

THE HISTORIC CHIMES

201 W. GRAHAM AVE
LAKE ELSINORE, CA



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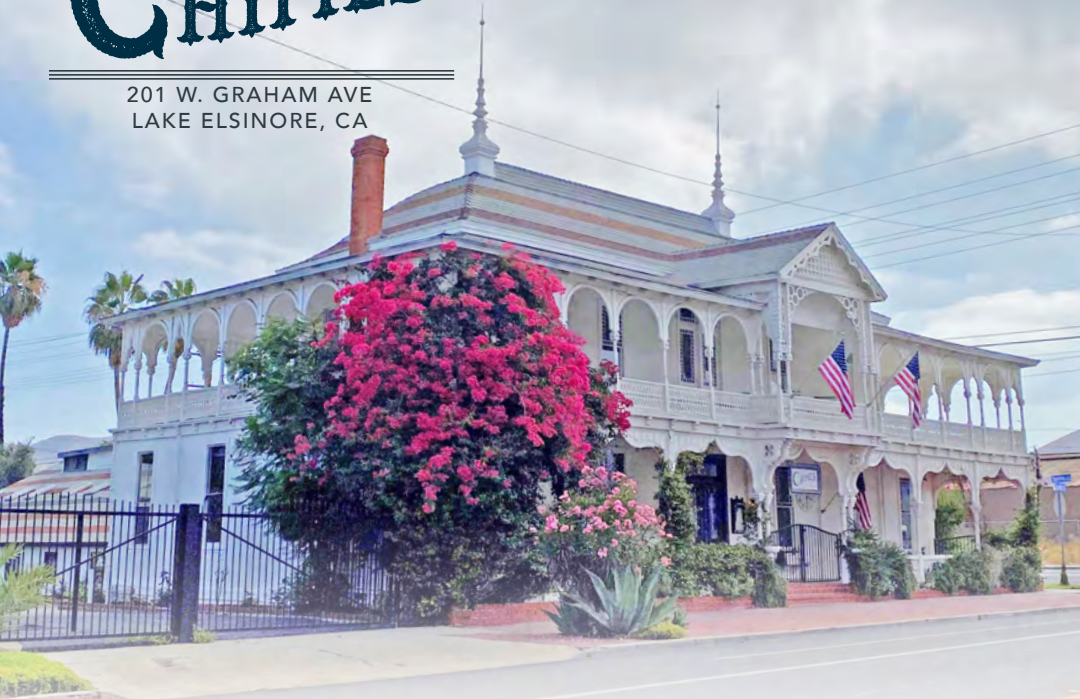
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THE HISTORIC CHIMES

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The Crescent Bath House (The Chimes, as it is now called) is a two story eclectic structure of redwood. Built in the 1880's on the site of the first Artesian well where mineral water flowed at 132 degrees F, baths were taken for the healing power over rickets, arthritis, etc... The structure was designed in the Moorish Style so popular in the Victorian era and is graced with high pillared arches, full bannistered porches around the entire upper floor and across the front and back of the lower floor. An adequate amount of white gingerbread trim, light blue background and tinted glass windows gives the building elaborate image.

There are 10 ceramic tile bath tubs, all below floor level (Roman Style) and are provided with steps to allow submersion in the health giving mineral water to whatever depth was desired. The bathrooms, basically unchanged over the years, have skylights adjustable with ropes and pulleys to provide light and fresh air and all the bathrooms are connected.

(Source: National Register of Historic Places)

INVESTMENT SUMMARY

NAME OF PROPERTY:	The Chimes
PROPERTY ADDRESS:	201 West Graham Avenue Lake Elsinore, CA
APN:	374-172-013
ZONING:	C2
YEAR BUILT:	1887
BUILDING SIZE:	6,817 SF
PROPERTY SIZE:	.46 Acres
SALE PRICE:	\$1,199,000

AMENITIES:

- Beautiful, Moorish Style, two-story 1880's historic building in Old Town Lake Elsinore
- Property and the improvements have been exceptionally well-maintained to a degree not typically seen in historical properties.
- Many potential commercial uses possible including: Bed and Breakfast, Wedding Venue, Day Spa, or office building.
- Scenic View of Old Town Lake Elsinore and the Lake itself.
- This structure was originally built from redwood and was built on Artesian well where mineral water flowed at 132 degrees. 10 ceramic lined mineral bathrooms are still present.
- The upper floor has been remodeled into an apartment and a full bath added.
- Seller carried financing available for qualified buyer.

INVESTMENT HIGHLIGHTS

- Own a piece of California History
- One of the fastest growing cities in Southern California.
- **Location, Location, Location:** Located On Graham Avenue just off of Main Street in Old Town Lake Elsinore and minutes from I-15 (+133,000 CPD) and gateway to the Ortega Highway. 30 minutes to the Pacific Ocean.
- Convenient access and traffic flow with its onsite parking.
- **Endless Potential for Upgrade:** Property with its panoramic views, indoor and outdoor commercial opportunities
- Nationally recognized Historical Building
- 20 Gallons Per Minute – Sulphur Springs (GMP) certified well.
- **Strong Market Growth:** There are 40 new residential communities planned for 2,200 homes upon full buildout in the surrounding area.



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WHY LAKE ELSINORE'S RAPID EXPANSION IS PROJECTED TO CONTINUE FOR YEARS TO COME!

- Distinguished Schools
- Excellent and expanding medical facilities
- Expanding employment opportunities
- Lifestyle: scenic beauty of the area with abundant parks, hiking and biking trails and recreation
- Commuting distance from several urban cores
- City surrounding the largest fresh water Lake in Southern California with 14 miles of shoreline

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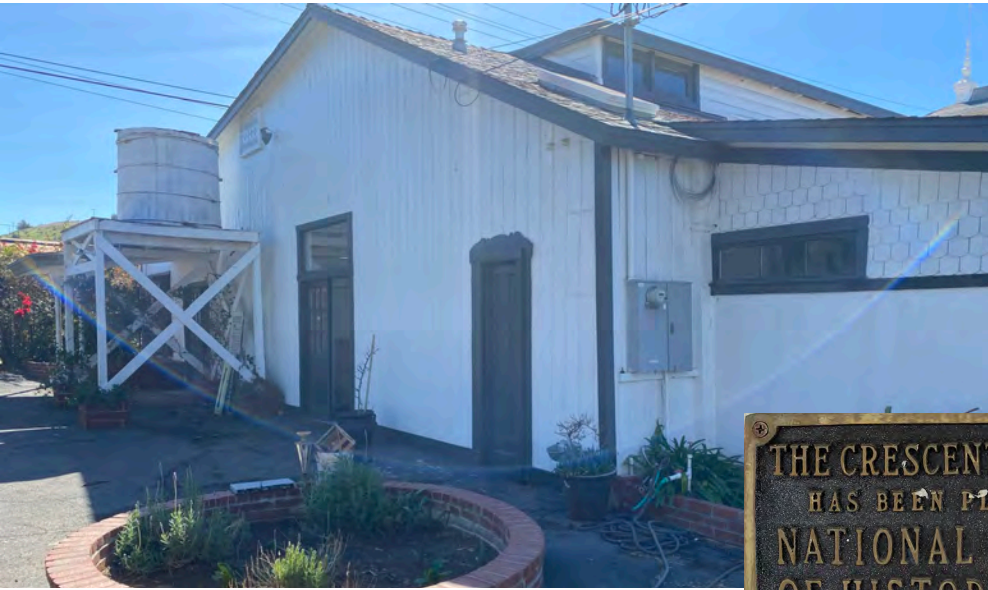
PROPERTY PHOTOS



PROPERTY PHOTOS

THE HISTORIC CHIMES

201 W. GRAHAM AVE
LAKE ELSINORE, CA



THE CRESCENT BATH HOUSE
HAS BEEN PLACED ON THE
NATIONAL REGISTER
OF HISTORIC PLACES
BY THE UNITED STATES
DEPARTMENT OF THE INTERIOR
BUILT 1887



LAKE ELSINORE AND MAIN STREET IMPROVEMENTS

ABOUT OUR CITY

Our unique City is famous for the warm thermal winds that blow in from the neighboring Ortega Mountains. Those winds have turned Lake Elsinore into a major center for skydiving, hang-gliding and other aerial sports. Located in the center of our City is a 3,000 acre natural lake, hence the name Lake Elsinore. Our Lake is a popular venue for daring (or not-so-daring) boaters, jet skiers, and water ski fans as we boast an unlimited speed limit (in the center of the Lake).

Skydiving, hang-gliding, baseball, golf, off-road racing, motocross, fishing, boating, jet skiing, water skiing, paintball, skateboarding. . . You name it, Lake Elsinore has it!

Lake Elsinore continues to update and improve the Main Street infrastructure while remaining true to the cities storied history. Main Street has many food establishments and business and retail services. Currently Main street is going through a significant road and pedestrian traffic upgrade.

MAIN STREET PEDESTRIAN SAFETY IMPROVEMENTS AND INFORMATION TECHNOLOGY INFRASTRUCTURE PROJECT

The Main Street Pedestrian Safety Improvements and Information Technology Infrastructure Project is designed to improve the Main Street Civic Center and Commercial Corridor. from Lakeshore Drive to the I-15 interchange.

The project will start July 2024 and will be complete in February 2025. Some portions of the project construction will occur at night to minimize disruptions to traffic and Main Street businesses. The City will coordinate with businesses for trash pick-up and deliveries. Project limits are Main Street from Lakeshore Drive to the I-15 interchange.

Improvements:

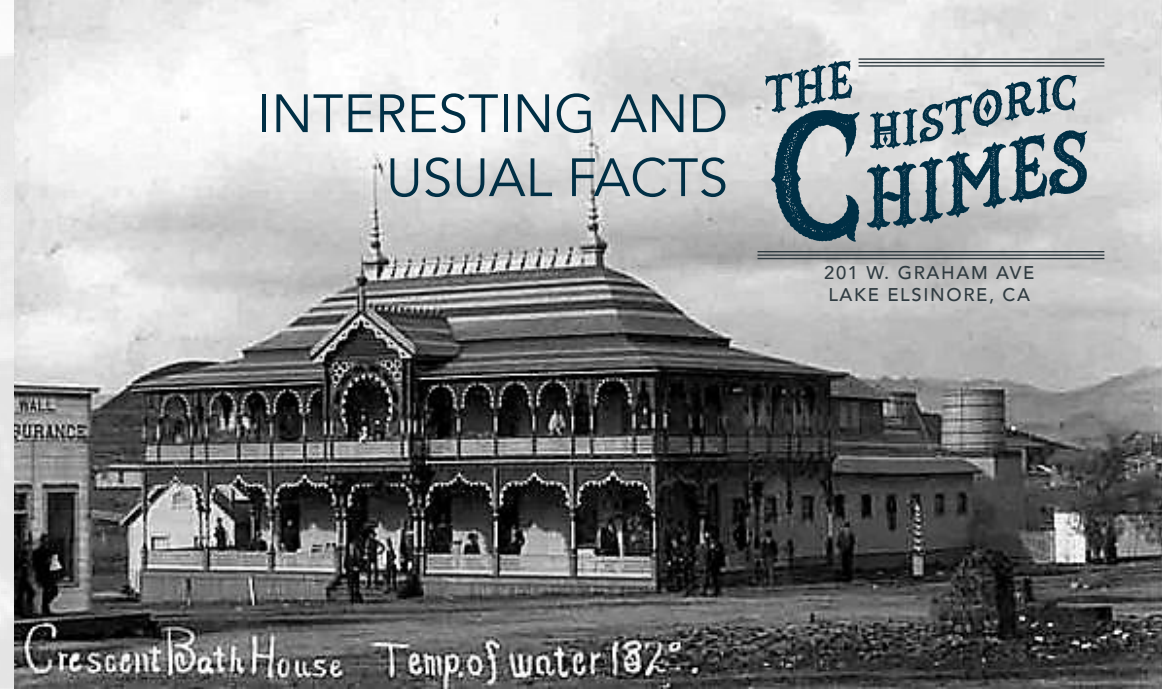
- Utility infrastructure will consist of utility duct banks with lateral conduits to street lights and planters. Conduits will be utilized to provide future electricity, internet connectivity, power to street lights and low voltage irrigation wiring.
- Intersection and crosswalk enhancements at various intersections. Enhancements will consist of a combination of decorative colored concrete and brick inlays. See detail to the right.
- All non ADA compliant ramps will be reconstructed.
- Inset pedestrian flashing light systems will be installed at the existing crosswalk in front of City Hall and Library Street parking lot.
- Bollards will also be installed to facilitate the closure of Main Street for a variety of special community events.
- Main Street asphalt paving will be resurfaced and will be restriped from Lakeshore Drive to the I-15 freeway.



Is The Chimes Building (The Crescent Bath House) considered haunted?"

The Crescent Bath house has a storied past filled with rumors of hauntings and apparitions. It has been reported that a potential young boy who drowned in the pool, a girl who was hit by a wagon and even the original owner and builder of the property are seen regularly onsite. Over the years there have been several videos and stories told about the experiences others have had.

Click any of the images below to view to some of "Haunted History" of the property.





THE HISTORIC CHIMES

201 W. GRAHAM AVE
LAKE ELSINORE, CA

NEW DEVELOPMENTS



Alberhill Villages
9,536 Units

Alberhill Ridge
2,774 Units

Alberhill Ranch
537 Units

Alberhill Ranch
1,449 Units

Walmart
170,000 SF

Crestview at Rosetta Hills
65 Units

Southshore
451 Units

Spyglass Ranch
490 Units

Beazer - 72 Units
KB Homes - 106 Units
McMillin Homes - 143 Units
Richmond American - 74 Units

Bundy Canyon Rd

Summerly
142 Units

Jae Park
1 Unit

Family Dollar
8,320 SF

Fisherman's Wharf
12,748 SF

Lakeshore Town Center
237,400 SF

Wake Rider Beach Resort
11,350 SF

ORTEGA HWY.
30 MINS. TO
ORANGE CO. AND
PACIFIC OCEAN

Ortega
105 Units



SITE

Lake Elsinore
Outlets



HISTORIC
OLD TOWN
LAKE ELSINORE

AREA OVERVIEW

THE HISTORIC CHIMES

INLAND EMPIRE

1

RIVERSIDE COUNTY IS NO. 1 IN CALIFORNIA FOR POPULATION GROWTH IN 2018 AND THE FOURTH MOST-POPULOUS CALIFORNIA COUNTY.

200

TOTAL PERSONAL INCOME FOR INLAND EMPIRE RESIDENTS WILL HIT A RECORD \$200 BILLION IN 2019.

THE INLAND EMPIRE RECENTLY GAINED "SUPERSTAR" STATUS AS AN IMMENSE DRIVER OF NEW JOBS.

THE INLAND EMPIRE IS ONE OF FOUR U.S. INDUSTRIAL REAL ESTATE MARKETS WHERE ONE-THIRD OF ALL NEW INDUSTRIAL CONSTRUCTION NATIONWIDE IS TAKING PLACE.

THE INLAND EMPIRE'S FIVE-YEAR PROJECTED ANNUAL MEDIAN HOME-PRICE GROWTH FOR "EXISTING" HOUSING IS HIGHER THAN ANY OTHER REGION IN CALIFORNIA.

AREA OVERVIEW

LAKE ELSINORE DIAMOND SPORTS CTR.

The Inland area will become the destination for youth volleyball, basketball and other sports tournaments as a plan for a huge sports complex in Lake Elsinore is currently under construction. The Lake Elsinore Diamond Sports Center will feature about 520,000 square feet of indoor floor space split between two levels. The center is located on approximately 23 acres abutting the north side of the Lake Elsinore Diamond minor-league baseball stadium which is home to The Lake Elsinore Storm. The 433,000-square-foot ground floor should accommodate 58 volleyball courts or be divided into 33 basketball courts. In addition, it will feature a championship arena with seating for 3,000 fans, a food court and family-style restaurant. An 89,000-square-foot upper level would line the inner perimeter while overlooking the courts and arena. It would offer a sports bar, VIP suites, team rooms, offices and other functional uses.



LAUNCH POINT RECREATION

Launch Point Recreation Destination & RV Park is Southern California's newest outdoor resort destination. It was designed to provide guests with a truly unique RV resort experience. Launch Point is conveniently located between Los Angeles and San Diego, off the I-15 freeway.



TEMECULA WINE COUNTRY

Temecula Valley Wine Country, with its sustainable farming practices, agricultural preserve, scenic beauty and charming tasting rooms, produces hundreds of award-winning wines. Centrally located just east of the I-15 fwy and within an hour from San Diego and Orange County, Temecula's wineries are booked and bustling ALL year round for tasting, weddings and corporate events.



THE ELSINORE GRAND PRIX

The Elsinore Grand Prix is a dirt-bike race that takes place in and around the Lake Elsinore area. The annual race is usually held in mid-November. The popularity of the event hit its apex in the late 1960s and early 1970s, drawing the likes of dirt-bike greats Malcolm Smith and Steve McQueen, to name a few. The race has always been set as an "open" format, meaning anyone can ride; usually only about 200 or so take this event seriously, whereas the rest use it as an opportunity to have fun. In 1971, the documentary movie *On Any Sunday* by Bruce Brown included scenes from the grand prix.



BALLOON & WINE FESTIVAL

Temecula Valley Balloon & Wine Festival attracts over 40,000 attendees every year for a celebration of its award-winning wines and scenic beauty. Rising above the gorgeous Lake Skinner and numerous vineyards, the balloon rides are a dramatic experience for both romantics and adventurers alike.



		
3,000 EMPLOYEES	1,400 EMPLOYEES	3,050 EMPLOYEES
		
900 EMPLOYEES	408 EMPLOYEES	2,000 EMPLOYEES
		
650 EMPLOYEES	404 EMPLOYEES	5,000 EMPLOYEES
		
353 EMPLOYEES	697 EMPLOYEES	1,800 EMPLOYEES
		
	375 EMPLOYEES	

PROPERTY DEMOGRAPHICS

2024 EST. AVG. HOUSEHOLD INCOME OF \$65,770 WITHIN A ONE-MILE RADIUS.

	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Median Age	32.5	34.1	34.9
2024 Population - Current	6,834	44,849	106,299
2029 Population - Five Year Projection	7,042	45,532	108,025

	1 MILE	3 MILES	5 MILES
HOUSEHOLD INCOME			
2024 Average Household Income	\$65,770	\$106,358	\$122,471
2029 Average Household Income	\$65,586	\$108,115	\$124,692
2024 Median Household Income	\$57,029	\$87,780	\$98,218
2029 Median Household Income	\$56,817	\$88,758	\$99,538
2024 Median Value of Owner Occ. Housing Units	\$431,672	\$500,127	\$529,463

LAKE ELSINORE FAST FACTS



4.66%
POPULATION GROWTH SINCE 2020



44.4%
PREDICTED JOB GROWTH OVER THE NEXT 10 YEARS



6.36%
RECENT JOB GROWTH IN LAKE ELSINORE



6.8%
HOME APPRECIATION IN THE LAST YEAR



252,000+
ESTIMATED POPULATION IN 20 MINUTES DRIVE-TIME



\$131,348+
AVERAGE HOUSEHOLD INCOME 20 MINUTES DRIVE-TIME



42.6 MINUTES
AVERAGE COMMUTE TIME



STORM STADIUM



LAKE ELSINORE, CA

DISTANCE FROM LAKE ELSINORE:



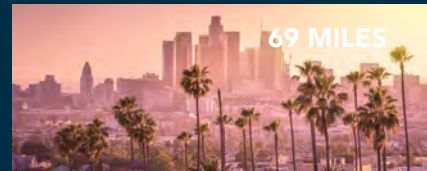
30 MILES

ORANGE COUNTY



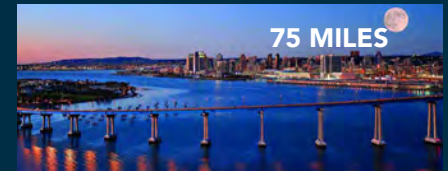
32 MILES

RIVERSIDE



69 MILES

LOS ANGELES



75 MILES

SAN DIEGO

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