

VACANT COMMERCIAL LOT | FOR SALE

FELIX VALDEZ AVE | TEMECULA, CALIFORNIA

LEVEL LAND
READY FOR DEVELOPMENT

OLD TOWN TEMECULA

SUBJECT LOCATION
1.22 ACRES

PRICE REDUCED
\$1,500,000
~~ASKING PRICE \$1,800,000~~

KARIN MCCOY | LIC. #01323266
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ALLISON JAMES HOMES & ESTATES

STEVE BASURTO | LIC. #0141241
(760) 807 6395
SBASURTO@TRUAXGROUP.COM
TRUAX GROUP, INC.

LEVEL LAND
READY FOR DEVELOPMENT

APPROVED: ALTAIR TEMECULA
1750 HOUSING UNITS

BALLAST POINT BREWING

OLD TOWN TEMECULA

SUBJECT LOCATION

10 MINS TO WINE COUNTRY

RANCHO CALIFORNIA ROAD

PRICE REDUCED
\$1,500,000
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PROPERTY HIGHLIGHTS

- ZONING M1/PO
- EXCELLENT VISIBILITY TO RANCHO CALIFORNIA ROAD
- EASE OF ACCESS ON ALONG FELIX VALDEZ AVE
- POTENTIAL SITE FOR RESTAURANT, BREWERY OR OFFICE
- STRONG AREA DEMOGRAPHICS
- [CLICK HERE FOR DUE DILLIGENCE](#)

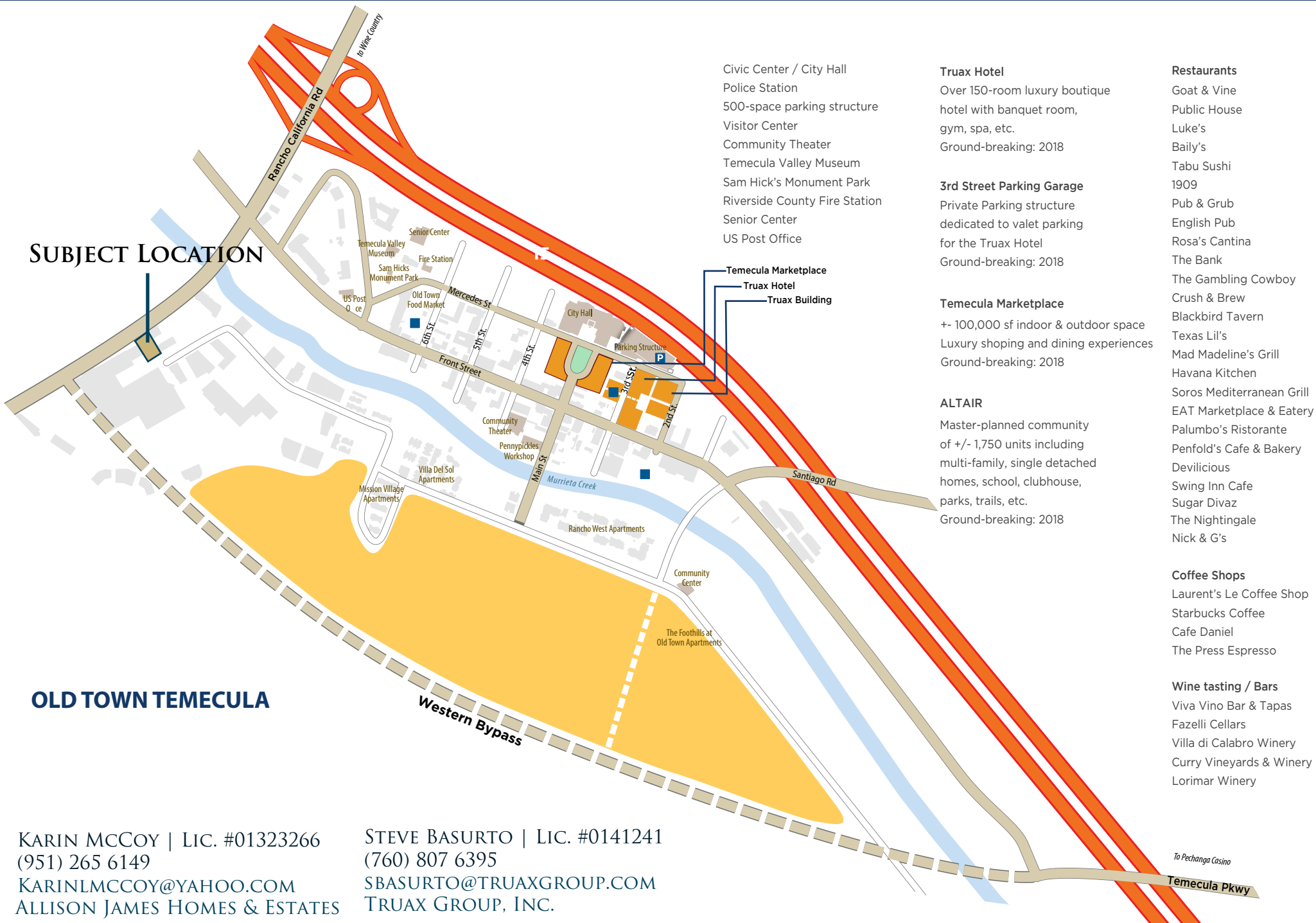


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Subject Location | Old Town Temecula



SUBJECT LOCATION

OLD TOWN TEMECULA

- Civic Center / City Hall
- Police Station
- 500-space parking structure
- Visitor Center
- Community Theater
- Temecula Valley Museum
- Sam Hick's Monument Park
- Riverside County Fire Station
- Senior Center
- US Post Office

Truax Hotel
Over 150-room luxury boutique hotel with banquet room, gym, spa, etc.
Ground-breaking: 2018

3rd Street Parking Garage
Private Parking structure dedicated to valet parking for the Truax Hotel
Ground-breaking: 2018

Temecula Marketplace
+/- 100,000 sf indoor & outdoor space
Luxury shopping and dining experiences
Ground-breaking: 2018

ALTAIR
Master-planned community of +/- 1,750 units including multi-family, single detached homes, school, clubhouse, parks, trails, etc.
Ground-breaking: 2018

- Restaurants**
- Goat & Vine
 - Public House
 - Luke's
 - Baily's
 - Tabu Sushi
 - 1909
 - Pub & Grub
 - English Pub
 - Rosa's Cantina
 - The Bank
 - The Gambling Cowboy
 - Crush & Brew
 - Blackbird Tavern
 - Texas Lil's
 - Mad Madeline's Grill
 - Havana Kitchen
 - Soros Mediterranean Grill
 - EAT Marketplace & Eatery
 - Palumbo's Ristorante
 - Penfold's Cafe & Bakery
 - Devilicious
 - Swing Inn Cafe
 - Sugar Divaz
 - The Nightingale
 - Nick & G's

- Coffee Shops**
- Laurent's Le Coffee Shop
 - Starbucks Coffee
 - Cafe Daniel
 - The Press Espresso

- Wine tasting / Bars**
- Viva Vino Bar & Tapas
 - Fazelli Cellars
 - Villa di Calabro Winery
 - Curry Vineyards & Winery
 - Lorimar Winery

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TEMECULA, CALIFORNIA

Key Area Demographics 2017

1 Mile

POPULATION	7,833
AVERAGE HH INCOME	\$79,851
ROOFTOPS	2,906
AVERAGE AGE	36.5
GROWTH 2017-2022	7.93%
GROWTH 2010-2017	20.84%

3 MILE

POPULATION	58,713
AVERAGE HH INCOME	\$88,334
ROOFTOPS	20,113
AVERAGE AGE	34.9
GROWTH 2017-2022	6.63%
GROWTH 2010-2017	11.47%

5 MILE

POPULATION	153,505
AVERAGE HH INCOME	\$96,719
ROOFTOPS	48,839
AVERAGE AGE	34.9
GROWTH 2017-2022	7.02%
GROWTH 2010-2017	14.16%

Misc. Highlights

2.9 MILLION VISITORS ANNUALLY
\$712,000,000 ANNUAL TOURISM SPENDING
TOP 10% PER CAPITA CA SALES TAX
TOP 5% LOWEST COST TO DO BUSINESS
TOP 10% CA HIGH SCHOOL TEST SCORES
FBI SAFEST CITIES IN THE NATION LIST

2017 - Population

WHITE	78.71%
BLACK	5.31%
AM. INDIAN & ALASKAN	1.58%
ASIAN	11.80%
HAWAIIAN & PACIFIC ISLAND	0.51%
OTHER	5.09%
U.S. ARMED FORCES	1.25%

2017 - Education

SOME HIGH SCHOOL, NO DIPLOMA	7.01%
HIGH SCHOOL GRAD	19.50%
SOME COLLEGE, NO DEGREE	36.87%
ASSOCIATE DEGREE	8.95%
BACHELOR DEGREE	18.76%
ADVANCED DEGREE	8.90%

2017 - Housing Value

<\$100,000	1.11%
\$100,000 - \$200,000	2.87%
\$200,000 - \$300,000	20.72%
\$300,000 - \$400,000	38.21%
\$400,000 - \$500,000	21.93%
\$500,000 - \$1,000,000	13.53%
\$1,000,000+	1.63%

RETAIL BUILDING
6,696 SF LOT

169,000
ADT



TRUAX BUILDING
65,000 SF MIXED USE

TEMECULA MARKETPLACE
80,000 SF RETAIL

TRUAX HOTEL
150+ ROOM HOTEL

SUBJECT LOCATION
.4 MILE

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