

Information Sheet

Project Name: Firenze Apartments Multi-Family Retail Development

Address: 28170-28180 Jefferson Ave
Temecula, Riverside County, CA 92590

Highlights:

- Steady population growth, accelerated income with a large percentage of population 'aging-in' to the rental market.
- Stable market conditions and growth projected in the subject's submarket.
- Proximity to employment, entertainment, and transit.
- Most new deliveries expected in 2024 and 2025 and limited new inventory expected in 2026, and all new inventory in previous year. Builder is positioned for absorption of new rental inventory from previous years.

List Price: \$15,000,000

APN: 921-060-058

Land Area: 3.58 AC | 155,944 SF (Currently Flat Vacant Land)

Marketing:

OM: https://drive.google.com/drive/folders/1ogAMElurt-F1B2_6gu7GTJPwFaH6IGDw?usp=drive_link

Video: https://youtu.be/cuV8u_gpPx0

Listing Link:

Costar:

Crexi: <https://www.crexi.com/properties/2329004/california-firenze-apartments>

Specifications:

Property Type: Multi-Family Mid/High Rise

Zoning: SP-14 - Uptown Temecula Specific Plan

Number of Buildings: 2

Number of Stories: 6-7

Gross Building Area: 541, 171 SF

Number of Residential Units: 238 units

***Residential Space Rentable Area:** 244, 061 SF (1,025 SF avg unit size)

***Retail Space Rentable Area:** 26,899 SF

***Total NRA:** 270,960 SF

Available Parking Spaces: 519

Projections to complete: 24 months

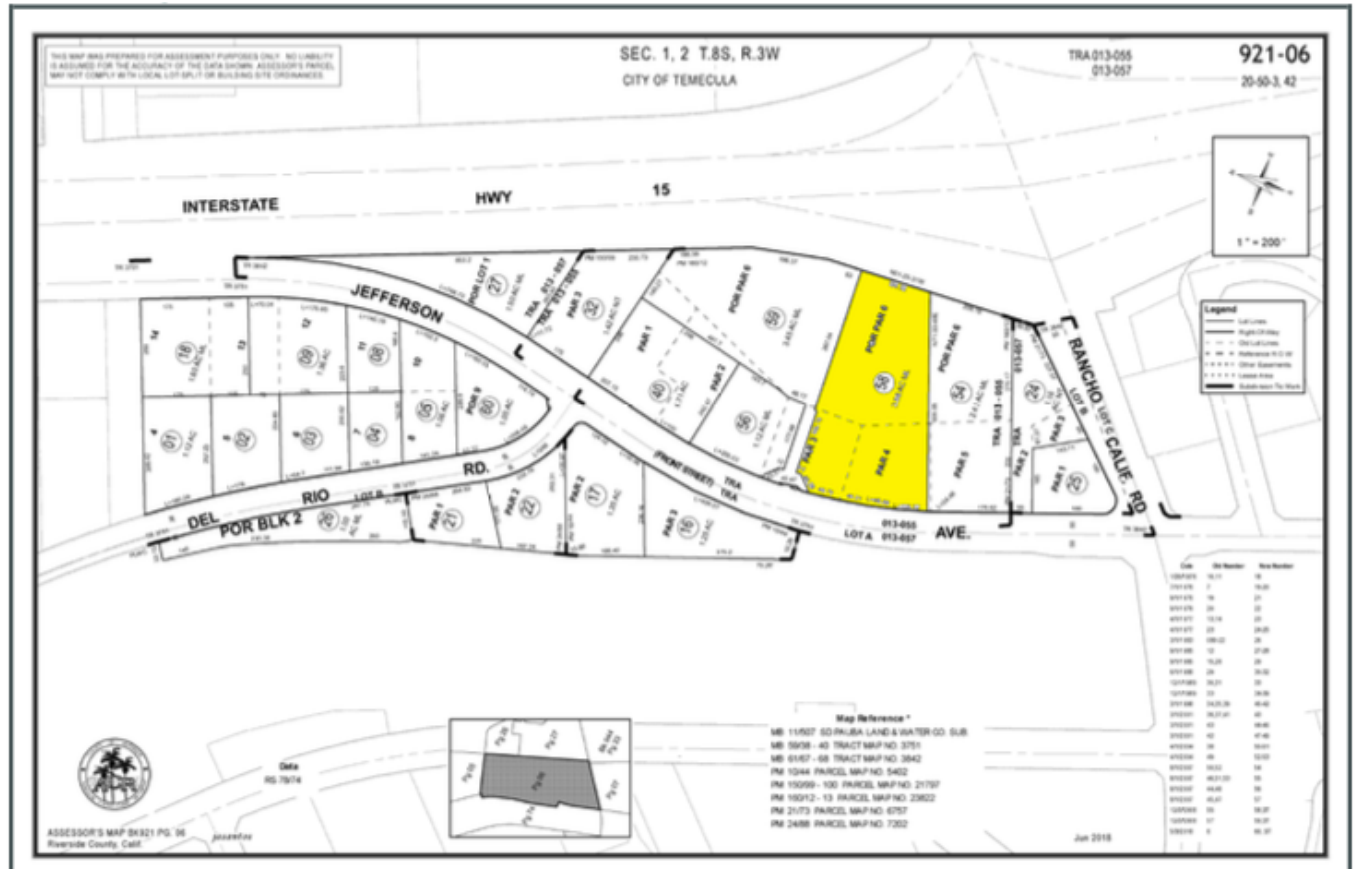
Highest & Best Use: Develop As Mixed-Use Retail & Residential (Per Approved/Entitled Shovel Ready Plans)

Any plans and information need to meet requirements of the city. It is the buyer's sole responsibility to perform investigations and satisfy themselves.





Plat Map



East Elevations:



West Elevation:



Site Plan



Area: 3.58 AC | 155,944 SF