



Lorenzo Bonina

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**PEGASUS**  
REAL ESTATE GROUP

## 15900 Grand Ave

42.72 Acres of Commercial Land in Lake Elsinore, CA



### INVESTMENT HIGHLIGHTS

- Southern California's premier destination for Lakefront Land.
- Lake Elsinore among fastest growing cities in California
- Close to the 15 Freeway and the Ortega Hwy for easy commute to Orange County
- Includes the Lake Elsinore Naval & Military School Landmark Building
- Heavy daytime traffic

## EXECUTIVE SUMMARY

\*\*\*Zoning is CMU - Mix Use\*\*\*

Possible uses : Bed and breakfast, Cardroom, Car wash, Community center, Drive-through for bank, food, pharmacy, Government building, Food establishment, Hotel, Apartment unit, Row house/townhouse, Duplex, triplex, fourplex, Medical office, Museum, Professional office, Park/playground, Residential care facility, Transitional housing, and more. A great opportunity for Developers and Investors! Southern California's premier destination for Lakefront Land. Nearby

boating, water skiing, fishing, golfing, therapeutic hot springs, gambling, motorsports, and much more!  
-Lake Elsinore among fastest growing cities in California  
-Heavy daytime traffic  
-Close to the 15 Freeway and the Ortega Hwy for easy commute to Orange County  
-Includes the Lake Elsinore Naval & Military School Landmark Building and Historical Property  
<https://enmsalumni.org/>

## PROPERTY FACTS

<b>Sale Type</b>	Investment or Owner User	<b>Property Type</b>	Land
<b>Sale Conditions</b>	Redevelopment Project	<b>Property Subtype</b>	Commercial
<b>No. Lots</b>	1	<b>Total Lot Size</b>	42.72 AC

## 1 LOT AVAILABLE

### Lot 001-002

**Lot Size** 42.72 AC

Located at the foot of the Ortega Mountains and next to Southern's largest natural freshwater lake. Approximately one hour from Los Angeles to the East and San Diego. City Lights, Hills, Lake, Landmark, Mountain(s), Park/Greenbelt, Pier, Trees/Woods.

## PROPERTY TAXES

Parcel Numbers

381-050-001

Land Assessment

\$7,398,192

Improvements Assessment

\$107,219

Total Assessment

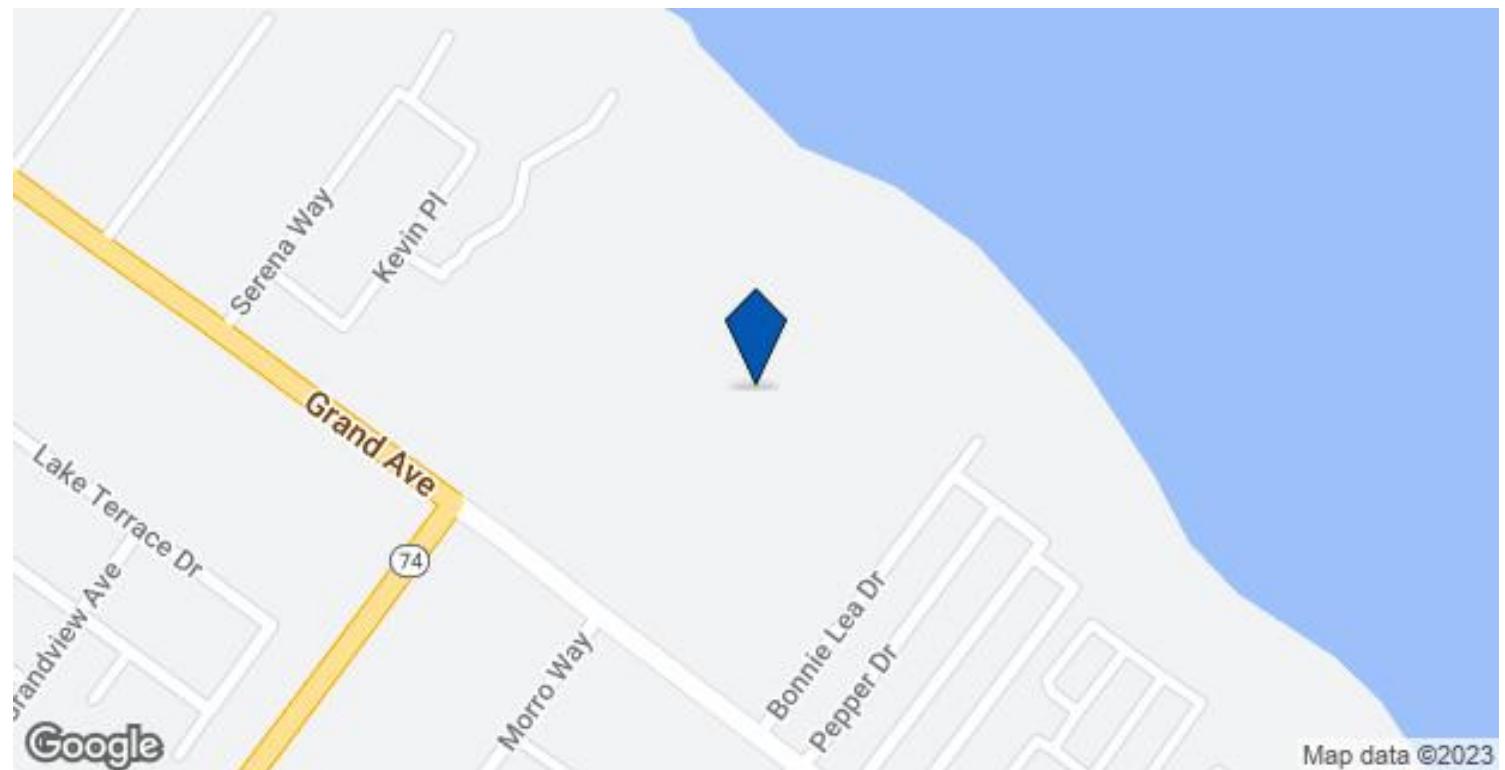
\$7,505,411

## ZONING

Zoning Code

CMU - Mix Use

### MAP OF 15900 GRAND AVE LAKE ELSINORE, CA 92530



## ADDITIONAL PHOTOS



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Photo\_1080295473\_DJI\_49.jpg\_4569349\_0\_202281712208\_photo\_origin



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Building Photo



Screenshot 2022-03-31 130501



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Building Photo



Historic Naval & Military School



Building Photo



Building Photo



Aerial



Aerial



Aerial



Aerial



Historic Naval & Military School



Aerial



Historic Naval & Military School



Aerial



Historic Naval & Military School



Historic Naval & Military School

**Listing ID:** 27295426

**Date Created:** 10/31/2019

**Last Updated:** 4/13/2023

**Address:** 15900 Grand Ave, Lake Elsinore, CA

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