

LOT 1

GAS STATION / CONVENIENCE STORE OFFICE / QSR PAD CUP APPROVED

Ortega Hwy & Grand Ave · Lake Elsinore, California

\$6,200,000

Asking Price

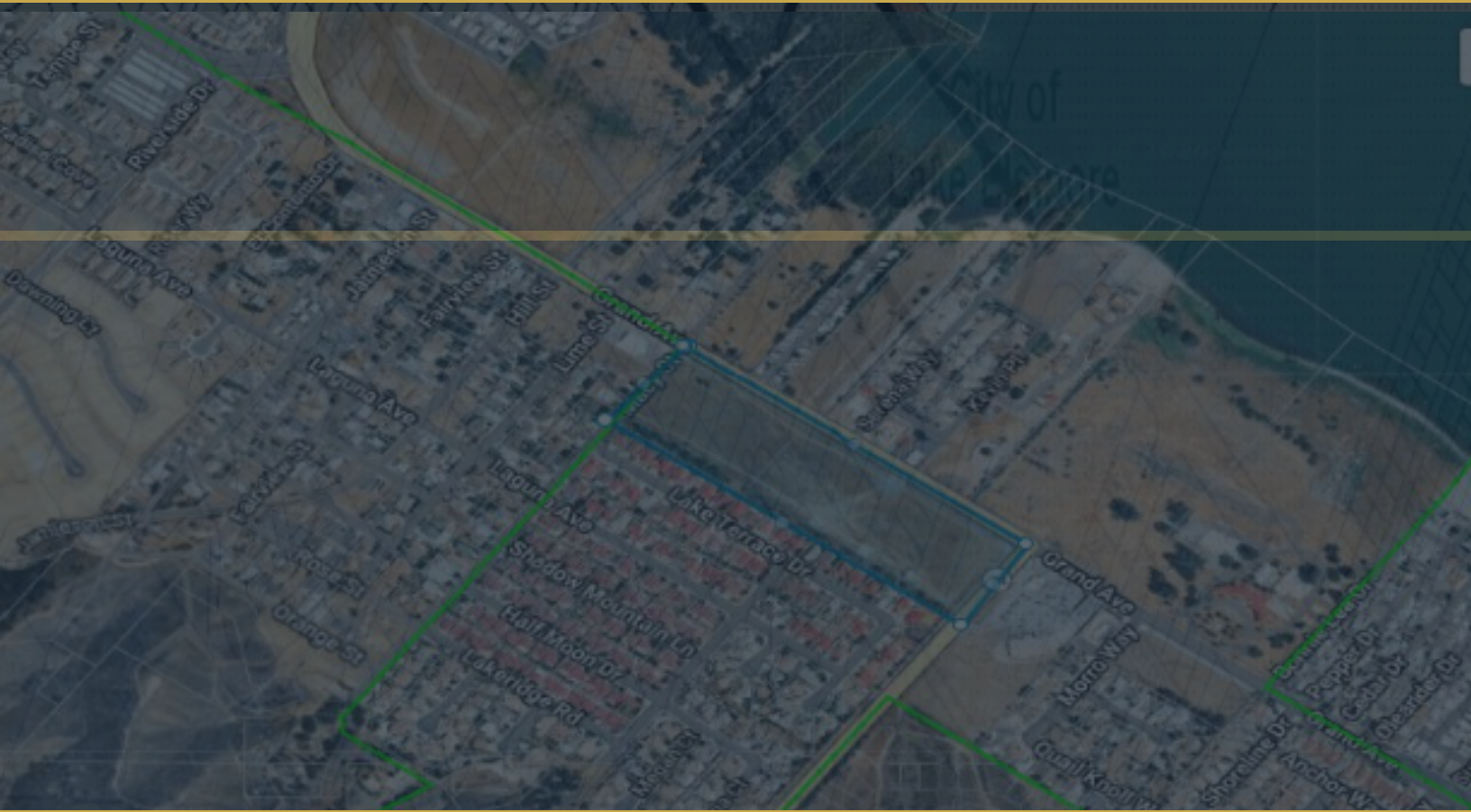
12.54 AC

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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KEY HIGHLIGHTS

- **Anchor Position CUP APPROVED** : Located directly at the signalized corner of Ortega Hwy & Grand — the highest-visibility position in the entire development with dual street frontage.
- **Fuel + Convenience**: 6,480 sq. ft. ground-floor convenience store — an ideal fit for ARCO/AMPM **NOTE: Arco approved Incentives (ask for details)**
- **2nd-Story Office**: Approximately 1,400 sq. ft. of office space above the convenience store adds a unique income component rarely found with fuel pad acquisitions — ideal for medical, insurance, government, or professional services tenants serving the local community.
- **QSR PAD**: ~1,912 sq. ft. QSR pad — a proven format that commands premium rents from national brands (Jack in the Box, Del Taco).
- **Captive Demand**: As the last fuel stop before SR-74 enters 13 miles of undeveloped mountain corridor, this site enjoys an unmatched captive customer base from commuters, hikers, and Orange County recreational travelers.
- **Traffic**: SR-74 carries approximately 50,000 + vehicles per day at this node, with elevated weekend recreational traffic driving incremental fuel and convenience demand.

IDEAL TENANT / BUYER PROFILE

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

- Major fuel brand: ARCO/ampm
- National convenience operators: ampm
- Office: Medical group, insurance, government services, professional

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 1 is available individually at \$6,200,000, 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 — THIS LOT	\$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	\$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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