



**PROPERTY HIGHLIGHTS:**

- ±14.36 Acres
- Rough Graded Land Parcel Divisible from 1.68 - 6.5 Acres
- APNS: 910-271-12, 13, 14, 15 & 16
- I-15 Freeway and Ynez Road Street Frontage
- Near Planned French Valley Parkway Overpass
- Close to all major commercial and retail services including Promenade Mall
- Near I-15 Freeway Interchange at Winchester Road
- Zoning: SC (Service Commercial) City of Temecula [\(CLICK HERE TO READ MORE\)](#)
- Ready for Immediate Development

**Michael W. Strobe, MBA, CCIM, SIOR**  
951.445.4508  
mstrobe@leetemecula.com  
DRE #00798900

**Connor Strobe**  
951.445.4529  
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DRE #02170137

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 Corporate ID# 01048055

**PRICE:**  
**\$12,500,000**



# PRIME COMMERCIAL LAND FOR SALE

YNEZ ROAD | TEMECULA, CA



### FUTURE RESIDENTIAL

- SINGLE FAMILY DETACHED
- MULTI - FAMILY
- SENIOR CARE
- DETACHED RENTAL HOUSING

## RANCHO CORPORATE CENTER LEGEND

**12.** ±1.79 Acres  
910-271-005

**13.** ±2.48 Acres  
910-271-006

**14.** ±2.75 Acres  
910-271-007

**15.** ±1.68 Acres  
910-271-008

**16.** ±6.45 Acres  
910-271-002

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**187,178 CPD**



**Ynez Rd**

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## DEMOGRAPHICS

2022 EST. AVG. HOUSEHOLD INCOME OF \$147,970 WITHIN A ONE-MILE RADIUS.

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2022 Median Age	32.7	36.3	36.3
2022 Population - Current	4,716	78,534	179,697
2027 Population - Five Year Projection	5,057	82,055	191,495

	1 MILE	3 MILES	5 MILES
<b>HOUSEHOLD INCOME</b>			
2022 Average Household Income	\$147,970	\$108,501	\$112,259
2027 Average Household Income	\$155,858	\$117,016	\$118,978
2022 Median Household Income	\$113,911	\$83,384	\$95,914
2027 Median Household Income	\$132,994	\$105,157	\$114,126
2022 Per Capita Income	\$45,844	\$37,176	\$37,044
2027 Per Capita Income	\$49,332	\$41,406	\$40,379
2022 Median Value of Owner Occ. Housing Units	\$540,232	\$459,898	\$461,794

**AFFLUENT DEMOGRAPHICS IN A HIGH GROWTH TRADE AREA**



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