

LOT 6

CAR WASH PAD CUP APPROVED

Ortega Hwy & Grand Ave · Lake Elsinore, California

\$4,800,000

Asking Price

12.54 AC

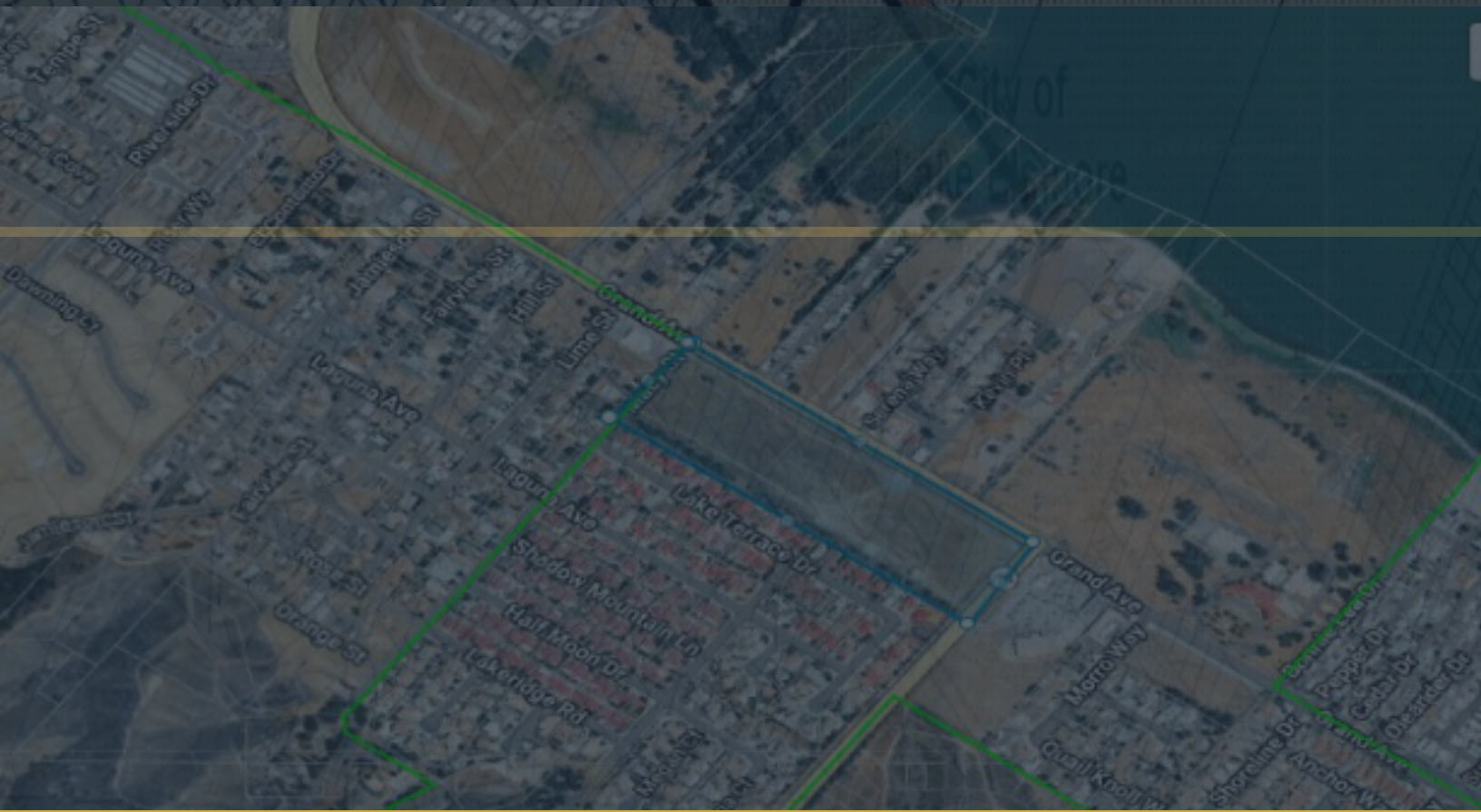
Master Site

**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

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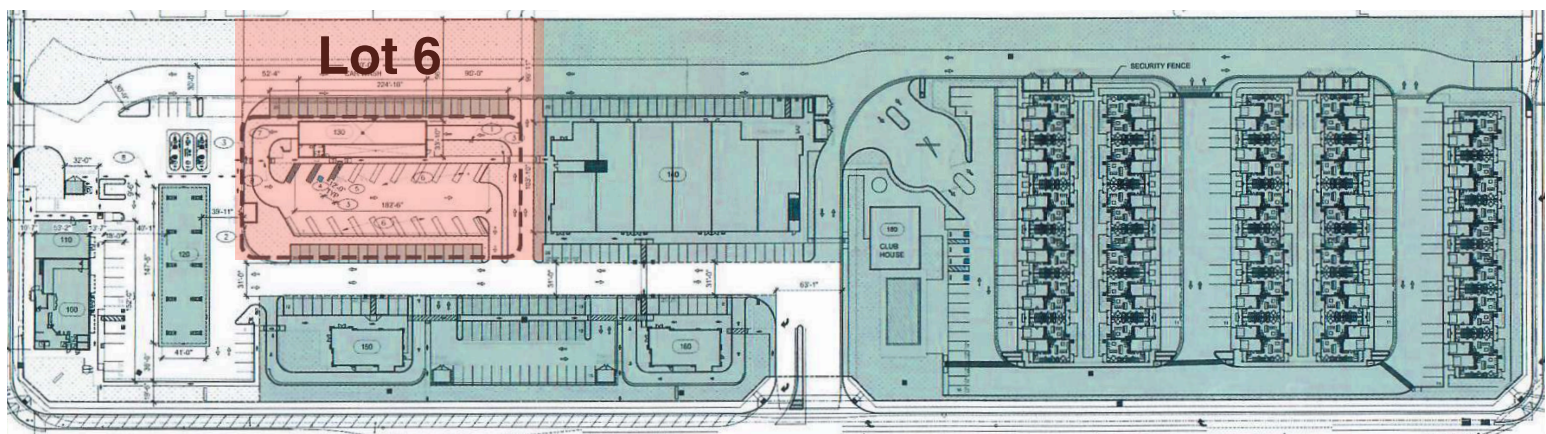
LOT OVERVIEW

Full Service Car Wash Pad

Lot 6 (.71 acres) is a dedicated **CUP Approved** carwash pad within the Ortega Hwy & Grand Ave master development — one of the most compelling single-tenant NNN investment formats in the current market. The express car wash sector has been one of commercial real estate's strongest performers over the past decade, with national operators aggressively expanding and willing to pay premium rents for high-traffic, high-visibility corner locations exactly like this one.

SPECIFICATION	DETAIL
Use	Express / Full-Service Car Wash
Lot Type	Fee Simple Land — Entitled Pad
Car Wash Facility	4,060 sqft - Dimensions 120' x 33'
Asking Price	\$4,800,000

AERIAL & LOCATION MAPS



KEY HIGHLIGHTS

- **Premier Car Wash Market:** The express/conveyor car wash sector continues to dominate NNN investment sales, with cap rates in the 4–5.5% range and national operators on long-term absolute NNN leases — one of the most landlord-favorable structures in commercial real estate.
- **High-Traffic Captive Location:** Positioned at a signalized intersection carrying 50,000 + vehicles per day on SR-74, with strong weekend recreational traffic — precisely the volume profile operators like Mister Car Wash, Magnolia, and Super Star Car Wash underwrite for new locations.
- **Last-Exit Opportunity:** Travelers heading into the Cleveland National Forest or Orange County frequently return home through Lake Elsinore — making the outbound return trip an additional captive wash opportunity. This dual-direction traffic capture is a significant upside driver.
- **Strong Operator Pipeline:** National car wash brands are among the most active buyers of entitled pads in high-traffic Southern California corridors. This site's traffic counts, visibility, and market void position it at the top of any site selection list.
- **Complementary Anchoring:** Co-located with a gas station (Lot 1) — a proven demand pairing. Fuel customers are among the highest-frequency car wash customers, and a combined fuel-plus-wash stop maximizes the value of a single trip.
- **Fee Simple, Entitled:** Clean fee simple ownership of an entitled pad nearing final Tentative Tract Map approval. Minimal entitlement risk for incoming operator or investor.

IDEAL TENANT / BUYER PROFILE

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

- National express wash: Mister Car Wash, Magnolia Car Wash, Super Star Car Wash
- Regional operators: Tommy's Express, Cobblestone, Whistle Express
- Full-service/detail: Independent or franchise full-service operator
- NNN investor acquiring pad for ground lease or sale-leaseback with 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 6 is available individually at \$4,800,000 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.)	\$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 — THIS LOT	\$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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