

# 28500

## OLD TOWN FRONT ST TEMECULA

### PROPERTY HIGHLIGHTS

- Fully Entitled, Permit Ready & Construction Drawings Complete For A ±18,475 Square Foot – 3 Story Mixed Use Building For Sale.
- Prime Location Strategically Located At The Heart Of Old Town's Bustling Entertainment & Dining District
- Close Proximity To Public Parking Areas In Addition to On Street Parking
- Old Town Temecula Attracts Approximately 3.1 Million Visitors On Average Annually Drawing From All Over Southern California As A Sought After Destination For Travelers & Locals Alike With Multiple Events Held Year Around
- Strong Daytime Population & In Walking Distance From The Proposed ±1,750 Altair Residential Community

# FULLY ENTITLED & PERMIT READY DEVELOPMENT PROJECT FOR SALE \$2,500,000



RENDERINGS ARE CONCEPTUAL & SUBJECT TO CHANGE

### DEMOGRAPHICS

*3-mile radius*

Population	54,040	Median Household Income	\$103,121
Average Household Income	\$128,239	Daytime Population	54,324
Households	19,043	Median Age	36.7

### TRAFFIC COUNTS

## 15,811 CPD

Old Town Front St.

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# MEET YOUR NEIGHBORS





(221,947 CPD)

PUBLIC PARKING STRUCTURE

TOWN SQ. COMMERCIAL DEVELOPMENT

516 CAR PARKING GARAGE

185 ROOM LUXURY HOTEL

TRUAX GROUP  
102,000 SF RETAIL CENTER

OLUB RESTAURANTS

BE GOOD

1909

Swing Inn CAFE

BAILY'S

TEMECULA

CRUSH & BREW

OLD TOWN GAMING COMBO ROOM

Devilicious

Luke's ON FRONT

TABU SUSHI BAR & GRILL

KNACKS

TEXAS LIT'S RESTAURANT & GRILL

THE GAMBLING COWBOY

OLD TOWN TEMECULA COMMUNITY THEATER

Mad Madeline's GRILL

BAKESHOP THE Crafted Scone

28500 OLD TOWN FRONT ST TEMECULA

ESPADIN

THOMPSON & TWIN

Blackbird

Havana KITCHEN CASUAL CUBAN

EAT

Penfold's CAFE & BAKERY

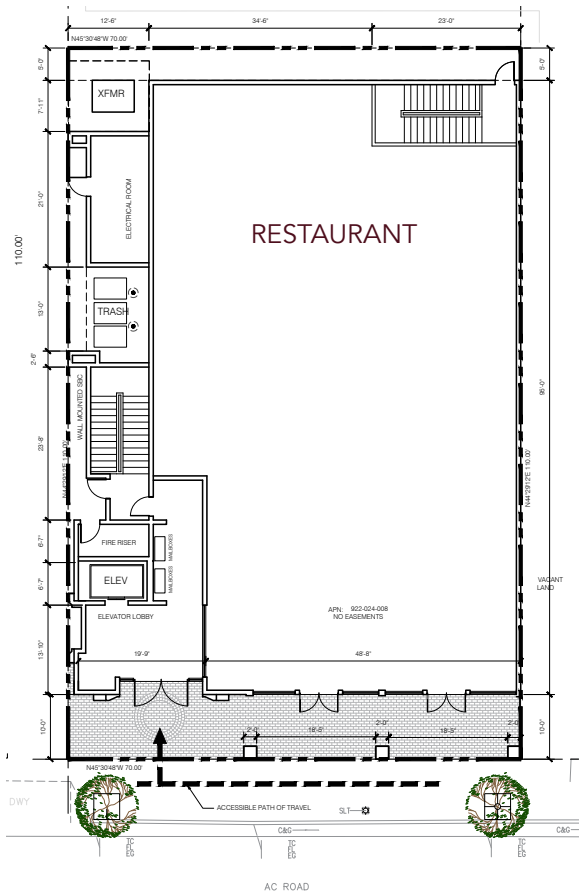
OLD TOWN FRONT ST (15,811 CPD)

RANCHO CALIFORNIA RD (36,633 CPD)

# CONCEPTUAL FLOOR PLANS & DEMISING PLANS

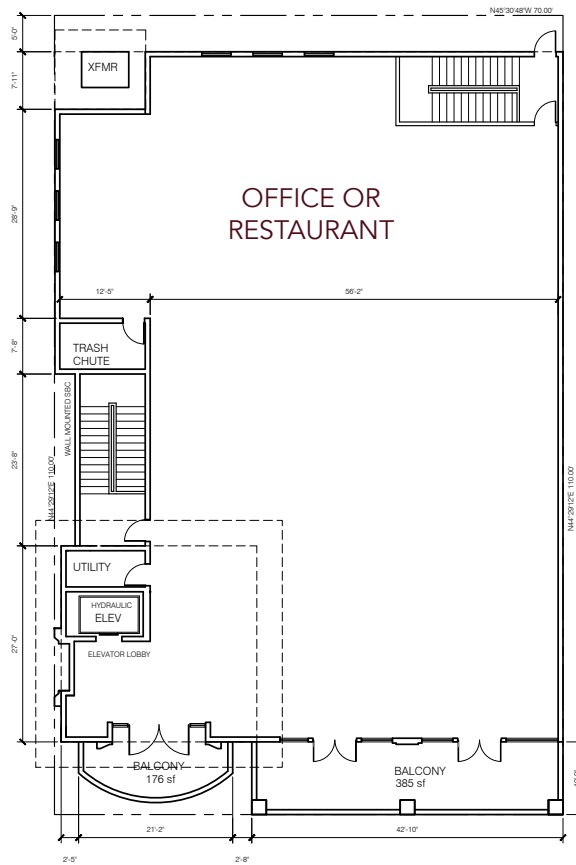
## 1ST FLOOR

5,454 SF + 450 SF PATIO  
(USEABLE 4,902 SF + PATIO)



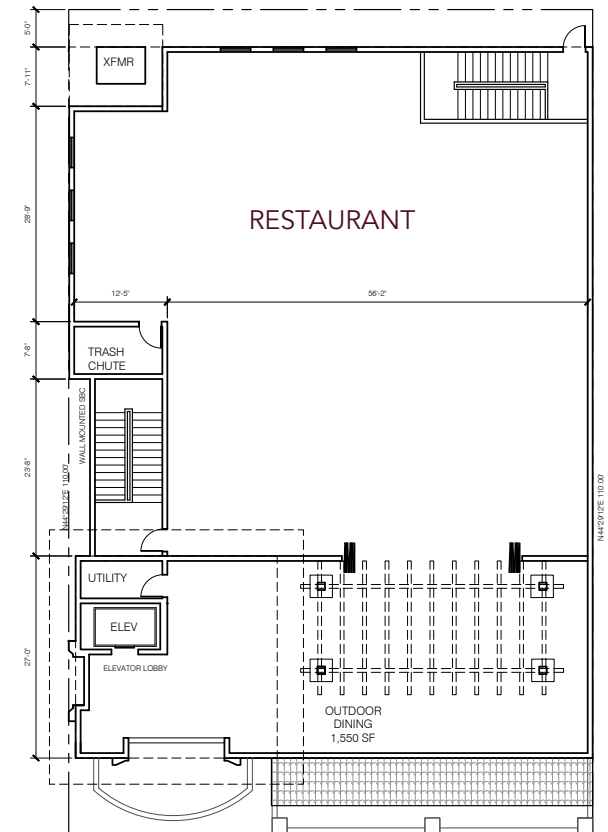
## 2ND FLOOR

6,565 SF + 561 SF PATIO  
(USEABLE 5,900 SF + PATIO)

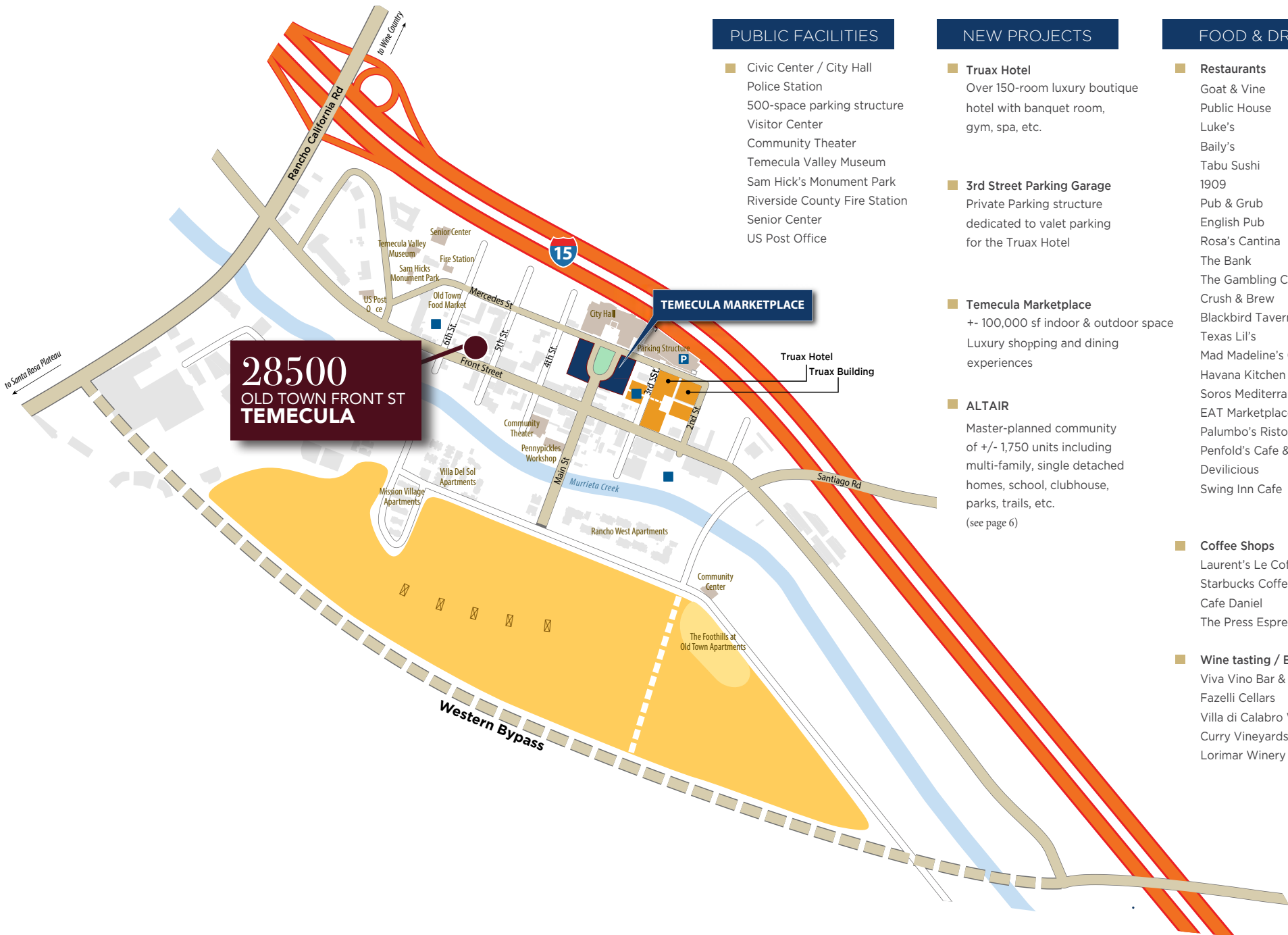


## 3RD FLOOR

6,456 SF + 1,550 SF PATIO  
(USEABLE 5,801 SF INDOOR & OUTDOOR)



# TEMECULA MARKETPLACE



**28500**  
**OLD TOWN FRONT ST**  
**TEMECULA**

## PUBLIC FACILITIES

- 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

## NEW PROJECTS

- **Truax Hotel**  
 Over 150-room luxury boutique hotel with banquet room, gym, spa, etc.
- **3rd Street Parking Garage**  
 Private Parking structure dedicated to valet parking for the Truax Hotel
- **Temecula Marketplace**  
 +/- 100,000 sf indoor & outdoor space  
 Luxury shopping and dining experiences
- **ALTAIR**  
 Master-planned community of +/- 1,750 units including multi-family, single detached homes, school, clubhouse, parks, trails, etc.  
 (see page 6)

## FOOD & DRINKS

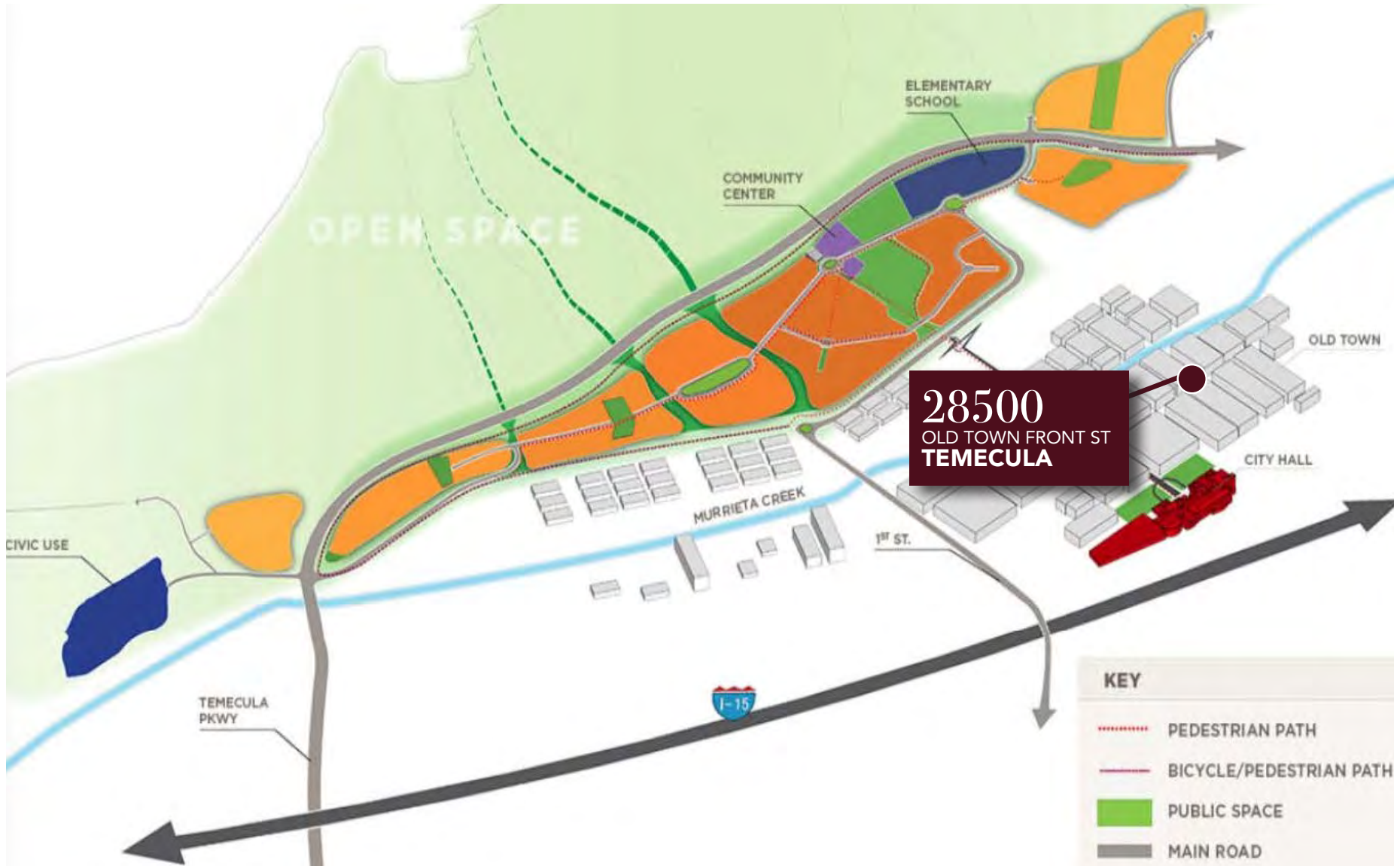
- **Restaurants**
  - Goat & Vine
  - Public House
  - Luke's
  - Baily's
  - Tabu Sushi
  - 1909
  - Pub & Grub
  - English Pub
  - Rosa's Cantina
  - The Bank
  - The Gambling Cowboy
  - Crush & Brew
  - Blackbird Tavern
  - Texas Lil's
  - Mad Madeline's Grill
  - Havana Kitchen
  - Soros Mediterranean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

# ALTAIR TEMECULA - PROJECT DESCRIPTION

The Altair Temecula project is a planned community of a maximum 1750 residential units. The project will allow for a maximum of 750 apartment units to be developed and the balance will comprise condos, townhouses and high density single-family residences. The project is designed on 270 acres in the foothills west of Old Town Temecula. The project will be built in four phases. Amenities include a 5-acre park, 8 miles of pathways and hills and a

55-acre site that could be home to a nature center. Some commercial space will also be included.

Altair will transform the surrounding area into a downtown, adding approximately 5250 residents. The residents, as well as locals, will have excellent ingress and egress as the project will also install a bypass to link Diaz road with Temecula Parkway.



# TEMECULA WINE COUNTRY MAP

## Restaurants & Bars

- 2 - Baily's\*
- 3 - Devilicious\*
- 3 - It's Tabu Sushi Bar & Grill\*
- 3 - Luke's On Front (4th Floor)\*
- 5 - Old Town Pub & Grub\*
- 15 - The Bank Mexican Restaurant & Bar\*
- 22 - Rene's Cowgirl Cantina\*
- 22 - The Gambling Cowboy\*
- 23 - Texas Lil's\*
- 23 - Mad Madeline's\*
- 27 - Temecula Wine & Beer Garden\*
- 37 - The Goat & Vine\*
- 45 - Rosa's Cantina\*
- 54 - The Bridge on Third\*
- 59 - The Nightingale\*
- 1 - Temecula Stampede
- 17 - The Crepe Vine
- 26 - E.A.T. (Extraordinary Artisan Table)
- 27 - Soro's Mediterranean Grill
- 35 - Havana Kitchen
- 35 - Viva Vino
- 36 - Il Tramonto Ristorante
- 39 - Blackbird Tavern
- 40 - Crush & Brew
- 40 - Espadin
- 42 - Laurent's Le Coffee Shop
- 49 - Public House
- 50 - 1909 Temecula
- 52 - Swing Inn Café
- 65 - Penfold's Cafe
- 62 - Pizzeria di Milano

## Beer & Wine

- 14 - Lorimar Loft\*
- 4 - Ironfire Brewery
- 10 - Curry Vineyards
- 35 - Viva Vino
- 42 - Craft Brewery
- 45 - Old Town Blues Club
- 46 - Villa Di Calabro

## Antiques

- 17 - Old Town Antique Faire
- 22 - Cheryl's Antiques
- 41 - Fourth Street Antiques
- 59 - Serendipity

## Specialty Foods Merchants

- 36 - Old Town Spice & Tea
- 7 - Temecula Olive Oil Company
- 20 - Old Town Ice Cream Parlor
- 20 - Old Town Sweet Shop
- 22 - Incr-edible Cupcakes
- 22 - Olividity
- 22 - Temecula Valley Cheese Co.
- 25 - Starbucks
- 27 - Farmer's Market (Saturday's 8am-12:30pm)
- 29 - Press Coffee House
- 59 - Sugar Divaz

## Attractions

- 11 - Pennypickle's Workshop Children's Museum
- 13 - Old Town Temecula Community Theater
- 13 - The Merc
- 28 - Temecula Valley Museum

## Services

- 3 - Realty Sky\*
- 3 - Edward Jones - Bradford Smith\*
- 24 - Destination Temecula Wine Tours & Experiences\*
- 25 - Allstate Insurance\*
- 26 - State Farm Insurance\*
- 27 - The Godfather of Old Town\*
- 55 - Police Sub Station\*
- 59 - Truax Family of Companies\*
- 24 - New Palace Realty
- 26 - ReMax Elite Team
- 27 - Greyhound Bus Depot
- 27 - Temecula Psychic
- 27 - Temecula Stage Stop
- 41 - Fourth Street Automotive
- 48 - Old Town Tattoo
- 53 - Above & Beyond Salon
- 55 - "Free" City Parking Garage
- 55 - Temecula Visitor's Center
- 58 - Old Town Tire
- 66 - US Post Office

## Gifts

- 9 - The Wild Lotus Gift Shop\*
- 34 - The Nifty Gift\*
- 6 - J. Gordon Specialties
- 6 - French Soap Shop
- 6 - Old Town Boutique
- 9 - Wild Lotus
- 9 - Everyday Is A Gift
- 9 - Poppy Stone
- 16 - Harmony Of Temecula
- 25 - The Farmer's Wife
- 25 - The Gardener's Cottage

## Specialty Shopping

- 19 - Temecula Lavender Shop\*
- 8 - Old Town Records
- 9 - Five Home Décor
- 9 - King Barrel
- 19 - Taos Territorial Traders
- 25 - Little Viking
- 25 - Vintage Begonia
- 45 - Old Town Smoke Shoppe
- 45 - Shade Plus Sunglasses
- 61 - Dan's Feed & Seed

## Art, Collectibles & Jewelry

- 9 - Gallery On Main
- 9 - Top Dollar Jewelry
- 20 - Thomas Kinkade Gallery
- 24 - Silver Fever
- 32 - All Valley Coin & Jewelry

## Crafts

- 26 - Stampin Post

## Lodging

- 10 - Hotel Temecula
- 34 - Palomar Hotel
- 60 - Rodeway Inn
- 63 - Motel 6
- 64 - Rancho California Inn

## Grocery

- 22 - MK Market & Smokeshop
- 51 - Rancho Fruit Market
- 62 - Rancho Liquor
- 62 - La Favorita Ranch Market

## Places of Interest

- H1 Burnham Store
- H2 Temecula Hotel (The Welty Hotel)
- H3 First National Bank of Temecula
- H4 Machado Store (1909 Restaurant)
- H5 Welty Building
- H6 Temecula Jail
- H7 Palomar Hotel
- H8 Al & Freda Knott House
- H9 Saint Catherine's Catholic Church (Chapel of Memories)
- H10 Fridemann Meat Market
- H11 Champion Building
- H12 Original Temecula Hotel Site
- H13 Original Knott's Garage Site
- H14 Original Hall's Cafe
- H15 First Site Ralph Love Art Shack
- H16 Railroad History Plaque
- H17 Sam Hicks Monument Park

## Attractions

## Eat & Drink

## Shop

## Lodging



Public Restroom



Bike Racks



Public Parking



ATM Machine

\* Refer to our Platinum Members on CityByApp®



Get this MAP on your smartphone  
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Temecula CA



This map provided by  
**Old Town Temecula Association**  
in partnership with **The City of Temecula**

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**LEE & ASSOCIATES**  
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