



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

Sale Type	Investment or Owner User	Property Type	Land
Sale Conditions	Redevelopment Project	Property Subtype	Commercial
No. Lots	1	Total Lot Size	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.

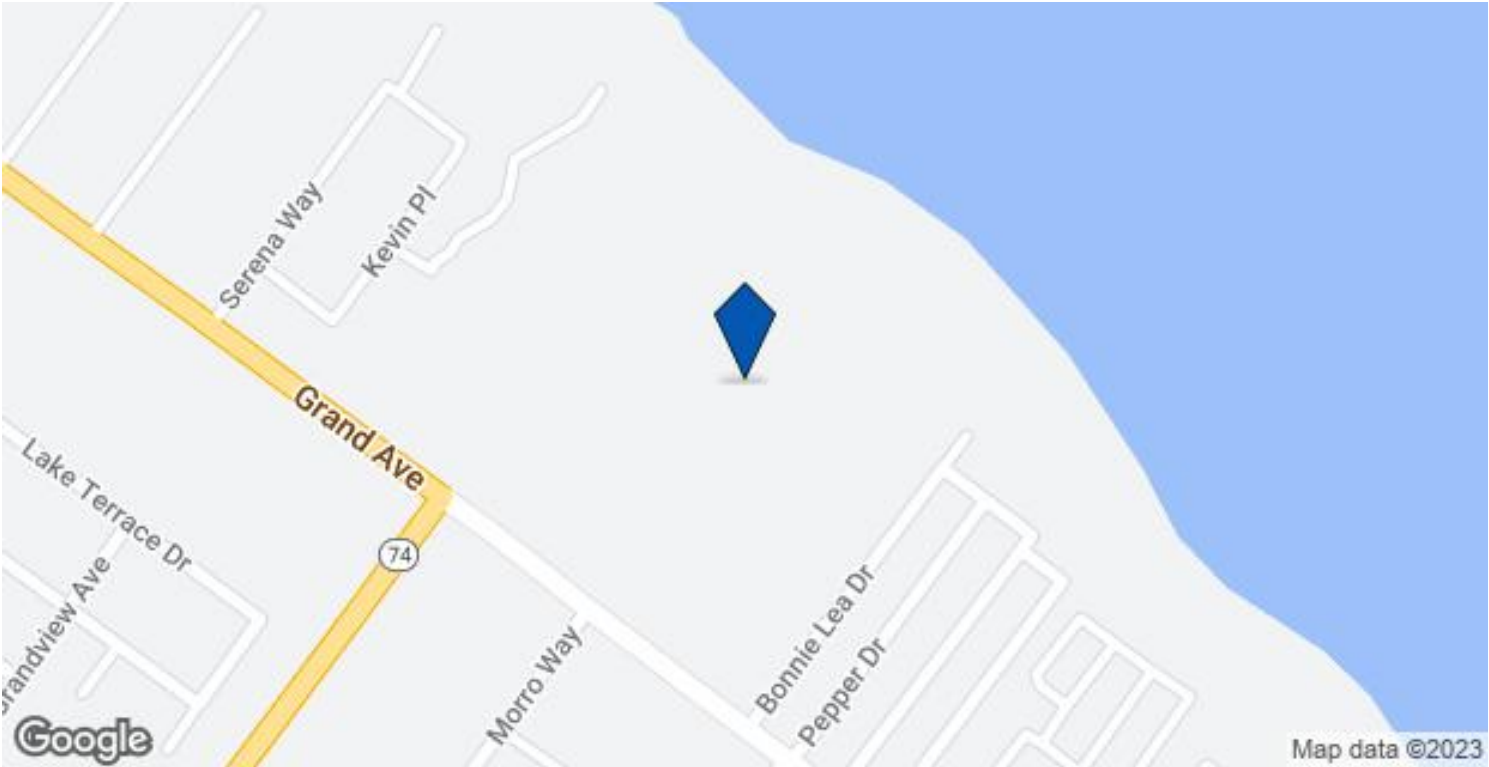
PROPERTY TAXES

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



Photo\_1080295471\_DJI\_47\_jpg\_5150763\_0\_2022817121920\_photo\_original



Photo\_1080295473\_DJI\_49\_jpg\_4569349\_0\_202281712208\_photo\_original



Photo\_1080295474\_DJI\_50\_jpg\_4532910\_0\_2022817122036\_photo\_original



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Building Photo

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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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