

COMMERCIAL + RESIDENTIAL MIXED

# FOR SALE

## ±14.5 ACRES

TEMESCAL CANYON RD.  
CORONA | CA

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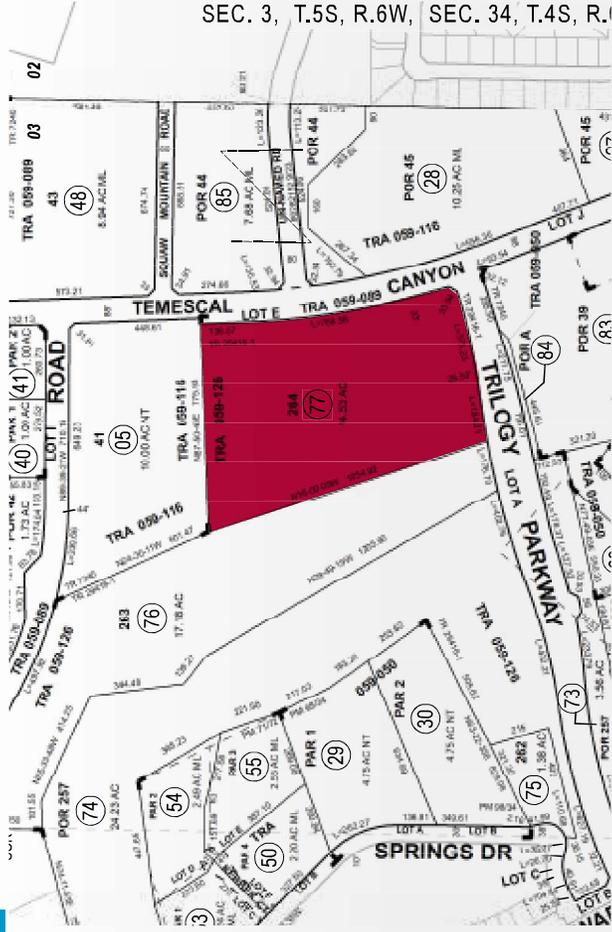
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# ±14.5 ACRES | COMMERCIAL + RESIDENTIAL MIXED OPPORTUNITY

## PARCEL MAP



### PROPERTY HIGHLIGHTS

- Temescal Canyon Road (APN 290-190-077)
- Lot Size: ±14.5 Acres

#### SITE HIGHLIGHTS:

- Direct adjacency to Trilogy and Glen Ivy Golf Course
- Proximity to Tom's Farms retail and amenities
- Excellent access to I-15 freeway (nearby on/off ramps)
- Established mixed-use node anchored by Dos Lagos, Trilogy, and Glen Ivy, driving both retail and housing demand in the submarket

#### ZONING / ENTITLEMENT:

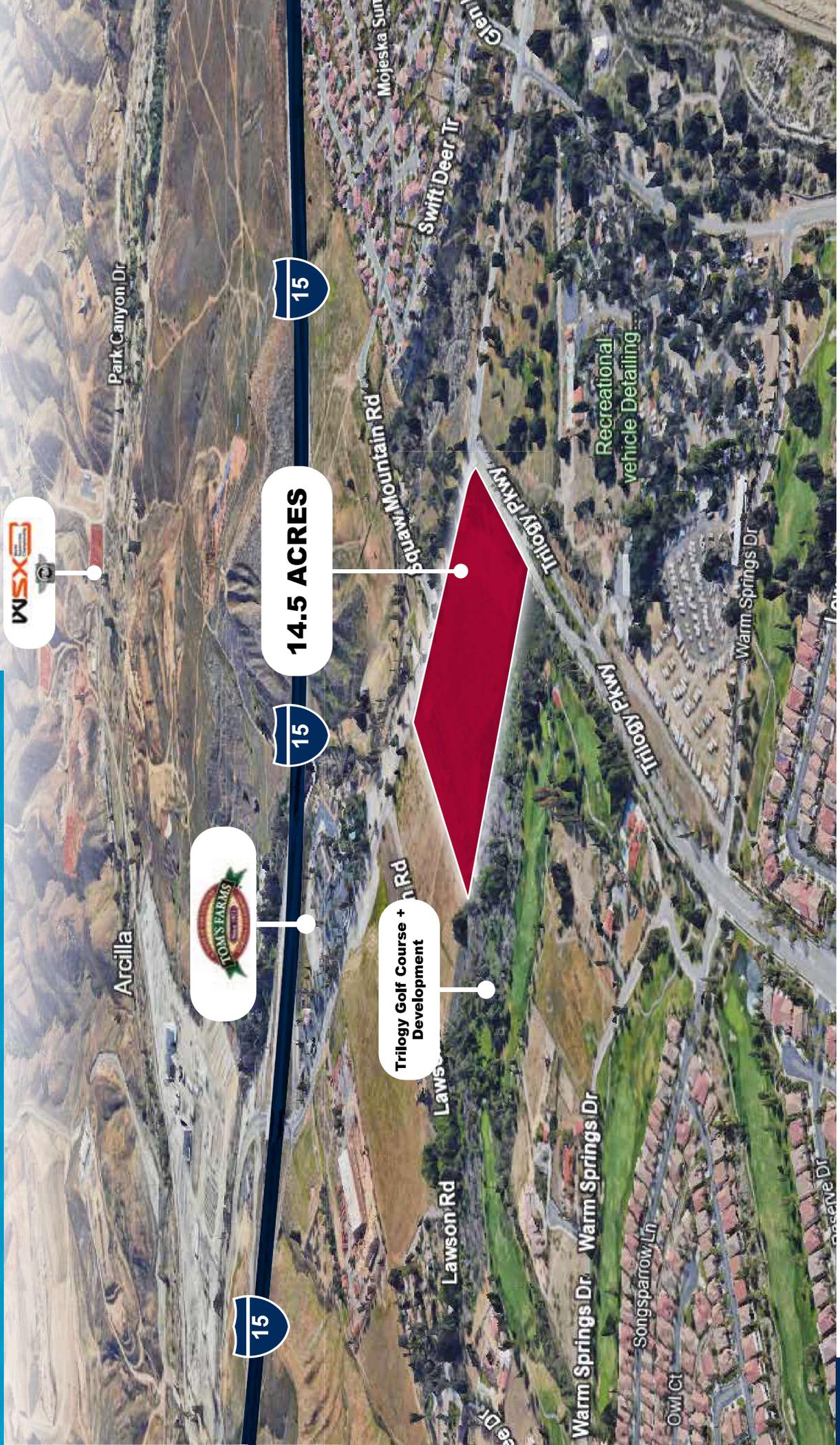
- C-P-S (SCENIC HIGHWAY COMMERCIAL) - (subject to specific plan below)
- Riverside County Specific Plan - Mountain Springs 221 Commercial
- The County Planning has indicated a zone change to Residential will likely be supported

#### DEMOGRAPHICS – TEMESCAL VALLEY / CORONA AREA:

- Temescal Valley CDP: Population ~26,000–28,500 (2020–2023/24 estimates)
- Median household income near \$120,000 (DataUSA/Census)
- High owner-occupancy with a strong family household profile
- Corona: Median household income ~\$100,000–\$106,000 (Census QuickFacts)
- Median home/condo values in 2024–2025: ~\$700k–\$800k depending on product and location

# AERIAL

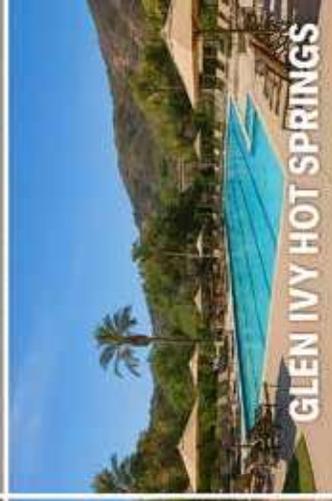
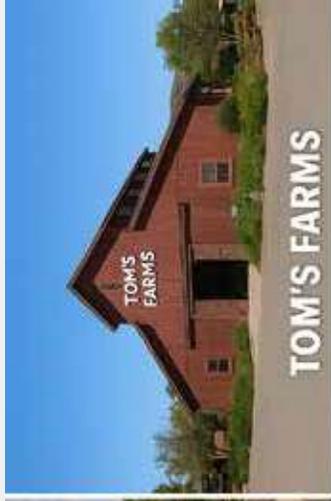
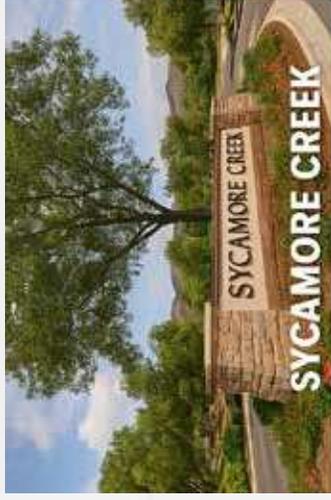
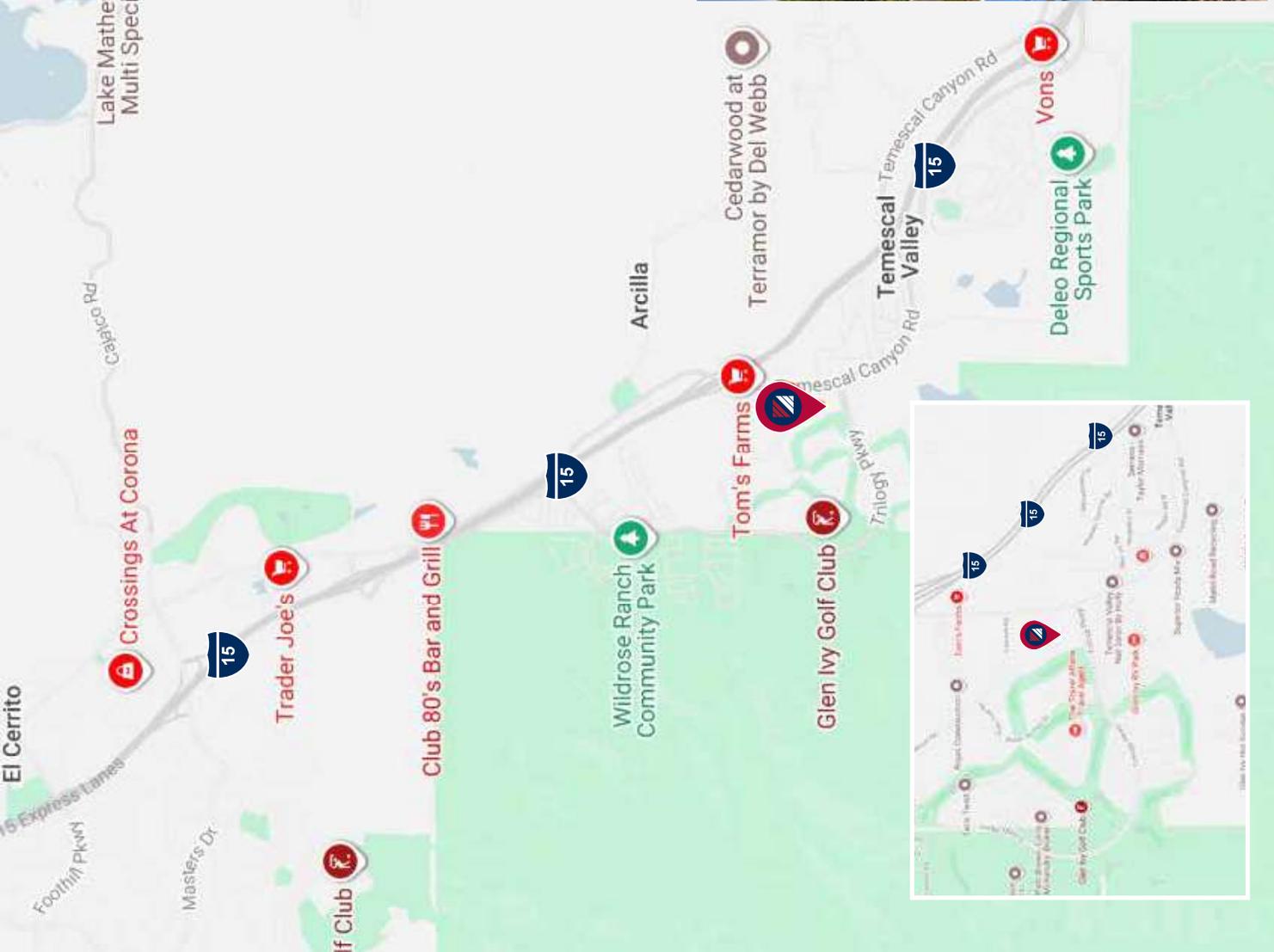
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# LOCAL AMENITIES

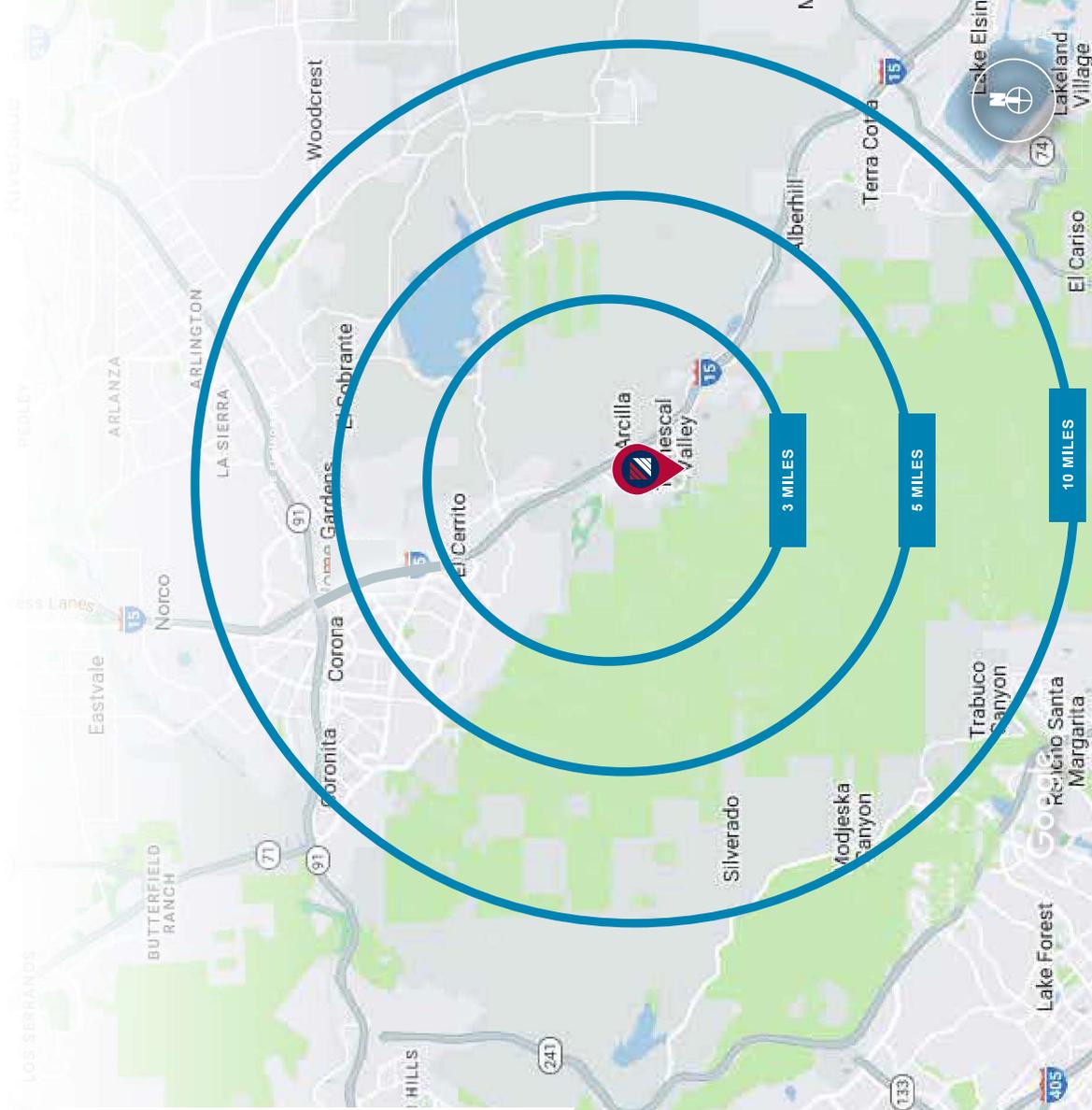
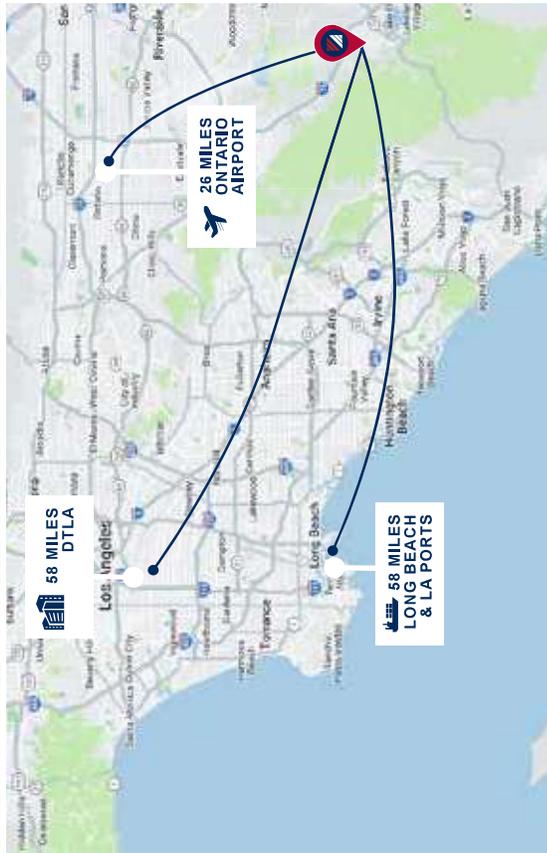
The Temescal Valley corridor offers a strong mix of lifestyle, retail, and recreational amenities that support both residents and visitors. Within minutes of the site are Tom's Farms, a well-known regional destination with dining, specialty retail, and family entertainment. Dos Lagos provides a premier shopping and dining environment with national retailers, restaurants, and entertainment venues.

Nearby, the Glen Ivy Hot Springs and Golf Club attract both locals and tourists, reinforcing the area's appeal as a lifestyle-driven submarket. Established master-planned communities such as Trilogy and Sycamore Creek contribute to consistent retail demand, while abundant parks, trails, and open space create a balanced live-work-play environment.



# LOCATION

Temescal Canyon Road is a growing corridor in Riverside County's Temescal Valley, strategically positioned between Corona and Lake Elsinore. The site benefits from direct access to the I-15 Freeway, connecting it to Orange County, the Inland Empire, and San Diego. The area has evolved into a desirable residential and retail hub with established communities such as Trilogy and Sycamore Creek, recreational destinations like Glen Ivy Hot Springs and Golf Course, and popular attractions including Tom's Farms and Dos Lagos. Strong household incomes, steady housing growth, and convenient freeway accessibility continue to drive demand for both retail and residential uses along this corridor.



DEMOGRAPHICS	3 MI.	5 MI.	10 MI.
2020 Population	16,072	37,602	298,138
2024 Population	16,205	38,345	295,896
2029 Population Projection	17,082	40,502	309,902
2020 Households	5,220	11,957	91,810
2024 Households	5,125	11,881	88,966
2029 Household Projection	5,376	12,491	92,690
Total Specified Consumer Spending (\$)	\$225.6M	\$549.8M	\$3.7B
Avg Household Income	\$128,709	\$142,516	\$118,944
Median Household Income	\$108,856	\$120,967	\$97,176