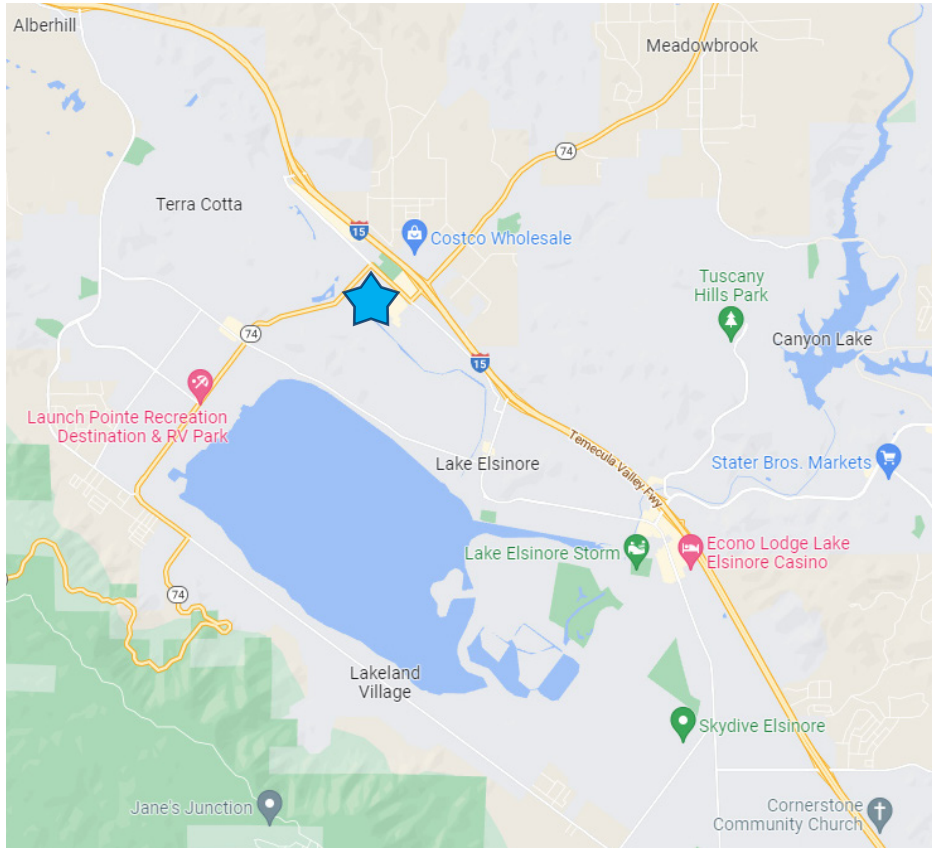
- 78.65% Age 18+
- 28.68% Age 55+
- 16.10% Age 65+

HOUSING DEVELOPMENTS



- | | | |
|---|--|--|
| 1 Alberhill Villages - 760 DUs | 8 Outlet Center | 15 Elsinore City Center - ____ DUs |
| 2 North Alberhill - 856 DUs | 9 Cottage Lane - 48 DUs | 16 Diamond - 600 DUs |
| 3 La Laguna Estates - 760 DUs | 10 The Village of Lakeshore - 146 DUs | 17 East Lake - 7,189 DUs |
| 4 Murdock Alberhill - 975 SF - 474 MF
Cape of Good Hope - 369 DUs | 11 North Peak - 1,200 DUs | 18 Canyon Hills - 2,737 SF - 1,538 MF |
| 5 Alberhill Ranch - 2,735 DUs | 12 Ramsgate - 1,191 DUs | 19 Canyon Estates - 302 DUs |
| 6 Outlet Expansion - Commercial Only | 13 Tuscany Hills - 1,195 DUs | 20 Spyglass Ranch - 350 SF DUs - 200 MF DUs |
| 7 Lakeshore Village - 300 DUs | 14 Canyon Creek - 1,116 DUs | |

LAKE ELSINORE PROFILE



DEMOGRAPHICS	
Population	73,595
Median Household Income	\$96,527
Average Household Income	\$117,030
Total Households	21,428
Median Age	33.4

TRAFFIC COUNTS	
Riverside Drive to Collier Avenue	25,477
Collier Avenue @ Hunco Way	26,394
Interstate 15	125,553

Public Improvements soon to be completed.

FOR MORE INFORMATION CONTACT:

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SENIOR VICE PRESIDENT
858.381.0672
RonG@cbcsocalgroup.com
CalDRE # 00521968

Gary Washburn
SVN INSIGHT
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