

ORTEGA HWY 74  
& GRAND AVENUE



OFFERING MEMORANDUM

LAKE ELSINORE  
CALIFORNIA

**TINA CHUNG**

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# STATEMENT OF CONFIDENTIALITY & DISCLAIMER



Coldwell Banker Commercial George Realty has been engaged as the exclusive financial advisor to the Seller in connection with the Seller's solicitation of offers for the purchase of the property located at Ortega Hwy 74 & Grand Avenue, in the City of Lake Elsinore, County of Riverside, State of California. The Prospective purchasers are advised that as part of the solicitation process, Seller will be evaluating a number of factors including the current financial qualifications of the prospective purchaser. Seller expressly reserves the right in its sole and absolute discretion to evaluate the terms and conditions of any offer and to reject any offer without providing a reason therefore. Further, Seller reserves the right to terminate the solicitation process at any time prior to final execution of the Purchase Agreement. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property, and it is not to be used for any other purpose or made available to any other person without the express or written consent of Seller or CBC George Realty. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by CBC George Realty from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and qualified in their entirety by the actual document to which they relate. No representation or warranty, expressed or implied, is made by the Seller, CBC George Realty, or any of their respective affiliates as to the accuracy or completeness of the information contained herein. Prospective purchasers

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ORTEGA HWY 74 & GRAND AVE.  
LAKE ELSINORE, CALIFORNIA

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### ABOUT THE INVESTMENT

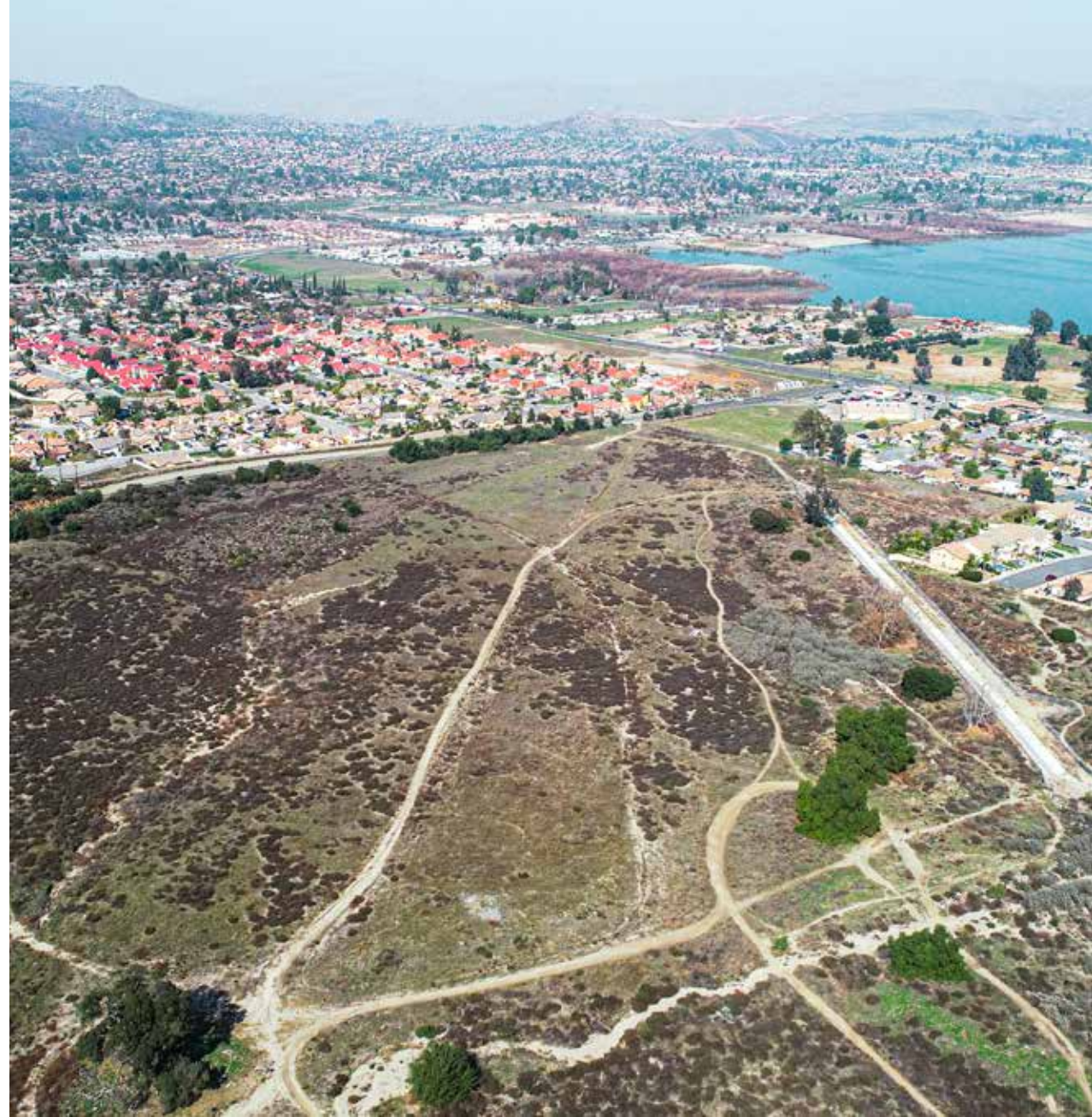
Executive Summary  
Property Details

### AREA OVERVIEW

Area Map  
Lake Elsinoir  
Neighborhood Surrounding

### OFFERING PROCEDURE

Proposal Price



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**COLDWELL  
BANKER  
COMMERCIAL**



## OFFERING

Coldwell Banker Commercial George Realty is pleased to present the Vacant Land for Sale in Lake Elsinore. The subject property is situated in the southwest part of the Lake, parallel to the Ortega Highway 74, with westerly boundary adjacent to Ortega Highway 74, and walking distance from the Lake Elsinore Market located on Grand Avenue and Ortega Highway 74. Recently, the County of Riverside has approved the Ortega Hwy improvement project which would significantly reduce the commute time between Riverside County and South Orange County.

The subject property is currently unimproved vacant land with total size of approximately 54 acres. Final Tract Map No. 22626 and 22626-1 for 133 SFR lots were recorded in May 1998. The size range of the recorded lots is between approximately 8,000 sq.ft and 12,000 sq. ft.



# EXECUTIVE SUMMARY



**PROPERTY ADDRESS:** Ortega Hwy 74 & Grand Ave.  
Acres: Approx. 54 Acres  
Lots: 133  
Square Feet: 2,352,240 SqFt

**PRICE:** \$7,900,000  
Per Lott: \$59,398.00  
Per SF: \$3.36

**ENTITLEMENTS STATUS**  
Final Tract Map: Recorded Tract Map # 22626  
number of lots: 133  
Average Size lot: 8,000 SqFt - 12,000 Sq Ft  
Grading plans: Need to Submit to County Planning Department  
Construction Plans: Need to Submit to County Planning Department



# ORTEGA HWY 74 & GRAND AVE. PLANNING & ZONING

Specific Plans	NOT IN A SPECIFIC PLAN	Historic Preservation Districts	NOT IN A HISTORIC PRESERVATION DISTRICT
Land Use Designations	MDR	Agricultural Preserve	NOT IN AN AGRICULTURAL PRESERVE
General Plan Policy Overlays	N/A		
Area Plan (RCIP)	Elsinore	Airport Influence Areas	NOT IN AN AIRPORT INFLUENCE AREA
General Plan Policy Areas	LAKELAND VILLAGE POLICY AREA	Airport Compatibility Zones	NOT IN AN AIRPORT COMPATIBILITY AREA
Zoning Classifications (ORD. 348)	R-1, CZ Number 4954	Zoning Districts and Zoning Areas	LAKELAND VILLAGE DIST
Zoning Overlays	NOT IN A ZONING OVERLAY	Community Advisory Councils	NOT IN A COMMUNITY ADVISORY COUNCIL



# PARCEL MAPS

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 1 OF 5 SHEET

## TRACT No. 22626

A PORTION OF THE WEST ONE - HALF OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER SECTION 14, TOWNSHIP 6 SOUTH, RANGES WEST, SAN BERNARDINO BASE AND MERIDIAN

ADKAN ENGINEERS JANUARY 1990

### BOUNDARY & INDEX SHEET

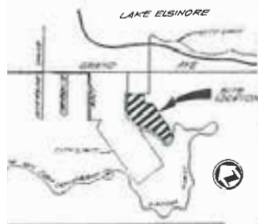


#### ENVIRONMENTAL CONSTRAINTS

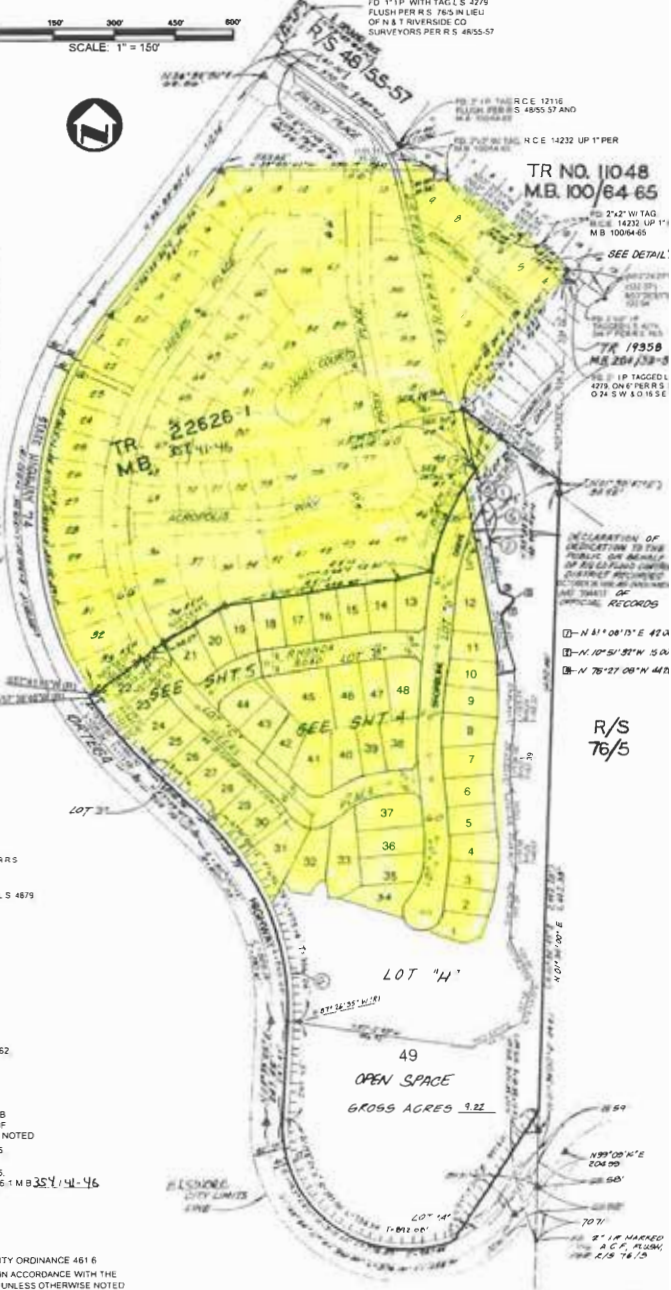
AN ENVIRONMENTAL CONSTRAINT SHEET APPLICABLE TO THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR IN S.E. 1/4, BLOCK 11, AT THE INTERSECTION OF 7TH STREET AND 10TH STREET, RIVERSIDE, CALIFORNIA.

**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS FOR THIS TRACT MAP IS THE CENTERLINE OF ORTEGA HIGHWAY BEING N07°32'30"E AS SHOWN ON RECORD OF SURVEY 4855-57

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- SURVEYORS NOTE**
- INDICATES MONUMENT FOUND AS
  - INDICATES SET 1" IRON PIPE TAGGED L S 5390 FLUSH UNLESS OTHERWISE NOTED
  - INDICATES SET 1" IRON PIPE TAGGED L S 5190 PER TR 22626-1 M B 357-41-46
  - INDICATES FOUND 2" IRON PIPE TAGGED L S 4279 FLUSH PER R S 765
  - INDICATES FOUND 1" IRON PIPE TAGGED R C E 23462 FLUSH PER M B 20453-55
  - SET 1" P WITH PLASTIC PLUG STAMPED L S 5390 FLUSH AT ALL REAR LOT CORNERS AND CORNER CUTBACK AND B.E.C. ON R/W OR LEAD AND TAG L S 5390 IN CONC.
  - SET LEAD AND L S 5390 TAG IN TOP OF CURB ON SIDE LOT LINE PROLONGATION IN LIEU OF FRONT LOT CORNERS UNLESS OTHERWISE NOTED
  - INDICATES RECORD DATA PER M B 10064-65
  - INDICATES RECORD DATA PER R S 765
  - INDICATES RECORD DATA PER M B 20453-55
  - INDICATES RECORD DATA PER TR 22626-1 M B 357-41-46
  - ALL DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS
  - INDICATES RECORD DATA PER R S 4855-57
  - THIS TRACT CONTAINS GROSS 30.30 ACRES
  - INDICATES RESTRICTED ACCESS
  - ALL MONUMENTS SET PER RIVERSIDE COUNTY ORDINANCE 461.6
  - ALL MONUMENTS SHOWN "SET" SHALL BE SET IN ACCORDANCE WITH THE MONUMENTATION AGREEMENT FOR THIS MAP UNLESS OTHERWISE NOTED



# AREA MAP



# AREA MAP



## ADDITIONAL PICTURES



ORTEGA HWY 74 & GRAND AVE.  
LAKE ELSINORE, CALIFORNIA



# NEW HOME COMMUNITIES



## K. HOVNANIANS SOLSTICE

- Starting From \$461,090
- Single Family Homes
- Approx. 1,319 SF
- Approx. 5,076 SF Lot



1-Story



3 Beds



2 Baths



2-Car



## RICHMOND AMERICAN HOMES

- Starting From \$449,990
- Single Family Homes
- Approx. 1,750+ SF



1-2-Story



3-4 Beds



2 Baths



2-Car



## ASTER BY MERITAGE HOMES

- Starting From \$449,990
- Single Family Homes
- Approx. 1,628+ SF



1-2-Story



3-4 Beds



2-3 Baths



2-Car

## SOLSTICE AT SUMMERLY

- EQUINOX Available
- FESTIVAL Unbelievable
- HOLIDAY Unbelievable

Solstice at Summerly offers new homes in Lake Elsinore, CA. Choose from 3 home designs up to 1,775 sq. ft. & up to 4 beds. Enjoy a relaxed lifestyle in a community that also includes a recreational facility, event lawn & 3 small local parks.

## SEASONS AT SUMMERLY

- Alexandrite \$449,990
- Citrine \$451,990
- Lapis \$462,990

Seasons at Summerly puts the best of the Summerly masterplan—and Lake Elsinore—within reach! Enjoy swimming in the community pool with lap lanes and a splash pad, or spend the day exploring neighborhood trails, parks and playgrounds. Soccer fields, a basketball court, skate park and four baseball fields provide great places to play, and there's even a concession stand to help you cool down after the game. Residents can also spend time at The Summer House, Summerly's recreation center, or walk over to the nearby public golf course, The Links! Homes at this exciting community are from our popular Seasons™ Collection, designed to offer popular features and hundreds of design options you'll love. Tour today and see what makes this community a wonderful place to call home.

## SEASONS AT SUMMERLY

- Residence 1
- Residence 2
- Residence 3

Aster at Summerly by Meritage Homes offers beautiful one and two-story single-family home designs that range from 1,628 sq. ft. to 2,058 sq. ft. and feature open-concept living. From the first step to the finishing touches, a Meritage home is built smarter and is seamlessly integrated with innovative, money-saving energy efficiency.

Single-Family Energy-Efficient Homes

Sold Out – Call for Availability

# NEW HOME COMMUNITIES



## TORREY PINES BY WOODSIDE HOMES

Starting From \$400,000 +

● Single Family Homes

Approx. 1,989 – 2,322



1-2-Story



3-5 Beds



3 Baths



2-Car



## IRIS BY MERITAGE HOMES

● Starting From \$400,000+

● Single Family Homes

● Approx. 2,320 – 2,948

● Approx. 5,076 SF Lot



1-2-Story



4-5 Beds



3 Baths



2-Car

## SOLSTICE AT SUMMERLY

● Plan 1

● Plan 2

● Plan 3

From the expansive one-story design to the luxurious master suite baths with soaking tubs and oversized walk-in closets, Torrey Pines combines thoughtful living with beautiful details. Enjoy plenty of room to stretch out with open concept floorplans and up to 5 bedrooms for active families. With homes in Spanish, Craftsman or Traditional exterior styling, your perfect home can be found at Torrey Pines.

## SUMMERLY BY MERITAGE

● Plan 1

● Plan 2

● Plan 3

Iris at Summerly by Meritage Homes offers beautiful two-story single-family home designs that range from 2,320 sq. ft to 2,948 sq. ft. and feature open-concept living with flex and loft spaces to accommodate the entire family. From the first step to the finishing touches, a Meritage home is built smarter and is seamlessly integrated with innovative, money-saving energy efficiency.

# EDUCATION



Lake Elsinore Unified School District is a public school district located in Lake Elsinore, CA. It has 21,265 students in grades K-12 with a student-teacher ratio of 23 to 1. According to state test scores, 27% of students are at least proficient in math and 40% in reading.

## ELEMENTARY SCHOOLS

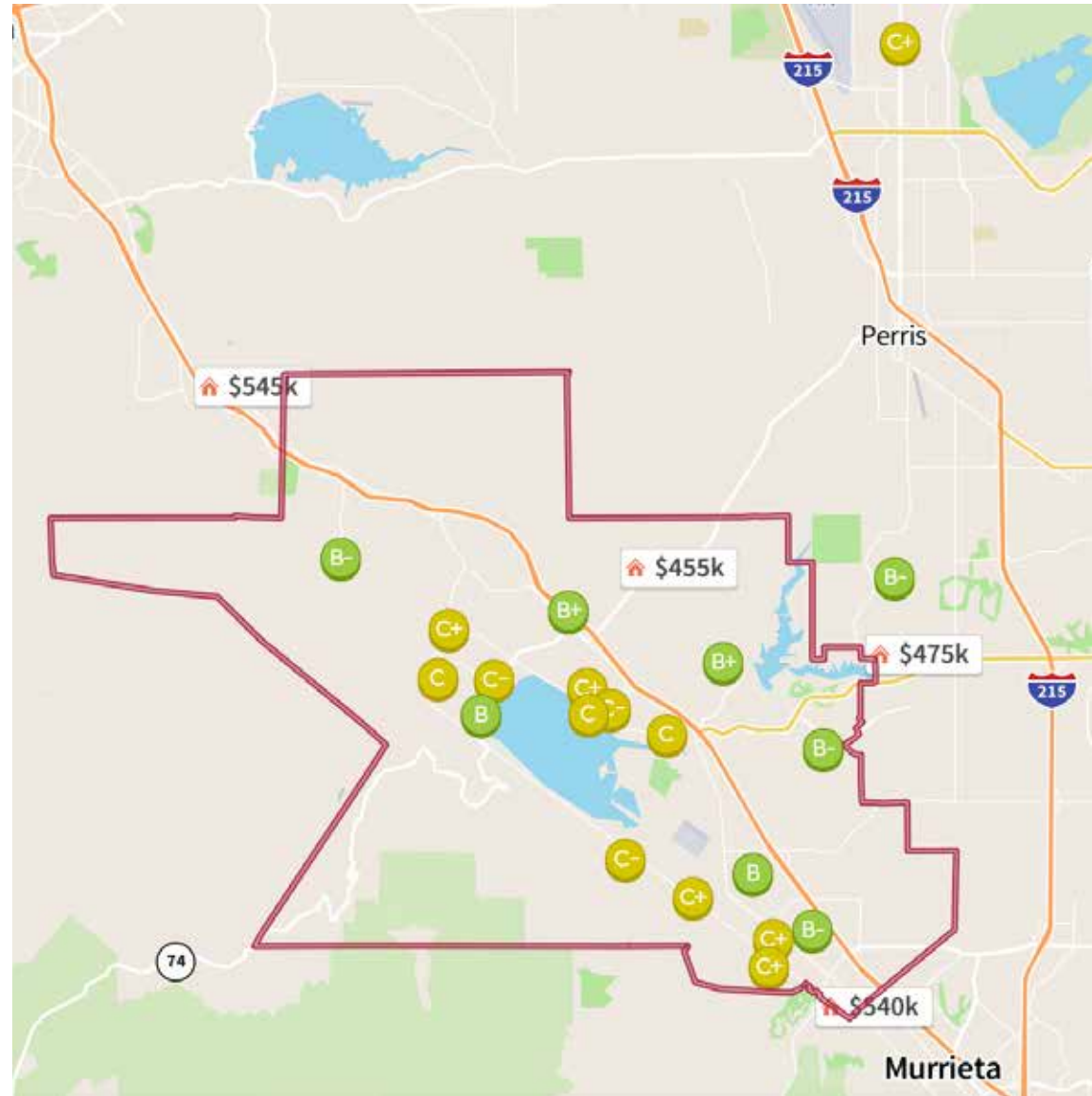
- Tuscany Hills Elementary School
- Cottonwood Canyon Elementary School
- Rice Canyon Elementary School
- Luiseno
- Earl Warren Elementary School

## MIDDLE SCHOOLS

- Canyon Lake Middle School
- Luiseno
- David A. Brown Middle School
- Terra Cotta Middle School
- Keith McCarthy Academy

## HIGH SCHOOLS

- Temescal Canyon High School
- Lakeside High School
- Elsinore High School
- Ortega High School
- Keith McCarthy Academy



# LOCAL AMENITIES

## KEY RETAILERS

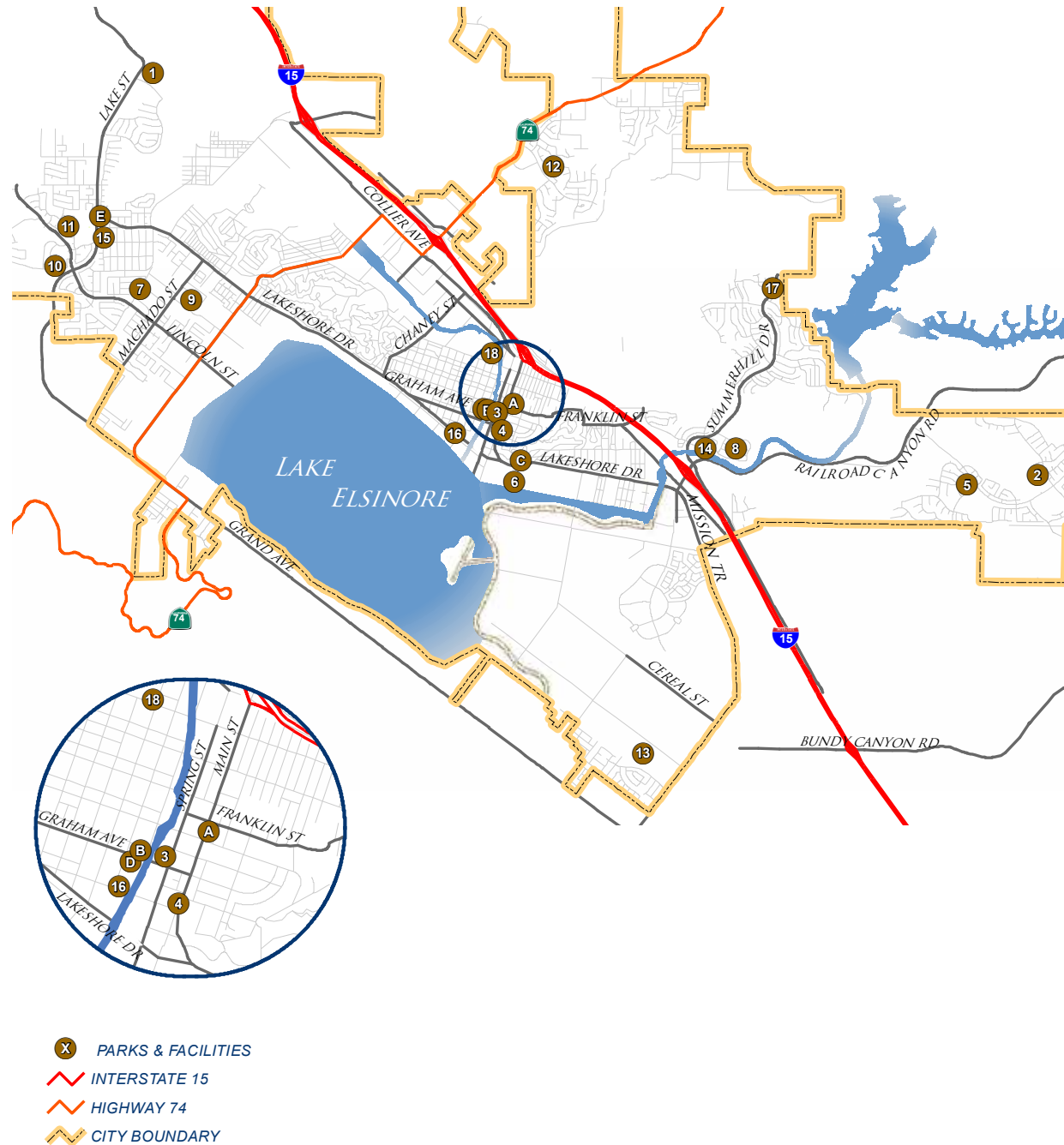
- Walmart
- Outlets at Lake Elsinore
- The Home Depot
- Low's Home Improvement
- Target
- Costco

## FITNESS

- 24 Hour Fitness
- Planet Fitnell
- G-Force Fitness Center
- Lake Elsinore Fit Body Boot Camp

## PARKS

- Alberhill Ranch Community Park
- Canyon Hills Community Park
- Channel Walk
- City Park
- Creekside Park
- Lakepoint Park
- Lincoln Street Park
- Linear Park
- Machado Park
- McVicker Canyon Community Park
- Oak Tree Park
- Rosetta Canyon Community Park
- Serenity Park
- Summerhill Park
- Summerlake Park
- Swick and Match Park
- Tuscany Hills Park
- Yarborough Park



# LAKE ELSINORE CALIFORNIA

Lake Elsinore sits in a basin, the Elsinore Valley, a graben rift valley and part of the Elsinore Trough. It is the largest sag pond in the Elsinore Fault Zone. It lies beyond the northwestern extremity of the Temecula Valley, cut off from its Santa Margarita River watershed by a slight ridge running across the valley south of the lake between the Sedco Hills and the Elsinore Mountains to the west, part of the larger Santa Ana Mountain Range to the west and northwest of the valley.

On the west side of the lake are many small arroyos, such as the Lakeland Village Channel, which drains canyons whose source is on the east slope of the Elsinore Mountains. Lake Elsinore's northwestern shore rises to the foothills of the Santa Ana Mountains and the saddle between them and the Cleveland Hills, which closely enclose the lake along its northeastern shore until they decline and end short near the shore of the Temescal Creek outlet from the lake that passes through downtown Lake Elsinore. Two of its larger tributaries come into the north shore of the lake from the Santa Ana Mountains, Leach Canyon Creek, and McVicker Canyon Creek.

The lake south of the Temescal Creek outlet lies in an open area at the mouth of its major tributary, the San Jacinto River, distantly bounded to the east by the Tuscany Hills and south of the river by the Sedco Hills both part of the range of the Temescal Mountains. Much of lake basin has been cut off from the lake and river by a flood-control levee, which only permits the isolated section to fill after an extremely large rainfall event raises the lake over the level of the overflow spillway, north of the baseball stadium.



# WALKER CANYON CALIFORNIA



Walker Canyon is located in a canyon in the Temescal Mountains in Riverside county. The dramatic topography of the canyon creates a vertical display of color as the hills become covered with wildflowers. An exceptionally wet winter can create a “superbloom” when conditions are favorable, when this area erupts into a riot of wildflowers. Super blooms are quite rare and require a perfect combination of rain, sun, and wind, but when the elements align, Walker Canyon is a must-visit destination in California.

Visitors will find a tremendous diversity of flowers during a bloom: Yellow monolopia, California poppy, bluedick, and wishbone bush, Coulter’s matilija poppy, and San Bernardino spineflower are only a few. While Walker Canyon is often compared to Anza-Borrego State Park when it comes to spectacular super bloom displays, wildflower fans will find unique species in each location that will justify a visit to both locations. The poppies, for instance, are particularly stunning in Walker Canyon and completely absent from Anza-Borrego.

Hikes are moderate in this area, and you are free to roam in the canyons. Note that all of the routes are exposed to the sun, so be sure to bring plenty of water and sun protection with you. Walker Canyon should not be confused with Walker Canyon Ecological Reserve, a 480-acre site near Anza-Borrego State Park similarly renowned for poppy blooms.



# STRONG AREA DEMOGRAPHICS

## DIVERSITY

Lake Elsinore, CA is home to a population of 64k people, from which 88.7% are citizens. As of 2018, 21.9% of Lake Elsinore, CA residents were born outside of the country (14k people).

In 2018, there were 1.01 times more White (Non-Hispanic) residents (20.1k people) in Lake Elsinore, CA than any other race or ethnicity. There were 19.9k Other (Hispanic) and 12.4k White (Hispanic) residents, the second and third most common ethnic groups.

### MEDIAN AGE

**30.6**

### LAND AREA

**38.3 sq mi**

### POPULATION

**71,747**

### HOUSEHOLD INCOME

**\$77,090**

### HOME VALUE

**\$384,845**

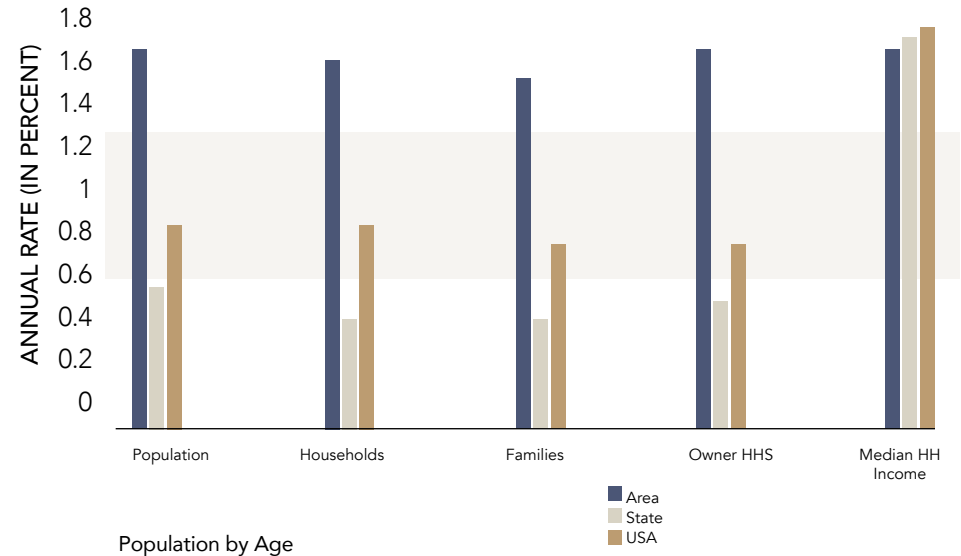
### EDUCATION

**Bachelors 20%**

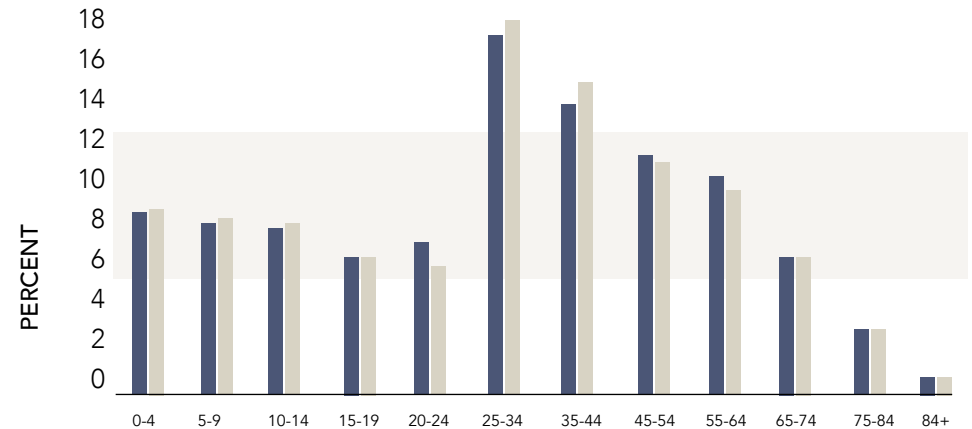
## LAKE ELSINORE DEMOGRAPHICS

White:	50.53%
Other race:	30.16%
Black or African American:	6.63%
Asian:	6.07%
Two or more races:	5.91%
Native American:	0.50%
Native Hawaiian or Pacific Islander:	0.20%

**3-5 Mile**  
Trends 2020- 2025



Population by Age



# OFFERING & PROCEDURES



## OFFERS SHOULD BE ADDRESSED TO:

COLDWELL BANKER COMMERCIAL  
GEORGE REALTY

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Offers should be in the form of a letter of intent (LOI) and at a minimum offers should include the following:

---

1. Price
2. Earnest Money Deposit
3. Due Diligence Time Period
4. Closing Period
5. Any other substantial business points the buyer wants the seller to know
6. Final Round Buyer to Consultant
7. Source of Funds
8. The seller also reserves the unrestricted right to reject an or all offers.



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