

# ± 10.33 Acres of Land for Redevelopment

Temecula, CA



*\*The highlighted area serves as an approximation of the parcel lines and it's exact accuracy cannot be guaranteed\**

**Get in  
touch.**

**CODY LERNER, SIOR**

Principal

CA License No. 01994966

951.267.2752

cody.lerner@avisonyoung.com

**KAMERON GRAYLEE**

Associate

CA License No. 02151132

951.267.2757

kameron.graylee@avisonyoung.com

**AVISON  
YOUNG**

avisonyoung.us

## THE OFFERING

Avison Young is pleased to offer an exceptional ±10.33-acre development parcel in Temecula, CA. Nestled in the heart of Temecula’s renowned wine country, this premium ±10.33-acre offering presents a rare opportunity to own two contiguous land parcels in one of Southern California’s most desirable regions. These parcels, are located just minutes from thriving vineyards, upscale amenities, and major transportation routes, making them ideally suited for a range of development opportunities.

## INVESTMENT OPORTUNITY

This property is perfectly positioned to capitalize on Temecula’s growth trajectory as a tourism and lifestyle destination. Potential uses may include:

- Luxury residential estates
- Boutique vineyard or winery
- Event venue or retreat
- Agricultural development

## LOCATION HIGHLIGHTS

- **Proximity to Wine Country:** A short drive to renowned wineries, tasting rooms, and dining establishments
- **Tourism Appeal:** Positioned within a high-traffic area frequented by visitors and locals alike
- **Lifestyle Amenities:** Easy access to golf courses, shopping centers, and recreational activities
- **Transportation:** Close to I-15, providing seamless connectivity to San Diego, Orange County, and Los Angeles

## PROPERTY OVERVIEW

<b>LAND AREA:</b>	±10.33 Acres
<b>APN:</b>	942-140-002 / 942-140-003
<b>SALE PRICE:</b>	\$500,000
<b>ZONING:</b>	<a href="#">Country of Riverside C/V (Citrus/Vinyard)</a>



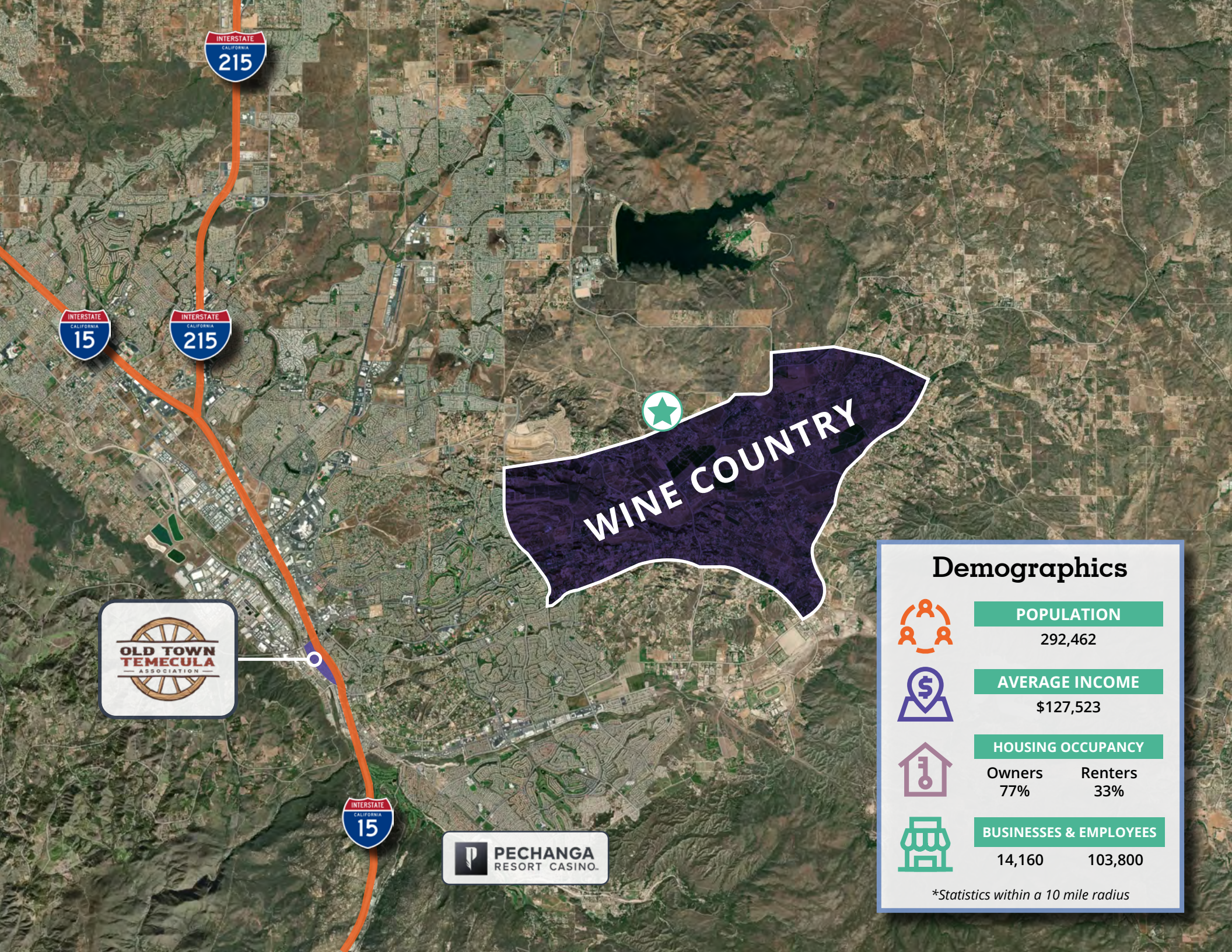


WIENS  
CELLARS

P·O·N·T·E  
*Vineyard Inn*

  
SOUTH COAST WINERY  
RESORT & SPA





**WINE COUNTRY**



### Demographics



**POPULATION**  
292,462



**AVERAGE INCOME**  
\$127,523

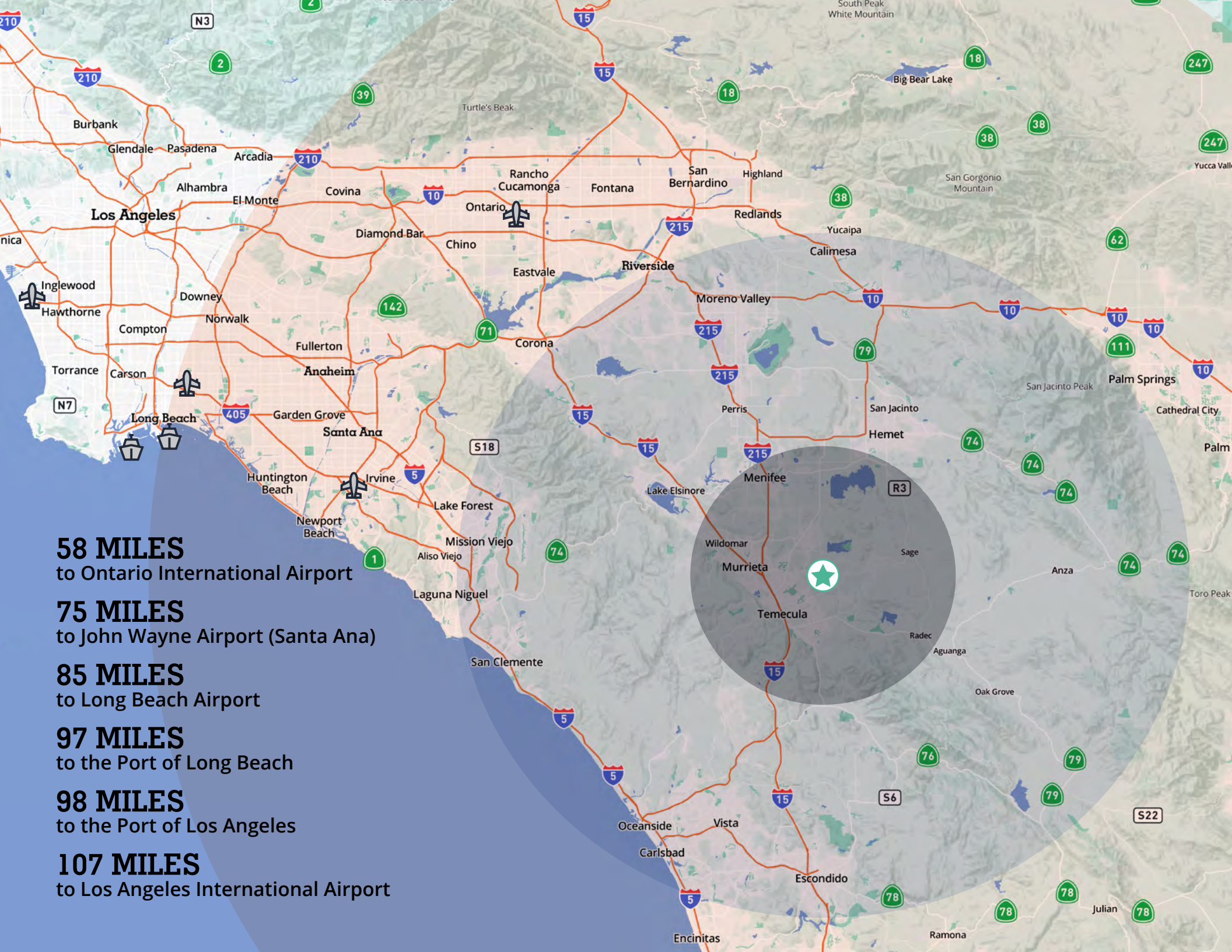


**HOUSING OCCUPANCY**  
Owners 77%    Renters 33%



**BUSINESSES & EMPLOYEES**  
14,160    103,800

*\*Statistics within a 10 mile radius*



**58 MILES**  
to Ontario International Airport

**75 MILES**  
to John Wayne Airport (Santa Ana)

**85 MILES**  
to Long Beach Airport

**97 MILES**  
to the Port of Long Beach

**98 MILES**  
to the Port of Los Angeles

**107 MILES**  
to Los Angeles International Airport



# TEMECULA, CA 92591

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