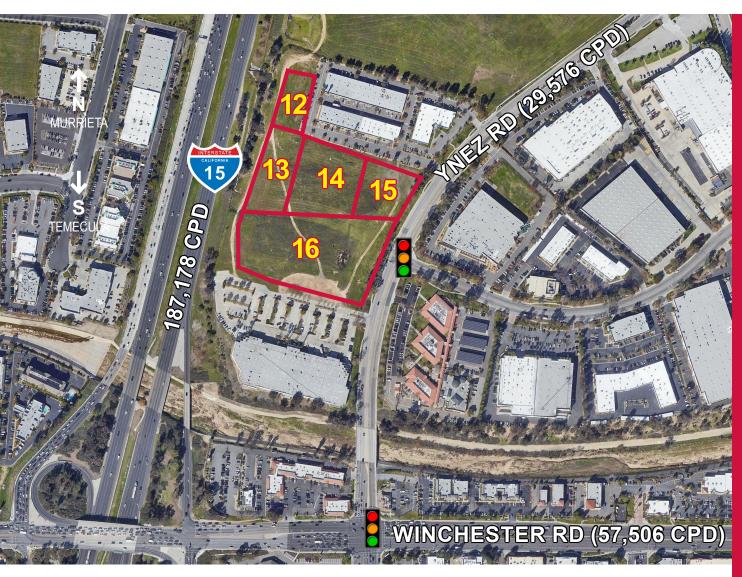


# PRIME COMMERCIAL LAND FOR SALE

YNEZ ROAD | TEMECULA, CA



### Michael W. Strode, MBA, CCIM, SIOR

951.445.4508 mstrode@leetemecula.com DRE #00798900

### **Connor Strode**

951.445.4529 cstrode@leetemecula.com 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

### **PROPERTY HIGHLIGHTS:**

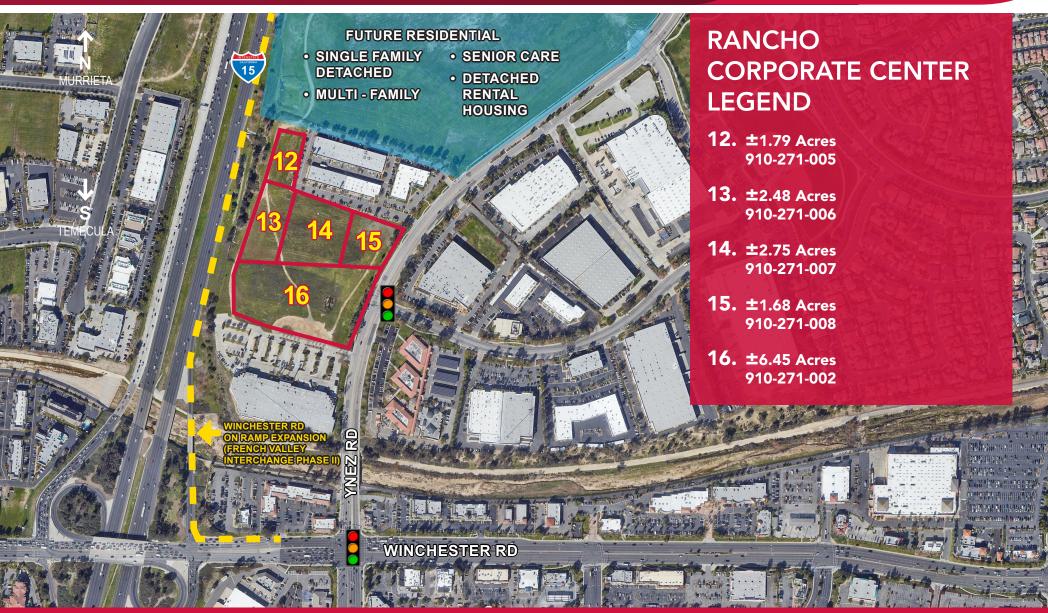
- ±14.36 Acres
- Rough Graded Land Parcel Divisible from 1.68 - 6.5 Acres
- APNS: 910-271-12, 13, 14, 15 & 16
- I-15 Freeway and Ynez Road Street Frontage
- Near Planned French Valley Parkway Overpass
- Close to all major commercial and retail services including Promenade Mall
- Near I-15 Freeway Interchange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

PRICE: \$12,500,000

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# SEC 26 35 T7S R 3W TRA 013-018 910-27

### **DEMOGRAPHICS**

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

	1 MILE	3 MILES	5 MILES
POPULATION			
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
HOUSEHOLD INCOME			
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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