

0.27 AC | Commercial Development Opportunity

OLD TOWN TEMECULA

Property Highlights

Heart of Old Town Temecula
Nearby Attractions Include:

- Temecula Civic Center
- Tourist Attractions
- Restaurants
- Bars / Taprooms
- Hotels
- Adjacent to the Old Town Pub

Development Standards

- No building setbacks required
- No parking requirement
- Four stories allowed

0.27 AC
FOR SALE

42045 3RD STREET, TEMECULA, CA

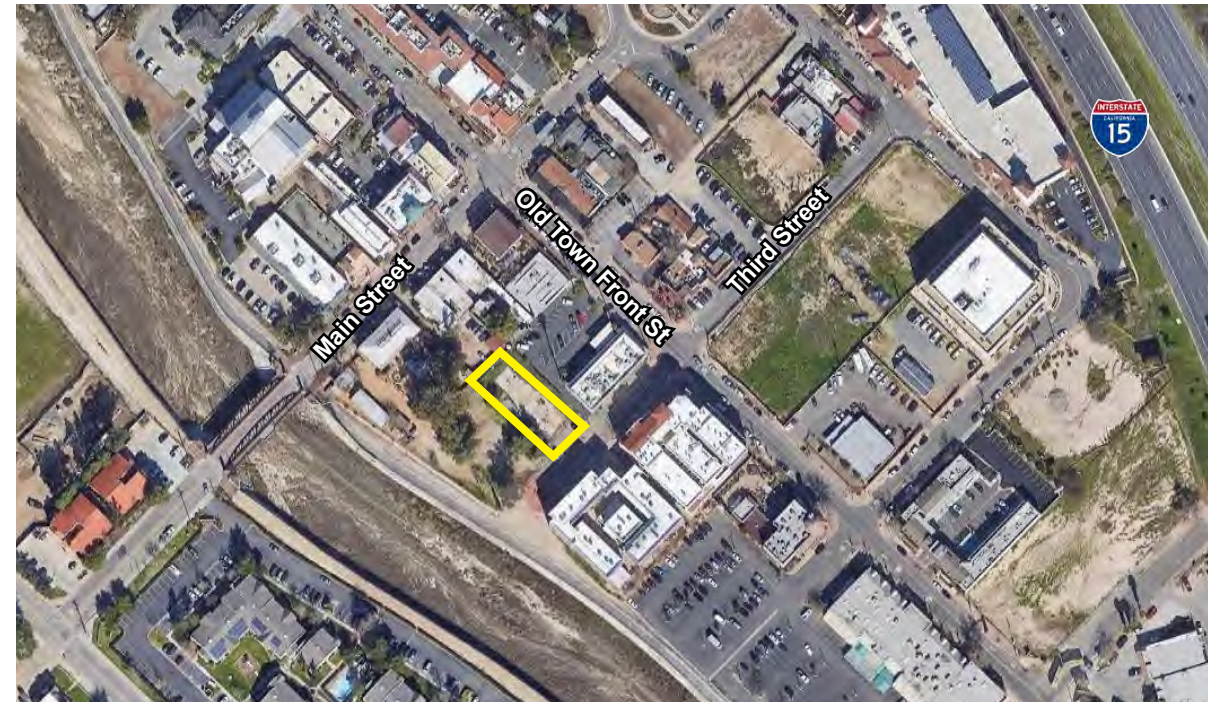


**COLDWELL
BANKER
COMMERCIAL**
Land Team

Executive Summary

PROPERTY FACTS

- **Location:** Temecula, Riverside County, CA
- **Total Site Area:** +/- 0.27 Acres (11,761 SF)
- **APN:** 922-045-016
- **Traffic Counts:** 10,532 CPD (Old Town Front St)
- **Annual Visits:** 1.5M
- **Zoning:** SP-5 (Old Town)
- **General Plan:** Downtown Core District (DTC)
- **Purchase Price:** \$1,280,000
- **Price Per SF:** \$108.83 / SF



PROPERTY OVERVIEW

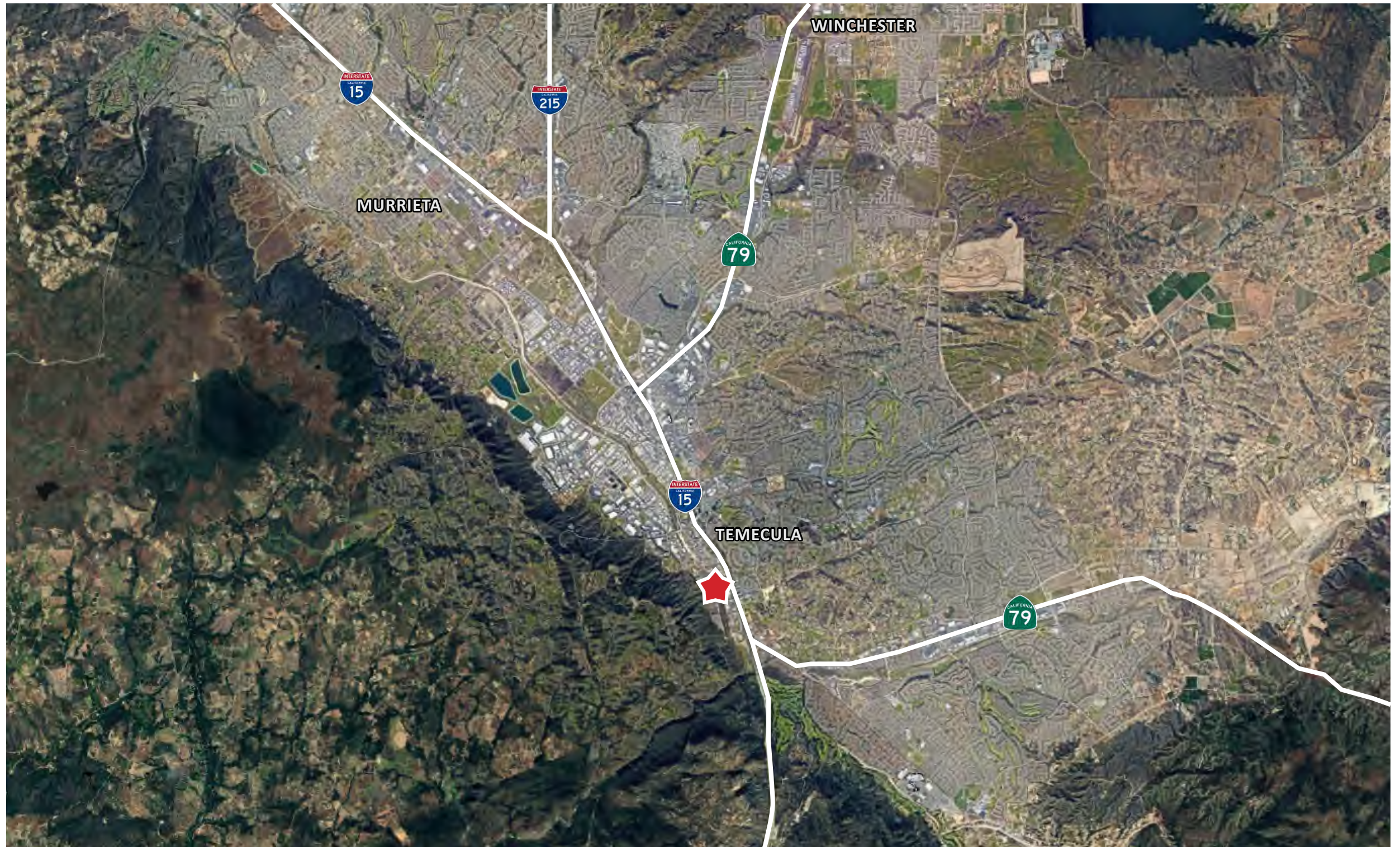
The subject property consists of one legal parcel totaling approximately 0.27 acres (+/- 11,761 square feet) of land located on 3rd Street, just west of its intersection with Old Town Front Street in Old Town Temecula. The property sits adjacent to the Old Town Pub and is across the street from The Warehouse at Creekside and Front Street Plaza.

ZONING

The subject property is located in the Old Town Specific Plan (SP-5) within the Downtown Core designated area. This district is intended to provide uses that support pedestrian oriented and mixed-use developments that accommodate a variety of land use focused on service oriented businesses. The height allowance is four stories and residential development between 40-70 DU/AC is also permitted with certain restrictions. No building setbacks or parking required allowing up to +/- 44K sqft of building area in theory.



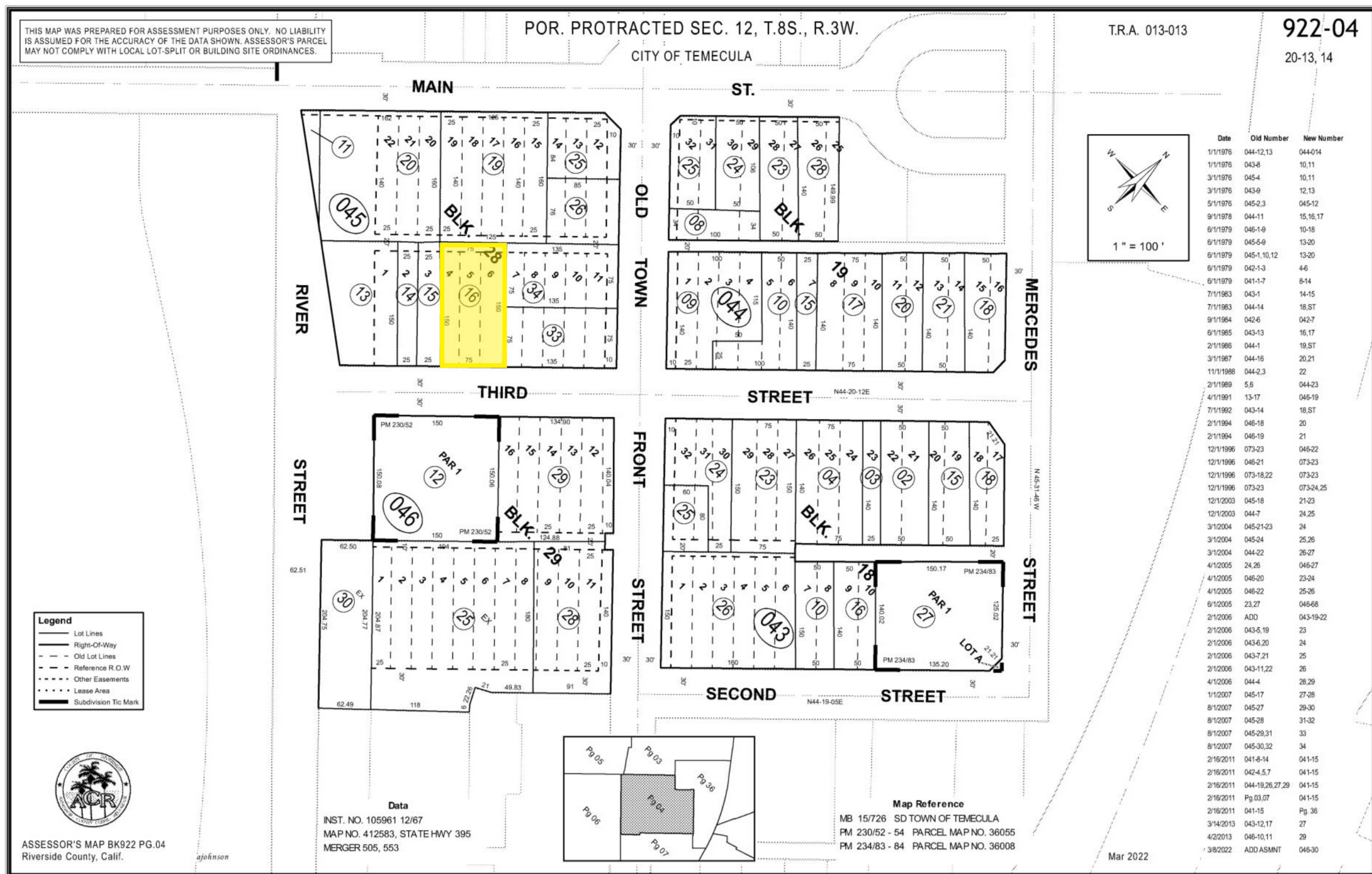
Location Overview



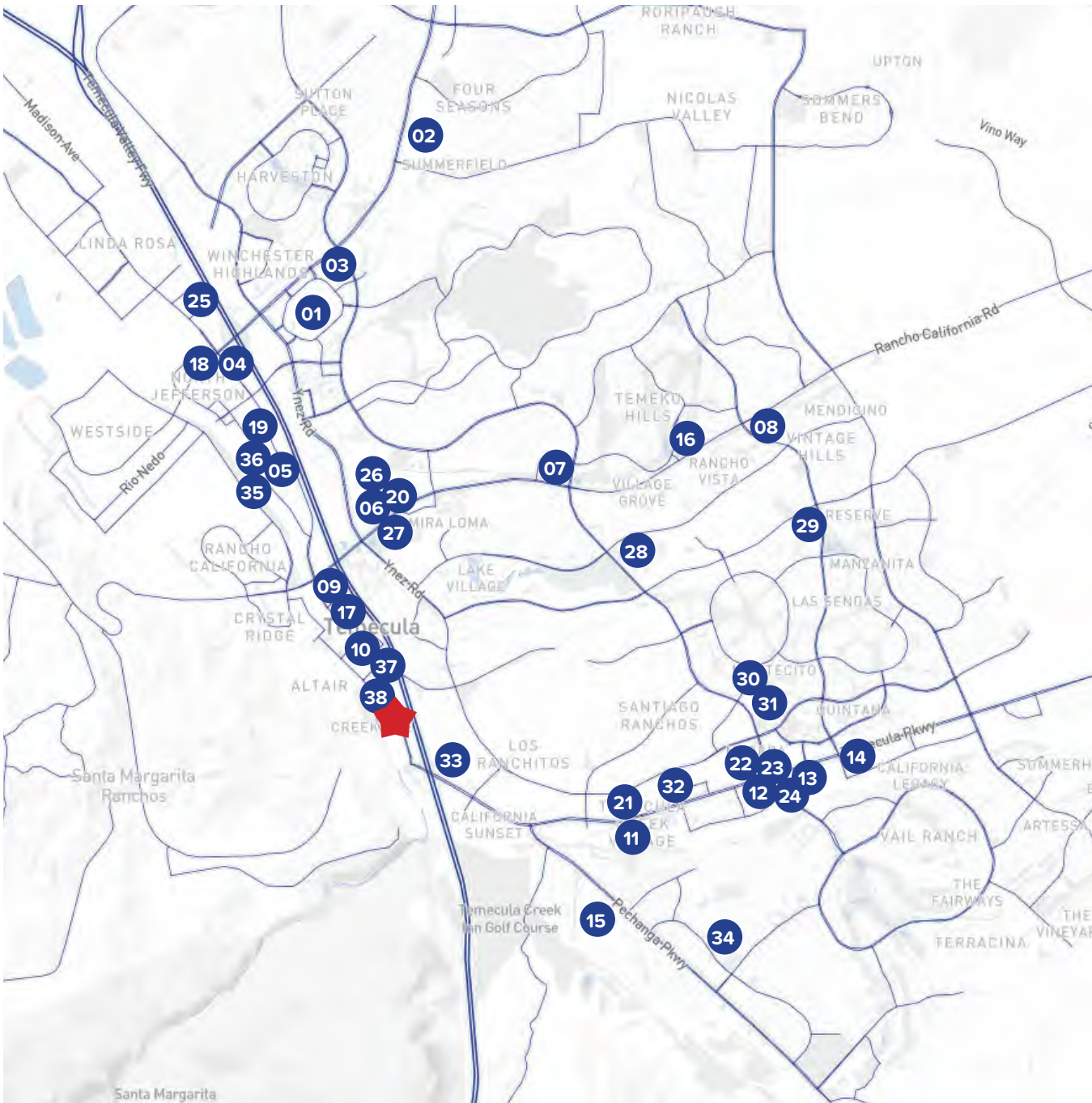
Property Photos



Assessor's Map



Surrounding Retail & Public Works



SHOPPING CENTERS

- 01 Promenade Mall
- 02 Rancho Temecula Town Center
- 03 Commons at Temecula
- 04 Winchester Center
- 05 Los Amigos Shopping Center
- 06 Temecula Town Center
- 07 Palomar Village
- 08 Meadows Village
- 09 Venti Old Town Plaza
- 10 Old Town Temecula
- 11 Temecula Creek Village Shopping Center
- 12 Vail Ranch Center
- 13 Redhawk Towne Center
- 14 Vail Ranch Plaza

ENTERTAINMENT

- 15 Pechanga Resort Casino
- 16 Temecula Wineries
- 17 Old Town Temecula

MEDICAL FACILITIES

- 18 Temecula Urgent Care
- 19 Temecula Medical Center
- 20 Inland Urgent Care
- 21 United Medical Urgent Care
- 22 Temecula Valley Hospital
- 23 Rancho Family Medical Group
- 24 Carbon Health Urgent Care

EDUCATION

- 25 SJVC Temecula
- 26 Springs Charter School
- 27 Peppertree Montessori
- 28 Temecula Valley High School
- 29 Temecula Middle School
- 30 Temecula Valley Adult School
- 31 CSUSM @ Temecula
- 32 Rancho Christian School
- 33 Julian Charter School
- 34 Temecula Luiseno Elementary

GOVERNMENT FACILITIES

- 35 Temecula DMV
- 36 California Highway Patrol
- 37 City of Temecula Civic Center
- 38 Temecula Community Center

Temecula, CA

Temecula is a city in southwestern Riverside County, California, United States. The city is a tourist and resort destination, with the Temecula Valley Wine Country, Old Town Temecula, the Temecula Valley Polo Club, the Temecula Valley Balloon & Wine Festival, the Temecula Valley International Film Festival, championship golf courses, and resort accommodations for tourists which contribute to the city’s economic profile.

The city of Temecula, forming the southwestern anchor of the Inland Empire region, is approximately 58 miles (93 km) north of downtown San Diego and 85 miles (137 km) southeast of downtown Los Angeles. Temecula is bordered by the city of Murrieta to the north and the Pechanga Indian Reservation and San Diego County to the south.

2024 Summary	
Population	111,752
Households	36,147
Median Age	36.2
Median Household Income	\$112,399
Average Household Income	\$141,899
2029 Summary Est.	
Population	117,359
Households	37,438



FOR MORE INFORMATION CONTACT:

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