

LOT 2

RESTAURANT PAD WITH DRIVE-THROUGH CUP APPROVED

Ortega Hwy & Grand Ave · Lake Elsinore, California

\$1,490,000

Asking Price

12.54 AC

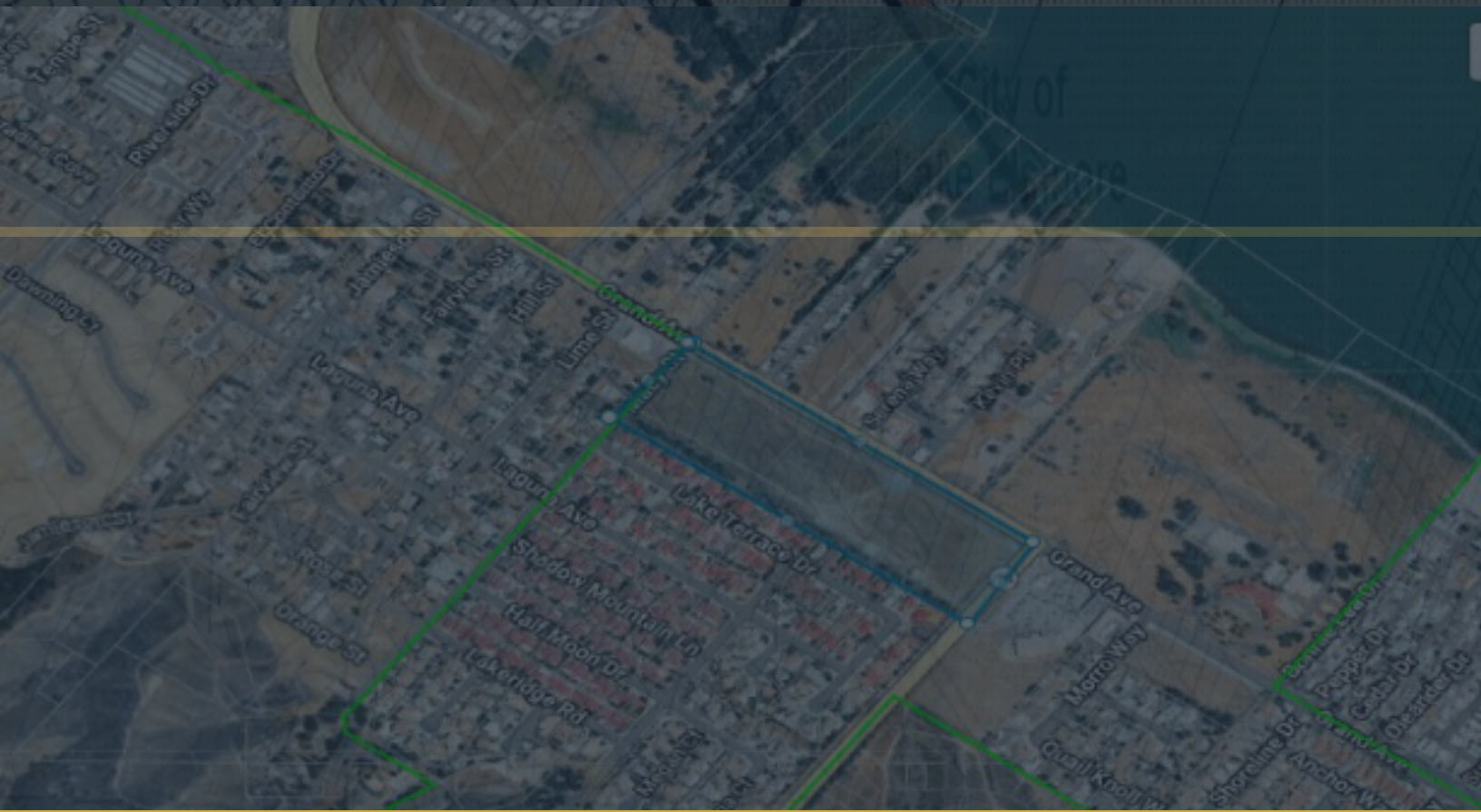
Master Site

**6 LOTS
AVAILABLE**

Total Pads

APN 381-320-020

Parcel Number



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

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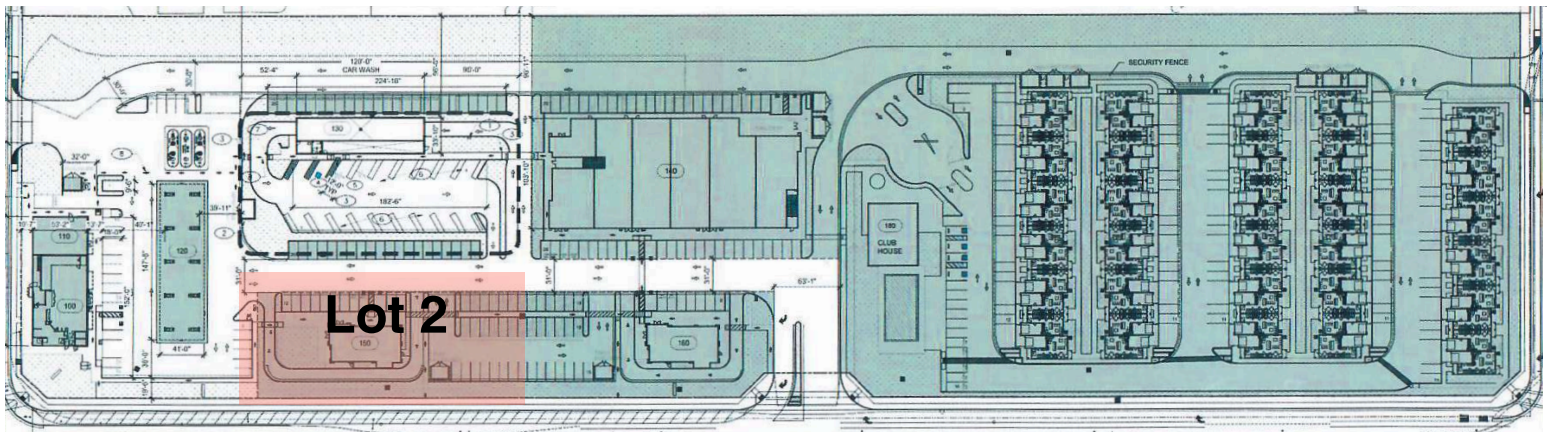
LOT OVERVIEW

Restaurant Pad with Drive-Through CUP APPROVED

Lot 2 (.36 acres) is a purpose-configured restaurant pad with integrated drive-through, positioned within the Ortega Hwy & Grand Ave commercial development to capture the westbound SR-74 commuter and traveler flow. At 2,400 sq. ft., this pad is perfectly sized for the dominant national QSR formats driving the highest NNN rents in the current market — offering an incoming developer or NNN investor a clean, entitled, shovel-ready acquisition.

SPECIFICATION	DETAIL
Building Pad	2,400 sq. ft.
Drive-Through	Incorporated in site plan
Lot Type	Fee Simple Land — Entitled Pad
Asking Price	\$1,490,000

AERIAL & LOCATION MAPS



KEY HIGHLIGHTS

- **Drive-Through Ready:** Site plan fully incorporates drive-through lane geometry, stacking, and egress — eliminating the most expensive and time-consuming design challenge for QSR tenants and their development teams.
- **2,400 Sq. Ft. Format:** The ideal footprint for today's most active drive-through QSR formats — from Jack in the Box, Dutch Bros to Raising Cane's, Chick-fil-A, and Panera.
- **Co-Tenancy Advantage:** Positioned alongside Lot 3 (identical QSR pad) and adjacent to the gas station/convenience anchor, Lot 2 benefits from the traffic and dwell time generated by neighboring uses — a proven QSR demand driver.
- **Last-Exit Psychology:** Westbound travelers on SR-74 making a last stop before the mountain corridor are high-intent customers — hungry, fueling up, and ready to spend. QSR conversion rates in last-exit locations consistently outperform typical highway pads.
- **NNN Lease Potential:** National QSR tenants on build-to-suit or ground lease structures at comparable Southern California locations are generating cap rates in the 4–5% range, representing a strong long-term investment return on this land basis.
- **Entitlement Ready:** Nearing final Tentative Tract Map approval — dramatically reducing the buyer's timeline to permit and construction start.

IDEAL TENANT / BUYER PROFILE

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

- Coffee/beverage: Dutch Bros, Peet's, 7 Brew
- Chicken/fast casual: Raising Cane's, Chick-fil-A, Wingstop
- Burger/QSR: Jack in the Box, Wendy's, Carl's Jr, Five Guys
- Mexican QSR: Del Taco, Taco Bell, Chipotle

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 2 is available individually at **\$1,490,000**, 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 **\$33,980,000**. 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	\$6,200,000
LOT 2 ★	Restaurant Pad with Drive-Through (2,400 sq. ft.) — THIS LOT	\$1,490,000
LOT 3	Restaurant Pad with Drive-Through (2,400 sq. ft.)	\$1,490,000
LOT 4	Residential Condominium Pad (60 units / 93,365 sq. ft.)	\$12,500,000
LOT 5	Mixed-Use Retail 23,000 sq. ft. + Apartments (14 units)	\$7,500,000
LOT 6	Car Wash Pad	\$4,800,000
TOTAL BULK	All Six Lots — Complete Portfolio	\$33,980,000

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 \$33,980,000, 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:

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