

LOT 3

# RESTAURANT PAD WITH DRIVE-THROUGH CUP APPROVED

Ortega Hwy & Grand Ave · Lake Elsinore, California

**\$1,490,000**

Asking Price

**12.54 AC**

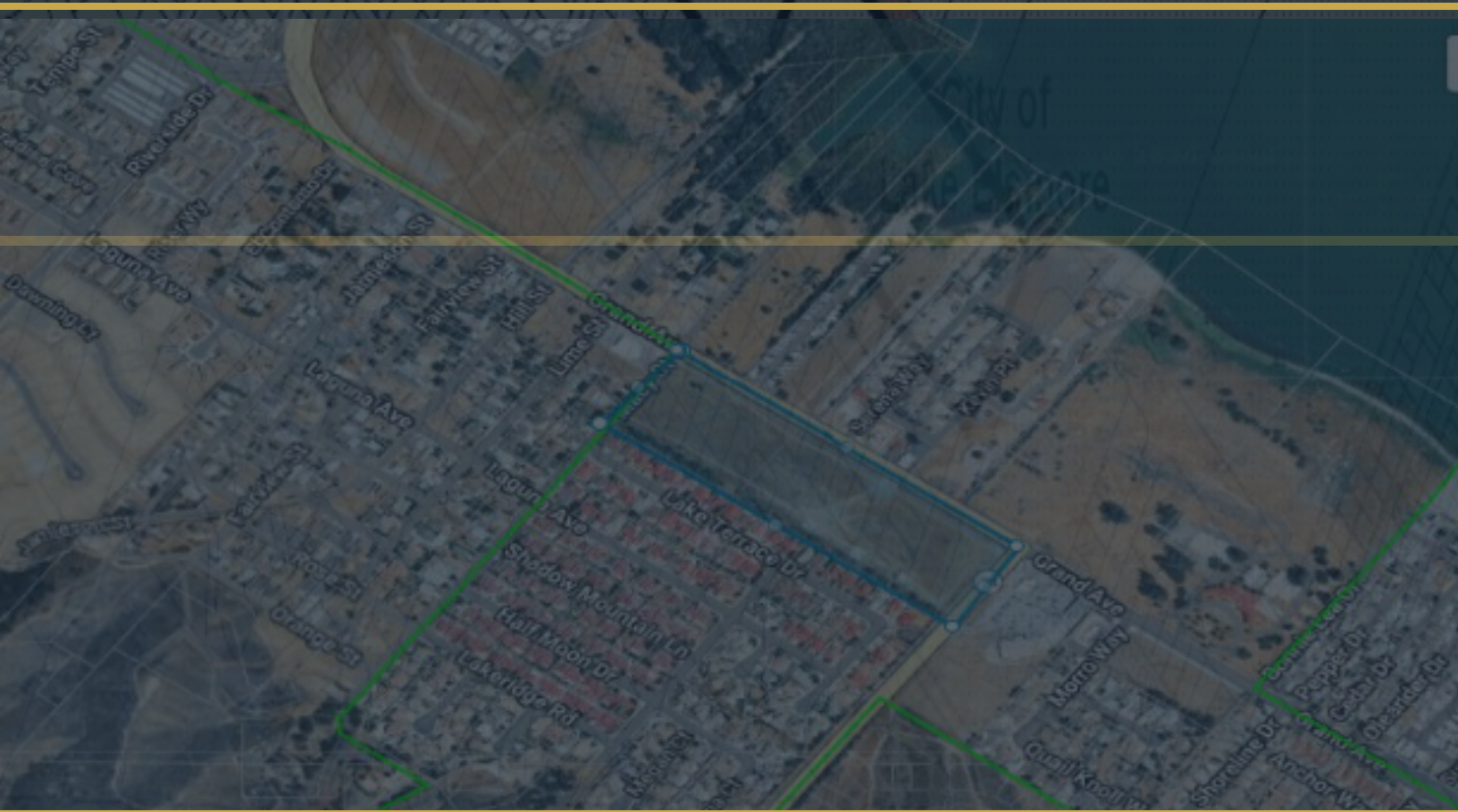
Master Site

**6 LOTS  
AVAILABLE**

Total Pads

**APN 381-320-020**

Parcel Number



Exclusively Presented by Jason Graham · DRE# 01766858 · Direct: 951.852.4757  
eXp Realty [jasongrahamproperties.com](http://jasongrahamproperties.com)

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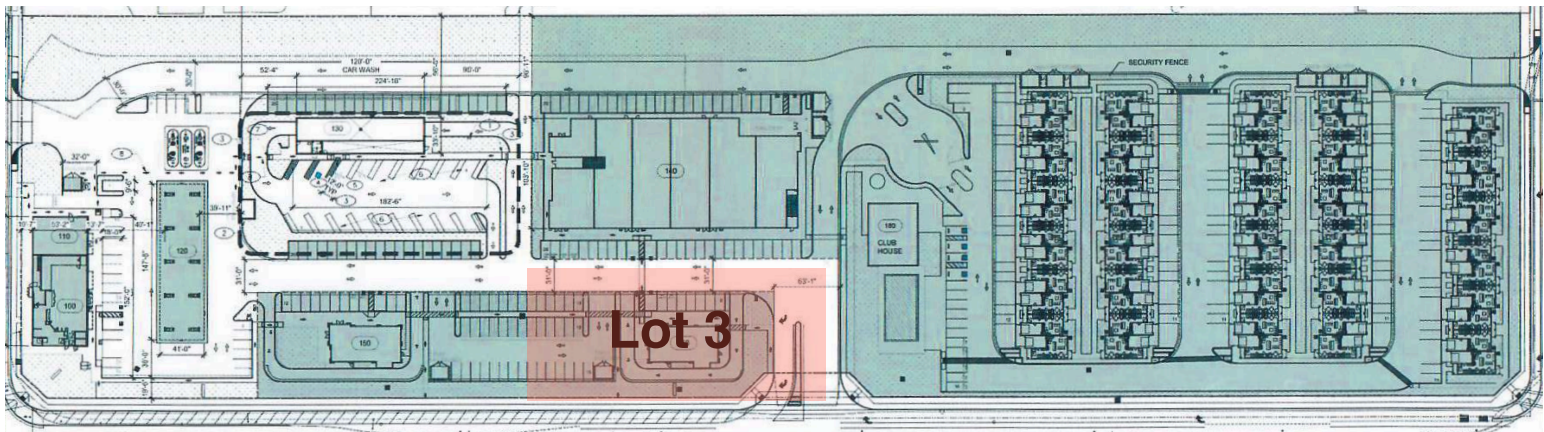
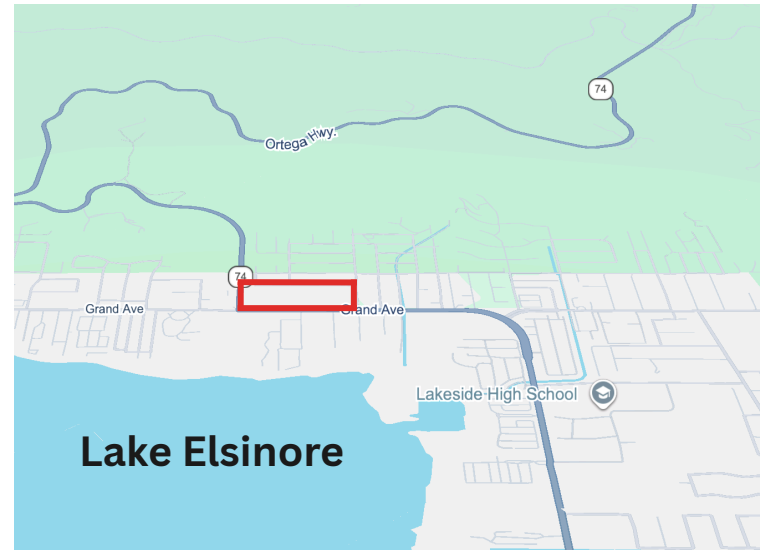
## LOT OVERVIEW

### Restaurant Pad with Drive-Through CUP APPROVED

Lot 3 (.26 acres) mirrors the configuration of Lot 2 — a 2,400 sq. ft. drive-through restaurant pad within the Ortega Hwy & Grand Ave master development. Together, Lots 2 and 3 create a powerful dual-QSR cluster, mirroring the highly successful multi-brand drive-through corridors found at major freeway interchanges across Southern California. The lots may be acquired together or independently, offering flexibility for a single-brand operator or a multi-tenant developer.

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



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## KEY HIGHLIGHTS

- **Dual QSR Opportunity:** Lots 2 and 3 together create a multi-brand QSR cluster — a configuration that demonstrably increases cross-traffic and dwell time vs. a single standalone pad. Think of the paired drive-throughs common at I-15 interchange stops.
- **Drive-Through Configured:** Drive-through lane, stacking, and egress are fully integrated into the approved site plan — no redesign required for standard QSR formats.
- **Complementary Positioning:** Ideal for a brand that wants to pair with the Lot 2 tenant — e.g., a coffee brand adjacent to a burger brand, or a chicken QSR next to a Mexican fast-casual — maximizing capture of the same traffic stream.
- **Captive Corridor Customer:** Travelers using SR-74 to access Orange County represent a daily captive audience with high purchase intent. The drive-through format perfectly aligns with the time-sensitive nature of commuter and recreational travel patterns.
- **Clean Fee Simple Land:** No ground lease, no shared equity. Full ownership of an entitled pad with clear development path to NNN income.
- **Regional Void:** There are virtually no national QSR drive-throughs serving the westbound SR-74 corridor between Lake Elsinore and San Juan Capistrano — this site fills a genuine, documented market void.

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## IDEAL TENANT / BUYER PROFILE

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

- Fast casual: Panera Bread, Shake Shack, The Habit
- Mexican QSR: Del Taco, Taco Bell, Chipotle, Baja Fresh
- Coffee: Dutch Bros, Black Rock Coffee
- Burger/QSR: Jack in the Box, Wendy's, Burger King

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## 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 3 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.)	\$1,490,000
LOT 3 ★	Restaurant Pad with Drive-Through (2,400 sq. ft.) — <b>THIS LOT</b>	<b>\$1,490,000</b>
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
<b>TOTAL BULK</b>	<b>All Six Lots — Complete Portfolio</b>	<b>\$33,980,000</b>

## 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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