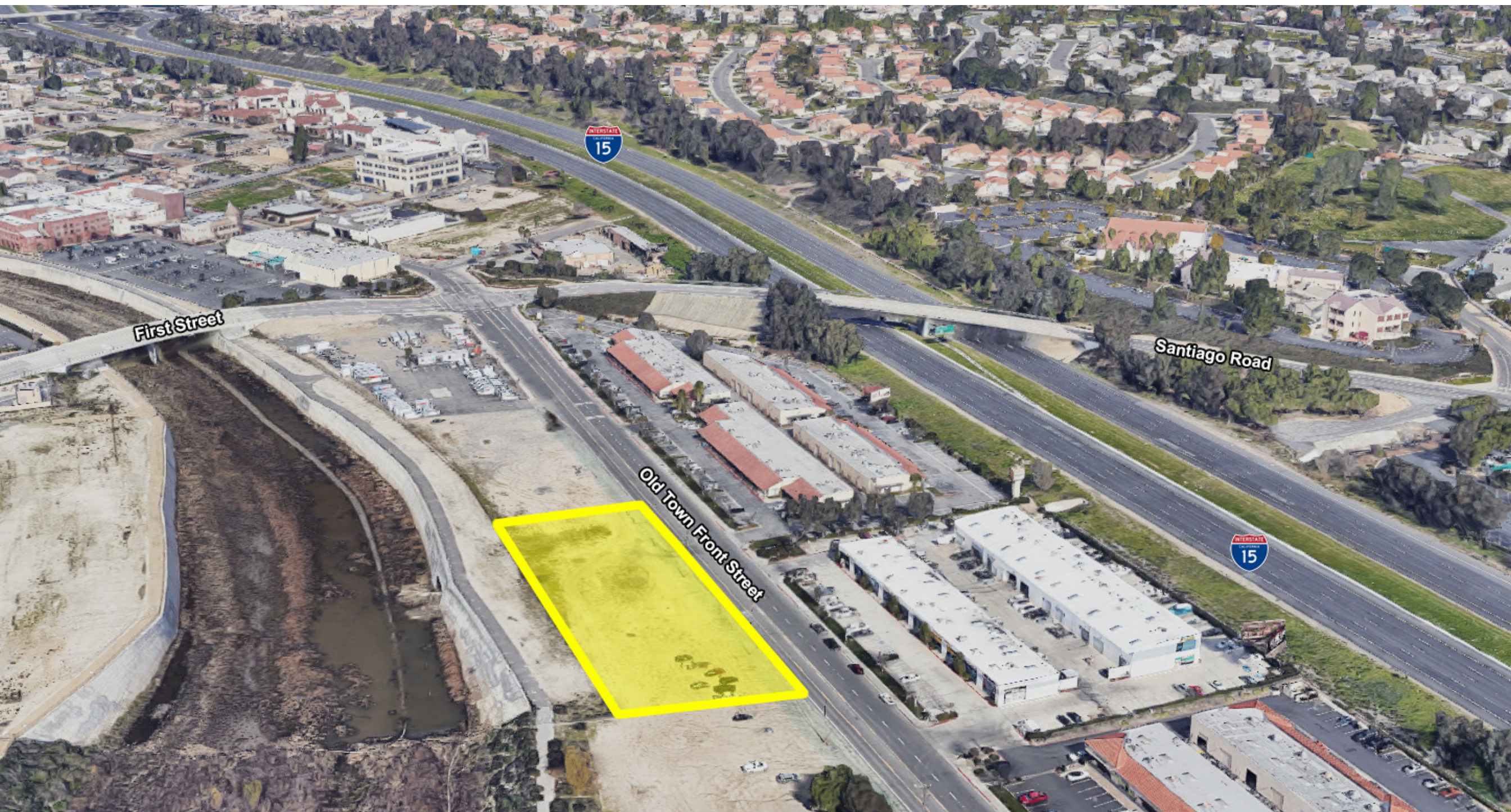


# ±0.87 AC OLD TOWN FRONT STREET

Temecula, CA



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# ±0.87 AC OLD TOWN FRONT STREET

Temecula, CA

## Property Description

Size	±0.87 acres
APN	922-100-038
County	Riverside
Zoning	Service Commerical
General Plan	SC - Service Commercial
Traffic Counts	8,445 Cars Per Day
Price	\$1,050,000
Price / SF	\$27.70 / SF

## Property Information

The subject property is located in the city of Temecula and consists of a total of 0.87 acres. The property is flat in topography and is located on Old Town Front St with approximately 317 feet of frontage with traffic counts of 8,445 cars per day. The property has a length on the eastern and western side of 317 feet with a depth 120 feet. In terms of setbacks, the city has designated this part of Old Town Front St as an arterial street which requires setbacks of: Front (25 ft), Rear (10 ft), and Side (0 ft).

On the west end of the property (back) is Santa Gertrudis Creek which is governed by the County of Riverside and has been designated as a “Criteria Cell”. This designation requires a proposed project to work within the MSHCP.

In regards to utilities there are power lines running across the eastern side of the property, with water and sewer both located on Old Town Front St. The property lies just ½ mile from I-15 at Temecula Pkwy, just over one mile from I-15 at Rancho California Rd, and approximately ½ mile from Old Town Temecula.



## Zoning

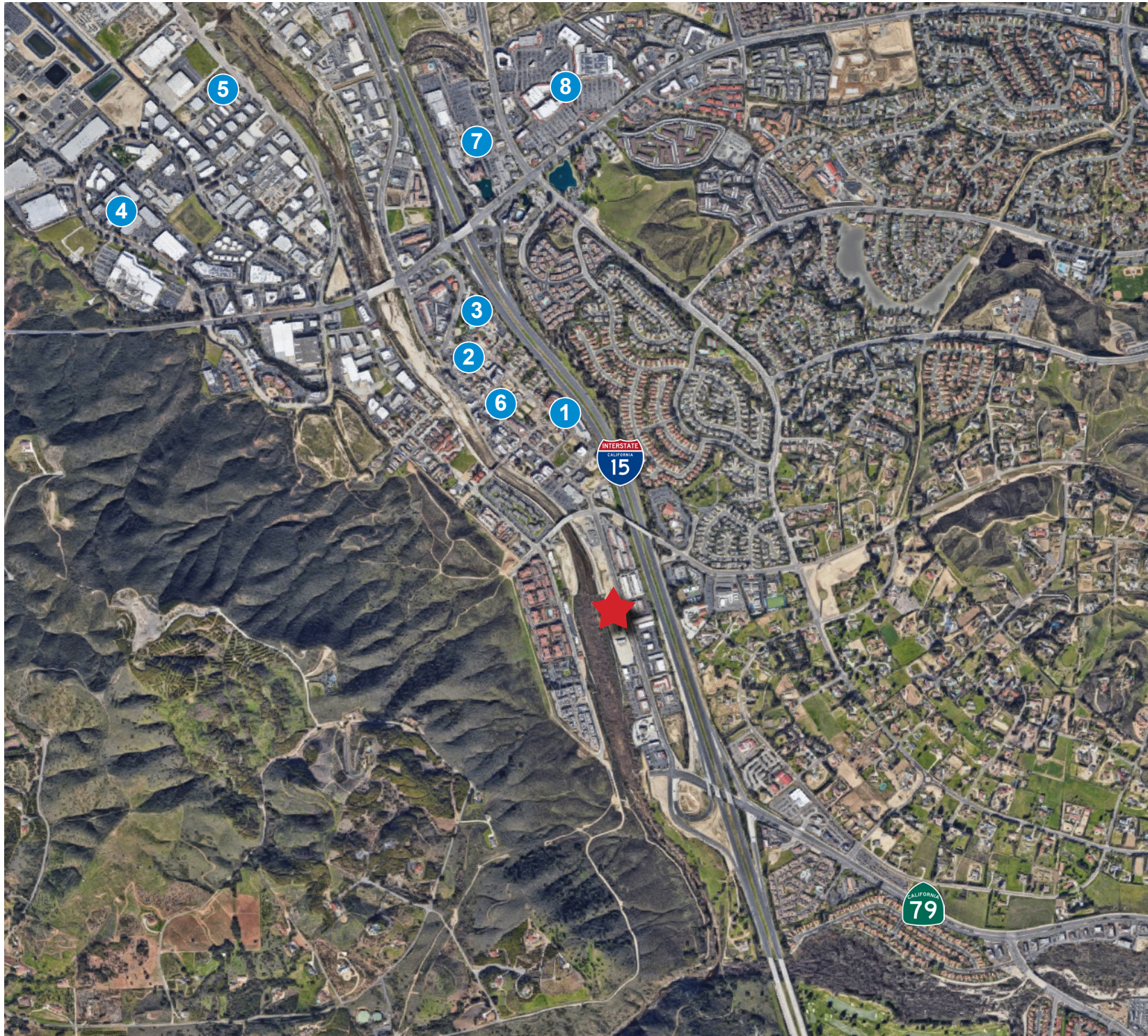
The property is zoned SC – Service Commercial. This zoning designation allows for a wide range of commercial uses. According to the City of Temecula’s Municipal Code: The service commercial designation is intended to provide for intensive commercial uses and selected light manufacturing uses that typically require extensive floor area. Typical uses include home improvement stores, discount retail stores, furniture stores, auto dealerships and auto service and repair. Warehousing and light manufacturing may be permitted as supporting uses for a business that is consistent with the service commercial designation. In addition, the Service Commercial zoning would also allow for uses such as a car wash, supply yard, and RV and Boat storage with a CUP.



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Temecula, CA

## Surrounding Retail & Public Works



### Public Works

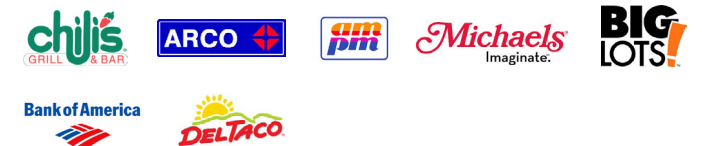
- 1 City Hall
- 2 USPS
- 3 Temecula Valley Museum
- 4 Department of Public Social Services
- 5 DMV

### Surrounding Retail

- 6 Old Town Temecula



- 7 Tower Plaza



- 8 Temecula Town Center





# ±0.87 AC OLD TOWN FRONT STREET

Temecula, CA

## Allowable Uses

P	Permitted
C	Conditional Use
-	Not Permitted

Description of Use	SC
Adult businesses—subject to Chapter 17.09 of the Temecula Municipal Code	C
Aerobics/dance/gymnastics/jazzercise/martial arts studios (greater than 5,000 sq. ft.)	P
Aerobics/dance/gymnastics/jazzercise/martial arts studios (less than 5,000 sq. ft.)	P
Airports	-
Alcoholism or drug treatment facilities	C
Alcoholic beverage manufacturing <sup>1</sup>	C
Alcoholic beverage manufacturing with live entertainment <sup>1</sup>	C
Alcoholic beverage sales	
Ambulance services	P
Animal hospital/shelter	P
Antique restoration	C
Antique sales	P
Apparel and accessory shops	P
Appliance sales and repairs (household and small appliances)	P
Arcades (pinball and video games) <sup>1</sup>	C
Art supply stores	P
Auction houses	P
Auditoriums and conference facilities	C
Automobile oil change/lube services with no major repairs	P
Automobile painting and body shop	C
Automotive parts—sales	P
Automobile rental	P
Automobile repair services	P
Automobile sales (wholesale or autobroker only) with no outdoor/storage of vehicles	P
Automobile sales with only indoor display/storage of vehicles	P

Description of Use	SC
Automobile sales with outdoor display/storage of vehicles <sup>1</sup>	C
Automobile salvage yards/impound yards	-
Automobile service stations with or without an automated car wash <sup>1</sup>	P
Automotive service stations selling beer and/or wine—with or without an automated car wash <sup>1</sup>	C1
Bakery goods distribution	P
Bakery retail	P
Bakery wholesale	P
Banks and financial institutions <sup>1</sup>	P
Barber and beauty shops	P
Bed and breakfast <sup>1</sup>	-
Beer and wine market <sup>1</sup>	C
Bicycle (sales, rentals, services)	P
Billiard parlor/pool hall	C
Binding of books and similar publications	-
Blood bank	P
Blueprint and duplicating and copy services	P
Bookstores	P
Bowling alley'	P
Building material sales (with exterior storage/sales areas greater than 50 percent of total sales area)	P
Building material sales (with exterior storage/sales areas less than 50 percent of total sales area)	P
Butcher shop	P
Cabinet shop	P
Cabinet shops under 20,000 sq. ft.—no outdoor storage	P
Camera shop (sales/minor repairs)	P
Candy/confectionery sales	P

# ±0.87 AC OLD TOWN FRONT STREET

Temecula, CA

## Allowable Uses

<b>Description of Use</b>	<b>SC</b>
<i>Car wash, full service'</i>	<i>C</i>
<i>Carpet and rug cleaning</i>	<i>P</i>
<i>Catering services</i>	<i>P</i>
<i>Clothing sales</i>	<i>P</i>
<i>Coins, purchase and sales</i>	<i>P</i>
<i>Cold storage facilities</i>	<i>-</i>
<i>Communications and microwave installations<sup>2</sup></i>	<i>-</i>
<i>Communications equipment sales</i>	<i>C</i>
<i>Community care facilities</i>	<i>P</i>
<i>Computer sales and service</i>	<i>P</i>
<i>Congregate care housing for the elderly<sup>1, 4</sup></i>	<i>P</i>
<i>Construction equipment sales, service or rental</i>	<i>C</i>
<i>Contractor's equipment, sales, service or rental</i>	<i>C</i>
<i>Convenience market<sup>1</sup></i>	<i>C</i>
<i>Costume rentals</i>	<i>P</i>
<i>Crematoriums</i>	<i>-</i>
<i>Cutlery</i>	<i>P</i>
<i>Data processing equipment and systems</i>	<i>P</i>
<i>Day care centers</i>	<i>C</i>
<i>Delicatessen</i>	<i>P</i>
<i>Discount/department store</i>	<i>P</i>
<i>Distribution facility</i>	<i>C</i>
<i>Drug store/pharmacy</i>	<i>P</i>
<i>Dry cleaners</i>	<i>P</i>
<i>Dry cleaning plant</i>	<i>C</i>
<i>Educational institution</i>	<i>C</i>

<b>Description of Use</b>	<b>SC</b>
<i>Efficiency unit housing</i>	<i>-</i>
<i>Emergency shelters</i>	<i>C</i>
<i>Equipment sales and rentals (no outdoor storage)</i>	<i>P</i>
<i>Equipment sales and rentals (outdoor storage)</i>	<i>C</i>
<i>Feed and grain sales</i>	<i>P</i>
<i>Fire and police stations</i>	<i>P</i>
<i>Floor covering sales</i>	<i>P</i>
<i>Florist shop</i>	<i>P</i>
<i>Food processing</i>	<i>-</i>
<i>Fortunetelling, or similar activity</i>	<i>P</i>
<i>Freight terminals</i>	<i>-</i>
<i>Fuel storage and distribution</i>	<i>-</i>
<i>Funeral parlors, mortuary</i>	<i>P</i>
<i>Furniture sales</i>	<i>P</i>
<i>Furniture transfer and storage</i>	<i>C</i>
<i>Garden supplies and equipment sales and service</i>	<i>P</i>
<i>Gas distribution, meter and control station</i>	<i>-</i>
<i>General merchandise/retail store less than 10,000 sq. ft.</i>	<i>P</i>
<i>Glass and mirrors, retail sales</i>	<i>P</i>
<i>Governmental offices</i>	<i>P</i>
<i>Grocery store, retail<sup>1</sup></i>	<i>P</i>
<i>Grocery store, wholesale<sup>1</sup></i>	<i>P</i>
<i>Guns and firearm sales</i>	<i>P</i>
<i>Hardware stores</i>	<i>P</i>
<i>Health and exercise clubs (greater than 5,000 sq. ft.)</i>	<i>P</i>
<i>Health and exercise clubs (less than 5,000 sq. ft.)</i>	<i>P</i>

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Temecula, CA

## Allowable Uses

<b>Description of Use</b>	<b>SC</b>
Health care facility	-
Health food store	P
Heliports <sup>1</sup>	-
Hobby supply shop	P
Home and business maintenance service	P
Hospitals	C
Hotels/motels	-
Ice cream parlor	P
Impound yard	-
Interior decorating service	P
Junk or salvage yard	-
Kennels <sup>1</sup>	C
Laboratories, film, medical, research or testing centers	-
Laundromat	P
Laundry service (commercial)	P
Libraries, museums and galleries (private)	C
Liquefied petroleum, sales and distribution	-
Liquor stores <sup>1</sup>	-
Lithographic service	P
Locksmith	P
Machine shop	-
Machinery storage yard	-
Mail order businesses	P
Manufacturing of products similar to, but not limited to, the following:	-
Custom-made product, processing, assembling, packaging, and fabrication of goods within enclosed building (no outside storage), such as jewelry, furniture, art objects, clothing, labor intensive manufacturing, assembling, and repair processes which do not involve frequent truck traffic.	C

<b>Description of Use</b>	<b>SC</b>
Compounding of materials, processing, assembling, packaging, treatment or fabrication of materials and products which require frequent truck activity or the transfer of heavy or bulky items. Wholesaling, storage, and warehousing within enclosed building, freight handling, shipping, truck services and terminals, storage and wholesaling from the premises of unrefined, raw or semire-fined products requiring further processing or manufacturing, and outside storage.	P
Uses under 20,000 sq. ft. with no outside storage	C
Commercial marijuana activity	-
Marijuana cultivation <sup>7</sup>	-
Massage	P
Medical equipment sales/rental	P
Medical marijuana dispensary	-
Membership clubs, organizations, lodges	C
Mini-storage or mini-warehouse facilities <sup>1</sup>	P
Mobilehome sales and service	P
Motion picture studio	P
Motorcycle sales and service <sup>1</sup>	P
Movie theaters	-
Musical and recording studio	C
Nightclubs/dance club/teen club/comedy club	C
Nurseries (retail)	P
Nursing homes/convalescent homes	C
Office equipment/supplies, sales/services	P
Offices, administrative, corporate headquarters and professional services including, but not limited to, business law, medical, dental, veterinarian, chiropractic, architectural, engineering, real estate, finance and insurance	P
Health and exercise clubs (greater than 5,000 sq. ft.)	P
Health and exercise clubs (less than 5,000 sq. ft.)	P
Paint and wallpaper stores	P

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## Allowable Uses

<b>Description of Use</b>	<b>SC</b>
<i>Parcel delivery services</i>	<i>P</i>
<i>Parking lots and parking structures</i>	<i>C</i>
<i>Pawnshop</i>	<i>P</i>
<i>Personal service shops</i>	<i>P</i>
<i>Pest control services</i>	<i>C</i>
<i>Pet grooming/pet shop</i>	<i>P</i>
<i>Photographic studio</i>	<i>P</i>
<i>Plumbing supply yard (enclosed or unenclosed)</i>	<i>C</i>
<i>Postal distribution</i>	<i>-</i>
<i>Postal services</i>	<i>P</i>
<i>Printing and publishing (newspapers, periodicals, books, etc.)</i>	<i>P</i>
<i>Private heliport'</i>	<i>-</i>
<i>Private heliport for hospital'</i>	<i>C</i>
<i>Private utility facilities (regulated by the Public Utilities Commission)</i>	<i>P</i>
<i>Radio and broadcasting studios, offices</i>	<i>P</i>
<i>Radio/television transmitter</i>	<i>-</i>
<i>Recreational vehicle parks</i>	<i>-</i>
<i>Recreational vehicle sales and rentals</i>	<i>C</i>
<i>Recreational vehicle, trailer, and boat storage within an enclosed building</i>	<i>C</i>
<i>Recreational vehicle, trailer and boat storage-exterior yard</i>	<i>C</i>
<i>Recycling collection facilities</i>	<i>-</i>
<i>Recycling processing facilities</i>	<i>-</i>
<i>Religious institution, without a daycare or educational institution</i>	<i>C</i>
<i>Religious institution, with an educational institution</i>	<i>C</i>
<i>Religious institution, with a daycare center</i>	<i>C</i>
<i>Residential, multiple-family housing</i>	<i>-</i>

<b>Description of Use</b>	<b>SC</b>
<i>Residential (one dwelling unit on the same parcel as a commercial or industrial use for use of the proprietor of the business)</i>	<i>C</i>
<i>Restaurant, drive-in/fast food</i>	<i>C</i>
<i>Restaurants and other eating establishments<sup>1</sup></i>	<i>P</i>
<i>Restaurants with lounge or live entertainment<sup>1</sup></i>	<i>C</i>
<i>Retail support use to a noncommercial business (limited to the sale of products manufactured or assembled on-site and occupying less than 15 percent of the floor area of the business)</i>	<i>-</i>
<i>Rooming and boarding houses</i>	<i>C</i>
<i>Scale, public</i>	<i>P</i>
<i>Schools, trade or vocational</i>	<i>P</i>
<i>Scientific research and development offices and laboratories</i>	<i>-</i>
<i>Senior citizen housing (see also congregate care)<sup>1, 4</sup></i>	<i>P</i>
<i>Solid waste disposal facility</i>	<i>-</i>
<i>Specialty market<sup>1</sup></i>	<i>P</i>
<i>Sports and recreational facility</i>	<i>C</i>
<i>Supportive housing</i>	<i>-</i>
<i>Swap meet, entirely inside a permanent building<sup>1</sup></i>	<i>C</i>
<i>Swap meet, outdoor</i>	<i>-</i>
<i>Swimming pool supplies/equipment sales</i>	<i>P</i>
<i>Tailor shop</i>	<i>-</i>
<i>Taxi or limousine service</i>	<i>P</i>
<i>Tile sales</i>	<i>P</i>
<i>Tobacco shop</i>	<i>P</i>
<i>Tool and die casting</i>	<i>-</i>
<i>Transfer, moving and storage</i>	<i>-</i>
<i>Transitional housing</i>	<i>-</i>
<i>Transportation terminals and stations</i>	<i>-</i>

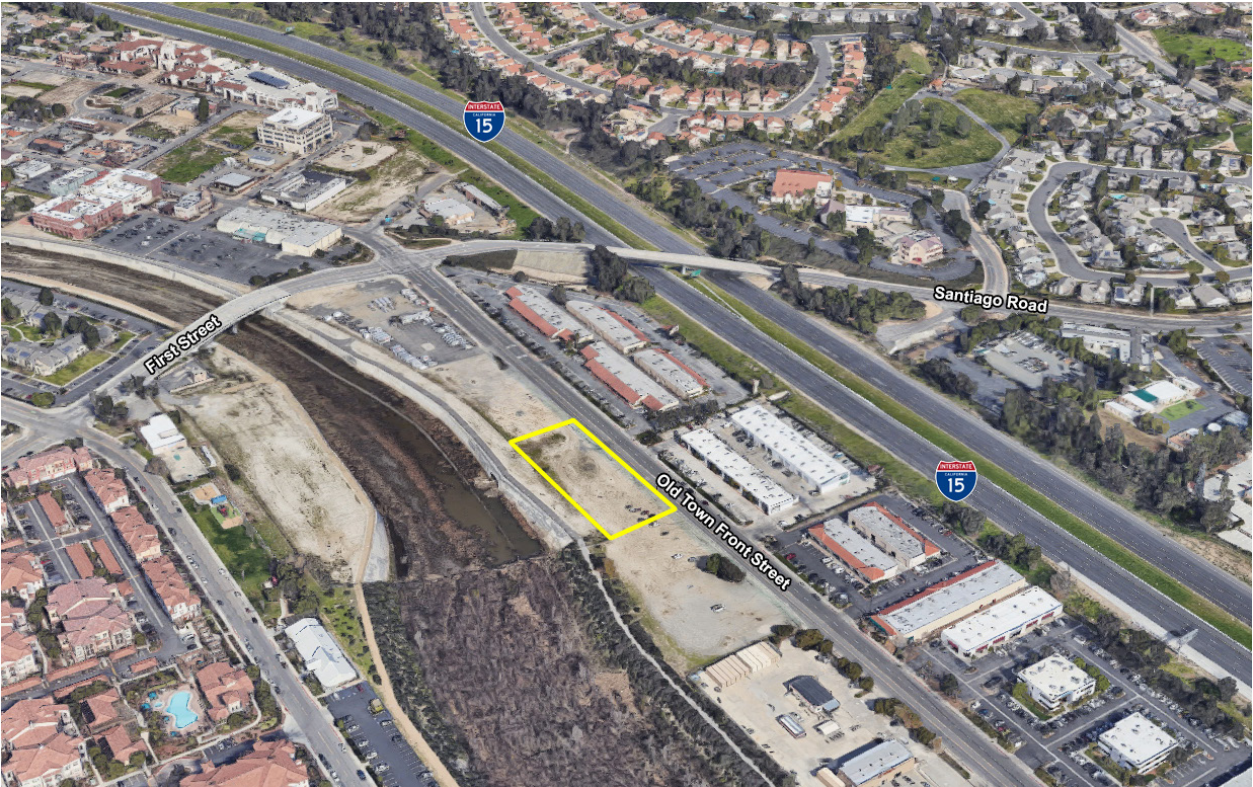


# ±0.87 AC OLD TOWN FRONT STREET

Temecula, CA

## Allowable Uses

Description of Use	SC
Truck sales/rentals/service1	C
TV/VCR repair	P
Upholstery shop	C
Vending machine sales and service	P
Warehousing/distribution	-
Watch repair	-
Wedding chapels	-
Welding shop	-
Welding supply and service (enclosed)	P
Wine tasting shop, with or without product sale for off-site consumption (Department of Alcoholic Beverage Control Type 02 only)	P
Wine tasting shop, with or without product sale for off-site consumption (Department of Alcoholic Beverage Control License Types other than Type 02)	C





# ±0.87 AC OLD TOWN FRONT STREET

Temecula, CA

## Location Overview - Temecula

### OVERVIEW:

The City of Temecula is in southwestern Riverside County, California. 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



### POPULATION:

2020: 111,013

2025 Projected: 116,686

### MEDIAN AGE:

35 years

### NUMBER OF HOUSEHOLDS:

2020: 35,532

2025 Projected: 37,438

Owner occupied: 23,136



# ±0.87 AC OLD TOWN FRONT STREET

Temecula, CA

## Location Overview - Riverside County

Riverside County is one of the fastest growing counties in the United States, leading the rapidly changing Inland Empire market, with rivers, mountain peaks, deserts and fertile valleys, Riverside County offers diversity that few locations can match. More than two million people live in Riverside County, making it the fourth most populous county in California, taking advantage of affordable housing, nearby beaches, mountains, hiking and bike trails, the Wine Country near Temecula and resorts that offer oases in the desert. Riverside County covers 7,208 square miles in Southern California. Together, Riverside and San Bernardino Counties have been dubbed the Inland Empire.

California’s fourth largest county by population is expanding its economy, working to diversify beyond the housing industry that has driven the region’s economy for years.

Centrally located in the heart of Southern California; Riverside County borders San Bernardino, Orange and San Diego Counties. Interstate 10 runs through the entire County from east to west, and Interstates 15 and 215 connect Riverside County with San Diego County and San Bernardino County. Highway 60 and 91 link Riverside County to Los Angeles and Orange Counties. Attractive to many businesses, rail service connects Riverside County businesses with important markets, ports of entry, and key airports to expedite major national and international commerce transactions. Metrolink provides a large number of commuters from Riverside to Los Angeles, Orange and San Bernardino Counties In addition, Riverside County is presently served by 3 airports including the rapidly expanding Ontario international Airport: Palm Springs International Airport and San Bernardino International Airport.

### Demographics

Census 2010 Summary	
Population	2,189,641
2019 Summary	
Population	2,416,961
Households	770,508
Median Age	35.9
Median Household Income	\$63,474
Average Household Income	\$86,589
2024 Summary Est.	
Population	2,530,637
Households	808,687





# ±0.87 AC OLD TOWN FRONT STREET

Temecula, CA

## Location Overview - Inland Empire

The largest region of Southern California, the Inland Empire, comprised of both Riverside and San Bernardino Counties, is one of the most significant economies in the United States. It has been rated in the top tier for various measures of growth from population and job creation to construction and office space absorption over the last decade. It is generally considered to be the area between the southern coastal areas of Orange County, Los Angeles, and the Palm Springs CA, and other desert cities. Inland Empire contains over 50 cities, including Riverside, San Bernardino, Rancho Cucamonga, Ontario and Temecula's Wine Country to the south.

The U.S. Census Bureau-defined Riverside-San Bernardino-Ontario metropolitan area covers more than 27,000 square miles (70,000 km<sup>2</sup>) and has a population of approximately 4 million.[3] Most of the area's population is located in southwestern San Bernardino County and northwestern Riverside County. At the end of the 19th century, the Inland Empire was a major center of agriculture, including citrus, dairy, and wine-making. Agriculture declined through the 20th century, and since the 1970s a rapidly growing population, fed by families migrating in search of affordable housing, has led to more residential, industrial, and commercial development.

The Inland Empire is poised for extreme growth. The Inland Empire has added over half a million people in the past five years bringing the current population to 4.4 million. The Southern California work force has been migrating to the Inland Empire for reasons such as affordable land, excellent quality of life and relatively lowers housing prices coupled with efficient and multiple transportation routes. In fact, the Riverside-San Bernardino Primary Metropolitan Statistical Area is California's 2nd and the nation's 12th most populous region. The Inland Empire market continues to be one of the largest and most dynamic areas in the country, with diminishing land supply as well as steady absorption and demand, the area is poised for continued success. The area benefits from its infrastructure and the growing population who would prefer to live and work in the same community. There are many factors that continue to contribute to the sustained economic growth of the Inland Empire. These include:

- The Inland Empire offers a strategic West Coast location, vast amounts of available land for future growth, a highly-skilled and educated work force, a sophisticated transportation infrastructure, and access to 27 colleges and universities, including seven research institutions. The area features a changing economic landscape with emerging technological productivity, and employs an excess of 1 million people. The Inland Empire is also one of America's most unique regions, featuring impeccable mountains, lakes, deserts, and ample recreation and sporting activities, all within an hour's drive to the shores of the Pacific Ocean.

- Each year, millions visit the county to take advantage of the glorious desert winter, attend the Riverside County Fair and National Date Festival, the Balloon and Wine Festival, the Palm Springs International Film Festival, the Coachella and Stagecoach mega-concerts, the Paribas Open at the Indian Wells Tennis Center and the Humana Challenge, the golf tournament formerly known as the Bob Hope Classic. All those, joined with a rich, cultural heritage and frontier history, make Riverside County a great place live, work or visit.





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