



LAKE ELSINORE ECONOMIC DEVELOPMENT DREAMS IN ACTION



- WHERE EXTREME OPPORTUNITIES THRIVE**
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BIG DREAMS?

We're In!

MAKING YOUR DREAMS REALITY!

Boasting So Cal's largest natural freshwater lake, the City of Lake Elsinore has transformed into the ultimate lake destination, with a growing population that is busy building futures and fulfilling dreams. If you haven't been to Lake Elsinore lately, check out the revitalized Downtown, the new Launch Pointe recreation area, the Storm Minor League Baseball team, new indoor ice hockey rink, and the many new residential communities and exciting attractions!



A Culture of Customer Service

From City Council, to the City Manager and on through our City staff, our Development Dream Team philosophy is based on positioning local businesses for future growth.

High Growth Demands in Every Category

Lake Elsinore is expected to continue to be a high growth market growing at 7.8% over the next two years exacerbating the needs for the following demands within the next five years:

Demands:

Retail: Over 161k sq ft, and over 320k sq ft over next 10 years.

Industrial: Over 406k sq ft.

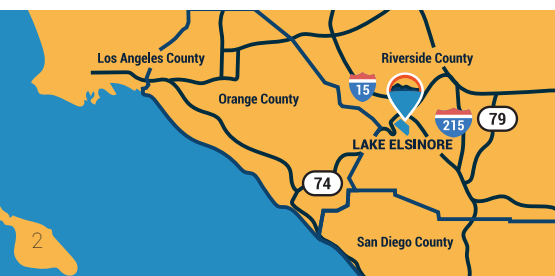
Office Demands: Over 140k sq ft, and over 140k sq ft over next 10 years.

Low Cost Development Opportunities

Lake Elsinore offers a great investment opportunity to get in on the ground floor of an emerging regional retail market. Its advantages include high market demand, relatively low land-base costs, low development fees, and efficient permitting processes to get you in and operating fast with certainty.

Extreme-tainment

From extreme entertainment like casinos, motocross, hockey, wakeboarding, skateboarding, BMX racing, minor league baseball, and skydiving to outdoor entertainment like hiking, camping, boating, fishing and traditional sports and activities, Lake Elsinore has it ALL! And at every turn, there are majestic lakeside and scenic mountain views!



LOCATED FOR BUSINESS GROWTH Close to Orange, San Diego, and Los Angeles Counties

Easy access to major freeways, plentiful industrial and commercial land, and a skilled labor force primes Lake Elsinore as the ideal location for your business or project!



20 COLLEGES
within 1 hour

45,000
NEW RESIDENTS BY 2045

\$124K AVERAGE HOUSEHOLD INCOME

OVER 1.5 MILLION
people within a 30-minute drive of the city

250k+ UPCOMING PRIMARY TRADE AREA **30 MIN** From ORANGE & SAN DIEGO Counties

\$603k median home list price

77,636 POPULATION

WORKFORCE median age **35** **32%** HAVE COMPLETED COLLEGE DEGREES

DEMAND OVER THE NEXT 5 YEARS
RETAIL: OVER 160k sq ft additional 320k over next 10 years
OFFICE: OVER 140k sq ft additional 140k over next 10 years
INDUSTRIAL: OVER 379k sq ft

GO TO DREAMLE.ORG OR SCAN TO READ MORE STUDIES



PROPERTY SPOTLIGHTS • ATTRACTIONS



Outlets at Lake Elsinore

FOR SALE

East of Collier Ave
Over 318k sf of Retail Space
Adjacent to I-15 Freeway (Robust Signage)



Proposed Athletic Complex

SALE/LEASE

NEC Diamond Dr & Pete Lehr Dr
3 AC Hotel Pad Available
Available Within Proposed Entertainment District



Cooper's Tract

SALE/LEASE

East of Grunder Dr
108 AC Mixed Use Auto Park - Potential Partnership
Adjacent to I-15 Freeway (490 Housing Units Anticipated)



The Links at Summerly Golf Course

FOR SALE

North of Summerly Pl & VLG Pkwy LP
169 AC Links Golf Course & Clubhouse
Within Proposed Entertainment District



North Peak

FOR SALE

Off Easterly El Toro Rd
953 AC Available
Proposed Mixed Use SP (1,200 Housing Units)



Gateway From Orange County

FOR SALE

East of Hwy 74 and Grand Ave
40 AC Lakeside Resort Pad
At Entrance from Orange County



Industrial Storage

FOR LEASE

32301 Corydon St
16,000 sf Warehouse Industrial Building on a 7.2 Acre Pad
Near SkyDive Lake Elsinore with Easy Access to I-15 Freeway



PROPERTY SPOTLIGHTS • RESTAURANTS



Revitalized Lakefront Plaza FOR LEASE

31681 Riverside Dr off Ortega Hwy 74
Four Newly Renovated Spaces (1,800 to 4,400 sf)
Near the Lake and Launch Pointe



Downtown Gateway FOR SALE

SWC Main St & I-15
0.49 AC Build to Suit Restaurant/Retail Pad
New Offsite Improvements Completed
Signage Visible from I-15 Freeway



Shoppers Square FOR LEASE

31712-31724 Casino Dr
8k sf Retail Space | 2k sf Retail Space
3k sf Retail Pad | 4,200k sf Restaurant Space
Adjacent to I-15 (Freeway Visibility)



Lake Elsinore City Center FOR LEASE

SEC Railroad Canyon Rd & Grape St
Build to Suit Restaurant/Retail Pad at Entrance
1k to 50k sf Retail Spaces
Signage Visible from I-15 Freeway / High Income Traffic Corridor



Canyon Hills Marketplace FOR LEASE

SWC Railroad Canyon Rd & Canyon Hills Rd
1,600 sf Restaurant Space | 1,340 sf Retail Space
8,000 sf Proposed Retail Pad
Adjacent to Stater Bros, CVS and Starbucks



Valley Center FOR LEASE

NWC Mission Trail & Diamond Dr
Up to 28k sf Anchor Retail Space
Former 6,181 sf BofA Building | Restaurant Conversion
Available Within Proposed Entertainment District



Lake Elsinore Square FOR LEASE

NEC Ortega Hwy 74 & Collier Ave
6,000 sf Retail Space
Adjacent to ALDI, Home Depot and Big 5



Bamiyan Marketplace FOR LEASE

NWC Grand Ave & Ortega Hwy 74
2,400 sf Restaurant Space
1,972 sf Drive-Thru Restaurant Space
At Entrance from Orange County



Historic Downtown Main Street SALE/LEASE

133 N. Main St
Two Suites, One Kitchen (4,800 sf Total); Speak Easy Ok
In the Heart of Historic Downtown Main St



PROPERTY SPOTLIGHTS • HOTEL/RESORT



Pins 'N Pockets PHASE II LAND LEASE

NEC Mission Trail & Malaga Rd
Up to 45k sf Retail Entertainment Pads
Signage Visible from I-15 Freeway



Collier Ave FOR SALE

Collier Ave & 3rd St
3.09 Acre Hotel Pad
Adjacent to I-15 Freeway
Entitlements In Process



Entertainment Gateway FOR SALE

NEC Diamond Dr & Malaga Dr
3 AC Hotel Pad Available
Available Within Proposed Entertainment District



Gateway From Orange County FOR SALE

East of Ortega Hwy 74 & Grand Ave
40 AC Lakeside Resort Pad
At Entrance from Orange County



Proposed Athletic Complex SALE/LEASE

NEC Diamond Dr & Pete Lehr Dr
3 AC Hotel Pad Available
Available Within Proposed Entertainment District



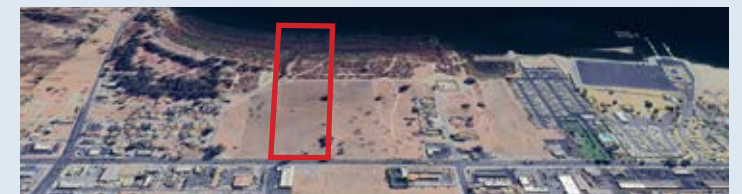
Canyon Estates Hotel Pad FOR SALE

North of Ridgecrest Dr on Canyon Estates Dr
3 AC Hotel Pad Available
Signage Visible from I-15 Freeway



Entertainment Pad FOR SALE

SEC Diamond Dr & Campbell St
2.69 AC Commercial Pad
Available Within Entertainment District



Lakefront Retail Pad FOR SALE

31360 Riverside Dr & Lehr Dr
18 AC Vacant Mixed-Use Pad
Build2Suit



PROPERTY SPOTLIGHTS: RESTAURANTS IN LAKE ELSINORE

PROPERTY SPOTLIGHTS: HOTEL/RESORT IN LAKE ELSINORE

PROPERTY SPOTLIGHTS • RETAIL ANCHOR



Future Power Center Expansion FOR SALE

NEC Central Ave & Cambern Ave
18 AC Shopping Center Unimproved Pad Available
Adjacent to Costco, Super Walmart and Lowe's
High Income Traffic Corridor



Lake Elsinore City Center FOR LEASE

SEC Railroad Canyon Rd & Grape St
Build to Suit Restaurant/Retail Pad at Entrance
1k to 50k sf Retail Spaces
Signage Visible from I-15 Freeway / High Income Traffic Corridor



Pins 'N Pockets PHASE II LAND LEASE

NEC Mission Trail & Malaga Rd
Up to 45k sf Retail Entertainment Pads
Signage Visible from I-15 Freeway



Valley Center FOR LEASE

NWC Mission Trail & Diamond Dr
Up to 28k sf Anchor Retail Space
Former 6,181 sf BofA Building | Restaurant Conversion
Available Within Proposed Entertainment District



Lake Elsinore Town Center FOR LEASE

Mission Trail & Campbell St
38k sf Retail Space (formerly Big Lots)
Adjacent to Stater Bros and Planet Fitness



Outlets at Lake Elsinore FOR SALE

East of Collier Ave
Over 318k sf of Retail Space
Adjacent to I-15 Freeway (Robust Signage)



Former Rite Aid FOR LEASE

16491 Lakeshore Dr, North of Ortega Hwy 74
17,272 sf Former Rite Aid Building with Drive-Thru
Near Albertsons and Stater Bros Market



Freeway Adjacent Auto Sales Pad FOR SALE

NWC Mill St & Auto Center Dr
1.3 AC Auto Sales Site
Entitlements Previously Approved
Within the Lake Elsinore Auto Center



Neighborhood Commercial Pad FOR SALE

28857 Lake St
4.5 AC Commercial Pad
Adjacent to New Alberhill Residential District



Retail Pad Opportunity LAND LEASE

SWC Ortega Hwy 74 & Collier Ave
Retail Pads Available between 30k sf and 3 AC
Adjacent to Tractor Supply Co
Signage Visible from I-15 Freeway / High Traffic Corridor

PROPERTY SPOTLIGHTS • RETAIL <10K



Lake Elsinore Marketplace FOR LEASE

NEC Ortega Hwy 74 & Dexter
7,000 sf Improved Restaurant Space
Adjacent to Lowe's, Costco and Petsmart



Lake Elsinore Square FOR LEASE

NEC Ortega Hwy 74 & Collier Ave
6,000 sf Retail Space
Adjacent to ALDI, Home Depot and Big 5



Shoppers Square FOR LEASE

31712-31724 Casino Dr
8k sf Retail Space | 2k sf Retail Space
3k sf Retail Pad | 4,200k sf Restaurant Space
Adjacent to I-15 (Freeway Visibility)



Pins 'N Pockets PHASE II LAND LEASE

NEC Mission Trail & Malaga Rd
Up to 45k sf Retail Entertainment Pads
Signage Visible from I-15 Freeway



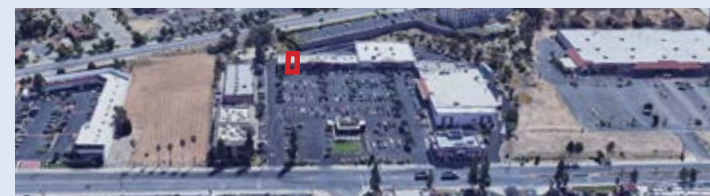
Canyon Hills Marketplace FOR LEASE

SWC Railroad Canyon Rd & Canyon Hills Rd
1,600 sf Restaurant Space | 1,340 sf Retail Space
8,000 sf Proposed Retail Pad
Adjacent to Stater Bros, CVS and Starbucks



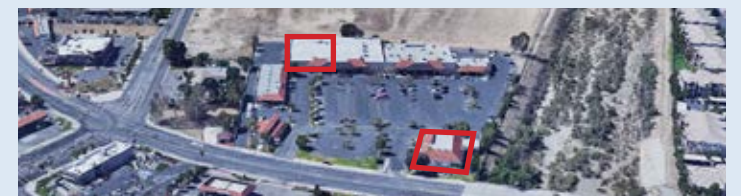
The Chimes Historic Building FOR LEASE

NEC Graham Ave & Spring St
6,817 sf Retail Space
Within Historic Downtown District



Mission Trails Shopping Center FOR LEASE

East of Mission Trail & Campbell St
955 sf Retail Space
Adjacent to Cardenas and Del Taco



Valley Center FOR LEASE

NWC Mission Trail & Diamond Dr
Up to 28k sf Anchor Retail Space
Former 6,181 sf BofA Building | Restaurant Conversion
Available Within Proposed Entertainment District



Riverside Drive Shopping Center FOR LEASE

32391 Riverside Dr off Ortega Hwy 74
8,500 sf Retail Space
Near Launch Pointe and Lake



Collier Shopping Center FOR SALE

18438 Collier Ave
9,000 sf Retail Space
Single-Tenant (Five Below)
Adjacent to I-15 Freeway

PROPERTY SPOTLIGHTS: RETAIL ANCHOR IN LAKE ELSINORE

PROPERTY SPOTLIGHTS: RETAIL <10K IN LAKE ELSINORE



PROPERTY SPOTLIGHTS • OFFICE



Lake Medical FOR LEASE
 31581 Canyon Estates Dr
 2,709 sf Improved Office Space
 I-15 Freeway Adjacent Medical Office Building



The Plaza at Lakeview FOR LEASE
 31571 Canyon Estates Dr
 1,000 sf Improved Office Space
 I-15 Freeway Adjacent Medical Office Building



Entertainment Office FOR SALE
 433 Diamond Dr
 5,400 sf Office Space
 Within Entertainment District



Historic Downtown Main St SALE/LEASE
 117 S Main St
 350 - 3,511 sf Office Space
 Frontage on Historic Main St & Across from City Hall



Brookstone Landing Offices FOR LEASE
 31461 Riverside Dr
 1,100 sf Office Space
 Viewable Signage



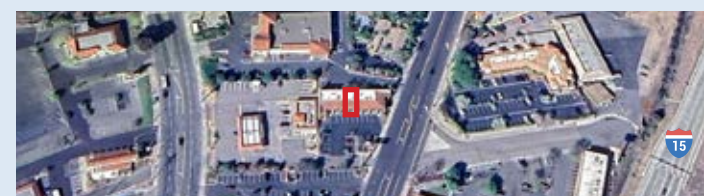
Medical Condo SALE/LEASE
 31571 Canyon Estates Dr
 ±2,422 sf Medical Condo Space
 Beautiful 2nd Floor Views of the Lake Foothills



Collier Offices FOR LEASE
 18630 Collier Ave
 6,000 sf Office Space
 Viewable Signage



Casino Offices FOR SALE
 31750-31764 Casino Dr
 31,747 sf Office Space
 Freeway Visibility



Diamond Professional Center FOR LEASE
 31641 Auto Center Dr
 1,380 sf Office Space
 Nearby retail amenities, in a professional center



Ritz Garden Plaza FOR LEASE
 265 San Jacinto River Rd
 2,256 sf Office Space
 Freeway Visibility

PROPERTY SPOTLIGHTS • INDUSTRIAL



Industrial Storage FOR LEASE

32301 Corydon St
16,000 sf Warehouse Industrial Building on a 7.2 Acre Pad
Near SkyDive Lake Elsinore with Easy Access to I-15 Freeway



Industrial Off Central Ave FOR LEASE

560 3rd St
16,992 sf Tenant Space
Close Freeway Access and Shopping



Industrial Pad Opportunity FOR LEASE

18350 Pasadena St
2.77 AC Industrial Pad (Entitlements Proposed)
Adjacent to I-15 Freeway and Shopping



Industrial Pad Opportunity FOR SALE

18700 Collier Ave
1.25 AC Industrial Pad
Adjacent to I-15 Freeway



North Elsinore Business Park FOR LEASE

Collier Ave & El Toro Rd
12 Tenant Spaces ranging from 5,595 sf to 10,200 sf
I-15 Freeway Visibility, close to The Outlets of Lake Elsinore



Flex-Tech Industrial (Under Construction) FOR LEASE

32321 Corydon Rd
30,613 sf Tenant Space with 10,204 sf Mezzanine
16,613 sf Tenant Space with 5,074 sf Mezzanine
24-Hour Access Flex-Tech Buildings (Under Construction)



Fairway Business Park Phase III FOR LEASE

NWC Chaney St & Education Way
12,000 to 42,000 sf Tenant Spaces
New Construction – Build to Suit



West Nichols Logistics Center FOR LEASE

SWC Nichols & Pierce St
1,225,000 sf Tenant Space
Easy Access to I-15 Freeway



Former MedCare Farms Industrial FOR LEASE

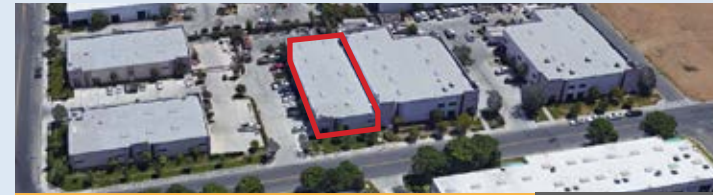
29395 Hunco Way
28,684 sf Tenant Space
Close Freeway Access and Shopping; Built 2017



Elsinore Heights Industrial FOR LEASE

Ohana Cir & Dexter Ave
234,900 sf & 227,200 sf Tenant Space w/ 12,500 sf Mezzanine
26,200 sf & 23,520 sf Tenant Space w/ 1,000 sf Mezzanine
I-15 Freeway visibility, Near Future Medical Facilities & Residences

PROPERTY SPOTLIGHTS • INDUSTRIAL



Former Mason MotorSports Industrial FOR LEASE

18520 Minthorn St
9,656 sf Tenant Space
Close to I-15 Freeway and Shopping



Industrial Opportunity FOR LEASE

455 Birch St - Building S
9,076 sf Tenant Space
Includes Office Space and Fenced Yard
Close to I-15 Freeway and Shopping



Industrial Off Collier Ave FOR LEASE

18650 Collier Ave
7,420 sf Tenant Space
Adjacent to I-15 Freeway



Industrial Condo FOR LEASE

31875 Corydon Rd
16,130 sf Condo Space
Air Conditioning, Skylights, Reception, Storage Space



SkyPark Industrial FOR LEASE

31947 Corydon Rd
1,274 sf Tenant Space
8,607 sf Tenant Space
Air Conditioning, Skylights, Fiber Optic Internet, Monument Signage



Flex-Tech Industrial FOR LEASE

33575 Mission Trail
3,750 to 37,462 sf Tenant Spaces
24-Hour Access Flex-Tech Building Built 2023



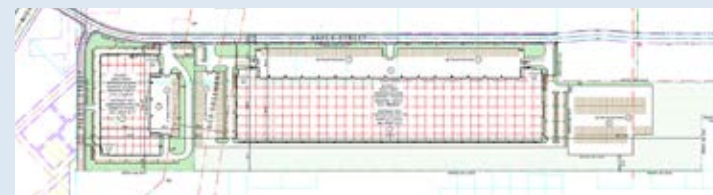
East Lake Industrial FOR LEASE

32543 Corydon Rd
38,910 sf Tenant Space
Metal Building with Loading Area and Optional Fenced Yard
Former Tenant: Ferguson Fire & Fabrication



Recreation Industrial FOR LEASE

29910 Ohana Cir
71,968 sf Tenant Space
I-15 Freeway visibility
Great for recreational uses (e.g., pickleball, rock climbing, athletic complex)



Legacy Industrial FOR LEASE

SWC Baker & Pierce
778,423 sf Tenant Space w/ 10,000 sf Mezzanine
207,028 sf Tenant Space w/ 5,000 sf Mezzanine
Easy Access to I-15 Freeway



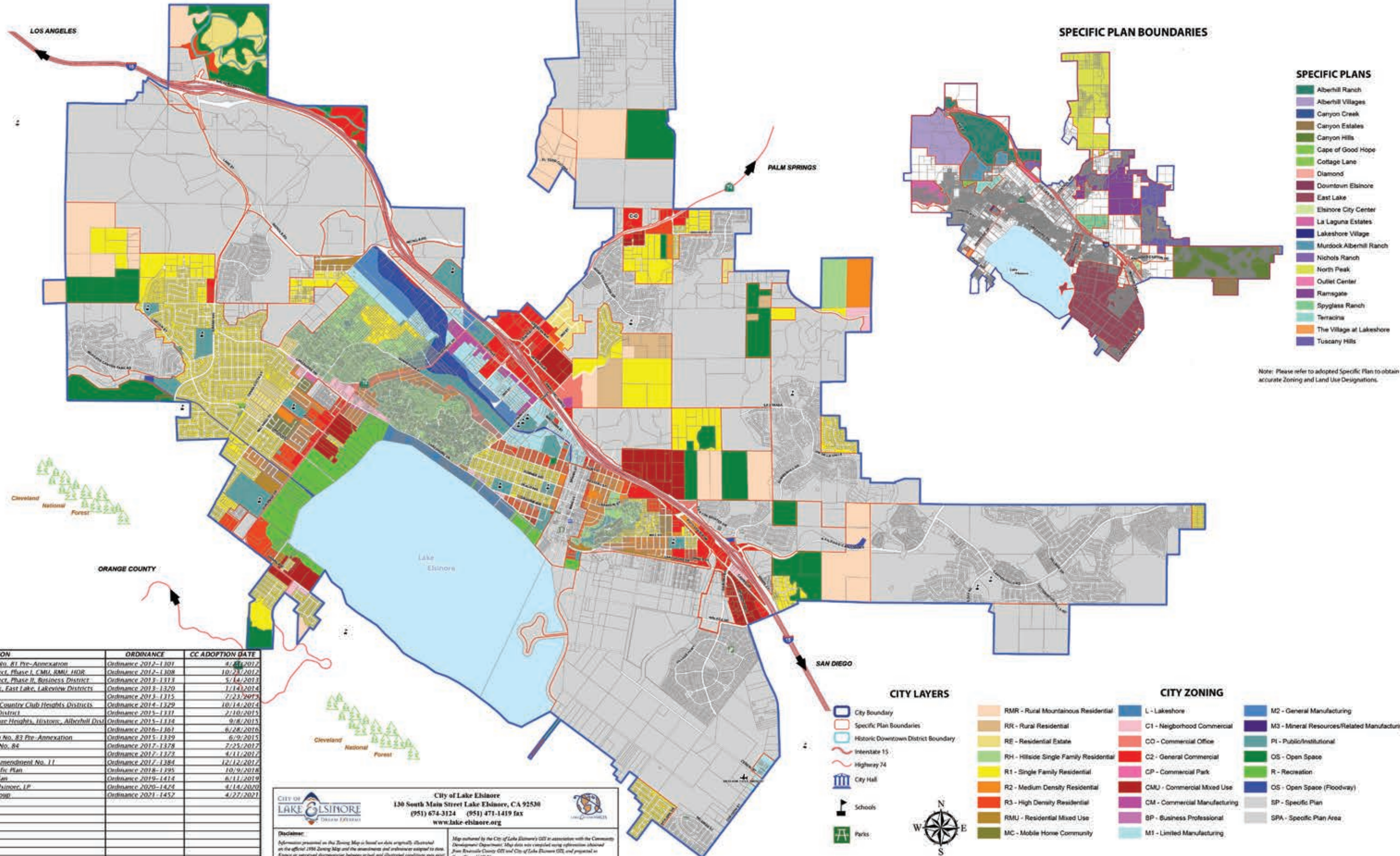
Third Street Business Park FOR LEASE

580 3rd St
1,430 sf Tenant Space | 1,500 sf Tenant Space
Near I-15 Freeway
Located near retail and restaurants

PROPERTY SPOTLIGHTS: INDUSTRIAL IN LAKE ELSINORE

PROPERTY SPOTLIGHTS: INDUSTRIAL IN LAKE ELSINORE

CITY OF LAKE ELSINORE ZONING MAP



- SPECIFIC PLANS**
- Alberhill Ranch
 - Alberhill Villages
 - Canyon Creek
 - Canyon Estates
 - Canyon Hills
 - Cape of Good Hope
 - Cottage Lane
 - Diamond
 - Downtown Elsinore
 - East Lake
 - Elsinore City Center
 - La Laguna Estates
 - Lakeshore Village
 - Murdock Alberhill Ranch
 - Nichols Ranch
 - North Peak
 - Outlet Center
 - Ramsgate
 - Spyglass Ranch
 - Terracina
 - The Village at Lakeshore
 - Tuscany Hills

Note: Please refer to adopted Specific Plan to obtain accurate Zoning and Land Use Designations.

REVISION	ORDINANCE	CC ADOPTION DATE
ZC 2012-01 Third Street Annexation No. 81 Pre-Annexation	Ordinance 2012-1301	4/23/2012
ZC 2012-01 Consistency Zoning Project, Phase I, CMU, RMU, HDR	Ordinance 2012-1308	10/23/2012
ZC 2013-01 Consistency Zoning Project, Phase II, Business District	Ordinance 2013-1313	5/14/2013
ZC 2013-04 CZP, Phase III, North Peak, East Lake, Lakeview Districts	Ordinance 2013-1320	1/14/2014
ZC 2013-03 7-Eleven	Ordinance 2013-1315	7/23/2013
ZC 2014-04 CZP Phase IV Riverview, Country Club Heights Districts	Ordinance 2014-1329	10/14/2014
ZC 2014-06 CZP Phase V Lake Edge District	Ordinance 2015-1331	2/10/2015
ZC 2015-01 CZP Phase VI Lake Elsinore Heights, Historic, Alberhill Dist	Ordinance 2015-1334	9/8/2015
ZC 2012-02 Alberhill Villages	Ordinance 2016-1361	6/28/2016
ZC 2014-02 Nichols Road Annexation No. 83 Pre-Annexation	Ordinance 2015-1339	6/9/2015
ZC 2014-05 The Summit Annexation No. 84	Ordinance 2017-1328	7/25/2017
ZC 2017-01 McKenna Court	Ordinance 2017-1323	4/11/2017
ZC 2017-01 East Lake Specific Plan, Amendment No. 11	Ordinance 2017-1384	12/12/2017
ZC 2018-02 Downtown Elsinore Specific Plan	Ordinance 2018-1395	10/9/2018
ZC 2018-01 Nichols Ranch Specific Plan	Ordinance 2019-1414	6/11/2019
ZC 2019-06 Debra Wrona, RKM MW Elsinore, LP	Ordinance 2020-1424	4/14/2020
ZC 2020-01 Han Gotcheb, Gotcheb Group	Ordinance 2021-1452	4/27/2021

City of Lake Elsinore
 130 South Main Street Lake Elsinore, CA 92530
 (951) 674-3124 (951) 471-1419 fax
 www.lake-elsinore.org

Disclaimer:
 Agreements presented on this Zoning Map in bold or italicized text are not the official 1959 Zoning Map and the amendments and ordinances adopted to date. Errors or omissions, discrepancies between the text and graphical conditions may exist. No claim is made as to the accuracy or completeness of the data contained herein.

Map prepared by the City of Lake Elsinore's GIS in association with the Community Development Department. Map data was compiled using information obtained from Riverside County GIS and City of Lake Elsinore GIS, and presented as State Plane NAD 83.

CITY LAYERS

- City Boundary
- Specific Plan Boundaries
- Historic Downtown District Boundary
- Interstate 15
- Highway 74
- City Hall
- Schools
- Parks



CITY ZONING

- RMR - Rural Mountainous Residential
- RR - Rural Residential
- RE - Residential Estate
- RH - Hillside Single Family Residential
- R1 - Single Family Residential
- R2 - Medium Density Residential
- R3 - High Density Residential
- RMU - Residential Mixed Use
- MC - Mobile Home Community
- L - Lakeshore
- C1 - Neighborhood Commercial
- CO - Commercial Office
- C2 - General Commercial
- CP - Commercial Park
- CMU - Commercial Mixed Use
- CM - Commercial Manufacturing
- BP - Business Professional
- M1 - Limited Manufacturing
- M2 - General Manufacturing
- M3 - Mineral Resources/Related Manufacturing
- PI - Public/Institutional
- OS - Open Space
- R - Recreation
- OS - Open Space (Floodway)
- SP - Specific Plan
- SPA - Specific Plan Area

EXTREMELINE

DEVELOPMENT WORKFLOW

Ready to build your dreams?
We're in!



INCENTIVES TO EXTREMELINE YOUR BUSINESS

\$72* *base rate
Business License Fee

NO
Utility Use Tax

8.75%
Sales Tax

SELF-SERVICE PERMIT PORTAL

Businesses don't just operate between 9 and 5. That's why you can use the Lake Elsinore Self-Service Permit Portal to apply for permits and plan checks, pay fees, request inspections, and collaborate on the development of your applications anytime, from anywhere you have an internet connection.

SITE SELECTION ASSISTANCE

You're an expert in your business, we're experts in what Lake Elsinore has to offer. To help you make an informed decision on your business location, we're happy to give you a list of potential sites for your business, along with advice on zoning codes and permitting requirements.

SMALL BUSINESS DEVELOPMENT CENTER (SBDC)

As one of the City of Lake Elsinore's partners, the SBDC offers free, expert business consulting, workshops and training, grants, and many other resources to Lake Elsinore businesses like yours.

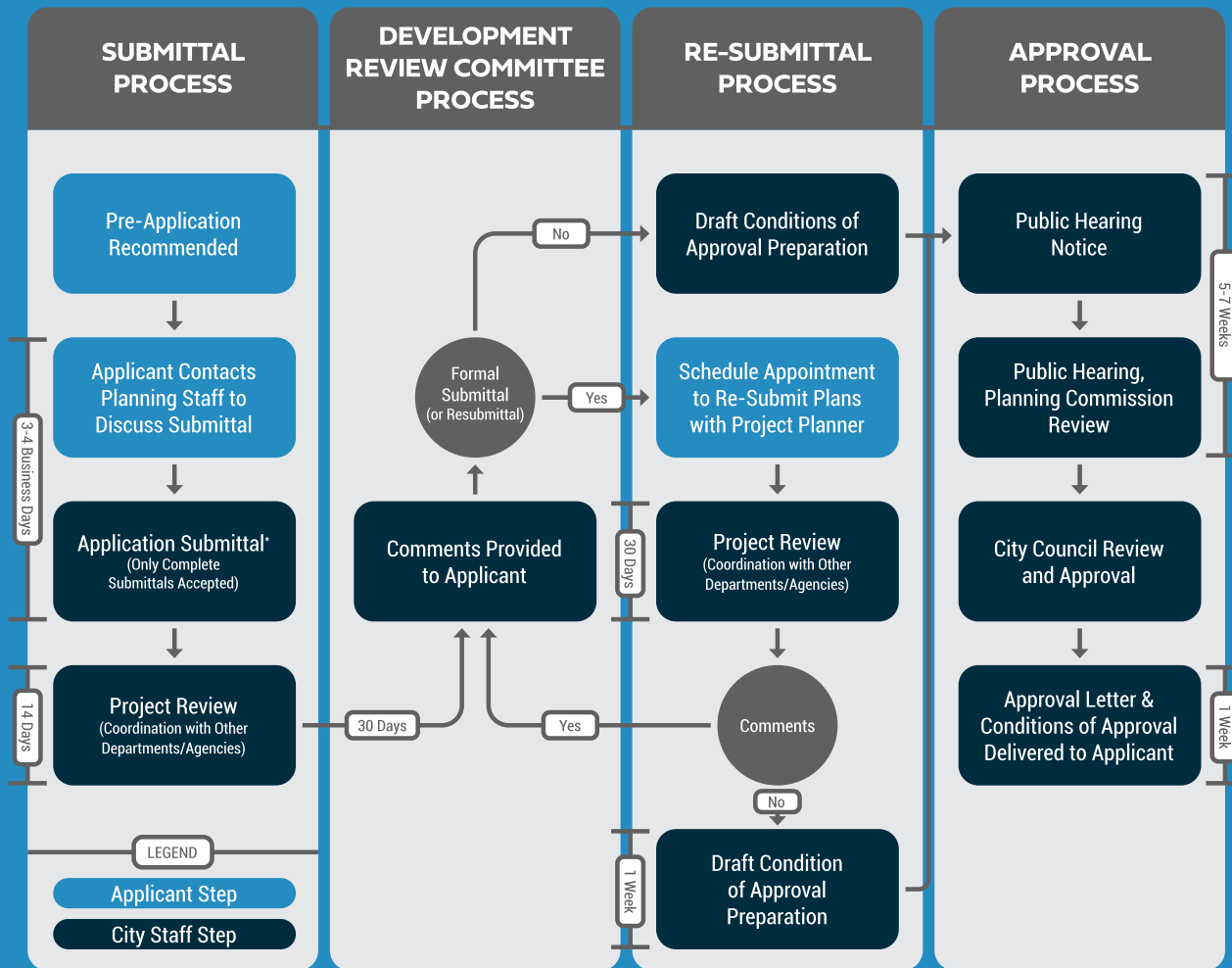
HIRING INCENTIVES

The Riverside County Workforce Development Board offers an On-the-Job Training (OJT) program that allows businesses to hire and train new employees in the skills necessary to perform the job, while actively on the job. To help offset the cost of training, businesses can receive up to 50% of the employees' wages.

DEVELOPMENT DREAM TEAM

The Lake Elsinore Development Dream Team is your project partner through every phase of getting your business up and running. If an issue arises during any part of the site selection, due diligence, entitlement, permitting, and construction processes, the Development Dream Team will work with the City's Development Divisions to find the right solution for you! Contact us at EconDev@lake-elsinore.org or (951) 674-3124 to learn more.

ENTITLEMENT PROCESS

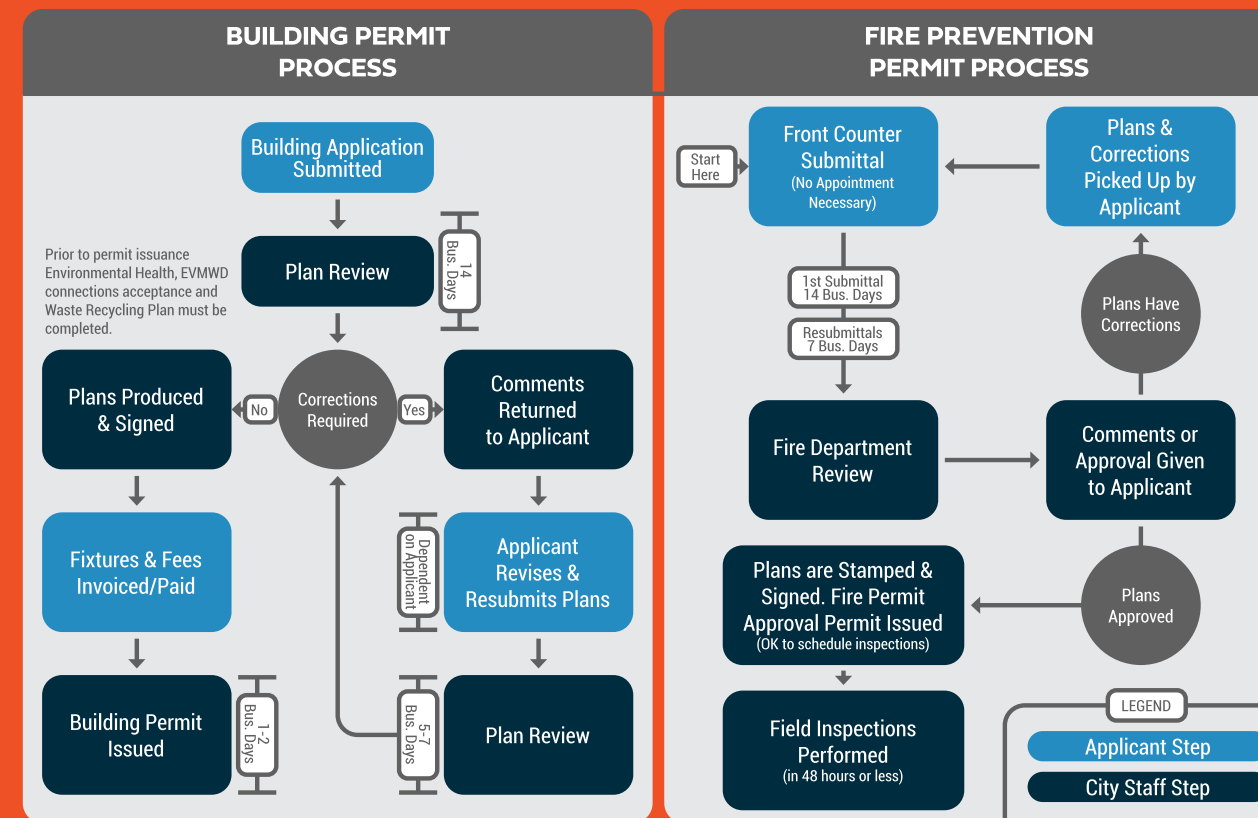


PROCESS NOTES

- 30 day Pre-Application review process (recommended)
- Pre-meetings required for all submittals
- 30 day review of initial formal submittal
- 3-2-1 Process on subsequent resubmittals: three-week review of 1st resubmittal, two-week review of 2nd resubmittal, one-week condition of approval preparation
- Public Hearings are scheduled approximately 5-7 weeks from final submittal (for noticing requirements)

*EVMWD due diligence meeting strongly recommended

CONSTRUCTION PROCESS



PROCESS NOTES

- 5-7 business days for resubmittal review period
- Inspections within 24 - 48 hours of request for Building and Fire Department

EXTREME DREAM TEAM

The Extreme Dream Team is here to help you with whatever your business needs. From location searches and zoning inquiries to planning and business taxes, we've got you covered. Plus, we'll connect you with valuable resources to help you overcome any challenges along the way.



Gina M. Gonzalez

M-URP, CEcD, ACE

*Director of Economic Development
and Legislative Affairs*

☎ 951-824-8926

✉ ggonzalez@lake-elsinore.org



David De Vries

MBA, AICP, CABRE#01893653

*Economic Development
Manager*

☎ 951-824-8421

✉ ddevries@lake-elsinore.org



Kim Cousins

*President & CEO
Lake Elsinore Valley
Chamber of Commerce*

☎ 951-245-8848

✉ kim@lakeelsinorechamber.com



LAKE ELSINORE
ECONOMIC
DEVELOPMENT
DREAMS IN ACTION



LAKE ELSINORE VALLEY
CHAMBER OF COMMERCE