

# 40.55 acres on Hwy 74 for Commercial/Industrial Development

Highway 74 | Lake Elsinore, CA 92532

- Approx. 1,600 feet of frontage on Hwy 74 with approx. 35,000 ADT
- Permitted uses include retail, industrial with outside storage, hotel, church, school and more
- Existing house with indoor pool and various structures
- Across from new upscale residential community
- Approx. 30 acres usable – potential for residential development

**ASKING PRICE: \$6,550,000**

**subject  
property**

35,000 ADT ON HWY 74



• Lighted Intersection



TRELLIS LN

1 Mile from Costco, Lowes, Home Depot, Target, Super Walmart, and Major Shopping Mall

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COMMERCIAL REAL ESTATE SERVICES

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lake elsinore



lake elsinore square



Walmart

lake elsinore market place



outlets at lake elsinore

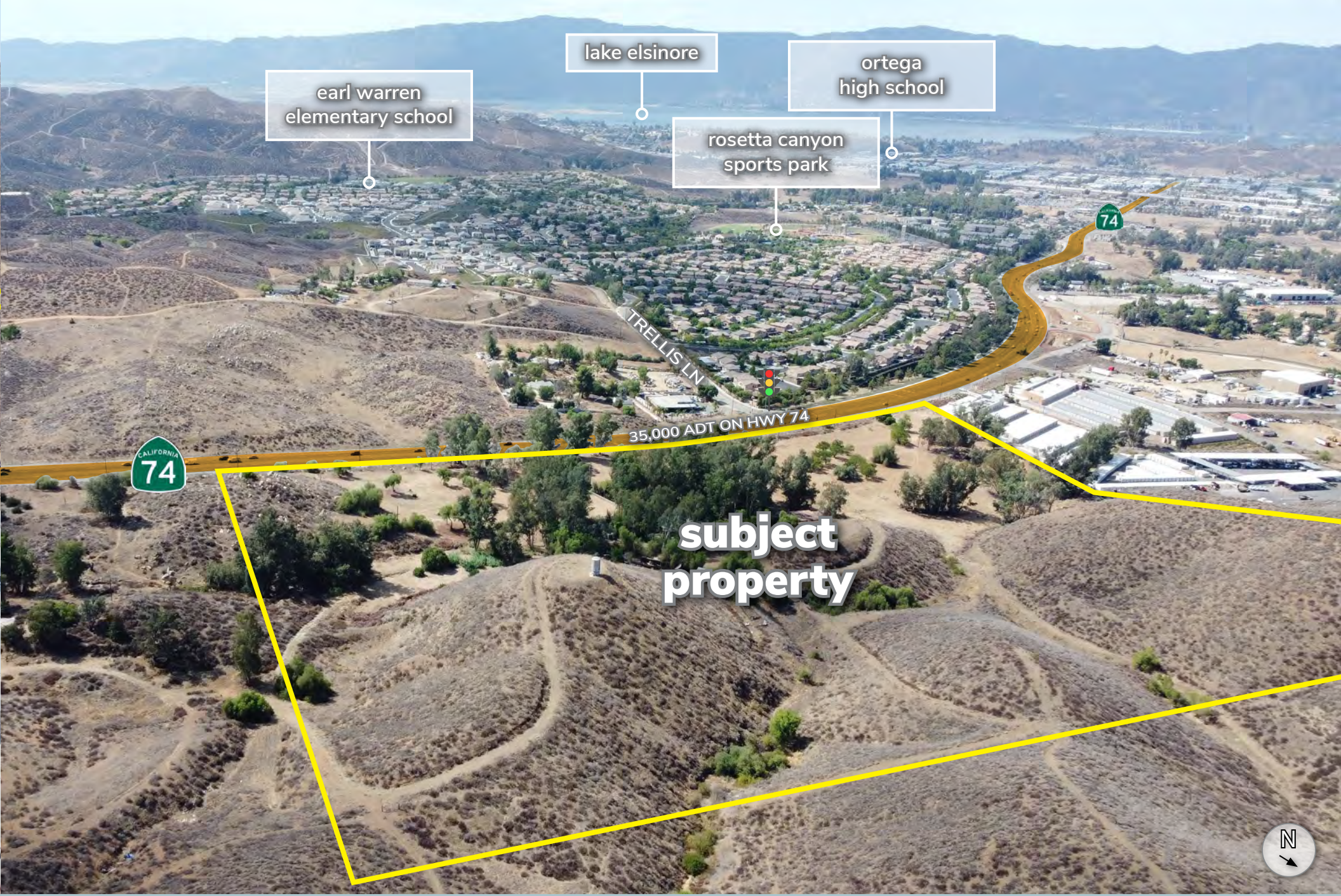


rosetta canyon sports park

subject property

35,000 ADT ON HWY 74





earl warren elementary school

lake elsinore

ortega high school

rosetta canyon sports park

TRELLIS LN

35,000 ADT ON HWY 74

CALIFORNIA  
74

74

**subject  
property**



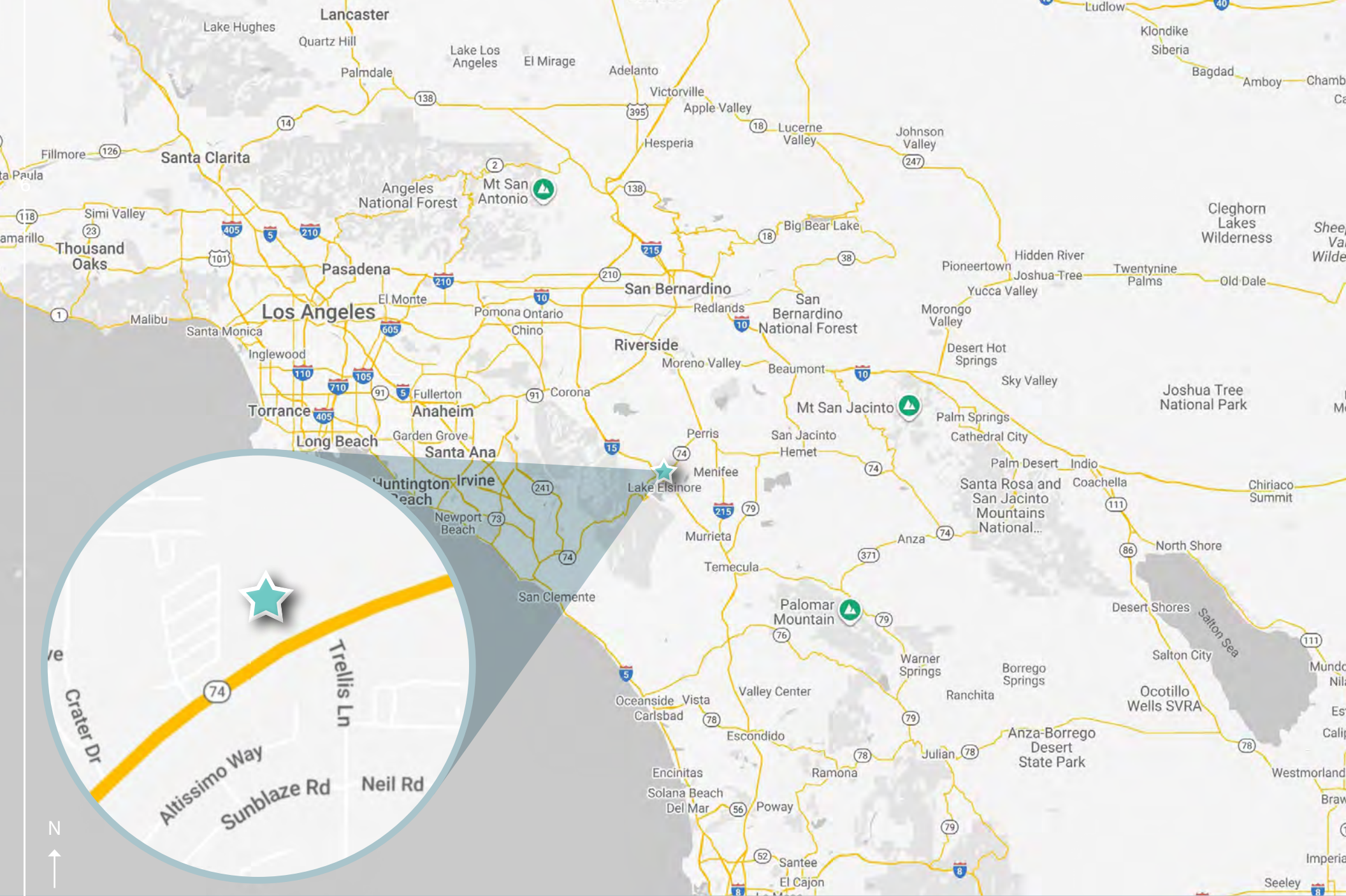


**subject  
property**

35,000 ADT ON HWY 74

RIVERSIDE ST





location map

# property location

The subject property consists of eight contiguous parcels totaling approximately 40.54 gross acres, identified by APNs 347-620-002, 003, 004, 011, 013, 014, 021, and 022. The site is located along Highway 74 in the City of Lake Elsinore, within Riverside County, California. It enjoys excellent visibility and frontage along the highway with approx. 35,000 average daily trips (ADT).

The property is situated just east of Menifee and west of Hemet, in a rapidly growing corridor that has seen increased residential and commercial development in recent years. It lies in proximity to regional shopping centers, schools, and residential communities, making it an ideal location for a wide range of commercial uses. A portion of the site falls within the North Peak Specific Plan, designated for highway-oriented retail and business park uses, while the remaining parcels are zoned General Commercial, allowing for a variety of retail, hospitality, and service-oriented uses. The City has shown a willingness to allow for residential development with various densities on the subject property.



# property information

## property profile:

The subject property comprises approximately 40.55 acres of vacant land with two distinct zoning designations. A portion of the site lies within the North Peak Specific Plan, while the remaining portion is zoned General Commercial.

The North Peak master-planned community spans approximately 953 acres and is planned to accommodate around 1,200 residential units. Parcels within the Specific Plan area are designated for highway-oriented retail development or business park use, supporting a wide range of commercial and employment-generating uses.

Parcels zoned General Commercial allow for a broad mix of permitted uses, including retail establishments, transit stations, hotels, places of worship, and more. Please note mini storage is not permitted as that is being completed next to the subject property. Industrial with outside storage is allowed.

Strategically located with excellent visibility along Highway 74, the site benefits from over 35,000 average daily trips (ADT), offering strong potential for future commercial development.

## jurisdiction:

City of Lake Elsinore

## zoning:

- North Peak Hills Specific Plan, Highway Commercial/Open Space/Specific Plan (HC-SP)  
([North Peak Hills Specific Plan](#))
- General Commercial (C2)  
([General Commercial Zoning Information](#))

## permitted uses:

General Commercial Zoning permits a variety of uses, including retail establishments, transit stations, hotels, educational institutions, places of worship, and more.

**\*Mini Storage is not permitted**

## max height:

45 ft

## school district:

Lake Elsinore School District

## services:

Electric	Southern California Edison Company
Water/Sewer	Eastern Municipal Water District (EMWD) <b>*Being installed in Hwy 74</b>
Gas	Southern California Gas Company
Fire	Riverside County Fire Department
Police	Riverside County Sheriff's Department

## asking price:

\$6,550,000

# apn's & acreages

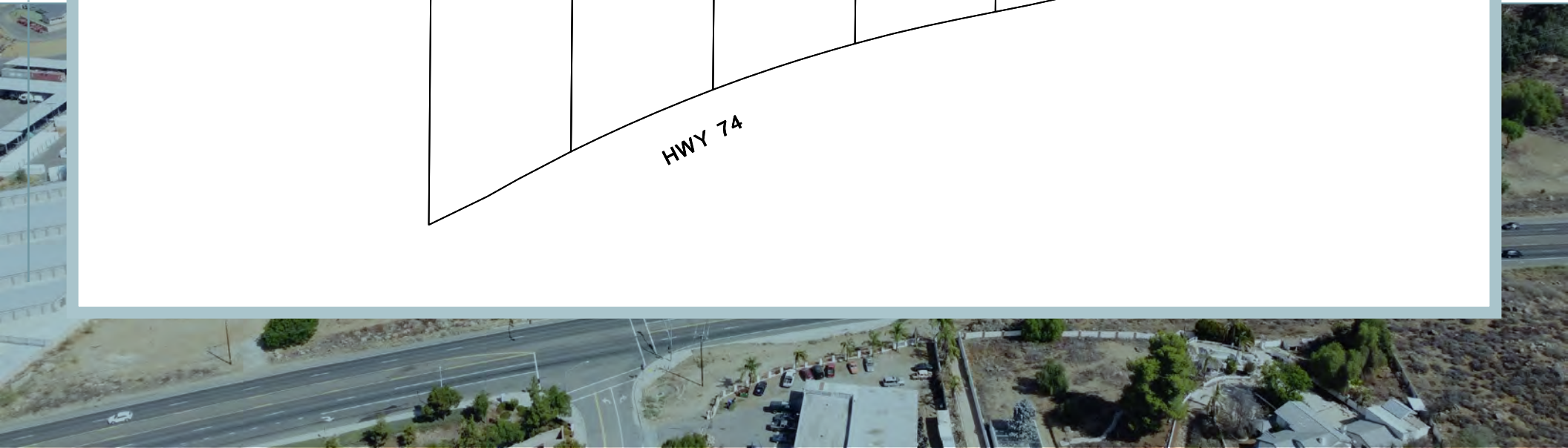
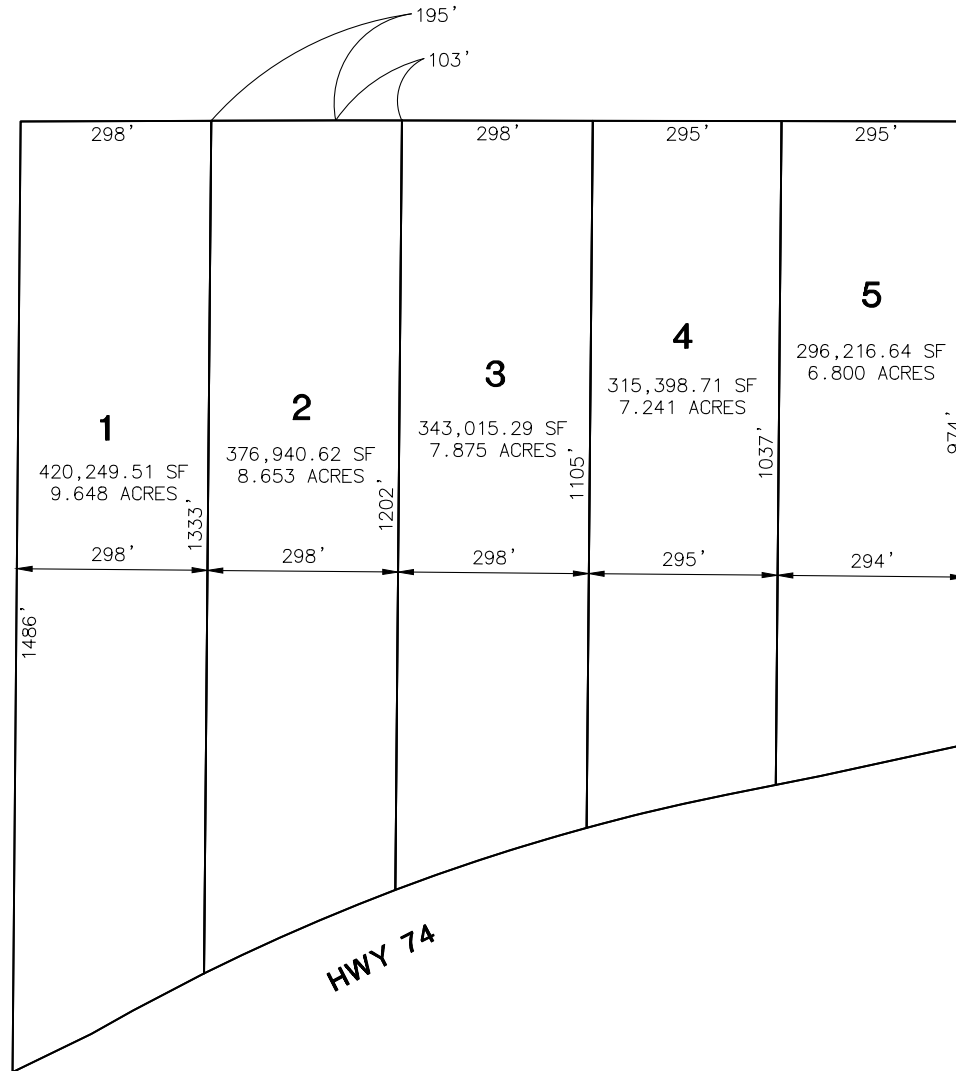
347-620-002	→	15.82 gross acres (SP/C2 Zoning)
347-620-003	→	7.22 gross acres (C2 Zoning)
347-620-004	→	6.83 gross acres (C2 Zoning)
347-620-011	→	0.09 gross acres (SP Zoning)
347-620-013	→	1.60 gross acres (SP Zoning)
347-620-014	→	2.53 gross acres (SP Zoning)
347-620-021	→	2.22 gross acres (SP Zoning)
347-620-022	→	4.23 gross acres (SP Zoning)

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**Total Gross Acreage: 40.55**

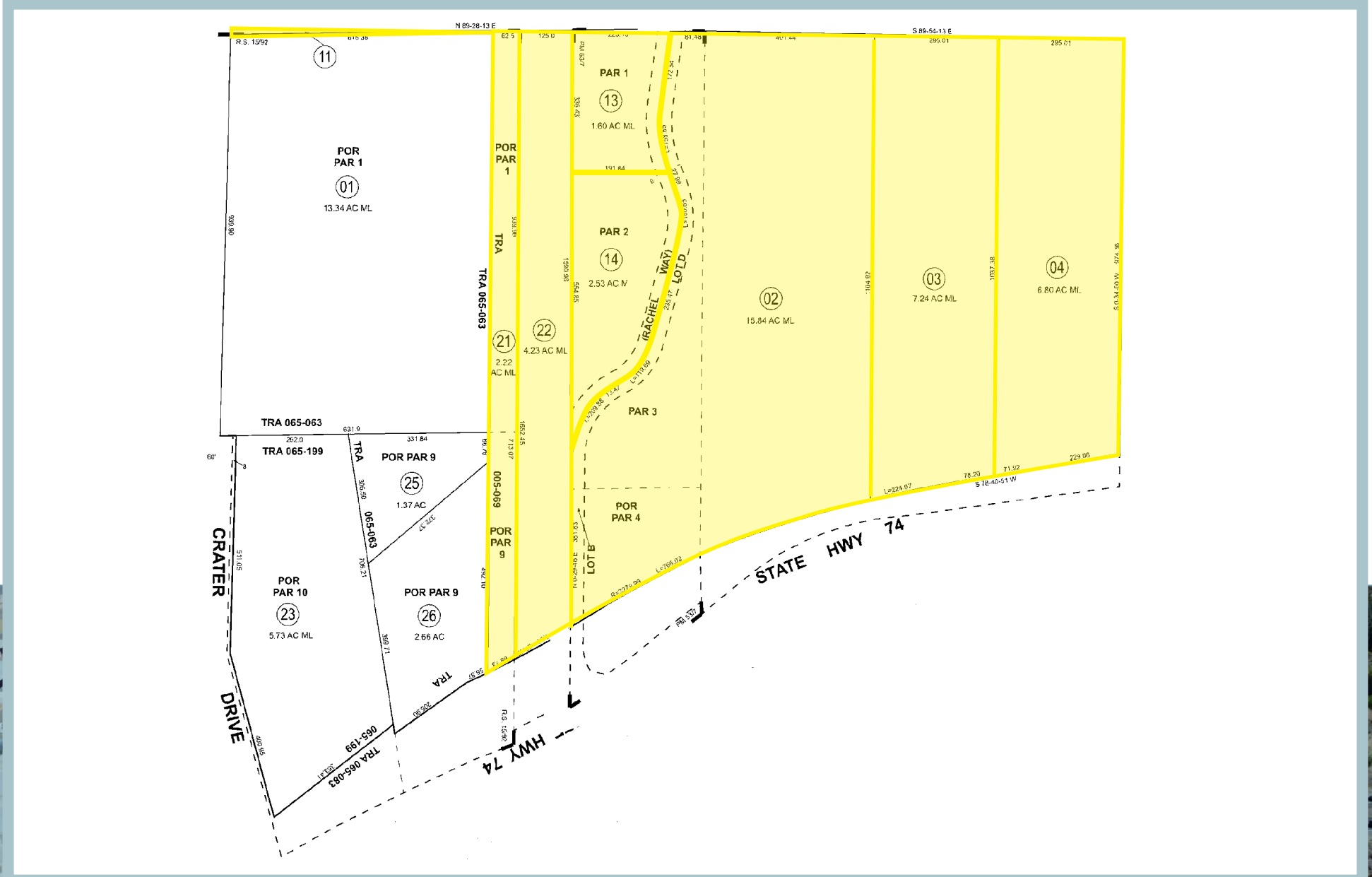
# proposed lot line adjustment

10



# tax map

11



# 2025 demographics

## 1 mile



population  
6,286



estimated households  
1,803



average household income  
\$133,158



median household income  
\$128,739



total businesses  
91

## 3 miles



population  
23,874



estimated households  
6,945



average household income  
\$110,833



median household income  
\$96,225



total businesses  
919

## 5 miles



population  
91,368



estimated households  
27,544



average household income  
\$120,320



median household income  
\$101,112



total businesses  
2,570

## LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

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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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