

FOR SALE

RETAIL AND REDEVELOPMENT
OPPORTUNITY IN THE HEART
OF OLD TOWN TEMECULA

41950
6TH STREET
TEMECULA, CA 92590

Seaway
Properties
Real Estate



KYLE FRIED, CCIM, MBA
951.553.0012
kyle@seawaypropertiesCRE.com
Lic # 02200647

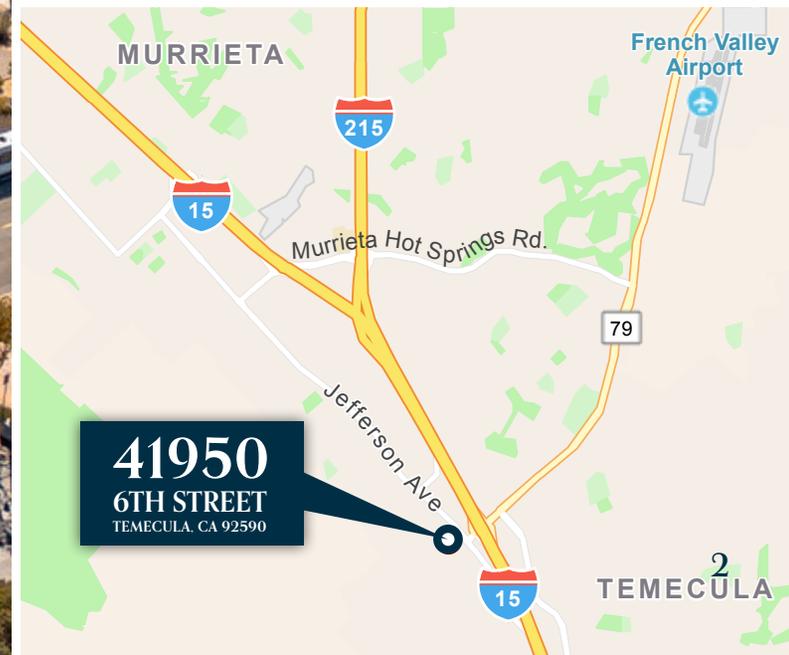
CRAIG W. WAY
951.237.7866
seawayproperties@aol.com
Lic # 01336376

OLD TOWN TEMECULA - INVESTORS, DEVELOPERS:

Multiple Opportunities here to own and or develop this Commercial Retail Property. 4 Legal Lots- 14,000sf Footprint, Existing Retail Building- 41950 6th Street - 1,200sf. Across the street from the Farmer's Market and City Parking Lot. 4 Story Height Limit. Property is suitable for remaining as existing Retail/ Office, or to be developed as a boutique Hotel, Luxury Hotel, Mixed Use Center, New Retail, New Office, or Affordable Housing Complex. Several Conceptual Plans have been done. Owners are also amenable to a Joint Venture or Equity Partner. Existing short term retail tenant will provide interim cash flow during entitlement process. Contact City of Temecula Planning and/or Listing Agent for more information.

Address	41950 6th Street Temecula, CA 9290
Lot Size	0.32 Acres
Parking Ratio	5 Spaces
Year Built	1979
Zoning	C1 - Retail Trade

- 1,300 SF 100% Leased Retail Building
- Great Temecula Old Town Location
- Multiple Proposed Uses
- Excellent Visibility
- Great Re-Development Opportunity
- Well-Maintained Property



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THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

POR: TEMECULA RANCHO SEC. 11 T.8S, R.3W
CITY OF TEMECULA

TRA 013-013

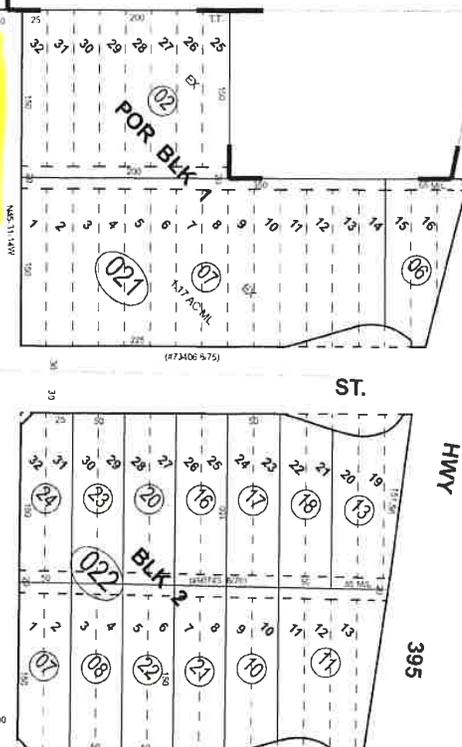
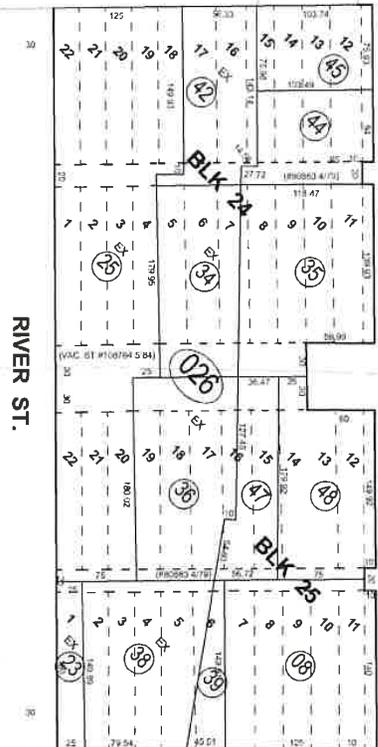
922-02
921-02



1" = 100'

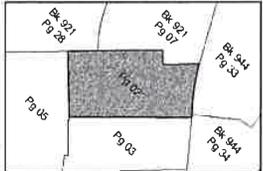
- Legend**
- Lot Lines
 - Right-Of-Way
 - - - Old Lot Lines
 - - - Reference R.O.W.
 - - - Other Easements
 - Lease Area
 - ▬ Subdivision Tie Mark

Date	Old Number	New Number
1/1/1976	025-1	025-2,4
2/1/1976	025-2	025-5,6
3/1/1976	021-4	021-6,57
4/1/1976	022-3	022-5,57
4/1/1976	022-4	022-6,57
5/1/1976	022-6	022-7,11
7/1/1976	022-5	022-12,13
7/1/1976	022-12	022-14,15,10
10/1/1979	020-10	022-17,18
10/1/1979	022-14	022-19,20
3/1/1977	022-9	022-21,22
3/1/1977	022-13	022-23,24
5-1-1977	024-6,7	024-15
5-1-1977	025-4	025-7,8
6/1/1977	023-1	022-10,11,12
6/1/1977	023-5,6	023-9
6/1/1977	024-15	024-18
6/1/1977	023-6	023-7,9
6/1/1977	024-4	024-16,17
8/1/1977	022-1	022-1, F, ST
8/1/1977	022-2	022-4, F, ST
8/1/1977	026-1	025-3,4
8/1/1977	024-1	024-19,20
8/1/1977	024-19	024-21,22
2/1/1979	026-2	026-5,6
5/1/1979	023-7,9,10	023-12,17
6/1/1979	023-2,3,4	023-12,17
6/1/1979	026-3,5,6	026-7,10
6/1/1979	025-3,5,7	026-8,12
2/1/1982	023-12,13	023-14
4/1/1982	024-17,18	024-23
5/1/1984	026-10	026-11
5/1/1984	025-13	025-14
5-1-1984	025-9,13,12	025-13
4/1/1986	024-21,21,24	024-24
12/1/1985	024-24	024-25,26
5/1/1987	021-5	021-07
2/1/1988	025-9,13,11	025-12,13
4/1/1985	023-14,17	023-16
5/1/1986	024-25,26	024-27
1/1/1982	18	26-01
1/1/1983	026-12,13	026-14,15
1/1/1985	021-3	021-57
2/1/1987	023-23	023-21,22
2/1/1989	025-14	026-16,17
2/1/1989	025-8,11	026-21,22
2/1/1989	026-17,19	026-20
2/1/1989	026-11	026-18,19
3/1/2001	026-15,16	026-27
3/1/2001	026-7	026-23,24
3/1/2001	026-23	026-25,26
3/1/2001	026-24,26	026-27
7/1/2005	026-27	026-31
7/1/2005	026-28	026-32
5/1/2006	026-21,32	33
1/1/2008	024-13,31	024-28
6/23/2013	026-31	32-35
6/23/2013	026-33	32-37
6/23/2013	026-27	34-35
6/23/2013	026-33	40-41
4/5/2012	026-43	44-45
4/5/2012	026-41	42-43
7/18/2019	025-37	46-47
7/18/2019	026-15,16	48



ASSESSOR'S MAP BK922 PG. 02
Riverside County, Calif.

Data
DEED # 105961 12/67
MAP # 412563 STATE HWY 395
RS 63/31, MERG 291



Map Reference
MB 209/21 - 23 TRACT MAP NO 23925
MB 15/726 SD TOWN OF TEMECULA

Aug 2019

41950 6TH STREET

TEMECULA, CA 92590

LOCATION MAP



15 167,808 CPD

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6TH STREET

TEMECULA WINE & BEER GARDEN

OLD TOWN FRONT STREET (14,714 CPD)

ENTRANCE TO OLD TOWN TEMECULA

TEMECULA

Population	110,212
Average Household Income	\$129,606 (1 Mile Radius)
Average Household Income	\$147,450 (5 Mile Radius)
Est. Households	49,881 (5 Mile Radius)
Total Businesses	9,066 (5 Mile Radius)



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Seaway Properties Real Estate, Inc.
www.seawaypropertiesCRE.com

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