



NEW FRONTAGE ROAD CONSTRUCTION BEGINS 1ST QUARTER 2019

City Funded Camino Del Norte Extension Finalized



COMMERCIAL MIXED
USE LAND OFFERING

43 / ACRES

EAST SIDE OF I-15 & GRUNDER DR.
LAKE ELSINORE, CALIFORNIA

Presented by:

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



INVESTMENT OVERVIEW

Lee & Associates Commercial Real Estate Services, is pleased to exclusively present for sale the +/-43.5 acre (1,895,000 SF) commercial mixed-use zoned property situated in the heart of Riverside County along Interstate 15. The subject is located on the East side of Interstate 15 with extensive views of the Lake Elsinore and Temecula Valley region. The City of Lake Elsinore is in the heart of inland Southern California and offers affordable housing, a pathway- focused public education system, low-cost of doing business, a large labor force, and a multifaceted transportation hub. Within its 44 square miles, Lake Elsinore business, retail and entertainment outlets are starting to shape the community's character and its dynamic growing economic base and has quickly become one of California's Fastest Growing Cities.



KEY INVESTMENT HIGHLIGHTS

- **NEW FRONTAGE ROAD CONSTRUCTION BEGINS 1ST QUARTER 2019 CITY FUNDED CAMINO DEL NORTE EXTENSION FINALIZED**
- **GROWTH**
One of the fastest growing cities in Southern California with a growth rate of 37% since 2000.
- **LAKE VIEWS**
Each and every parcel has expansive views of the Lake, the city of Lake Elsinore and Temecula Valley/regions.
- **PROXIMITY**
Lake Elsinore is central to San Diego, Riverside and Orange Counties with highway and freeway access.
- **RESIDENTIAL LIVE/WORK DEMAND**
The population of the Lake Elsinore area is growing faster than additional housing can be developed. Affordable housing in the Inland Empire continues to be a scarce commodity creating a demand in the northern and eastern regions creating a great market opportunity for work and live development.
- **SIGNIFICANT FRONTAGE ALONG NEW EXTENSION**
Three individual parcels spanning ±1,250 SF Along New Frontage
- **FLEXIBLE AND FAVORABLE ZONING**
CMU / Commercial Mixed-Use District
 - Principal Uses permitted at this time for subject parcels under section 17.134.010
 - The intent of the CMU District is to accommodate a development opportunity that offers a mix of land uses in an compact, high quality, pedestrian-friendly, interactive pattern. Commercial mixed-use districts are characterized by interconnected streets, wide sidewalks, outdoor public spaces and activities.
 - A sampling of uses include: retail uses, residential including apartments and condominiums, medical and professional office, restaurants, banks, hotels and bed and breakfast, churches, day care, community center, business vocational and Health, fitness or exercise club.

TOTAL ASKING PRICE FOR ALL 43.5 ACRES**\$10,861,000 (\$5.80 SF)****Seller will consider selling****All Parcels Separately.****Individual Parcels Pricing Page 8****LOCATION DETAILS**

The subject property is part of the Lake Elsinore Hills District includes approximately 7,486 acres which primarily consist of four (4) master planned residential communities, currently at different stages of development. The master planned communities are generally located along Rosetta Canyon Drive, Summerhill Drive, Railroad Canyon Road, and Canyon Hills Drive. A completed highway commercial development is also located within the Lake Elsinore Hills District. The primary commercial node is located in the southern portions of the Lake Elsinore Hills District along Interstate I-15. The Lake Elsinore Hills District's specific plans include improvements to the following roadways: State Route 74, Summerhill Drive, Greenwald Avenue, Camino Del Norte, Canyon Hills Road, Holland Road, Canyon Hills Road, Lost Road, and Grape Street. New roadways proposed or already improved within the adopted specific plans include: Spyglass Ridge Drive, Camino Del Norte, Rosetta Canyon Drive, Ardenwood Way, Steele Valley Road, Riverside Street, Elsinore Hills Road, and La Strada Road. The adopted specific plans also include local roads, hiking trails, bike lanes and pedestrian trails.

The nearest master planned community is the Spyglass Ranch Specific Plan. The adopted Spyglass Ranch Specific Plan encompasses approximately 260 acres. The project site is located on the east side of Camino Del Norte at its intersection with Main Street. A maximum of 1,035 units were approved consisting of 8 residential estate homes, 515 single-family residential homes, 222 courtyard homes and the option of either constructing 290 multi-family residential units or a commercial shopping center. Remaining acreage will be utilized for a public park and 85.8 acres of open space. Construction has not yet commenced.



43/ACRES

EAST SIDE OF I-15 & GRUNDER DR.
LAKE ELSINORE, CALIFORNIA

NEW DEVELOPMENTS



CAMINO DEL NORTE IMPROVEMENTS

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2-5	TYPICAL CROSS SECTIONS
4-9	STREET IMPROVEMENT PLANS, PROFILES AND SUPERELEVATION
10	CONSTRUCTION DETAILS
11-13	TEMPORARY WATER POLLUTION CONTROL PLANS
14-16	FROSTION CONTROL PLANS
17-21	STORM DRAIN PROFILES AND DETAILS
22-23	STORM DRAIN DETAILS
24	CONSTRUCTION AREA SIGNS
25-28	TRAFFIC HANDLING-STAGE CONSTRUCTION AREA
29-30	DETOUR PLANS
31-33	STRIPING AND SIGN PLANS
34	STREET LIGHT PLAN
35-36	TRAFFIC SIGNAL PLAN

LEGEND	ABBREVIATIONS
[Symbol]	EWING ELSINORE VALLEY MUNICIPAL WATER DISTRICT
[Symbol]	SCZ SOUTHERN CALIFORNIA Edison
[Symbol]	DE DRAINAGE EASEMENT
[Symbol]	TCC TEMPORARY CONSTRUCTION EASEMENT
[Symbol]	R/W RIGHT OF WAY
[Symbol]	MOS MIDWEST GUARD RAIL SYSTEM
[Symbol]	MOR METAL BEAM GUARD RAIL

- ### CONSTRUCTION NOTES
- PROJECT IN PLACE.
 - HEADER CUT EXISTING ASPHALT CONCRETE PAVEMENT FOR DETAIL SHOWN ON SHEET 2.
 - CONSTRUCT 0.25" FINISH OVER 0.50" AB ICL 21.
 - CONSTRUCT 0.42" FINISH OVER 0.50" AB ICL 21.
 - OVER EXCAVATE 180" IMPACT WATER AND CONDUIT
 - 0.40" FINISH OVER 7.30" AB ICL 21 FROM STA 34+00 TO 36+00.
 - CONSTRUCT TYPE 3 CURB AND GUTTER PER CITY STD NO. 200.
 - CONSTRUCT SIDEWALK PER CITY STD NO. 310.
 - EROSION CONTROL, HYDROSEEDING.
 - CONSTRUCT FINISH TYPE 1 PER CALTRANS STD. PLAN 487B.
 - CONSTRUCT MIDWEST GUARDRAIL SYSTEM TYPE 113 LAYOUT WITH 21" HIGH FLARED TERMINAL END TREATMENT PER CALTRANS STD PLAN AT7A1, AT7A1, AT7A2, AT7A3, AT7A4, AND AT7P.
 - CONSTRUCT TYPE 34" REINFORCED CONCRETE PIPE PER CALTRANS STD PLAN 482D AND PROFILE SHEET 11 AND DETAIL SHEET 22.
 - EXISTING POWER POLE TO BE RELOCATED BY SOUTHERN CALIFORNIA Edison (SCZ) AT SCZ'S EXPENSE.
 - EXISTING POWER POLE TO BE RELOCATED BY SOUTHERN CALIFORNIA Edison (SCZ) AT SCZ'S EXPENSE.
 - CONSTRUCT 18" REINFORCED CONCRETE PIPE PER CALTRANS STD PLAN 482D. SEE PROFILE ON SHEET 17 OR 18 OR 14.
 - CONSTRUCT 24" REINFORCED CONCRETE PIPE PER CALTRANS STD PLAN 482D. SEE PROFILE ON SHEET 17, 18 OR 21.
 - CONSTRUCT 30" REINFORCED CONCRETE PIPE PER CALTRANS STD PLAN 482D. SEE PROFILE ON SHEET 18, 19 OR 20, 21.
 - CONSTRUCT 36" REINFORCED CONCRETE PIPE PER CALTRANS STD PLAN 482D. SEE PROFILE ON SHEET 19.
 - CONSTRUCT 42" REINFORCED CONCRETE PIPE PER CALTRANS STD PLAN 482D. SEE PROFILE ON SHEET 21.
 - CONSTRUCT 8" 44" REINFORCED CONCRETE DOUBLE BOX PER CALTRANS STD PLAN 081. SEE PROFILE ON SHEET 19.
 - CONSTRUCT TYPE "A" WINDWALL PER CALTRANS STD PLAN 084. SEE DETAIL ON SHEET 22.
 - CONSTRUCT TYPE "A" WINDWALL PER CALTRANS STD PLAN 084. SEE DETAIL ON SHEET 22.
 - CONSTRUCT TYPE "B" STAY-IN PLACE WINDWALL PER CALTRANS STD PLAN 084. SEE DETAIL ON SHEET 22.
 - CONSTRUCT ROCK SLOPE PROTECTION (RSP) PER DETAIL SHOWN ON SHEET 23.
 - CONSTRUCT HEADWALL PER CALTRANS STD PLAN 089.
 - REMOVE AND DISPOSE OF EXISTING 14" CORRUGATED STEEL PIPE AND STEEL FLARE END SECTIONS.
 - INSTALL 24" CONCRETE FLARED END SECTION PER CALTRANS STD PLAN 094H.
 - INSTALL 30" CONCRETE FLARED END SECTION PER CALTRANS STD PLAN 094H.
 - INSTALL 36" CONCRETE FLARED END SECTION PER CALTRANS STD PLAN 094H.
 - CONSTRUCT 2500 GAL INLET PER CITY STD NO. 302A, "M" SHOWN ON PLANS.
 - CONSTRUCT 7" WINDWALL (W7"-10") PER CALTRANS STD PLAN 089.
 - CONSTRUCT JUNCTION STRUCTURE AN PER RIVERSIDE COUNTY SDG 0329.
 - CONSTRUCT ACCESS RAMP (TYPE 1) PER PER CITY STD NO. 214A.
 - REMOVE EXISTING PAVEMENT AND BASE.
 - REMOVE AND DISPOSE OF MISC.
 - REMOVE CONCRETE SIDEWALK, CROSS GUTTER, AND CURB AND GUTTER.
 - ADJUST WINDWALL TO GRADE.
 - ADJUST WATER VALVE TO GRADE.
 - EXISTING WATER WELL TO BE ABANDON BY CONTRACTOR PER EWING STD DRAWING W-30.
 - CONSTRUCT CONCRETE COLLAR PER RIVERSIDE COUNTY STD DWY 0801.
 - CONSTRUCT CROSS GUTTER PER CITY STD NO. 200.
 - RECONSTRUCT CURB INLET DRAINAGE PER DETAIL SHOWN ON SHEET 23.
 - CONSTRUCT PAVEMENT OVER TYPE "A" (TYPE 1) PER CITY STD NO. 305A AND DETAIL SHOWN ON SHEET 31.
 - REMOVE EXISTING ELSONHE VALLEY WATER DISTRICT (EWVD) BLEND-OUT AND VALVES.
 - CONSTRUCT 6" BLEND-OUT PER EWING STD DMC W-7.
 - CONSTRUCT GUTTER PER CITY STD NO. 200 AND DETAIL SHOWN ON SHEET 22.
 - CONSTRUCT CONCRETE PIPE INLET (TYPE 3) WITH FRAME AND GRATE (TYPE 300) PER CALTRANS STD PLAN 078H AND 077H.
 - CONSTRUCT 0.25" CONCRETE DRAINAGE INLET APON PER DETAIL SHOWN ON SHEET 23.
 - CONSTRUCT CONCRETE BACKFILL PER DETAIL SHOWN ON SHEET 23.
 - NOT USED.
 - CONSTRUCT FINISH OVERSIDE DRAIN PER CALTRANS STD PLAN 075.

CITY OF LAKE ELSINORE

PUBLIC WORKS DEPARTMENT

PROJECT PLANS FOR CONSTRUCTION OF

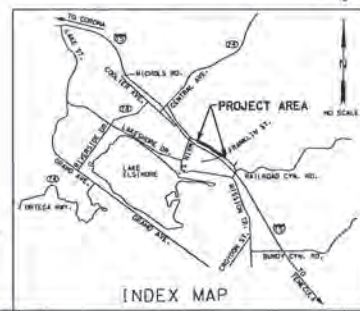
CAMINO DEL NORTE IMPROVEMENTS

CITY OF LAKE ELSINORE

COUNTY OF RIVERSIDE

CITY PROJECT NO. Z10030

(CANYON ESTATES DRIVE-CAMINO DEL NORTE)



- ### GENERAL NOTES-IMPROVEMENT PLANS
- Plans to Contractors: The existence and location of any underground utility pipes or structures shown on these plans were obtained by a search of available records. Approval of these plans by the City of Lake Elsinore does not constitute a representation as to the existence or non-existence of any underground utility, pipe or structure within the limits of the project. The Contractor is required to take all the precautions required for the protection of all utilities, pipes or structures, whether shown on the plans or not. Any utilities located during the performance of the work shall be reported to and protected to the satisfaction of the governing agency by the Contractor, at his expense.
 - All work shall conform to City Code, Standard Specifications for Public Works (Street Section), and Standard Engineering of the City of Elsinore. It is the Contractor's responsibility to be familiar with these standards and codes of all items.
 - The Contractor shall notify the City Public Works Inspector, forty-eight (48) hours prior to beginning any work. Call for inspection of 951-574-3124, extension 241, between the hours of 9:00 am and 4:00 pm, Monday through Thursday.
 - Contractor shall maintain traffic control in accordance with Caltrans Traffic Manual and Sign Manual at all times during construction, as approved by the City Engineer or his representative. Failure to do so shall require immediate work stoppage.
 - It shall be the Contractor's responsibility to have a dependable representative of the job site, at all times during construction.
 - It shall be the responsibility of the Contractor to arrange for the necessary relocation of any utilities. Contractor shall notify all utility companies involved, at least forty-eight (48) hours prior to beginning work. The Contractor shall also contract underground service work (U.S.W.) at 1-800-427-4433, or least forty-eight (48) hours prior to beginning work.
 - The Contractor shall be responsible for the clearing of the proposed work area.
 - All underground facilities and services including but not limited to sewer, water, telephone, electricity, gas and drainage facilities, shall be in place prior to paving the street section.
 - All existing underground utilities and structures must be protected and relocation verified prior to construction. The engineer of record shall be notified of any necessary revisions to the approved plans. The revisions shall be in the form of "AS BUILT" plans submitted to the City Engineer for approval prior to the final acceptance of the project.
 - All existing vegetation disturbed or destroyed during construction shall be replaced to City standards, as approved by the City Engineer. Landscaping shall be completed by the City Engineer upon completion of the project and before acceptance is granted.
 - An Erosion Control Plan shall be required for all construction work done within Public Right-of-Way, before issuance of bid permit. The Contractor must provide the City Engineer with sufficient information and required bonding for public improvements. The erosion control permit must be present at the job site during the total time of the project construction along with an approved set of improvement plans.

- ### ENVIRONMENTAL NOTES
- A pre-construction survey for burrowing owls shall be performed three days prior to grade disturbance.
 - During construction, a qualified biologist will monitor owl roosting activities.
 - Project construction and operation period should be completed outside of the bird breeding season (February 15 to August 31). In the event that operation cannot be completed outside the bird breeding season, a focused survey will be conducted by a qualified biologist three (3) days prior to resumption of activities.

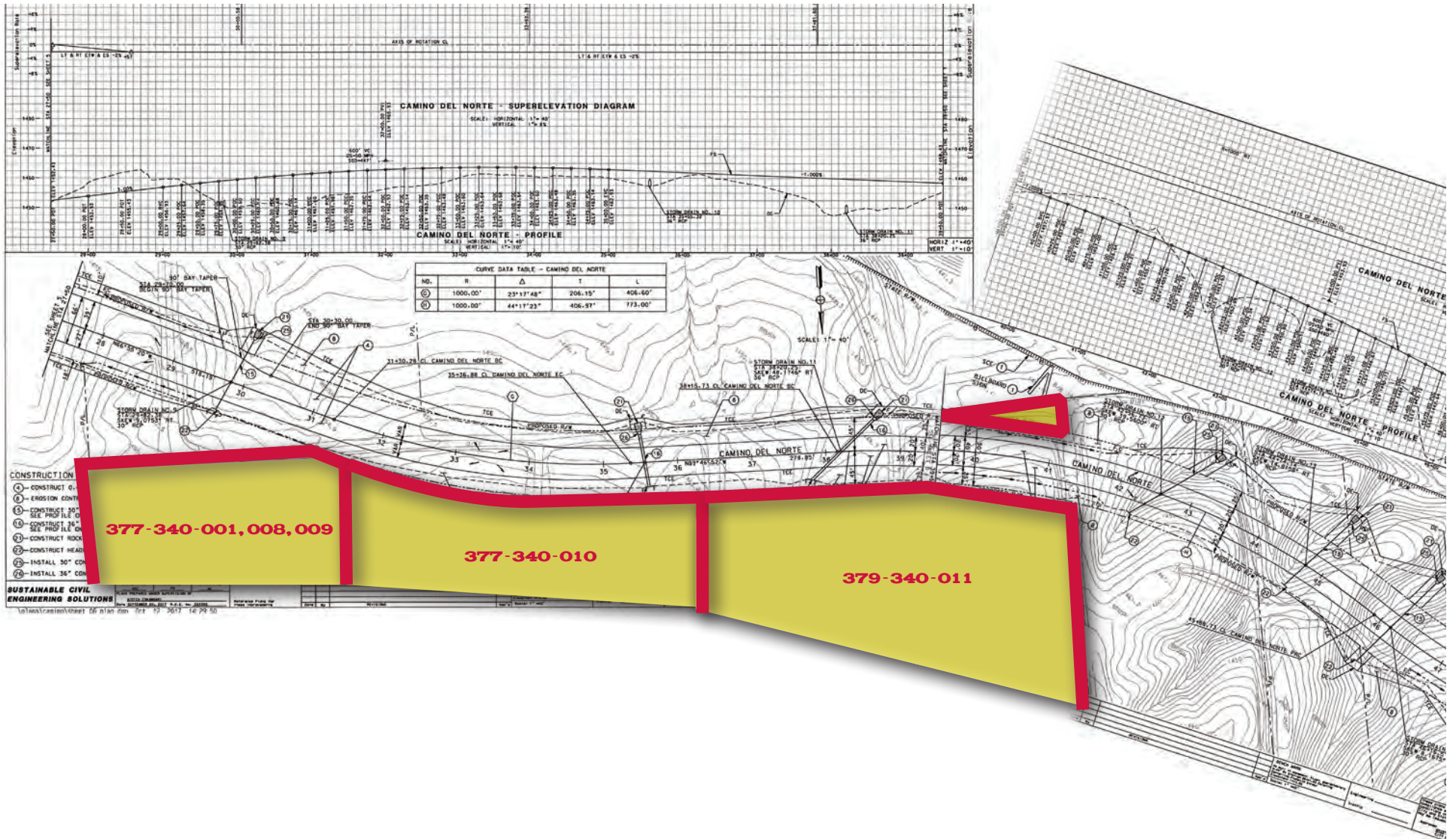
PROJECT LOCATION

100% PROGRESS PLANS

GEOTECHNICAL DESIGN INFORMATION GROUP DELTA CIVIL PARTS, INC. 22 MANUEL, SUITE 8 IRVINE, CA 92618	SUSTAINABLE CIVIL ENGINEERING SOLUTIONS 17777 MAIN STREET, SUITE 12 IRVINE, CA 92614 (949) 271-0663		
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SUSTAINABLE CIVIL ENGINEERING SOLUTIONS 17777 Main Street, Suite 12 Irvine, CA 92614 (949) 271-0663	Designed by: [Signature] Drawn by: [Signature] Checked by: [Signature]	Date: 10/12/2017 Time: 14:29:47	SHEET NO. 1 OF 36 PROJECT NO. Z10030
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SITE FRONTAGE IMPROVEMENT EXHIBITS



NEW INTERCHANGE



ALTERNATIVE 2, 3 AND 4 (PHASE 2)
NEW INTERCHANGE AT FRANKLIN STREET

PROPERTY EXHIBIT





43 / ACRES

LAKE ELSINORE, CALIFORNIA

PRESENTED BY:



**LEE &
ASSOCIATES**

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