



FOR SALE

Prime Development Opportunity 4.42 Acres Signalized Intersection | Highway 74-Lake Eslinore, CA | High Traffic Counts

CA 74 Lake Eslinore, Lake Eslinore, CA 92532

2.04 AC

CA-74 HWY

eXp Commercial | 2603 Camino Ramon | San Ramon, CA 94583 |

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FOR SALE | Table of Contents

PROPERTY INFORMATION	3	eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.
LOCATION INFORMATION	8	
DEMOGRAPHICS	12	

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By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at legal@exprealty.net.

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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CA-74 HWY

1 2.38 AC

PROPERTY INFORMATION
2.04 AC

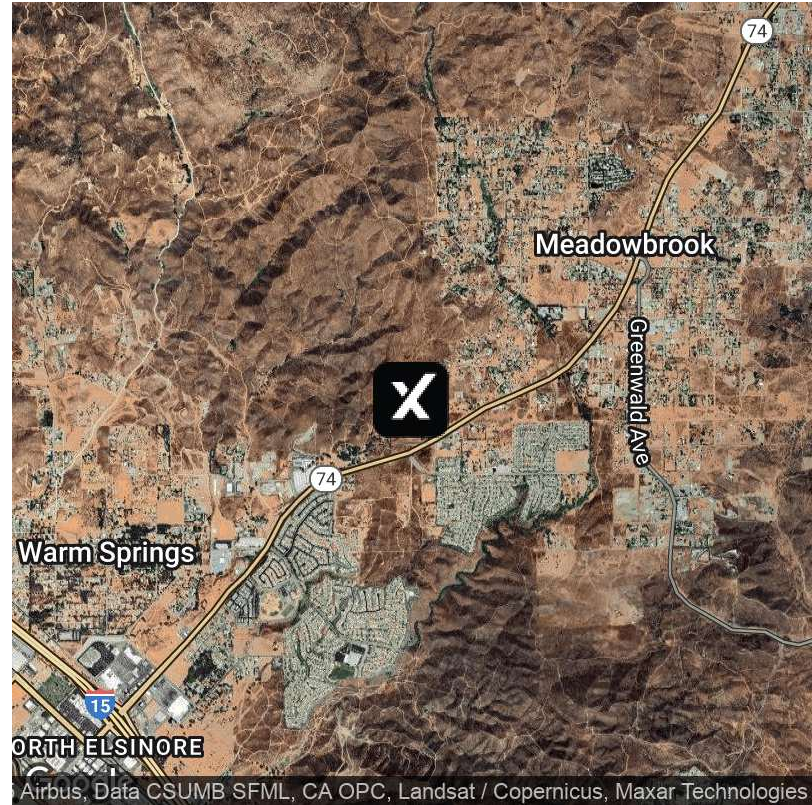
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FOR SALE | Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,250,000
Available SF:	
Lot Size:	4.42 Acres
Price / Acre:	\$509,050
Zoning:	C-2
Market:	Inland Empire
Submarket:	SW Riverside County

PROPERTY OVERVIEW

A rare opportunity to acquire a high-profile commercial development site in the heart of Lake Elsinore's rapidly expanding commercial corridor. This 4.42-acre parcel, consisting of two separate APNs, offers unmatched development flexibility—allowing an investor to build on one parcel and sell the other, or hold for future appreciation.

Located at a signalized intersection on Highway 74, this site boasts exceptional visibility, easy access, and high traffic counts. With C-2 zoning, the property is well-positioned for a variety of commercial uses, including:

- ✓ Gas Station
- ✓ Convenience Store (C-Store)
- ✓ Quick-Service Restaurant (QSR)
- ✓ Car Wash
- ✓ Self-Storage
- ✓ Contractor Storage Yard

Lake Elsinore, CA is one of the fastest-growing cities in Riverside County, benefiting from its pro-business environment, increasing population, and expanding infrastructure. The property sits in a prime position within the Inland Empire market, serving both local and regional consumer bases.

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FOR SALE | Property Description



PROPERTY DESCRIPTION

A rare opportunity to acquire a high-profile commercial development site in the heart of Lake Elsinore's rapidly expanding commercial corridor. This 4.42-acre parcel, consisting of two separate APNs, offers unmatched development flexibility—allowing an investor to build on one parcel and sell the other, or hold for future appreciation.

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- ✓ Convenience Store (C-Store)
- ✓ Quick-Service Restaurant (QSR)
- ✓ Car Wash
- ✓ Self-Storage
- ✓ Contractor Storage Yard

Property Highlights

Strategic Signalized Corner – Ensuring excellent accessibility & exposure

High-Traffic Location – Positioned along a major commuter corridor

Growth-Oriented Market – Located within a rapidly expanding submarket of SW Riverside County

Flexible Development Options – Purchase both parcels or select one based on your needs

C-2 Zoning – Suitable for various retail, service, and hospitality uses

Pricing & Parcel Breakdown

The property consists of two separate parcels, offering buyers multiple investment strategies:

Option 1: Purchase Both Parcels

Total Size: 4.42 Acres (Both Parcels)

Price: \$2,250,000

Option 2: Purchase Individual Parcels

Parcel 1: 2.04 Acres (Corner lot at the signalized intersection)

Price: \$1,250,000

Parcel 2: 2.38 Acres (Adjacent parcel offering future development potential)

Price: \$1,100,000

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FOR SALE | Complete Highlights



PROPERTY HIGHLIGHTS

- Strategic Signalized Corner – Ensuring excellent accessibility & exposure
- High-Traffic Location – Positioned along a major commuter corridor
- Growth-Oriented Market – Located within a rapidly expanding submarket of SW Riverside County
- Flexible Development Options – Purchase both parcels or select one based on your needs
- C-2 Zoning – Suitable for various retail, service, and hospitality uses
- Zoned for:
 - Gas Station
 - Car Wash
 - C-Store
 - QSR
- **Key Location Benefits:**
 - Easy access to major highways and freeways
 - Close to residential communities, ensuring a strong customer base
 - Growing economic hub with increasing commercial and retail activity
- **C-2 Zoning uses:** Auto Dealership, Car Wash, Commercial, Contractor Storage Yard, Convenience Store, Day Care Center, Drug Store, Fast Food, General Freestanding, Health Care, Hospital, Hospitality, Hotel, Medical, Mixed Use, Motel, Office, Office Park, Religious Facility, Restaurant, Retail, Schools, Self-Storage, Service Station, Storefront, Storefront Retail/Office, Strip Center, Supermarket
- **Location Overview**
- **Pricing & Parcel Breakdown**
 - Option 1: Purchase Both Parcels Total Size: 4.42 Acres (Both Parcels) Price: \$2,250,000
 - Option 2: Purchase Individual Parcels
 - Parcel 1: 2.04 Acres (Corner lot at the signalized intersection) Price: \$1,250,000
 - Parcel 2: 2.38 Acres (Adjacent parcel offering future development potential) Price: \$1,100,000

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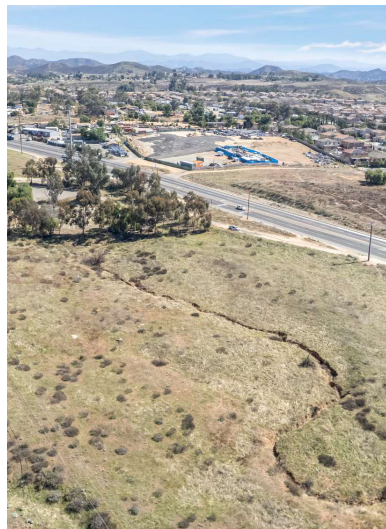
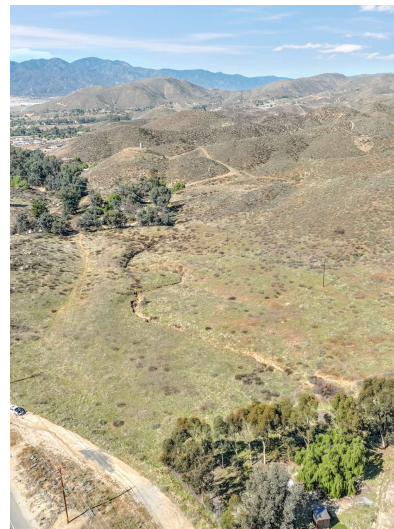
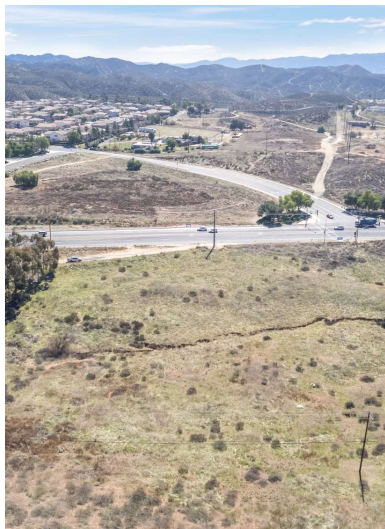
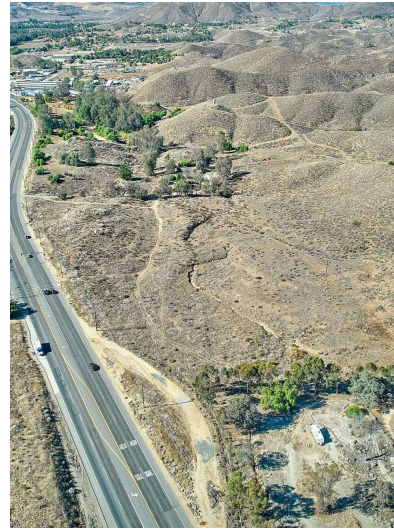
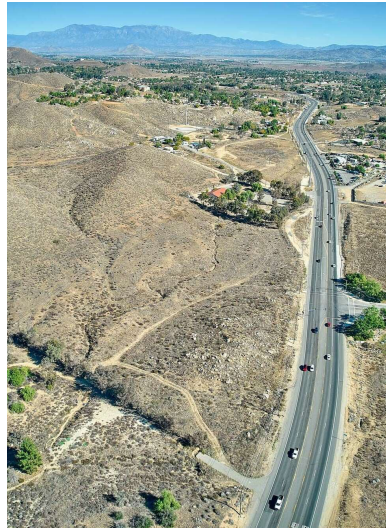
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FOR SALE | Additional Photos



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CA-74 HWY

2 2.38 AC

LOCATION INFORMATION

2.04 AC

FOR SALE | Regional Map



Subject

LOCATION OVERVIEW

Lake Elsinoe, CA is one of the fastest-growing cities in Riverside County, benefiting from its pro-business environment, increasing population, and expanding infrastructure. The property sits in a prime position within the Inland Empire market, serving both local and regional consumer bases.

Key Location Benefits:

- ✓ Easy access to major highways and freeways
- ✓ Close to residential communities, ensuring a strong customer base
- ✓ Growing economic hub with increasing commercial and retail activity

Terrific high traffic location, signalized intersection on State Highway 74 in Lake Elsinoe.

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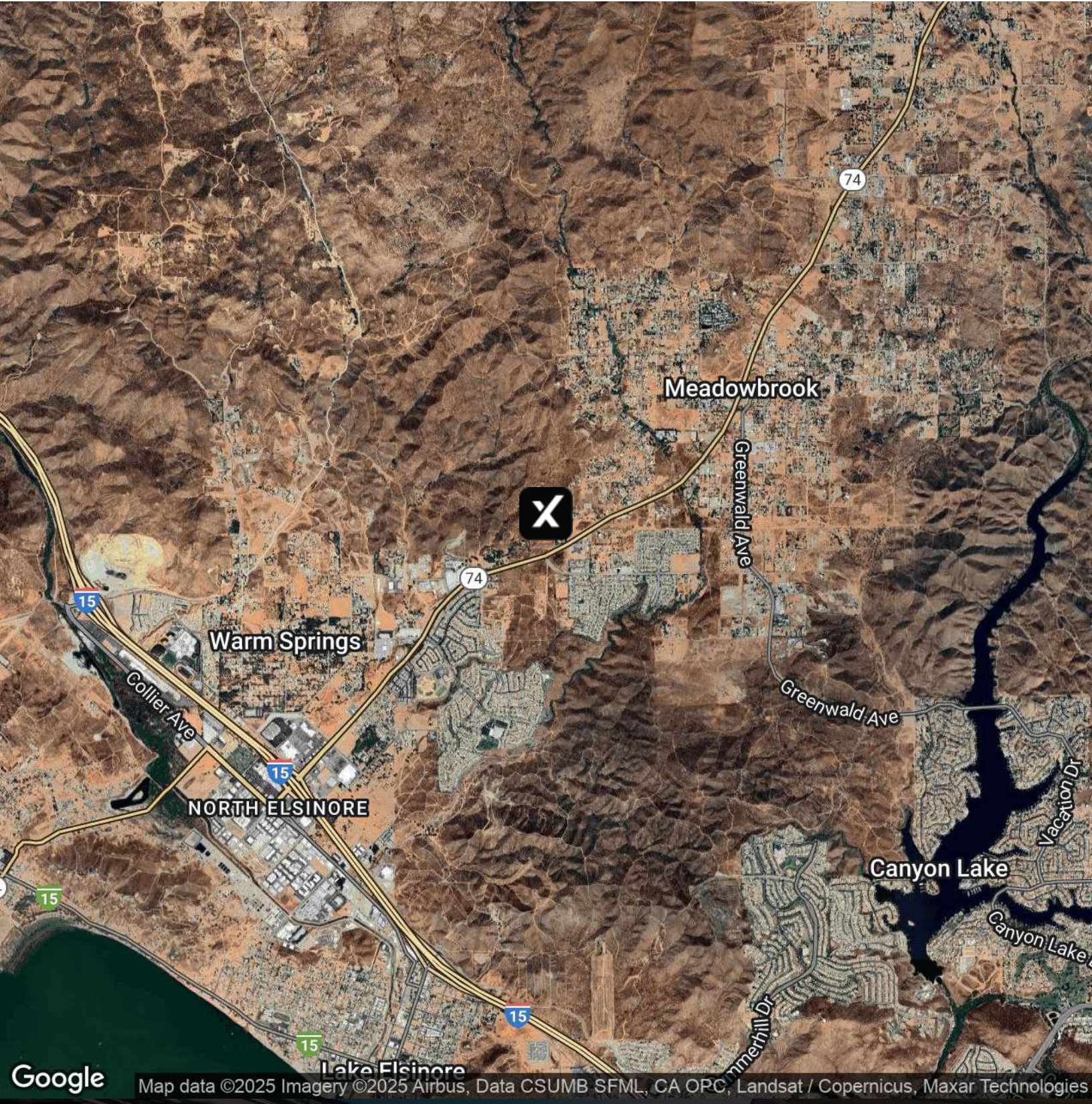
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FOR SALE | Location Map



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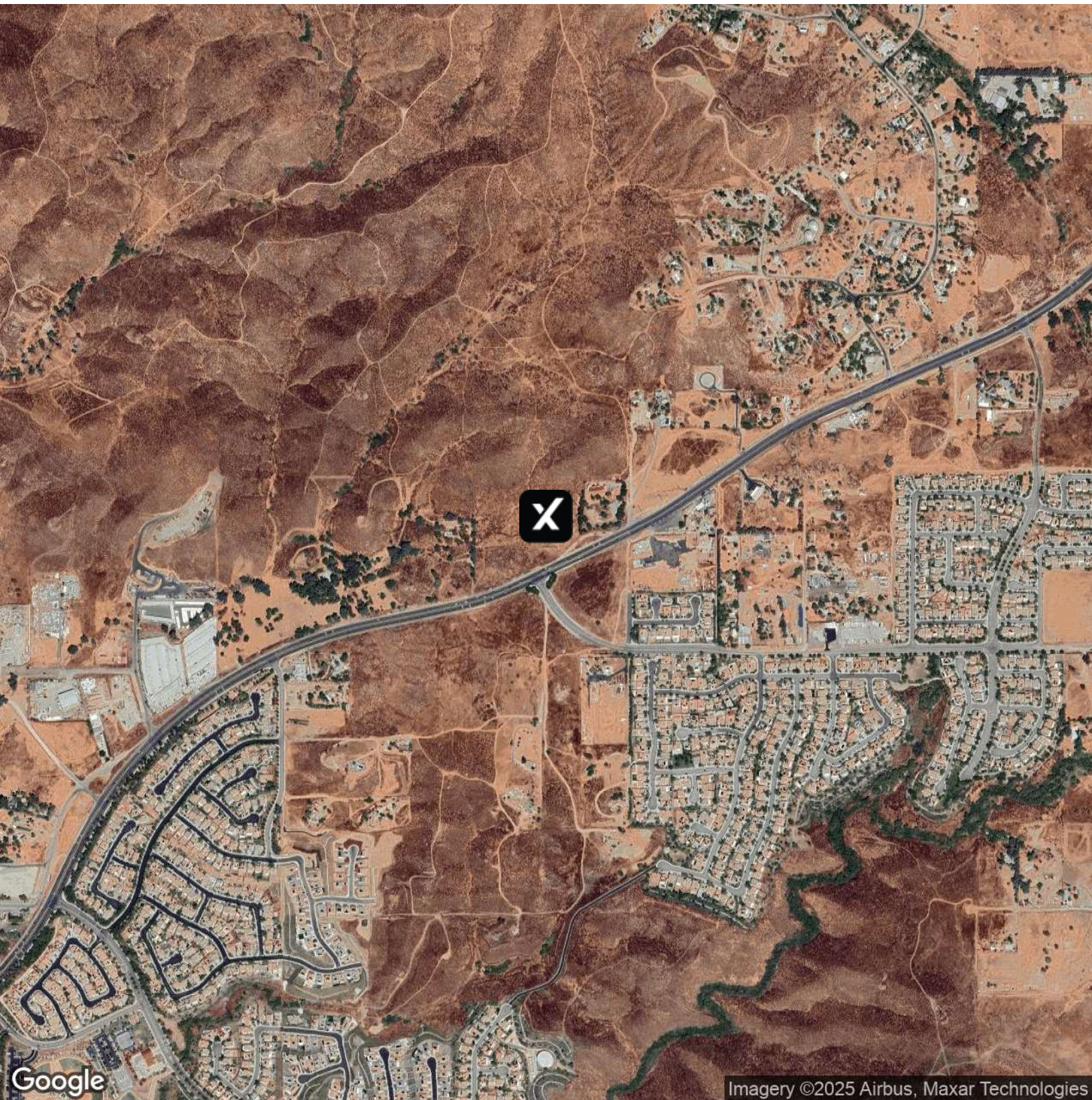
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FOR SALE | Aerial Map



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DEMOGRAPHICS

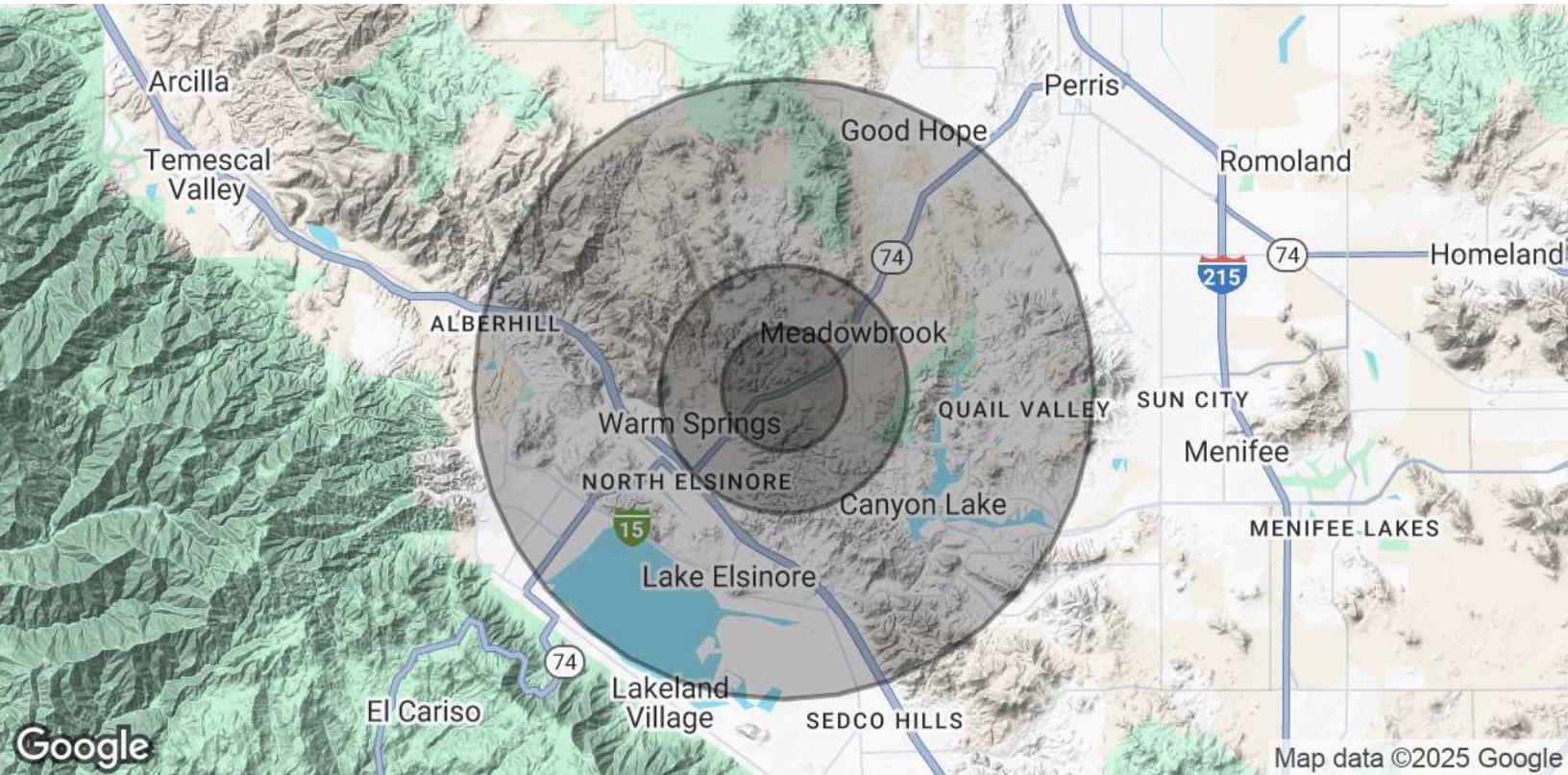
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FOR SALE | Demographics Map & Report



POPULATION	1 MILE	2 MILES	5 MILES
Total Population	5,657	12,449	89,809
Average Age	34	36	37
Average Age (Male)	34	36	36
Average Age (Female)	35	37	37
HOUSEHOLDS & INCOME	1 MILE	2 MILES	5 MILES
Total Households	1,423	3,575	26,534
# of Persons per HH	4	3.5	3.4
Average HH Income	\$127,725	\$108,911	\$107,192
Average House Value	\$543,466	\$529,397	\$550,022

Demographics data derived from AlphaMap

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