+/-18.13 AC Development Opportunity

RIVERSIDE DRIVE

Highlights

- Lake Front Property
- ±18.13 Acres Along Riverside Dr / Hwy 74
- Adjacent ±12 Acres Also Available
- Excellent Frontage & Visibility
- 27,039 Vehicles Per Day
- General Commercial Land Use Designation
- Commercial Mixed Use Zoning
- Located Near Significant Planned Residential & Commercial Growth

Lake Elsinore, California

COLDWELL BANKER COMMERCIAL LAND TEAM

Executive Summary

PROPERTY FACTS

- LOCATION: Lake Elsinore, Riverside County, CA
- APN's: 379-180-002
- TOTAL SITE AREA: 18.13 Acres
- ZONING: CMU / R – Commercial Mixed Use & Recreation
- GENERAL PLAN: General Commercial
- ASKING PRICE: $3,750,000
- PRICE/AC: $206,839

PROPERTY OVERVIEW

The subject property consists of approximately 18.13 acres located along Riverside Drive / Highway 74 in Lake Elsinore, California. The site offers substantial roadway frontage and excellent visibility along Riverside Drive, which carries approximately 27,039 vehicles per day. An additional 12 acres immediately adjacent to the property are also available for purchase, providing buyers with the opportunity to acquire up to approximately 30.13 acres.

The property is situated near the shoreline of Lake Elsinore and is surrounded by a mix of residential and commercial uses. Nearby businesses include the newly constructed Ringside Bar & Grill, a multi-tenant commercial building, and a car wash. The surrounding area is experiencing significant residential and commercial growth, including several large-scale planned and under-construction developments throughout the Lake Elsinore area.

The property offers an opportunity for commercial or mixed-use development along a well-traveled corridor. Utilities are believed to be available within Riverside Drive, subject to buyer verification.

ZONING

The subject property is currently zoned CMU / R – Commercial Mixed Use & Recreation, with the General Plan Land Use designation being updated to General Commercial. The existing Commercial Mixed Use zoning allows for a variety of commercial and residential uses, including duplexes and multifamily residential development at densities ranging from approximately 7 to 18 dwelling units per net acre, with no minimum lot size requirement. Under the current mixed-use standards, at least 50% of the project must consist of commercial uses.

The General Commercial designation supports the property's potential for future commercial development along the Riverside Drive corridor. Permitted uses and development standards will be subject to the City's applicable zoning regulations and approval requirements.

Drone Photo

Lake Elsinore
+/- 12 AC
Also Available
+/- 18.13 AC
Site
Lakeshore Drive
CALIFORNIA
74
Riverside Drive
Joy Street

Drone Photo

Lake Elsinore
+/- 12 AC
Also Available
+/- 18.13 AC
Site
Riverside Drive
CALIFORNIA
74

Drone Photo

Lake Elsinore
+/- 18.13 AC
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+/- 12 AC
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+/- 18.13 AC
Site
CALIFORNIA
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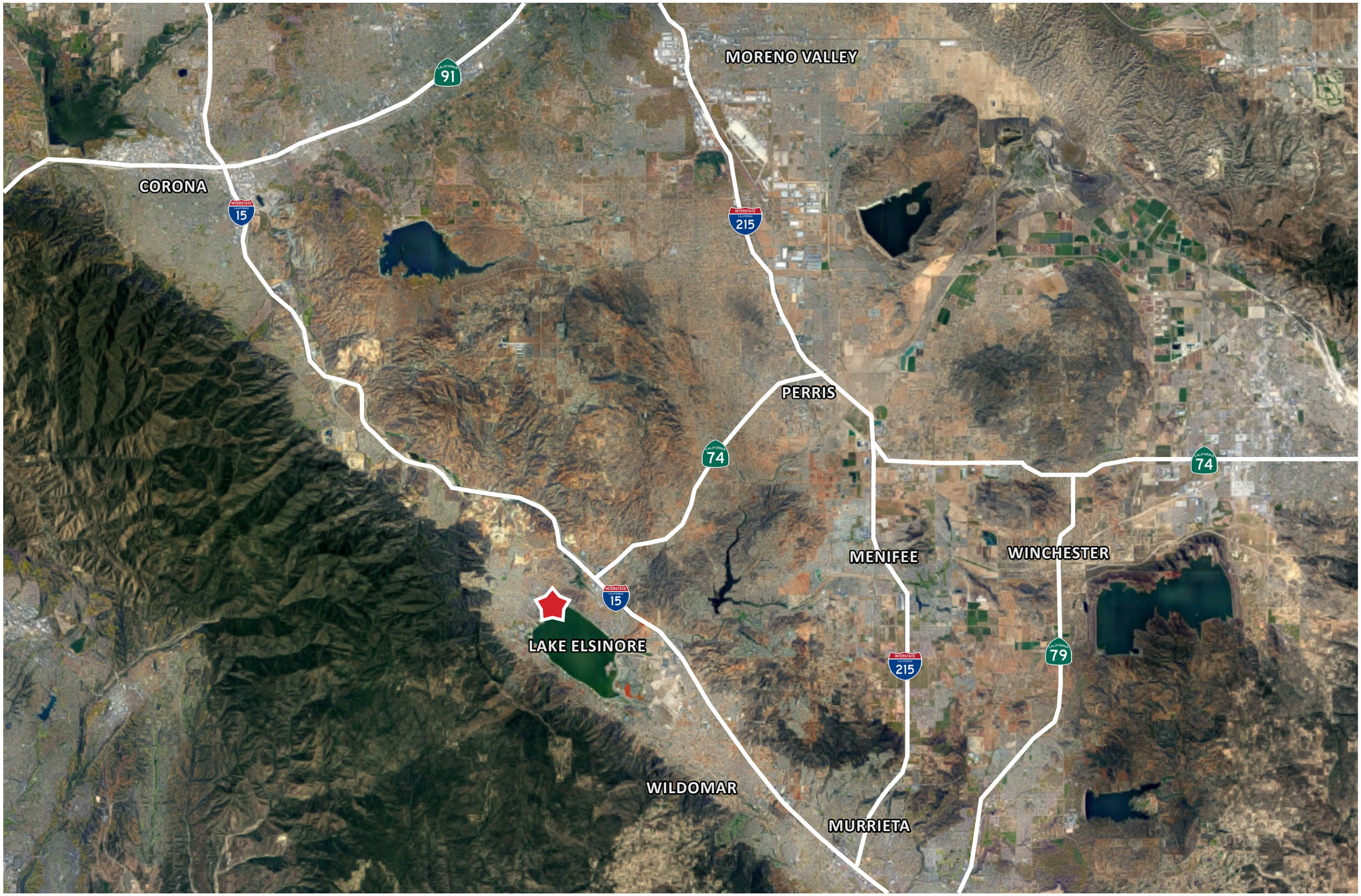
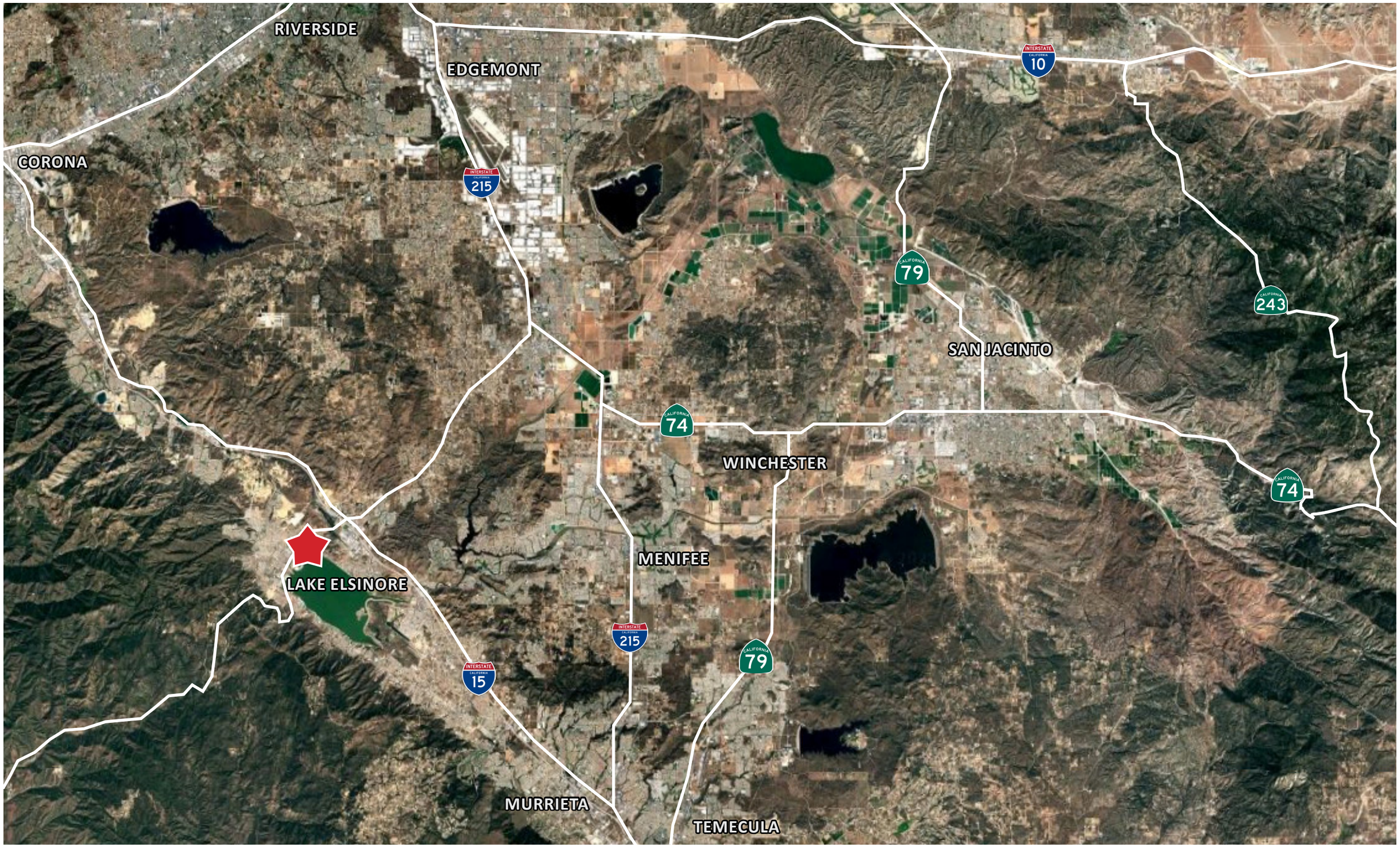
Riverside Drive
Joy Street

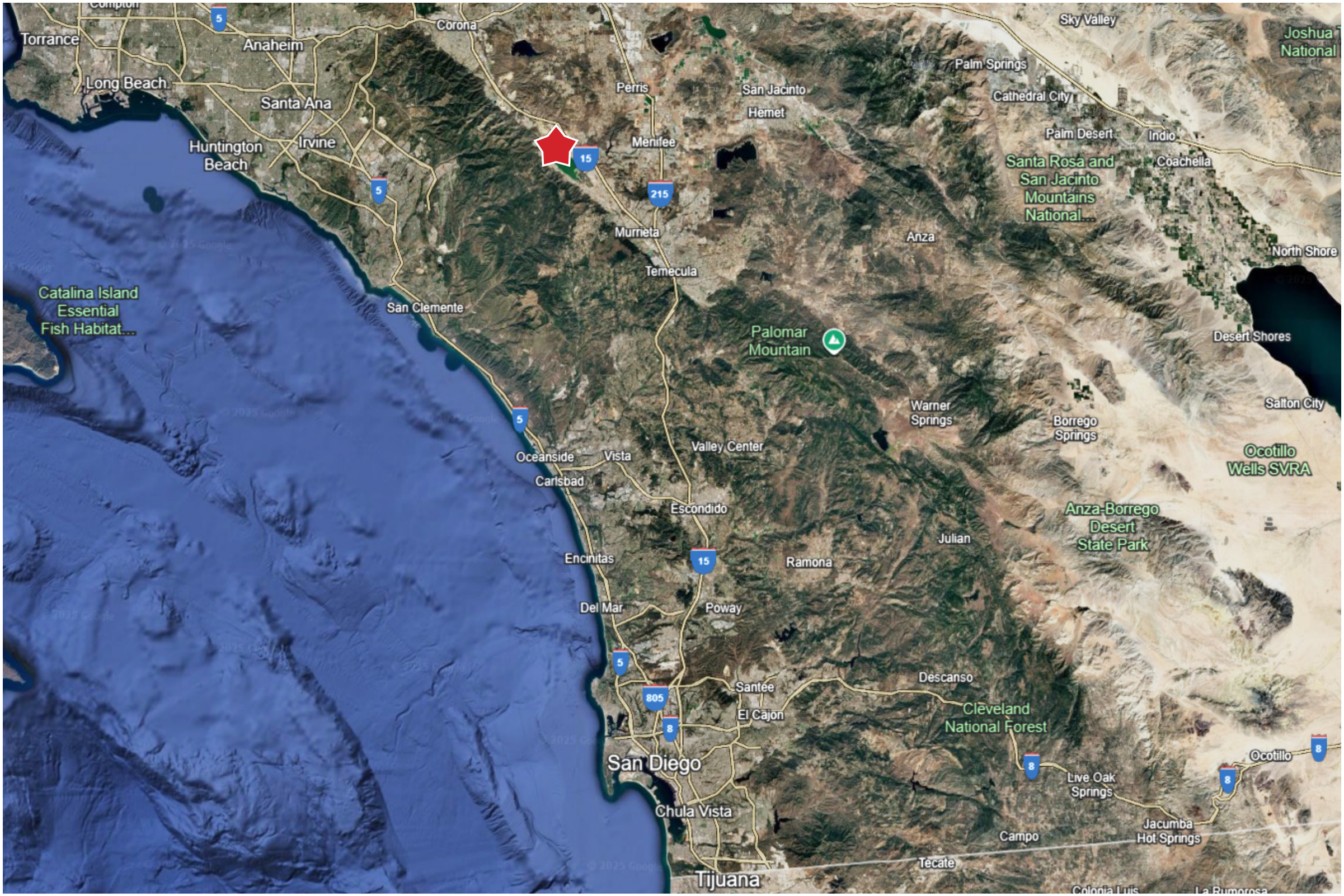
Aerial Map


MORENO VALLEY
CORONA
PERRIS
MENIFEE
WINCHESTER
LAKE ELSINORE
WILDOMAR
MURRIETA
91
15
215
74
74
15
215
79

Aerial Map


RIVERSIDE
EDGEMONT
CORONA
INTERSTATE 215
INTERSTATE 10
CALIFORNIA 79
CALIFORNIA 243
SAN JACINTO
CALIFORNIA 74
WINCHESTER
MENIFEE
LAKE ELSINORE
INTERSTATE 215
CALIFORNIA 79
INTERSTATE 15
MURRIETA
TEMECULA

Aerial Map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Anaheim
Corona
Sky Valley
Joshua Tree National
Long Beach
Santa Ana
Perris
San Jacinto
Hemet
Palm Springs
Cathedral City
Huntington Beach
Irvine
Menifee
Palm Desert
Indio
Coachella
Santa Rosa and San Jacinto Mountains National...
Murrieta
Anza
Temecula
North Shore
Catalina Island Essential Fish Habitat...
San Clemente
Palomar Mountain
Desert Shores
Warner Springs
Borrego Springs
Salton City
Oceanside
Vista
Valley Center
Ocotillo Wells SVRA
Carlsbad
Escondido
Anza-Borrego Desert State Park
Julian
Encinitas
Ramona
Del Mar
Poway
Descanso
Santee
Cleveland National Forest
El Cajon
San Diego
Ocotillo
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Chula Vista
Jacumba Hot Springs
Campo
Tecate
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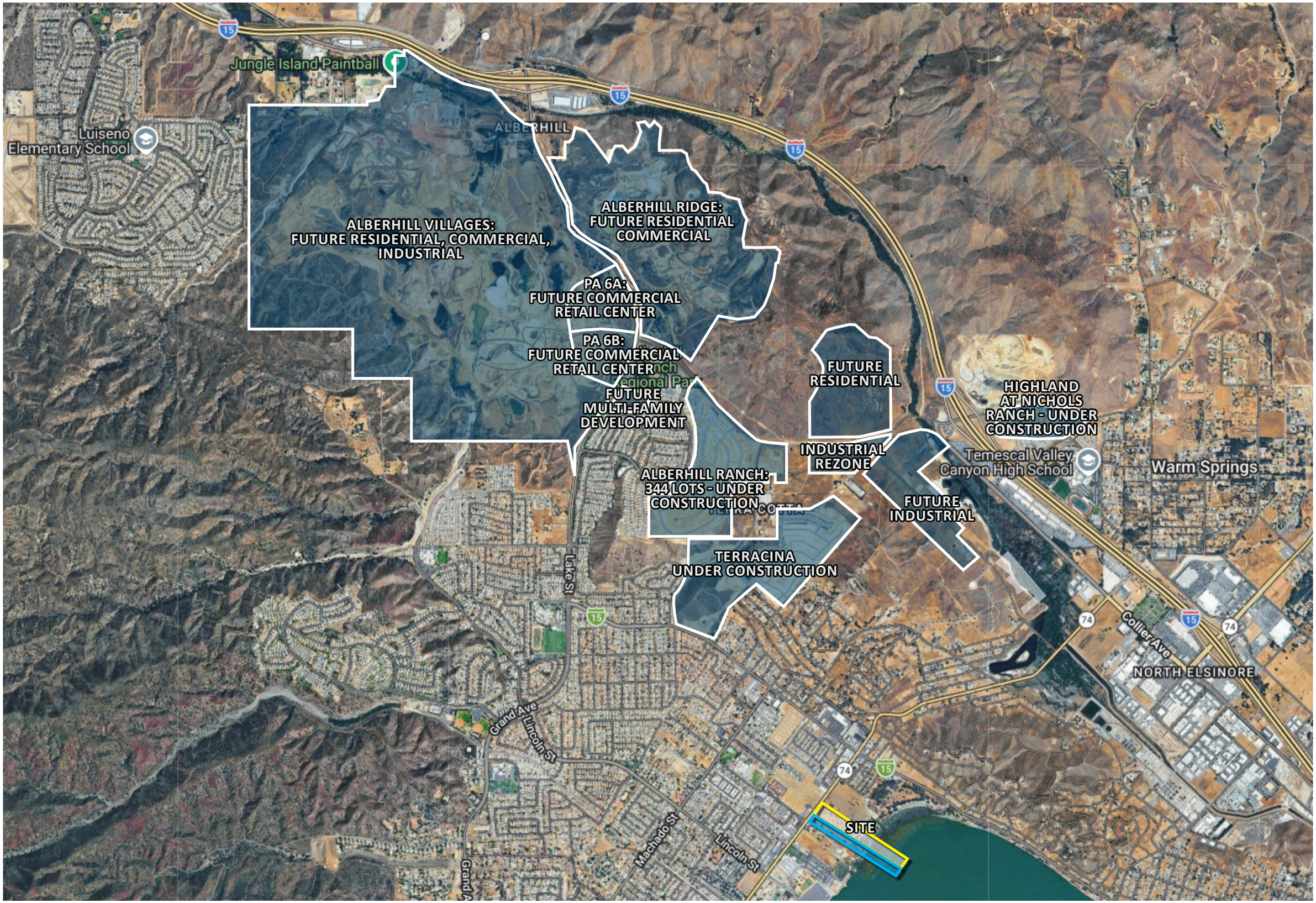
215
805
8

Incoming/Proposed Development Map



Surrounding Retail & Public Works

SHOPPING CENTERS

01 Outlets at Lake Elsinore
02 Lake Elsinore Square
03 Lake Elsinore Market Place
04 Central Plaza
05 Ortega Oaks Plaza
06 Lake Country Plaza
07 Grand Plaza
08 Lake Elsinore Town Center
09 Mission Trail Plaza
10 Lake Elsinore Valley Center
11 Shoppers Square
12 Railroad Canyon Plaza

ENTERTAINMENT

13 Skydive Elsinore
14 Lake Elsinore Motorsports Park
15 The Links at Summerly
16 Storm Stadium
17 Launch Pointe

MEDICAL FACILITIES

18 Lake Elsinore Mental Health Facility
19 Mission Valley Medical Center
20 A Plus Urgent Care
21 Vista Community Clinic

EDUCATION

22 Lakeland Village School
23 Railroad Elementary School
24 Canyon Academy
25 Tuscany Hills Elementary School
26 Lakeside High School
27 Diego Hills Charter School
28 Temescal Valley High School

GOVERNMENT FACILITIES

29 Lake Elsinore City Hall
30 Lake Elsinore Public Works
31 Department of Public Social Services

Location Overview

LAKE ELSINORE

California's third fastest growing city; located 15 miles Northwest of Temecula and 20 miles South of Riverside. The City is popular with residents due to the variety of recreational activities and the year-round mild climate which lies in the Southwestern section of Riverside County. Closely bordering Orange and Los Angeles county, the community includes a large number of upper middle-class professionals and provides the allure and charm of the 1920's with the restored downtown features of vintage street lamps and attractive window canopies.

Lake Elsinore's most popular and prominent outdoor activities include boating, water skiing, wind surfing, fishing, swimming and other activities on the beach. The lake offers beautiful campgrounds and it's a short drive to the scenic Cleveland National Forest. The Elsinore Valley is popular with skydiving enthusiasts due to the well-known thermal winds. Excellent opportunities for hiking, bicycle riding and bird watching are available. The Trabuco Canyon Trail and the Chiquito Trail are popular with outdoor enthusiasts.

Lake Elsinore Diamond or "Storm Stadium" serves as the site for the Single A minor league baseball team Lake Elsinore Storm. As part of the California league, a farm team for the Major League San Diego Padres, fans of all ages enjoy baseball at the professional level. The Stadium is also host to boxing matches, concerts, local high school graduations and the annual "Field of Screams" event during Halloween with an impressive seating capacity of up to 14,000.

Wildomar, incorporated in 2008, neighbors Lake Elsinore. The population of Wildomar has surpassed 32,000, an increase from 14,064 at the 2000 census, when the community was still an unincorporated census-designated place.

2026 Summary

Population	75,900
Households	20,499
Median Age	33.7
Median Household Income	$101,888
Average Household Income	$122,510

Location Overview

RIVERSIDE COUNTY

The largest region of Southern California, the Inland Empire, comprised of both Riverside and San Bernardino Counties, is one of the most significant economies in the United States. It has been rated in the top tier for various measures of growth from population and job creation to construction and office space absorption over the last decade. It is generally considered to be the area between the southern coastal areas of Orange County, Los Angeles, and the Palm Springs CA, and other desert cities. Inland Empire contains over 50 cities, including Riverside, San Bernardino, Rancho Cucamonga, Ontario and Temecula's Wine Country to the south.

The U.S. Census Bureau-defined Riverside-San Bernardino-Ontario metropolitan area covers more than 27,000 square miles (70,000 km2) and has a population of approximately 4 million. Most of the area's population is located in southwestern San Bernardino County and northwestern Riverside County. At the end of the 19th century, the Inland Empire was a major center of agriculture, including citrus, dairy, and wine-making. Agriculture declined through the 20th century, and since the 1970s a rapidly growing population, fed by families migrating in search of affordable housing, has led to more residential, industrial, and commercial development.

The Inland Empire is poised for extreme growth. The Inland Empire has added over half a million people in the past five years bringing the current population to 4.4 million. The Southern California work force has been migrating to the Inland Empire for reasons such as affordable land, excellent quality of life and relatively lowers housing prices coupled with efficient and multiple transportation routes. In fact, the Riverside-San Bernardino Primary Metropolitan Statistical Area is California's 2nd and the nation's 12th most populous region. The Inland Empire market continues to be one of the largest and most dynamic areas in the country, with diminishing land supply as well as steady absorption and demand, the area is poised for continued success. The area benefits from its infrastructure and the growing population who would prefer to live and work in the same community. There are many factors that continue to contribute to the sustained economic growth of the Inland Empire. These include:

- The Inland Empire offers a strategic West Coast location, vast amounts of available land for future growth, a highly-skilled and educated work force, a sophisticated transportation infrastructure, and access to 27 colleges and universities, including seven research institutions. The area features a changing economic landscape with emerging technological productivity, and employs an excess of 1 million people. The Inland Empire is also one of America's most unique regions, featuring impeccable mountains, lakes, deserts, and ample recreation and sporting activities, all within an hour's drive to the shores of the Pacific Ocean.

- Each year, millions visit the county to take advantage of the glorious desert winter, attend the Riverside County Fair and National Date Festival, the Balloon and Wine Festival, the Palm Springs International Film Festival, the Coachella and Stagecoach mega-concerts, the Paribas Open at the Indian Wells Tennis Center and the Humana Challenge, the golf tournament formerly known as the Bob Hope Classic. All those, joined with a rich, cultural heritage and frontier history, make Riverside County a great place live, work or visit.

Location Overview

RIVERSIDE COUNTY DEMOGRAPHICS

Riverside County is one of the fastest growing counties in the United States, leading the rapidly changing Inland Empire market, with rivers, mountain peaks, deserts and fertile valleys, Riverside County offers diversity that few locations can match. More than two million people live in Riverside County, making it the fourth most populous county in California, taking advantage of affordable housing, nearby beaches, mountains, hiking and bike trails, the Wine Country near Temecula and resorts that offer oases in the desert. Riverside County covers 7,208 square miles in Southern California. Together, Riverside and San Bernardino Counties have been dubbed the Inland Empire.

California's fourth largest county by population is expanding its economy, working to diversify beyond the housing industry that has driven the region's economy for years.

Centrally located in the heart of Southern California; Riverside County borders San Bernardino, Orange and San Diego Counties. Interstate 10 runs through the entire County from east to west, and Interstates 15 and 215 connect Riverside County with San Diego County and San Bernardino County. Highway 60 and 91 link Riverside County to Los Angeles and Orange Counties. Attractive to many businesses, rail service connects Riverside County businesses with important markets, ports of entry, and key airports to expedite major national and international commerce transactions. Metrolink provides a large number of commuters from Riverside to Los Angeles, Orange and San Bernardino Counties In addition, Riverside County is presently served by 3 airports including the rapidly expanding Ontario international Airport: Palm Springs International Airport and San Bernardino International Airport.

2026 Summary	
Population	2,492,000
Households	791,757
Median Age	36.3
Median Household Income	$84,505
Average Household Income	$90,527

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