

## 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\\_6gu7GTJPwFaH6lGDw?usp=drive\\_link](https://drive.google.com/drive/folders/1ogAMElurt-F1B2_6gu7GTJPwFaH6lGDw?usp=drive_link)

**Video:** [https://youtu.be/cuV8u\\_gpPx0](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

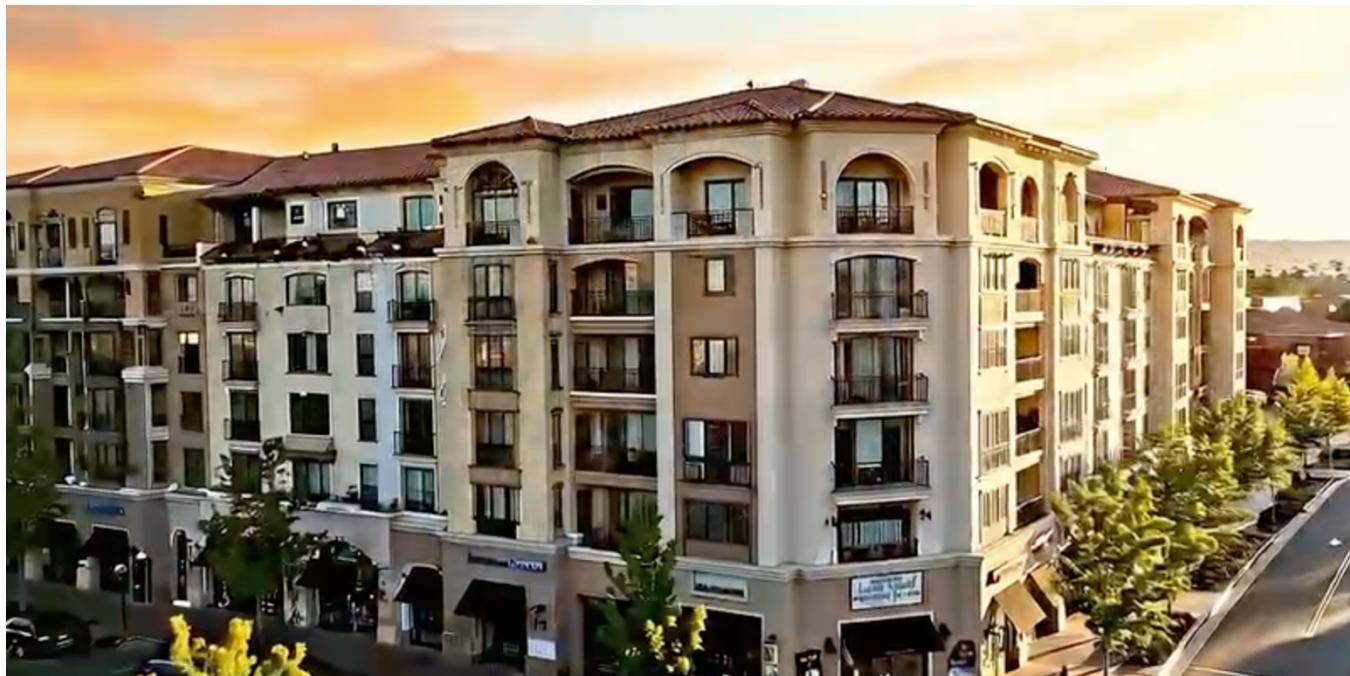
**Available Parking Spaces:** 519

**Projections to complete:** 24 months

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

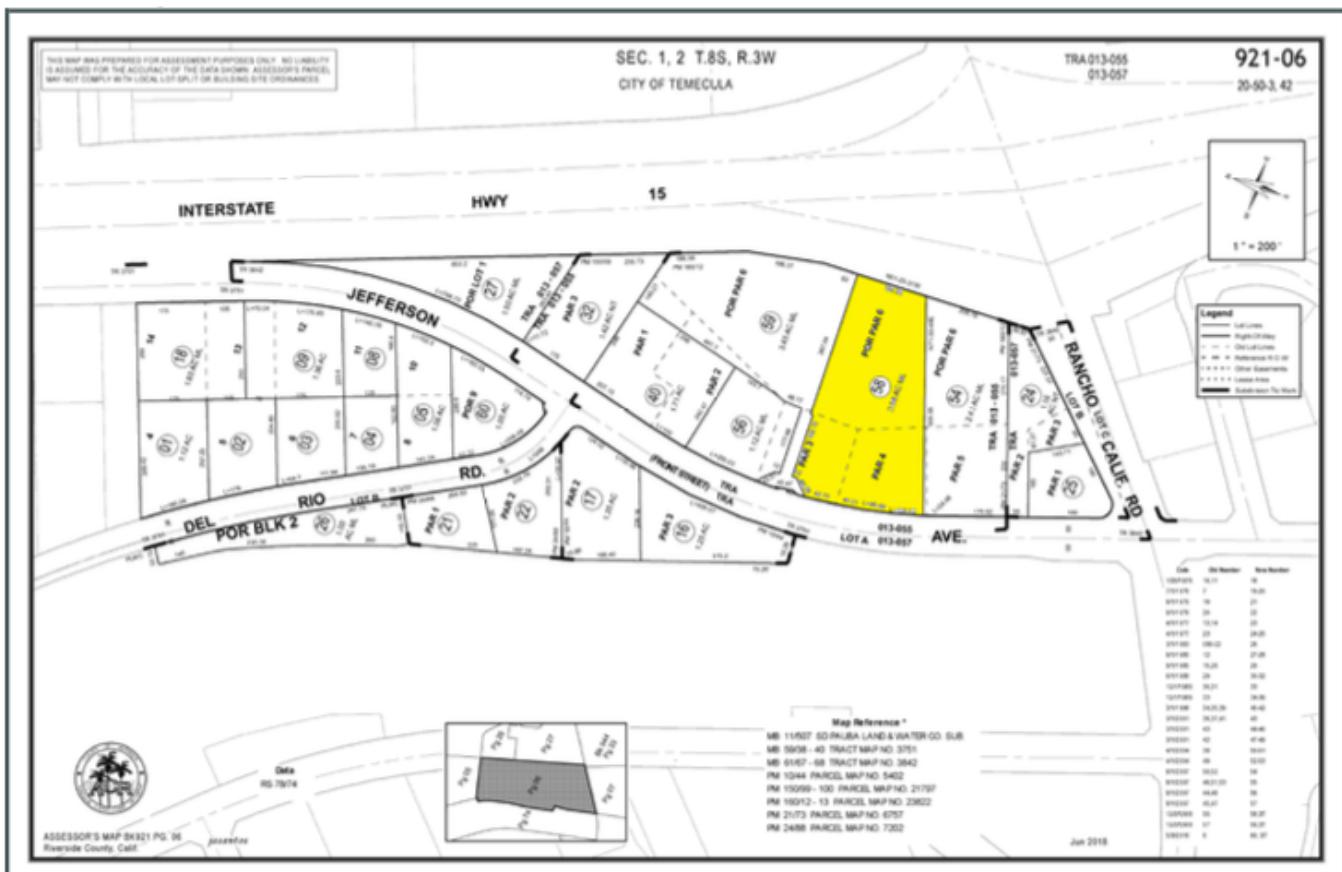


**Any plans and information need to meet requirements of the city. It is the buyer's sole responsibility to perform investigations and satisfy themselves.**





## Plat Map



**East Elevations:**



**West Elevation:**



## Site Plan

