



# NORTH ELSINORE

**953 ACRES**

LAKE ELSINORE, CA

- Possible Industrial Rezone
- Approved Specific Plan for 1,200 Homes





# NORTH ELSINORE

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LAKE ELSINORE, CA

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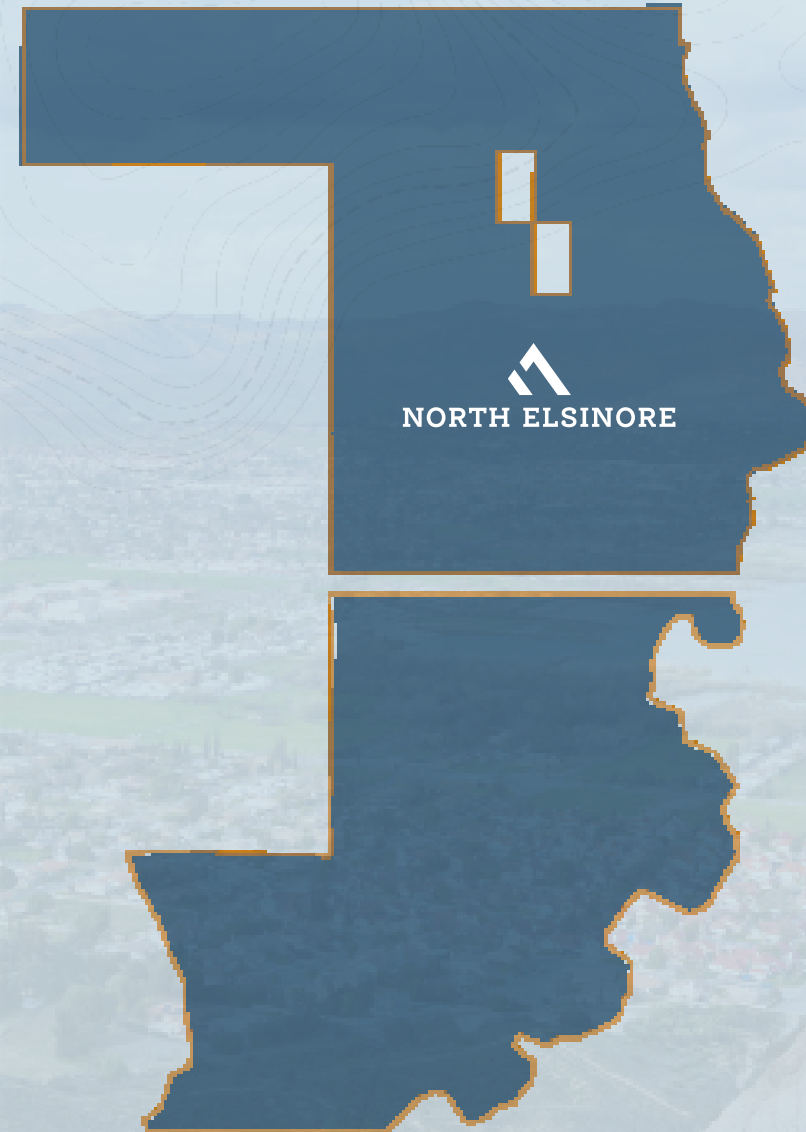


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TABLE OF CONTENTS

1. THE OFFERING
2. INDUSTRIAL REZONE OPPORTUNITY
3. PROJECT HIGHLIGHTS
4. APPROVED SPECIFIC PLAN
5. SURROUNDING AREAS
6. NORTH PEAK DISTRICT
7. LOCATION OVERVIEW
8. MARKET OVERVIEW
9. DEMOGRAPHIC OVERVIEW





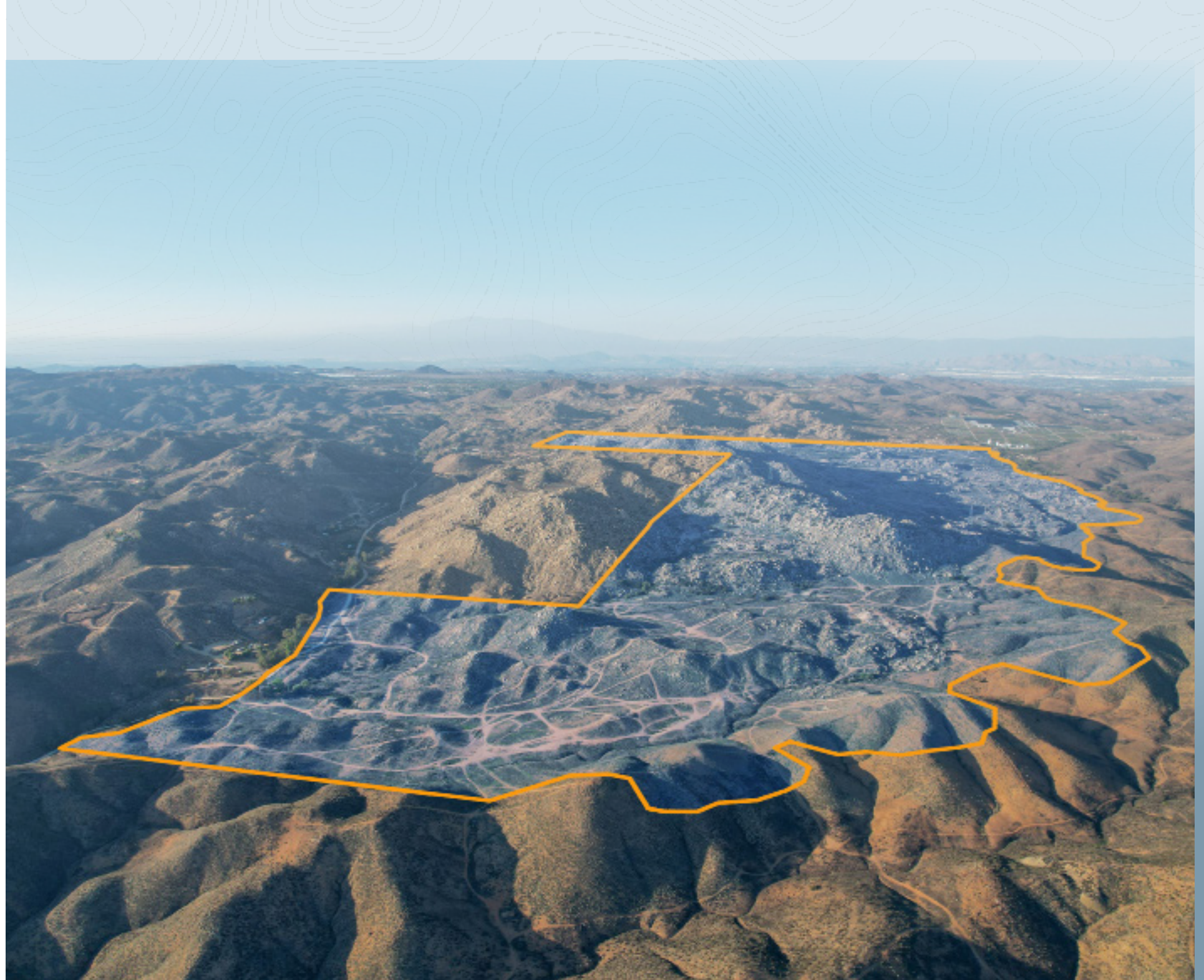
# NORTH ELSINORE

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LAKE ELSINORE, CA

## THE OFFERING:

- Industrial rezone opportunity.
- Approved Specific Plan for 1,200 homes.
- The 953 acre site provides for a wide range of industrial buildings while also providing additional land as a buffer.
- The City of Lake Elsinore appears receptive to industrial development for this location.
- The site has I-15 freeway access.
- Existing Specific Plan, EIR, Water Agreement, and Development Agreement can be used as templates to repurpose the site for large industrial warehouses.
- High demand for industrial developments.
- Lake Elsinore is the “Next Stop.”
- Labor: The Temecula Valley has ample, low-cost labor for warehouse jobs.





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INDUSTRIAL REZONE OPPORTUNITY



13

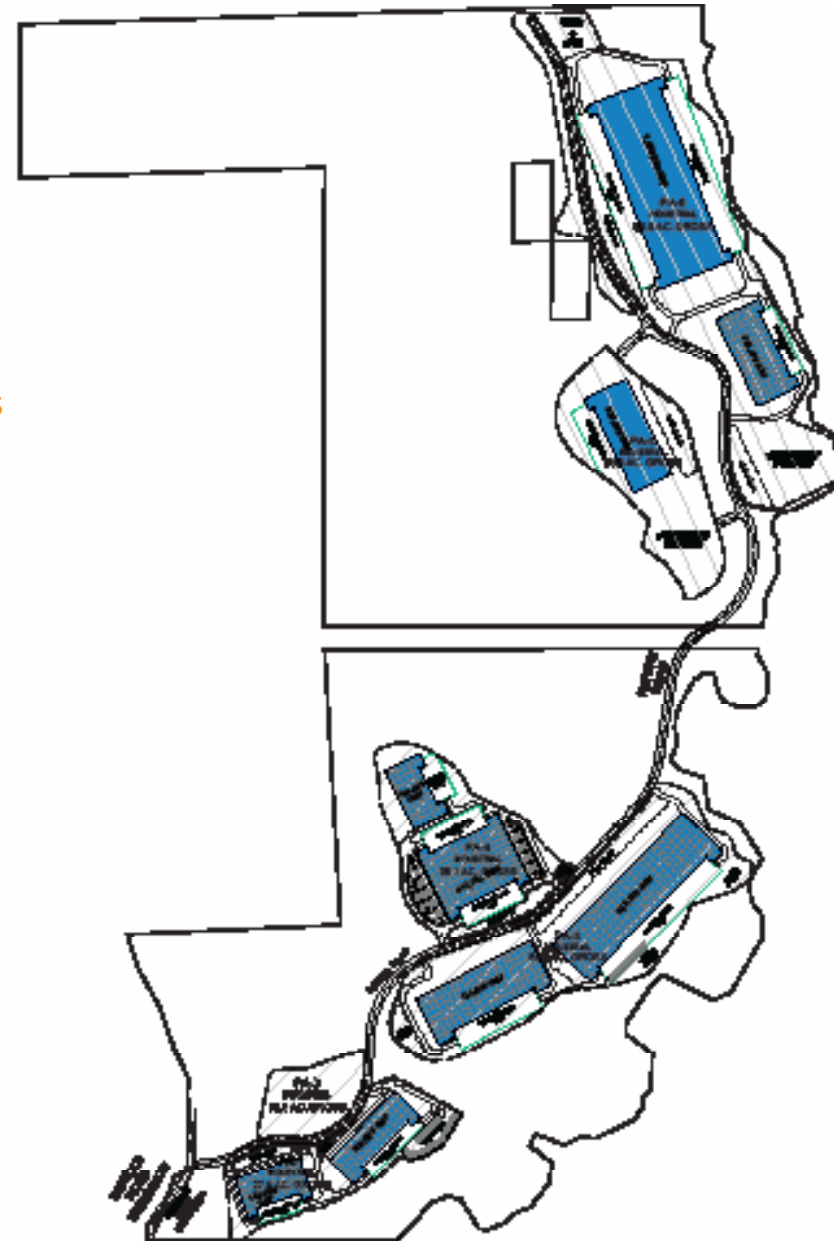
Potential Industrial Buildings



4,253,000 SF  
Building Area



±276 Acres  
Potential Industrial Land





# NORTH ELSINORE

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CONCEPT NORTH



6

Potential Industrial Buildings



±2,021,000 SF Building Area



±134.4 Acres Net Land Area





# NORTH ELSINORE

## 953 ACRES

LAKE ELSINORE, CA

CONCEPT SOUTH



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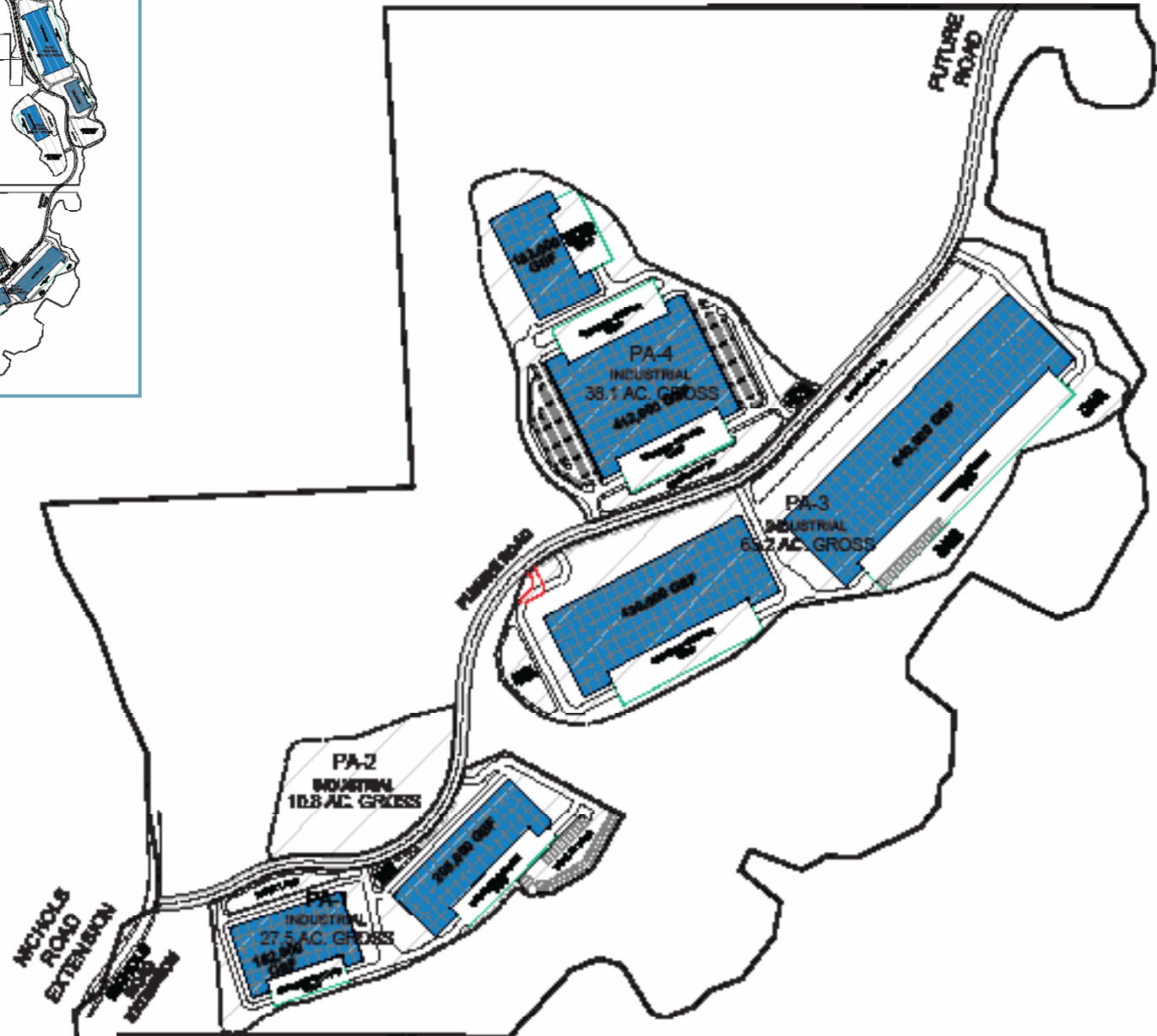
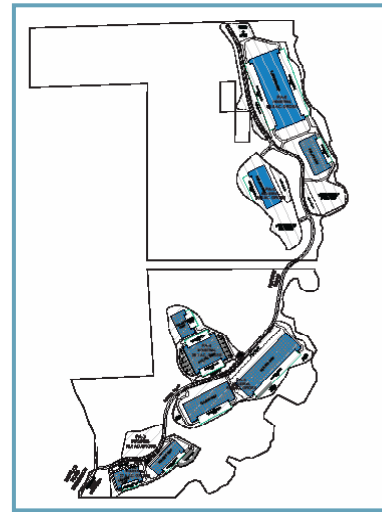
Potential Industrial Buildings



±2,232,000 SF Building Area



±141.6 Acres Net Land Area





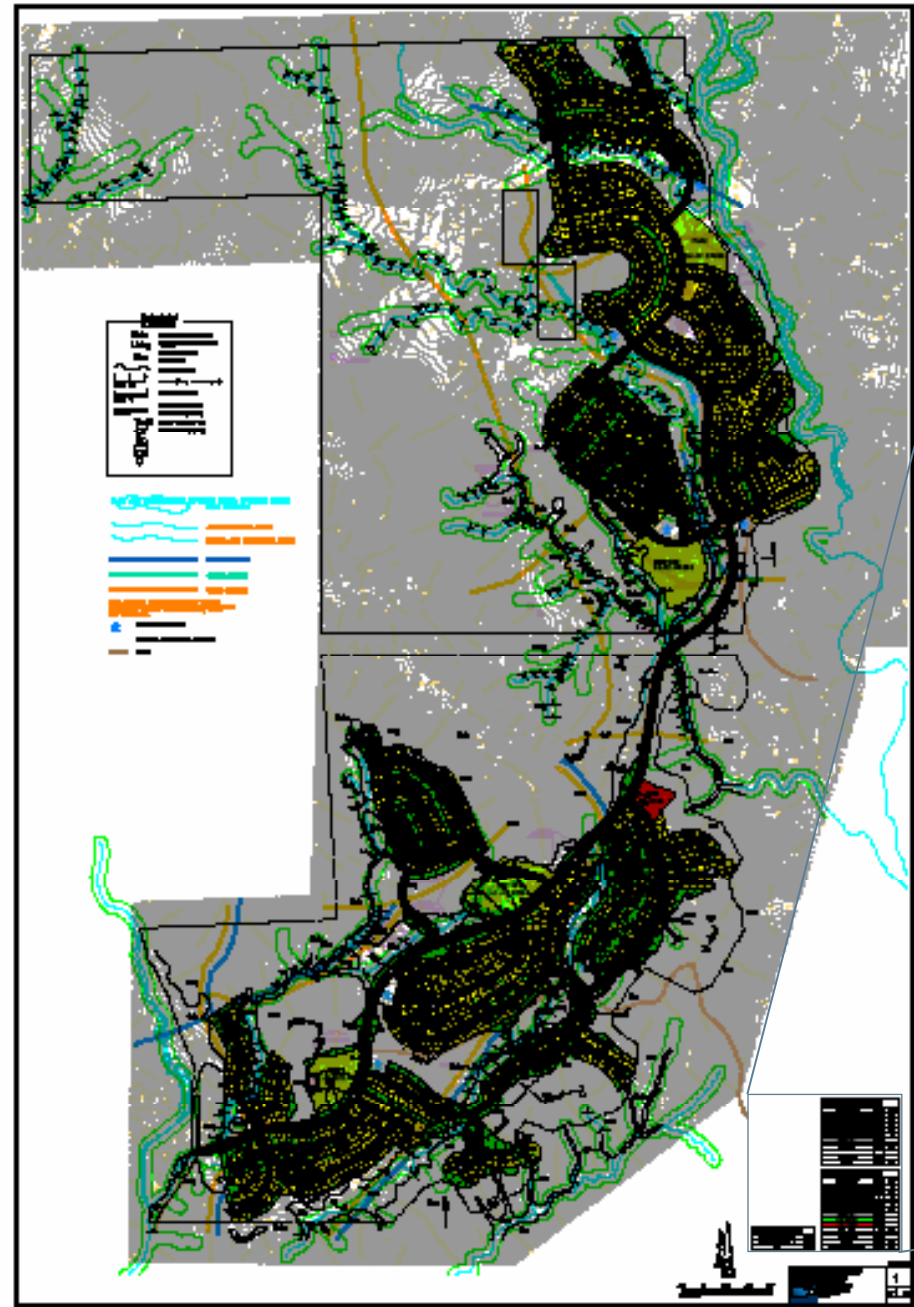
# NORTH ELSINORE

## 953 ACRES

LAKE ELSINORE, CA

### APPROVED SPECIFIC PLAN

- 1,200 Total Lots
- North - 591 Lots on 533 Acres
- South - 609 Lots on 419.9 Acres
- Over 20 Acres of Park/Recreation Areas



JURISDICTION STREAM	
IMPACTED STREAM NORTH	1880 LP
IMPACTED STREAM SOUTH	3100 LP
<b>TOTAL</b>	<b>4980 LP</b>

LOTING SUMMARY NORTH		
PLANNING AREA	ACRES	LOTS
	88.6	179
	18.7	101
	15.8	107
	84.1	111
	84.3	88
MAIN STREET	4.7	
PARK/REC SITE	5.9	
<b>SUB-TOTAL</b>	<b>191.2</b>	<b>591</b>
OPEN SPACE	491.7	
<b>TOTAL</b>	<b>682.9</b>	<b>591</b>

LOTING SUMMARY SOUTH		
PLANNING AREA	ACRES	LOTS
	8.0	46
	82.7	128
	19.2	97
	10.2	149
	15.8	88
	10.2	100
MAIN STREET	11.8	
PARK/REC SITE	11.8	
FIRE STATION	1.7	
<b>SUB-TOTAL</b>	<b>148.8</b>	<b>599</b>
OPEN SPACE	271.1	
<b>TOTAL</b>	<b>419.9</b>	<b>599</b>
<b>TOTAL NORTH AND SOUTH</b>	<b>682.9</b>	<b>1200</b>



# NORTH ELSINORE

953 ACRES

LAKE ELSINORE, CA

LOCALES TO THE NORTH

SURROUNDING AREAS







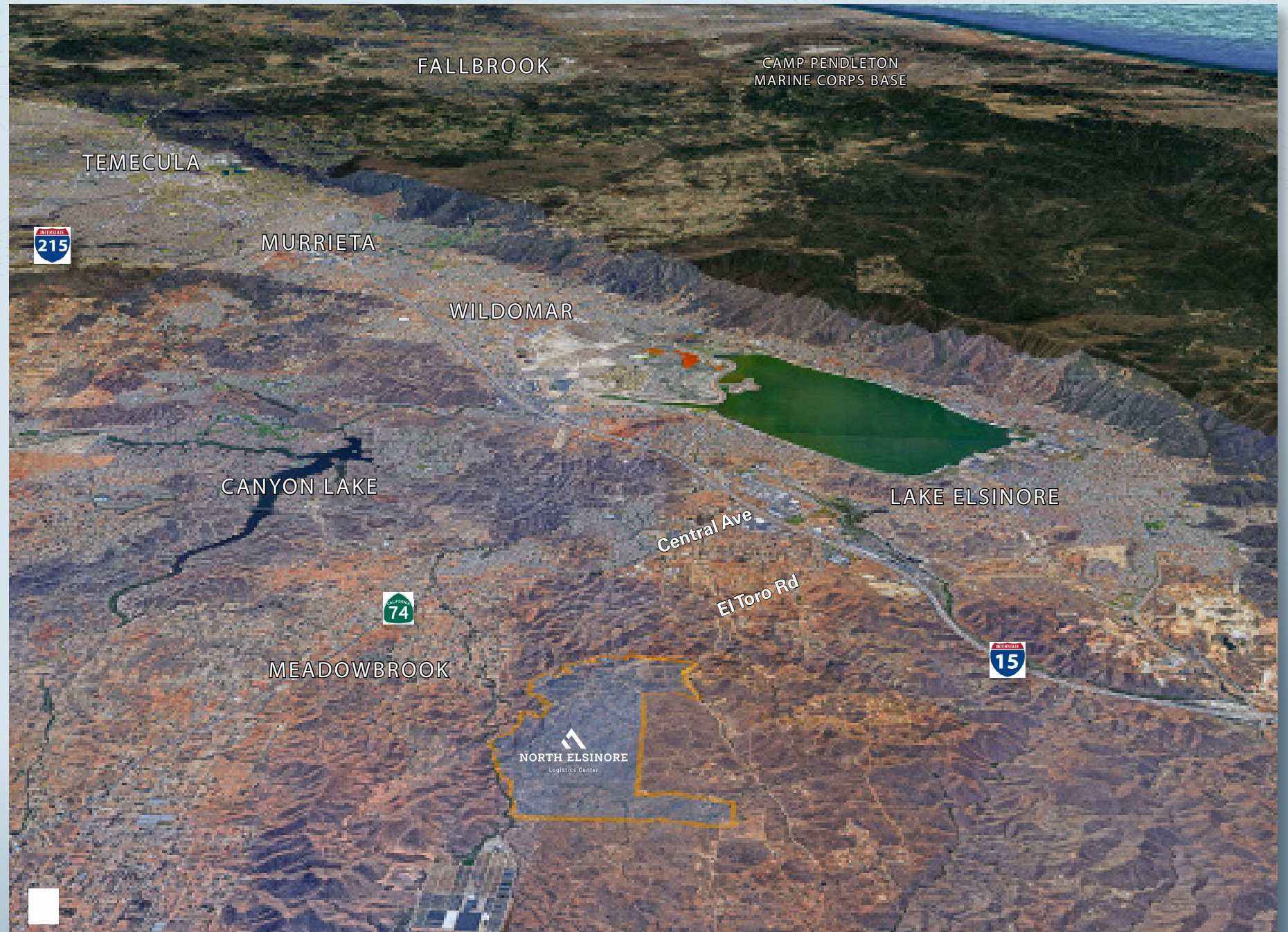
# NORTH ELSINORE

953 ACRES

LAKE ELSINORE, CA

LOCALES TO THE SOUTH

SURROUNDING AREAS



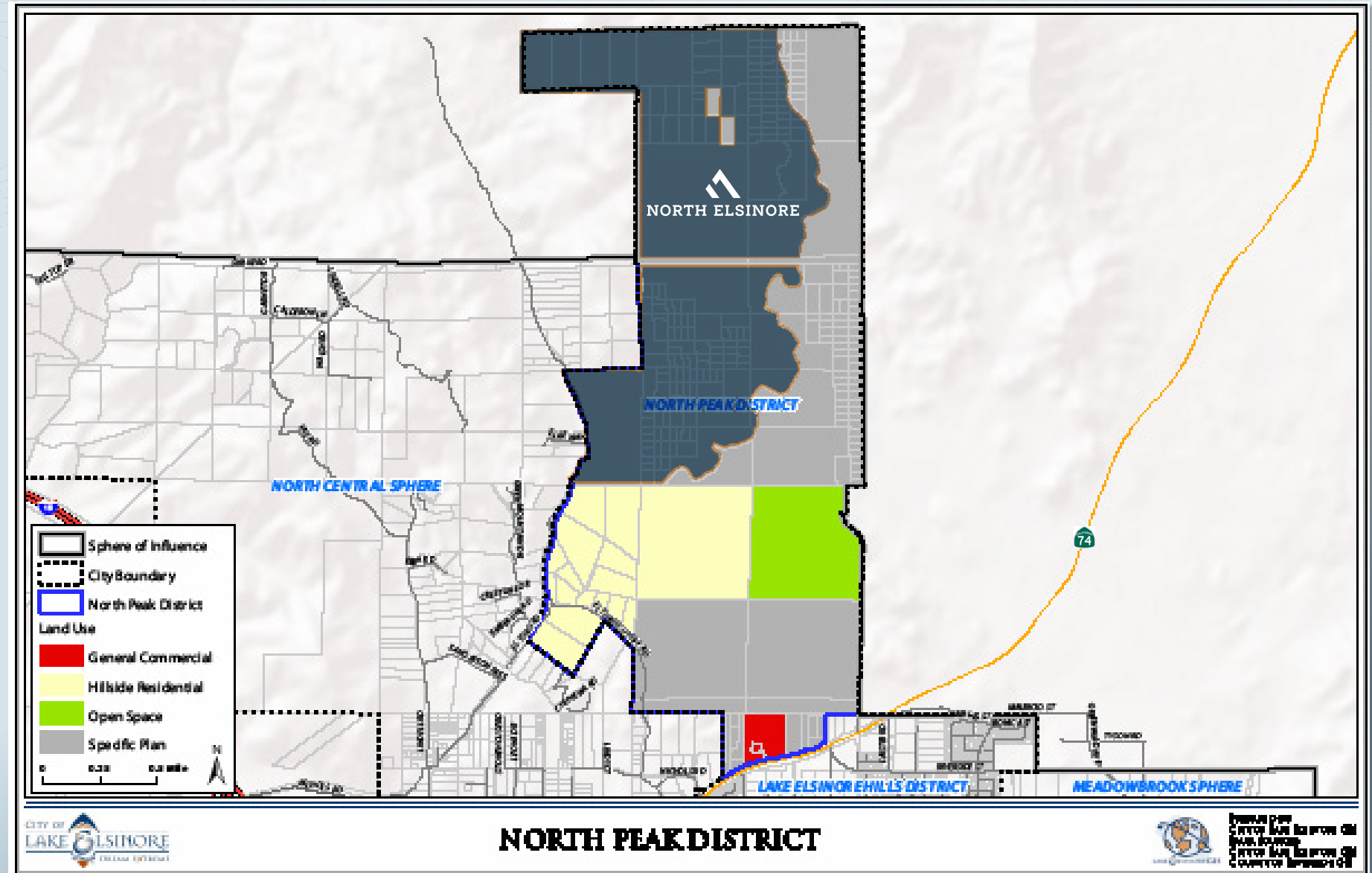


# NORTH ELSINORE

953 ACRES

LAKE ELSINORE, CA

NORTH PEAK DISTRICT



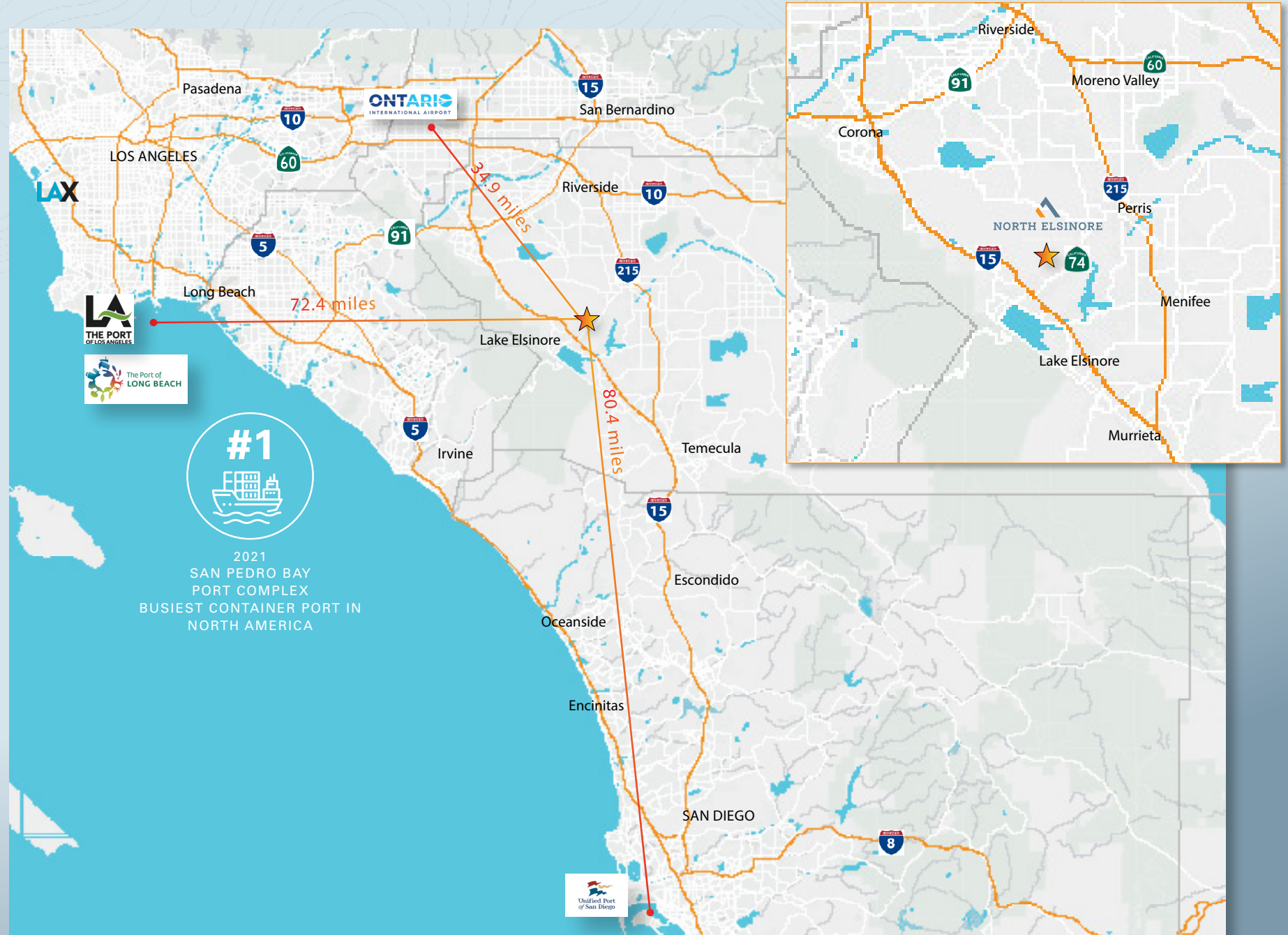


LOCATION OVERVIEW

# NORTH ELSINORE

## 953 ACRES

LAKE ELSINORE, CA



KEY DISTANCES (LOGISTICS):

- PORT OF LOS ANGELES
- LONG BEACH: 72.4 MILES
- PORT OF SAN DIEGO: 80.4 MILES
- UP INTERMODAL: 42.3 MILES
- BNSF INTERMODAL: 39.0 MILES
- OTAY MESA (PORT OF ENTRY): 96.5 MILES

KEY DISTANCES (AIRPORTS):

- ONTARIO: 34.9 MILES
- SAN BERNARDINO: 40.5 MILES
- JOHN WAYNE: 50.0 MILES
- LAX: 75.3 MILES
- SAN DIEGO: 80.6 MILES
- LONG BEACH: 62.4 MILES

KEY DISTANCES (CITIES):

- LOS ANGELES: 68.2 MILES
- PHOENIX: 337.0 MILES
- SAN DIEGO: 78.8 MILES
- LAS VEGAS: 261.0 MILES



2021  
SAN PEDRO BAY  
PORT COMPLEX  
BUSIEST CONTAINER PORT IN  
NORTH AMERICA



# NORTH ELSINORE

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Located in the heart of the Temescal Valley in the City of Lake Elsinore, NorthPeak is a ±953-acre, unique master-planned community that is being proposed as a rezone to light industrial. The offering includes an existing specific plan, EIR, Water and Development Agreement.

- Located within the third fastest growing city in California.
- Located within 2 miles of the Nichols Road Freeway Offramp.
- The area offers an abundance of recreational opportunities and the Lake Elsinore "Dream Extreme."
- Easy access to multiple retail centers within minutes from each development including: Costco, Lowes, Target, and Home Depot along with a variety of restaurants.
- Lake Elsinore features a quaint Historic Downtown area with several restaurants, City Hall and city parks.
- The Lake Elsinore Factory Outlet Mall is located a few minutes from the project and features premier shopping with over 45 name brand stores and restaurants.

## LOCATION OVERVIEW





# NORTH ELSINORE

**953 ACRES**

LAKE ELSINORE, CA

California's third fastest growing city, located 15 miles Northwest of Temecula and 20 miles South of Riverside, the City of Lake Elsinore 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 counties, the community includes a large number of upper middle class professionals and provides the allure and charm of the 1920s 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.





# NORTH ELSINORE

## 953 ACRES

LAKE ELSINORE, CA



**±71.2 K**  
2022 TOTAL  
POPULATION



**±60.7 K**  
2022 DAYTIME  
POPULATION



**\$100,545**  
2022 AVERAGE  
HOUSEHOLD  
INCOME



**\$431,659**  
2022 AVERAGE  
HOME  
VALUE



**2,045**  
2022  
TOTAL  
BUSINESSES



**15,397**  
2022  
TOTAL  
EMPLOYEES



Source: Greater Palm Springs



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