

LOT 5

APPROVED MIXED-USE RETAIL & APARTMENT PAD

Ortega Hwy & Grand Ave · Lake Elsinore, California

Call for Price

Asking Price

12.54 AC

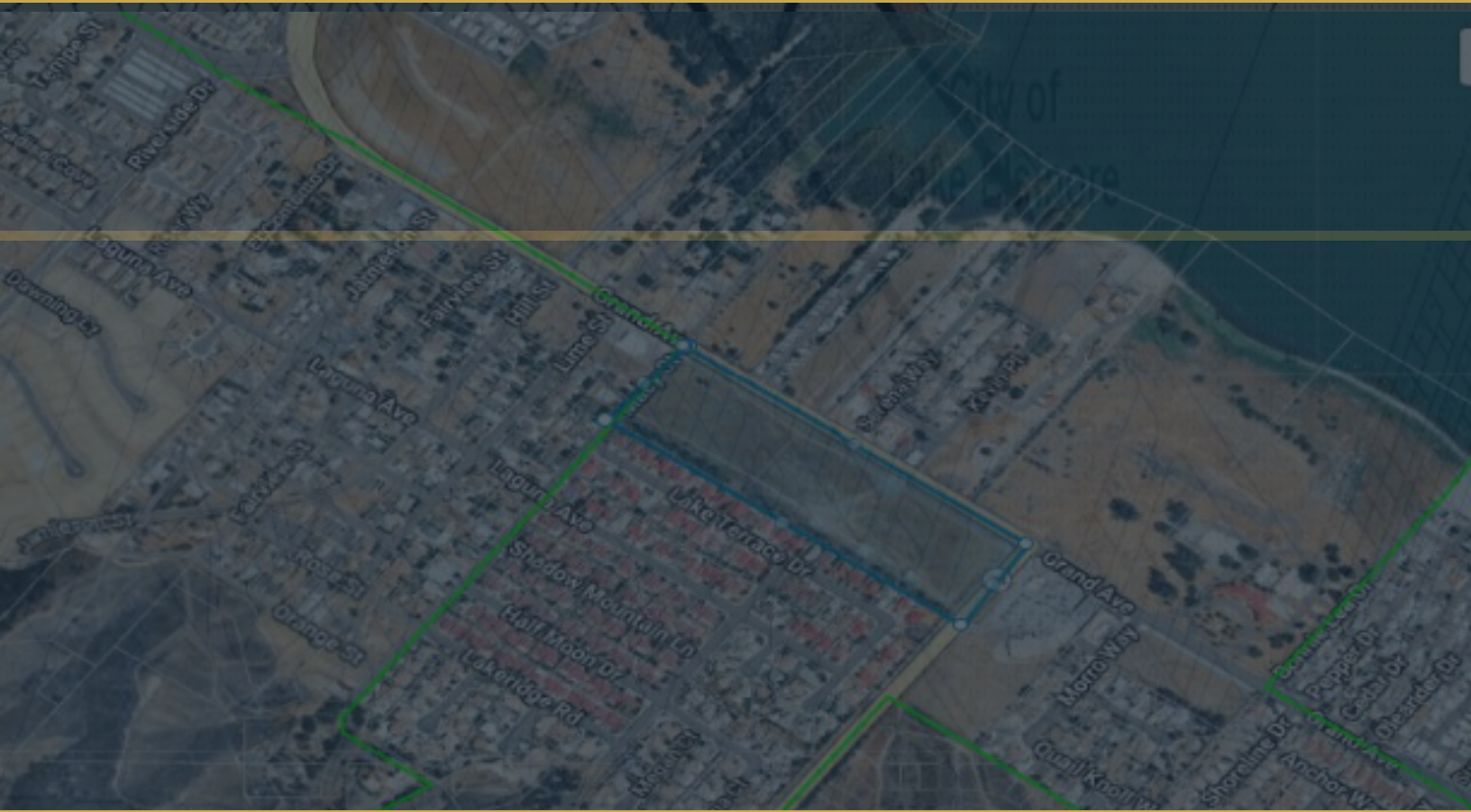
Master Site

**6 LOTS
AVAILABLE**

Total Pads

APN 381-320-026

Parcel Number



Exclusively Presented by Jason Graham · DRE# 01766858 · Direct: 951.852.4757

eXp Realty [jasongrahamproperties.com](https://www.jasongrahamproperties.com)

CONFIDENTIAL - FOR DISCUSSION PURPOSES ONLY · © 2026 Jason Graham / eXp Realty

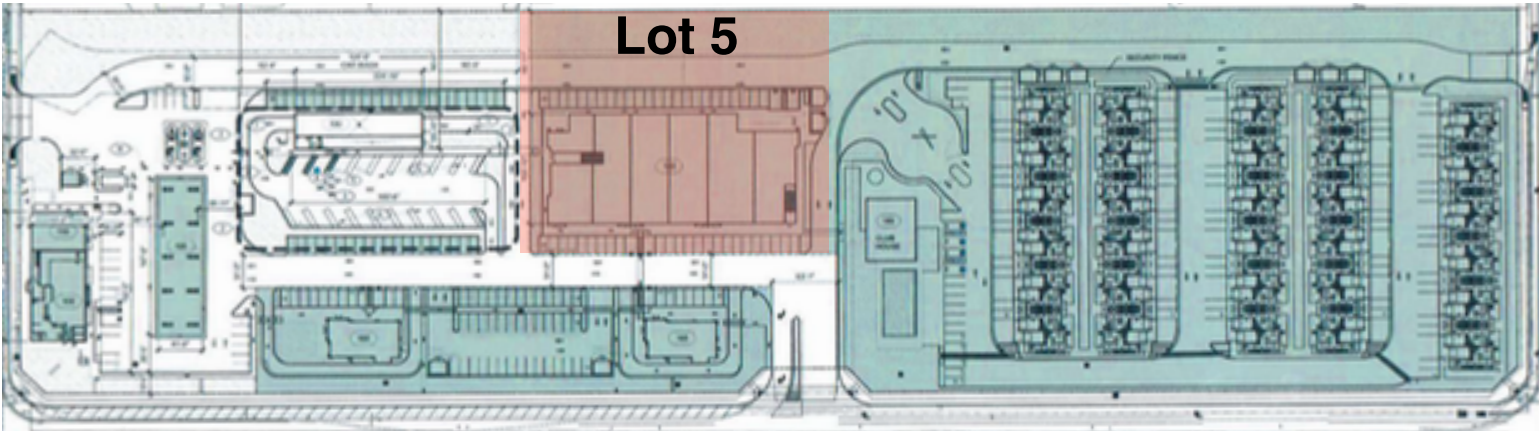
LOT OVERVIEW

Mixed-Use Retail & Apartment Pad/14 Condos

Lot 5 (1.35 acres) is the mixed-use center piece of the Ortega Hwy & Grand Ave development — combining approximately 23,000 sq. ft. of ground-floor retail with 14 second-story apartment units totaling approximately 20,000 sq. ft. This vertical mixed-use format mirrors the highest-performing commercial real estate structures in Southern California, generating dual income streams from retail leases below and residential rents above — a compelling risk-adjusted development profile in any interest rate environment.

SPECIFICATION	DETAIL
Ground-Floor Retail	23,000 +/- sq. ft.
2nd-Story Apartments	approx. 20,000 sq. ft. (14 units)
Total Development	approx. 43,000 sq. ft.
Lot Type	Fee Simple Land — Entitled Pad
Asking Price	Call for Price

AERIAL & LOCATION MAPS



KEY HIGHLIGHTS

- **TrueVertical Mixed-Use:** 23,000 sq. ft. of ground retail + 14 apartments above creates a self-reinforcing income structure where residential income supports operations during retail lease-up — and retail amenities command rent premiums for residents.
- **Retail Anchor Potential:** At 23,000 sq. ft., the ground floor accommodates a regional grocery anchor (specialty, natural, or discount format), a fitness operator, a pharmacy, or a multi-tenant strip of service and food-and-beverage retailers.
- **14 Apartment Units:** Second-story residential provides immediate recurring income with minimal vacancy exposure given Lake Elsinore's documented housing shortage and low rental vacancy rates.
- **Live-Work Synergy:** Residents living directly above ground-floor retail create a built-in customer base for commercial tenants — a proven demand dynamic at successful mixed-use centers across California.
- **Gateway Positioning:** SR-74 and Grand Ave frontage ensures that Lot 5 retail benefits from the same captive regional traffic as the fuel and QSR pads — without being limited to the drive-through format.
- **Fee Simple, Entitled:** Full ownership of the land with nearing-final tract map approval. No shared equity structures or ground lease complications.

IDEAL TENANT / BUYER PROFILE

This pad is well-suited for the following categories of tenants, operators, and buyers:

- Grocery anchor: Grocery Outlet, Sprouts, Trader Joe's, Vallarta
- Fitness/wellness: Planet Fitness, OrangeTheory, yoga or martial arts
- Pharmacy/health: CVS, Rite Aid, urgent care clinic
- Mixed food/beverage: Restaurant row, coffee, juice bar, bakery
- Residential: Market-rate or workforce apartment operator

LOCATION CONTEXT

The Ortega Hwy & Grand Ave development is located at the southernmost direct commercial gateway between Riverside County and Orange County via SR-74. Westbound travelers face approximately 13 miles of undeveloped mountain corridor through the Cleveland National Forest before reaching commercial services on the Orange County side — making this site the definitive last-exit commercial node for fuel, food, and services. Daily traffic on SR-74 at this location runs approximately **50,000 + vehicles per day**, with elevated weekend recreational volumes from hikers, mountain bikers, campers, and coastal-bound families. Within a 5-mile radius, the population exceeds **90,000 residents** with a median household income above \$70,000, providing a strong local demand base to complement the corridor's traveler traffic.

PORTFOLIO ACQUISITION OPPORTUNITY

Buy the Lot — or Buy the Whole Project

While LOT 5 is available individually at \$(Call for Price) the complete 12.54-acre Ortega Hwy & Grand Ave development — all six lots — is also available for acquisition as a single portfolio at a total asking price of **\$(Call for Price)**. A bulk acquisition delivers a fully integrated, mixed-use commercial and residential master development with unmatched strategic positioning on one of Southern California's most traveled inter-county corridors.

The complete portfolio includes:

LOT	USE	ASKING PRICE
LOT 1	Gas Station / Convenience Store / Office / QSR	Call for Price
LOT 2	Restaurant Pad with Drive-Through (2,400 sq. ft.)	Call for Price
LOT 3	Restaurant Pad with Drive-Through (2,400 sq. ft.)	Call for Price
LOT 4	Residential Condominium Pad (60 units / 93,365 sq. ft.)	Call for Price
LOT 5 ★	Mixed-Use Retail 23,000 sq. ft. + Apartments (14 units) — THIS LOT	Call for Price - 951-852-4757
LOT 6	Car Wash Pad	Call for Price
TOTAL BULK	All Six Lots — Complete Portfolio	Call for Price 951-852-4757

WHY CONSIDER A BULK ACQUISITION?

- **Complete Control:** A single buyer controls all six pads—enabling master planning, phased delivery, and tenant curation across the entire 12.54-acre site.
- **Value Creation:** Coordinated development of the full site unlocks synergies between fuel, QSR, retail, car wash, and residential uses that no single-pad buyer can replicate.
- **Unmatched Market Position:** Owning the entire last-exit commercial node at this location is a generational real estate opportunity in Southwest Riverside County.
- **Institutional-Grade Scale:** At \$(Call for Price), the portfolio is appropriately sized for institutional capital, family office, or regional developer platforms.
- **Flexible Exit:** A bulk buyer can develop all lots, sell individual pads to end-users or operators, or pursue a combination — preserving multiple paths to value realization.



FOR MORE INFORMATION, PLEASE CONTACT:

Jason Graham - DRE# 01766858 - Direct: 951.852.4757

Commercial Real Estate Advisor eXp Realty

Jason.A.Graham@eXpRealty.com

jasongrahamproperties.com

CONFIDENTIALITY & DISCLAIMER: This Offer Memorandum has been prepared by Jason Graham of eXp Realty for informational purposes only and does not constitute a binding offer or contract. The information contained herein has been obtained from sources believed to be reliable but has not been independently verified. Prospective purchasers are encouraged to conduct their own independent due diligence. All financial projections, square footage estimates, and entitlement timelines are provided as estimates only and are subject to change. Neither Jason Graham nor eXp Realty makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this material. This memorandum is subject to prior sale, change in price, or withdrawal without notice.