

±6.81 AC - For Sale | Industrial Development Opportunity

BAKER STREET

- PROPERTY HIGHLIGHTS**
- M1 – Limited Manufacturing Zoning
 - Path of Progress
 - Recently Redesignated by FEMA – Nearly Entirely Outside the Floodplain
 - Close Proximity to I-15
 - Surrounded by Significant Planned & Ongoing Development



Lake Elsinore, California

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Executive Summary

PROPERTY FACTS

- LOCATION: Lake Elsinore - Riverside County, CA
- TOTAL SITE AREA: ±6.81 Acres
- APN: 378-114-019, 020, 021, 022, 023, 026, 035, 043, 055, 069, 070, 071, 072, 073, 074, 077, 082, 084
- ZONING: M1 - Limited Manufacturing
- GENERAL PLAN: LI - Limited Industrial
- PURCHASE PRICE: \$500,000
- PRICE PER SF: \$1.68 / SF

PROPERTY OVERVIEW

The subject property consists of approximately 6.81 acres of industrial zoned land in Lake Elsinore, California, positioned within an area experiencing substantial new development and investment. The site is located near the I-15 corridor and immediately south of several planned industrial projects, placing it directly in the path of the area's continued industrial expansion.

A key component of the investment opportunity is the anticipated advancement of off-site infrastructure associated with nearby industrial and master-planned development. As these surrounding projects progress, infrastructure improvements are expected to extend closer to the subject property, potentially reducing the scope and cost of off-site improvements that would otherwise be required to develop the site independently. This dynamic could materially improve the property's future development feasibility and economics.

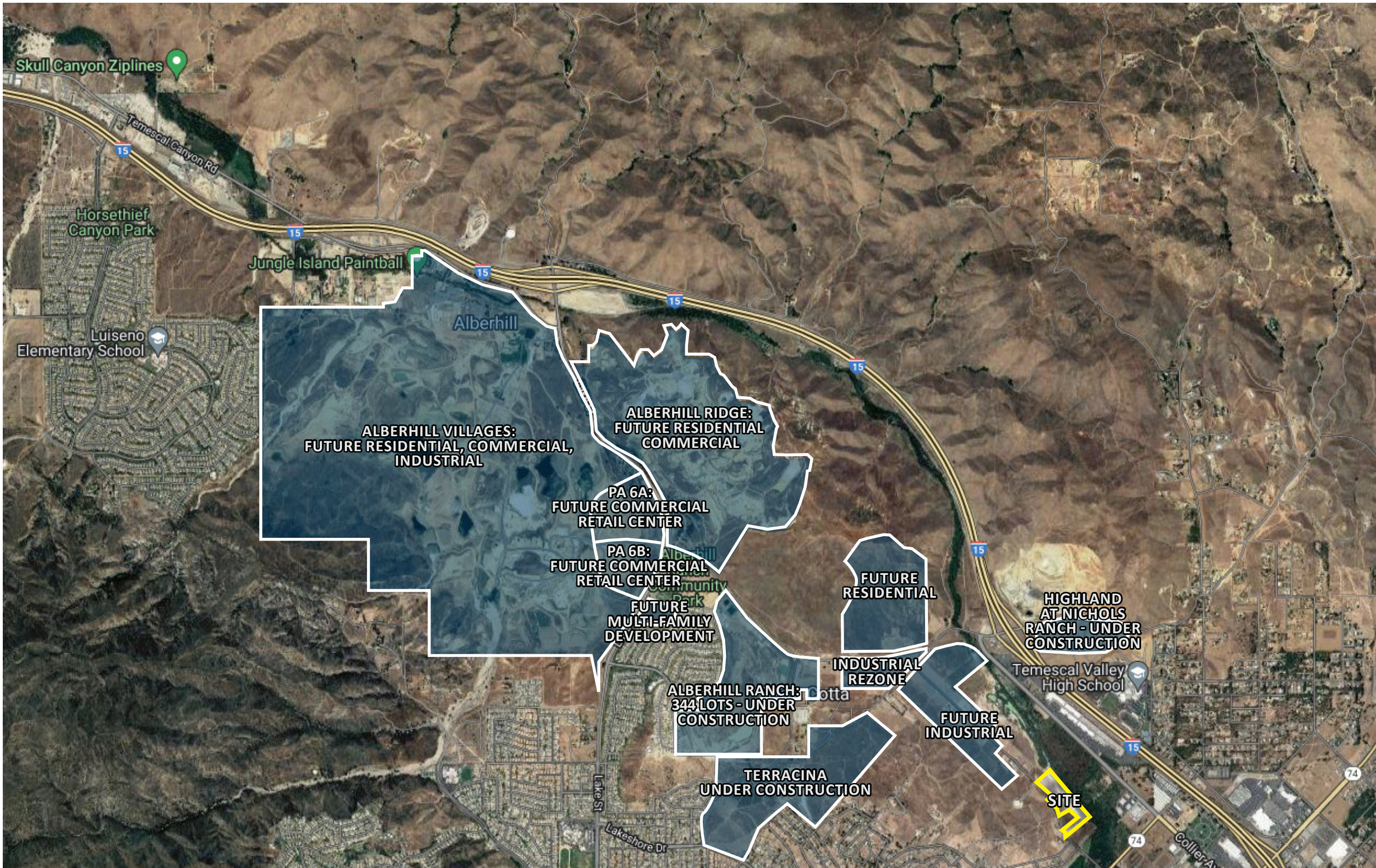
Further strengthening the opportunity, the property already carries industrial zoning and has recently benefited from a FEMA floodplain redesignation that places nearly the entire site outside of the designated floodplain. Together, the existing industrial entitlement framework, improving infrastructure environment and substantially reduced floodplain exposure position the property as a compelling investment or development opportunity within Lake Elsinore's expanding market.

ZONING

The property is currently zoned M1 – Limited Manufacturing and carries a LI – Limited Industrial General Plan designation, providing an established land-use framework for future industrial development. The existing industrial zoning represents a significant advantage for prospective developers by eliminating the need to pursue a speculative industrial rezoning and reducing a major layer of entitlement risk typically associated with raw industrial land. Combined with the industrial development planned and underway in the immediate area, the property's existing zoning positions the site to benefit from the continued evolution of this portion of Lake Elsinore into a more established industrial corridor. Prospective buyers should independently verify permitted uses, development standards and entitlement requirements with the City of Lake Elsinore.



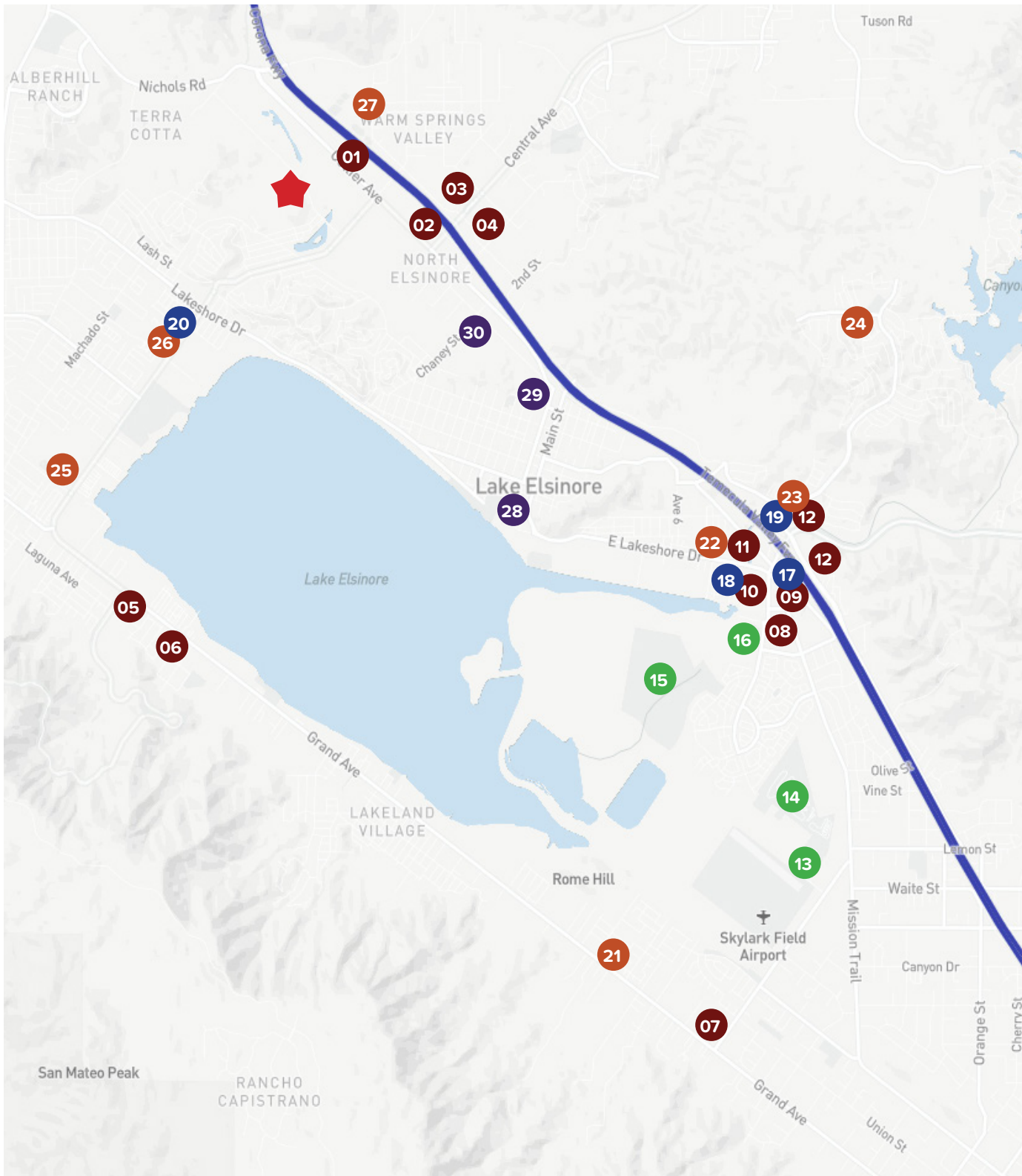
Incoming/Proposed Development Map



Aerial Map



Surrounding Retail & Public Works



SHOPPING CENTERS

- 01 Outlets at Lake Elsinore
- 02 Lake Elsinore Square
- 03 Lake Elsinore Market Place
- 04 Central Plaza
- 05 Ortega Oaks Plaza
- 06 Lake Country Plaza
- 07 Grand Plaza
- 08 Lake Elsinore Town Center
- 09 Mission Trail Plaza
- 10 Lake Elsinore Valley Center
- 11 Shoppers Square
- 12 Railroad Canyon Plaza

ENTERTAINMENT

- 13 Skydive Elsinore
- 14 Lake Elsinore Motorsports Park
- 15 The Links at Summerly
- 16 Storm Stadium

MEDICAL FACILITIES

- 17 Lake Elsinore Mental Health Facility
- 18 Mission Valley Medical Center
- 19 A Plus Urgent Care
- 20 Vista Community Clinic

EDUCATION

- 21 Lakeland Village School
- 22 Railroad Elementary School
- 23 Canyon Academy
- 24 Tuscany Hills Elementary School
- 25 Lakeside High School
- 26 Diego Hills Charter School
- 27 Temescal Valley High School

GOVERNMENT FACILITIES

- 28 Lake Elsinore City Hall
- 29 Lake Elsinore Public Works
- 30 Department of Public Social Services

Lake Elsinore, CA

California’s third fastest growing city; located 15 miles Northwest of Temecula and 20 miles South of Riverside. The City is popular with residents due to the variety of recreational activities and the year-round mild climate which lies in the Southwestern section of Riverside County. Closely bordering Orange and Los Angeles county, the community includes a large number of upper middle-class professionals and provides the allure and charm of the 1920’s with the restored downtown features of vintage street lamps and attractive window canopies.

Lake Elsinore’s most popular and prominent outdoor activities include boating, water skiing, wind surfing, fishing, swimming and other activities on the beach. The lake offers beautiful campgrounds and it’s a short drive to the scenic Cleveland National Forest. The Elsinore Valley is popular with skydiving enthusiasts due to the well-known thermal winds. Excellent opportunities for hiking, bicycle riding and bird watching are available. The Trabuco Canyon Trail and the Chiquito Trail are popular with outdoor enthusiasts.

Lake Elsinore Diamond or “Storm Stadium” serves as the site for the Single A minor league baseball team Lake Elsinore Storm. As part of the California league, a farm team for the Major League San Diego Padres, fans of all ages enjoy baseball at the professional level. The Stadium is also host to boxing matches, concerts, local high school graduations and the annual “Field of Screams” event during Halloween with an impressive seating capacity of up to 14,000.

Wildomar, incorporated in 2008, neighbors Lake Elsinore. The population of Wildomar has surpassed 32,000, an increase from 14,064 at the 2000 census, when the community was still an unincorporated census-designated place.

2025 Summary	
Population	75,900
Households	20,499
Median Age	33.7
Median Household Income	\$101,888
Average Household Income	\$122,510



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