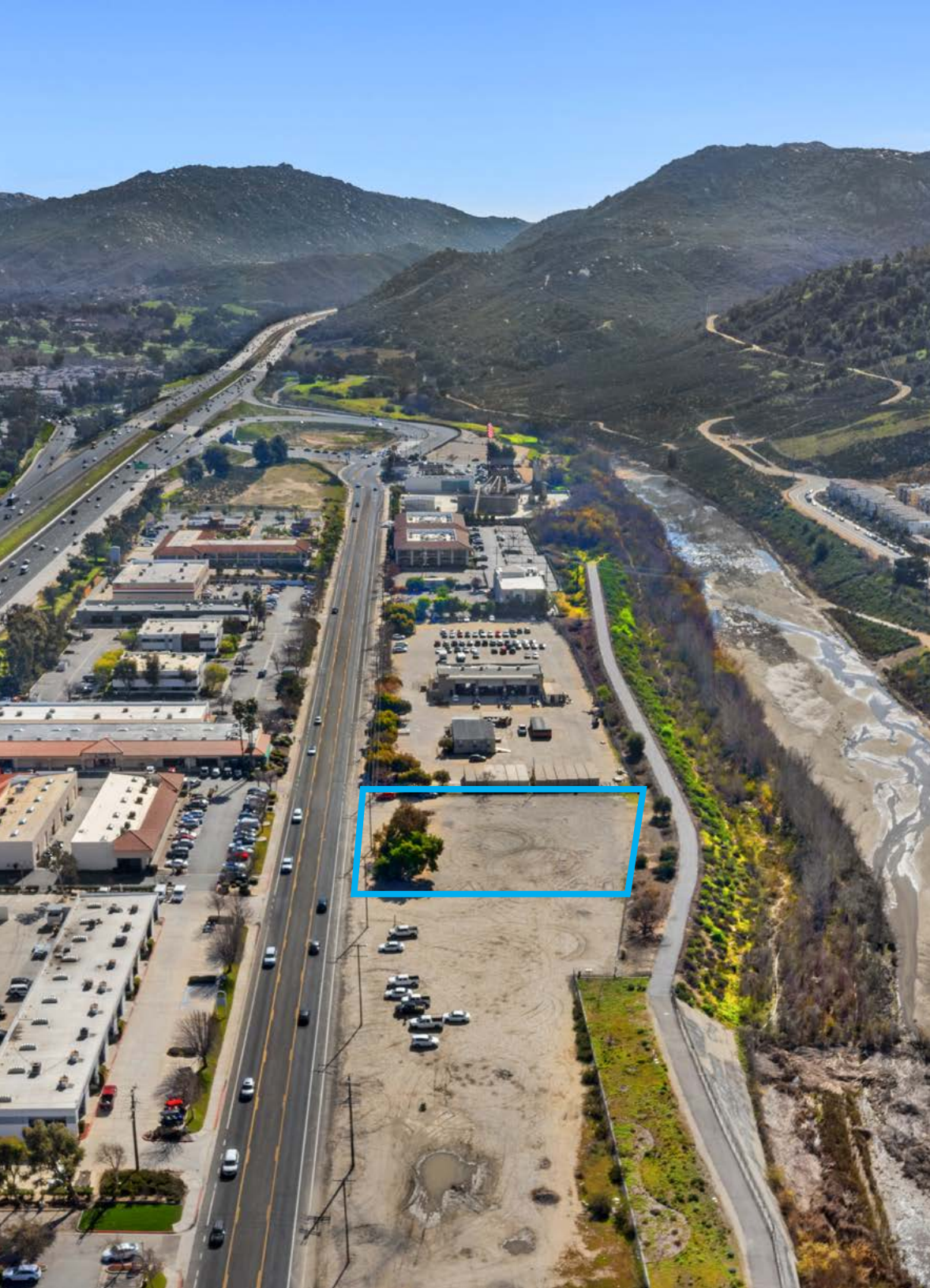


± .86 ACRES COMMERCIAL LAND FOR SALE
28879 OLD TOWN FRONT STREET TEMECULA, CA 92590

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Voit
REAL ESTATE SERVICES



28879

OLD TOWN FRONT STREET

TEMECULA, CALIFORNIA 92590

EXECUTIVE SUMMARY

ADDRESS

28879 OLD TOWN FRONT STREET, TEMECULA, CA 92590

LOT SIZE

±0.86 ACRES (±37,462 SF)

ZONING

SC (SERVICE COMMERCIAL)

APN

922-100-036

STREET FRONTAGE

195' ON OLD TOWN FRONT STREET

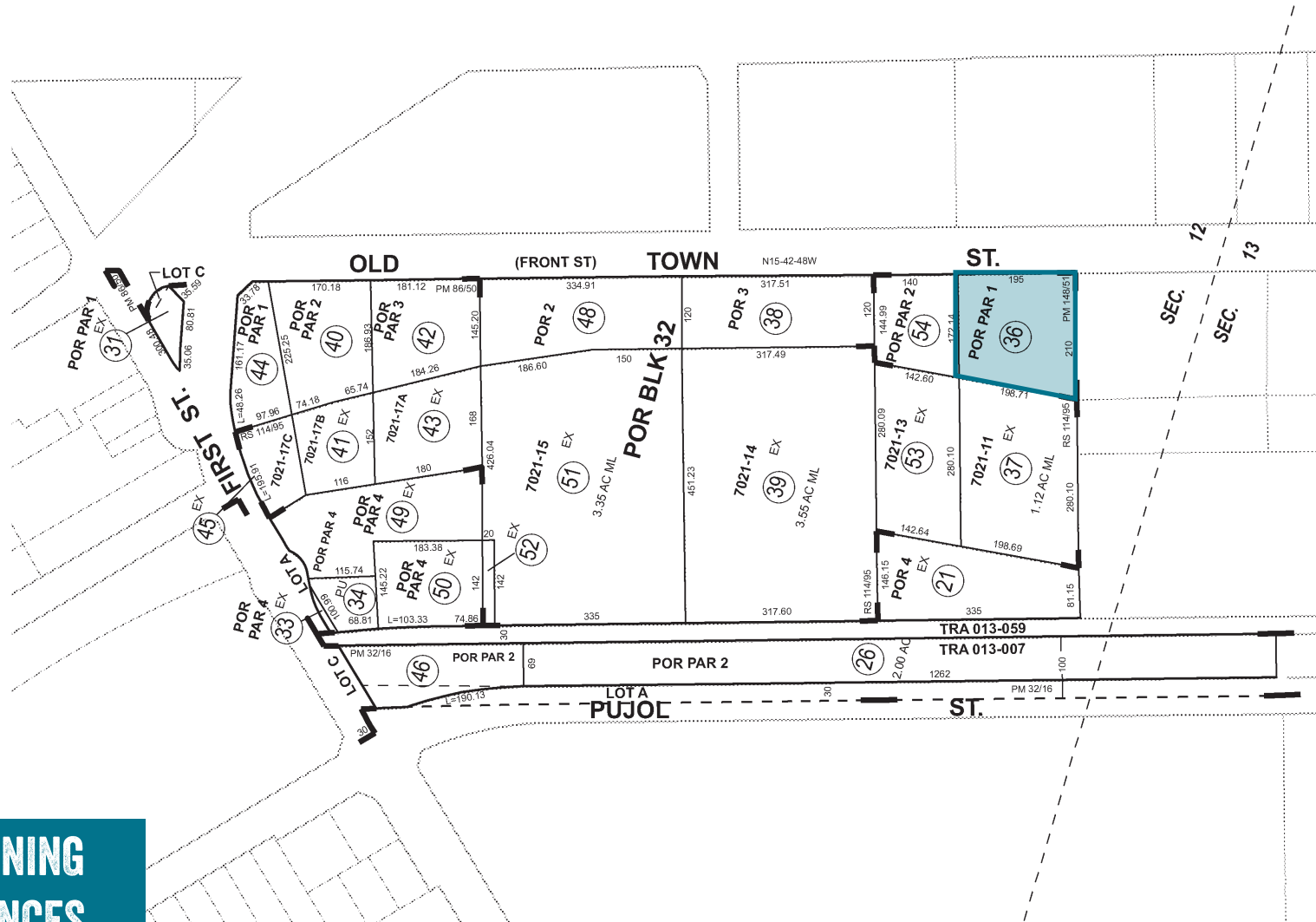
TOPOGRAPHY

LEVEL LOT

SALE PRICE

\$1,199,000

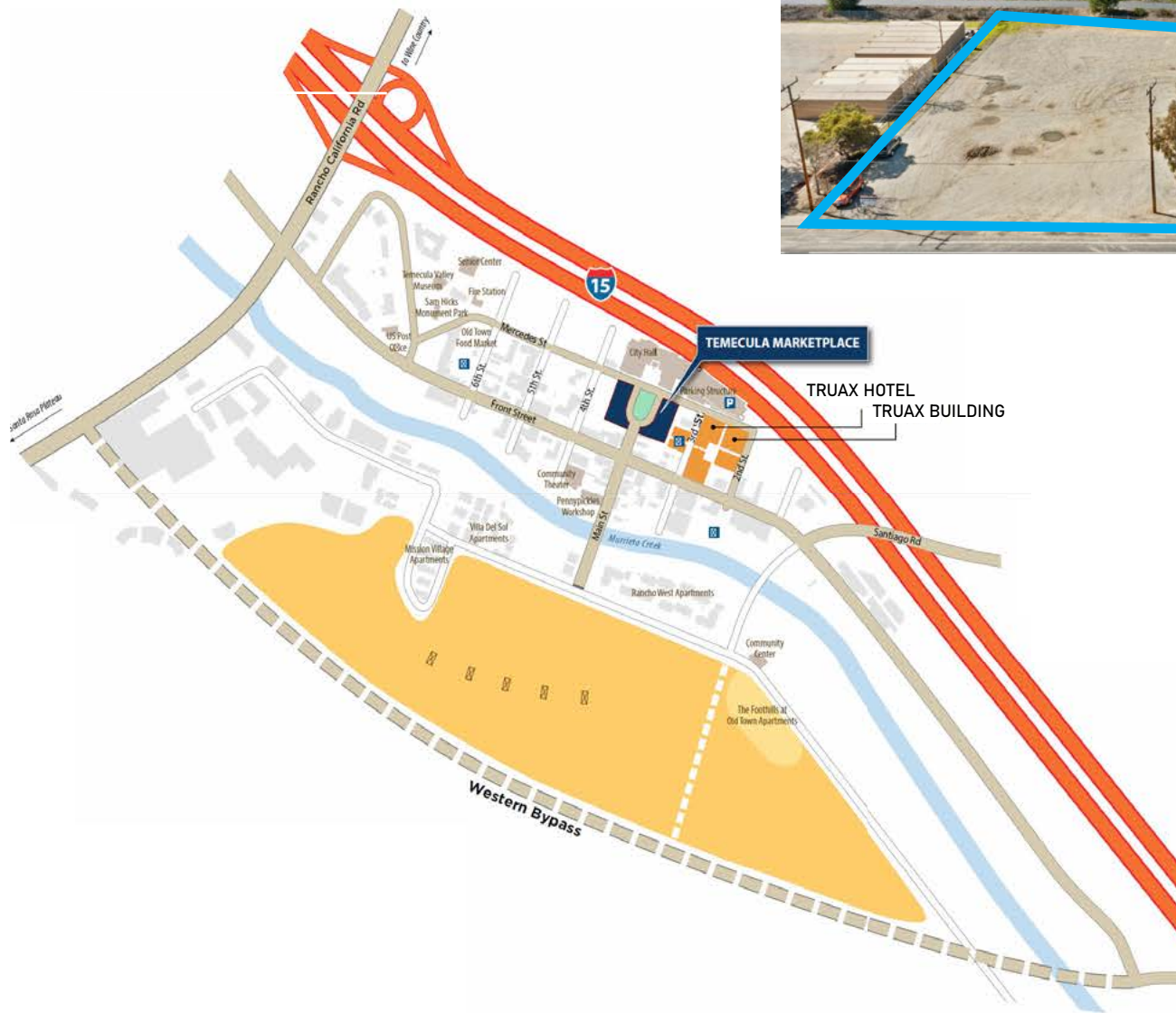
PARCEL MAP & ZONING



VIEW ZONING
ALLOWANCES

ZONED SC SERVICE COMMERCIAL ALLOWS FOR RETAIL, AUTO AND
INDUSTRIAL USES.

LOCATION



POPULATION



7,294
1 MILE

59,443
3 MILE

150,489
5 MILE

HOUSEHOLDS



2,588
1 MILE

19,680
3 MILE

47,166
5 MILE

HOME VALUE



\$584,005
1 MILE

\$444,581
3 MILE

\$469,004
5 MILE

INCOME



\$84,053
1 MILE

\$91,009
3 MILE

\$102,540
5 MILE

YEAR BUILT



1994
1 MILE

1994
3 MILE

1999
5 MILE

AGE



39.5
1 MILE

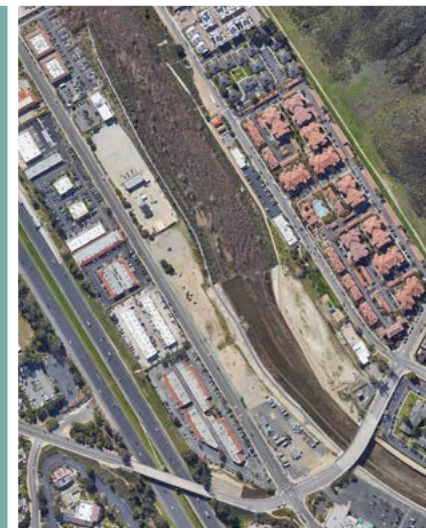
36.4
3 MILE

36.2
5 MILE

TRAFFIC COUNTS



I- 15 + RANCHO CALIFORNIA ROAD	168,02
OLD TOWN FRONT STREET + 3RD STREET	10,532
OLD TOWN FRONT STREET + MAIN STREET	9,084
YNEZ ROAD + SARIC COURT	13,419



ABOUT TEMECULA

Located about an hour north of San Diego and two hours South of Los Angeles, there are few regions more accessible from city centers than Temecula Valley. This Tuscan-like wine region is within a one-to two-hour drive from most of Southern California's major cities and airports, making it an ideal Wine Country getaway for SoCal natives, or those traveling to bigger cities like San Diego, Palm Springs, and Los Angeles.

Just 22 miles inland from the Pacific Ocean, Temecula Valley is not just a great place to vacation; it's home to the perfect Mediterranean climate in which to grow grapes. The region is bordered by coastal mountain ranges and inland valleys. As the sun warms the valleys east of Temecula, the warm air rises, forming a low-pressure area which pulls the cooler, much heavier air from the Pacific Ocean in through two breaks in the mountains — the Rainbow Gap and the Santa Margarita Gap. This cool air creates the pattern of warm sunny days, breezy afternoons, and cool nights, resulting in ideal conditions for the wine grapes to develop complex flavors and aromas, while retaining pleasant balance and freshness from desirable acidity levels.



OLD TOWN TEMECULA



Old Town Temecula combines the region's storied past and its exciting up-and-coming future in a unique blend of shops, restaurants, hotels, entertainment, and event opportunities in one walkable, easy-to-navigate hub for visitors to explore.

Take a step back in time with wooden boardwalks that pass rustic western-era buildings, antique shops, and specialty boutiques featuring Temecula-made artisan goods, or explore the most up-to-date trends including sampling pints at craft breweries, attending outdoor festivals, grabbing a bite of local, farm-to-table dining, or dancing to live music at bars and unique outdoor venues.

History buffs can wander the streets of Old Town Temecula viewing rustic buildings, sidewalks, and storefronts reminiscent of our historic golden west in the 1880s.



Since the turn of this current century, western-themed Old Town Temecula has solidified its position as the heart and soul of this booming Riverside County community known as the Temecula Valley. By day visitors experience a bustling collection of unique boutiques, specialty food-related purveyors, antique dealers, curio stores, and various independent food and beverage restaurants, tasting rooms and bars that attract a constant stream of local, regional, national and international visitors.

Weekend nights this district transforms into a thriving and lively center for food and live entertainment. Saturdays are especially vibrant, highlighted by a year-round morning Farmer's Market, with a variety of special events and festivals on many weekends throughout the year.



WINE COUNTRY

This hidden-gem wine region boasts spacious skies, rolling hills and more than 50 wineries with hand-crafted wines to please every palate. With more than 5,000 awards and rave reviews attest to the quality of Temecula Valley vintages. Wine-tasting experiences range from rustic and earthy, grand and elegant to sleek and modern, but always with friendly, relaxed Southern California hospitality.

Rural in nature, sustainable in farming practices and including an agricultural preserve known as the Citrus/Vineyard zone, the Temecula Valley is widely recognized as the 'jewel' of Riverside County. Temecula Wine Country is centrally located just east of Interstate 15.

Along with fabulous wines, you'll find incredible winery restaurants, intimate bed and breakfast inns, lush resorts, splendid gift shops and beautiful picnic grounds.

THINGS TO DO

There is an endless supply of things to fill your glass within Temecula Valley. Things to do, places to be, and people to see. Wine is only the beginning.

Things to do in Temecula Valley include wine tasting, winery tours, dining, equestrian, hot air ballooning, golfing, bicycling, hiking, exotic animals, swimming and sunbathing, gaming, spa treatments, shopping, live music, special events, and much more. Along with the nearly 50 wineries, there are over a dozen breweries, two meaderies, and two distilleries – all with spectacular tasting rooms.

Discover why Wine Enthusiast magazine named Temecula Wine Country a 2019 “Top 10 Wine Travel Destination” in the world and TripAdvisor’s “Must-See U.S. Destination in 2020.”



PREMIER GOLF COURSES

Tee up at one of Temecula’s premier golf courses, including courses designed by golf legend Arthur Hill. Stunning greens, water features, and landscaped grounds meander through Temecula’s valleys and hills, including numerous natural and man-made lakes, creeks, magnificent oak trees, rolling greens boasting natural beauty, and dramatically challenging elevation changes.

Most courses feature elevation changes and expansive views. All have inspiring course designs and are popular with golfers of all skill levels for perfectly challenging, year-round play. Awards and accolades abound in courses throughout the region making Temecula courses some of the best to play in Southern California.

41

Parks

22

Miles of Trails

14

Community Facilities

10

Historical Landmarks

7

Yearly Festivals

HOT AIR BALLOON RIDES

Hot air ballooning is one of the most unique attractions in Temecula. Experience serenity and peacefulness while soaring over lush vineyards, beautiful estates and awe-inspiring scenery. From the lush greens on numerous golf courses to blue skies perfect for hot air ballooning, Temecula is a tourists's paradise. Hot air balloon rides are great for any event, whether it's on your "Bucket List", an anniversary, birthday, family fun, or vacation adventure.

Floating effortlessly over some of California's gorgeous, award-winning wineries for an experience of a lifetime. With the local mountains framing the beautiful scenic valley, this is the perfect place to embark on your next adventure.



PROMENADE TEMECULA

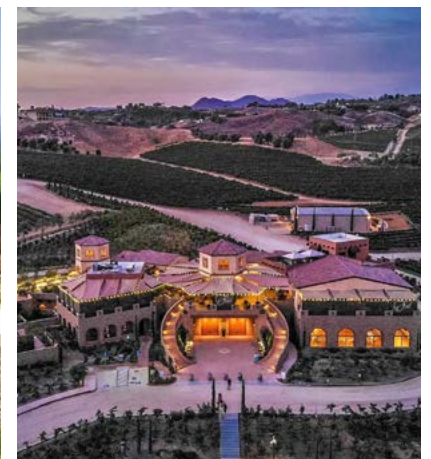
Promenade Temecula is a fashion and lifestyle shopping destination offering the best and largest mix of stores, restaurants and entertainment in the Temecula Valley.

The indoor and outdoor collection of 170 shops, services, dining and entertainment includes favorites like; William Sonoma, Pottery Barn, Coach, Apple, Lululemon, Pressed Juicery, the Disney Store, Macy's, and many more popular brands.

Promenade Temecula also provides the opportunity to dine in a selection of restaurants: California Pizza Kitchen, The Cheesecake Factory, Lazy Dog, Lucille's Bar-B-Que, Luna grill, P.F. Chang's, Red Robin, Sushi Boat and Yard House.

Plus, fast and specialty foods including the Promenade Food Court featuring tempting selections like Hummus Republic, Charley's Philly Steaks and more.

For entertainment catch a show at Regal Edwards Cinemas 15 & IMAX. For more adventure visit Round 1 for Bowling, Arcade Games, Billiards, Karaoke, Ping Pong, Darts and even a Kids Zone play area.





PETER KIES

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