

LOT 3

# RESTAURANT PAD WITH DRIVE-THROUGH CUP APPROVED

Ortega Hwy & Grand Ave · Lake Elsinore, California

**Call for Price**

Asking Price

**12.54 AC**

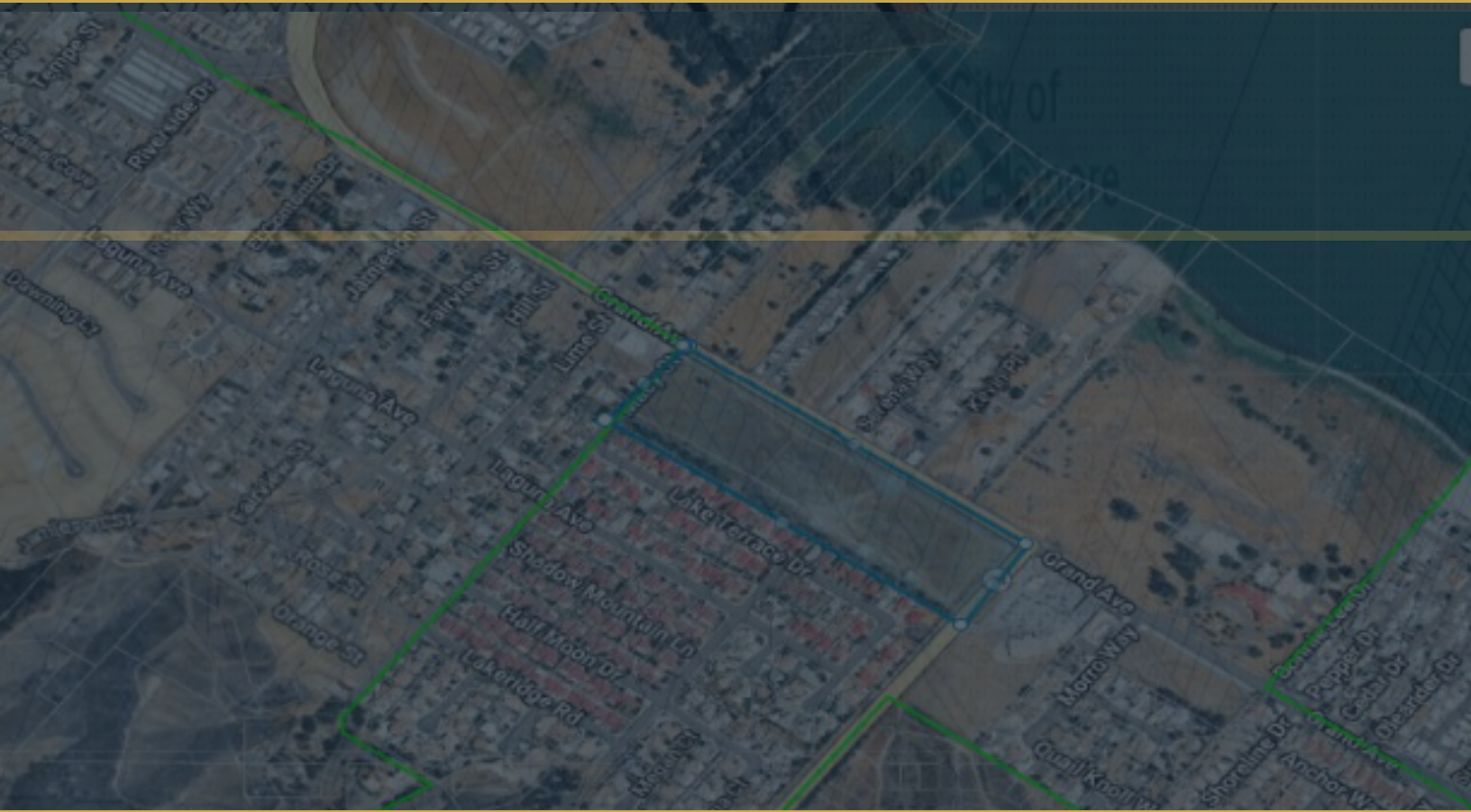
Master Site

**6 LOTS  
AVAILABLE**

Total Pads

**APN 381-320-020**

Parcel Number



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

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

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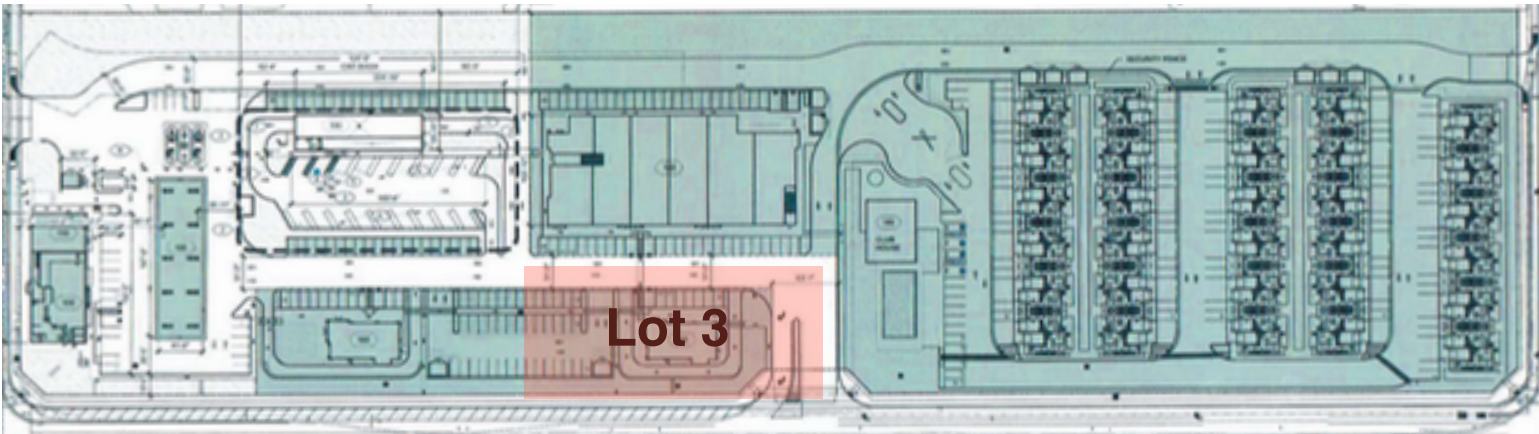
LOT OVERVIEW

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  | Call for Price                 |

AERIAL & LOCATION MAPS



## 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.

## 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

## 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 \$(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.) — <b>THIS LOT</b> | <b>Call for Price - 951-852-4757</b>   |
| 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)             | Call for Price                         |
| LOT 6             | Car Wash Pad                                                        | Call for Price                         |
| <b>TOTAL BULK</b> | <b>All Six Lots — Complete Portfolio</b>                            | <b>Call for Price<br/>951-852-4757</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 \$(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:

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