



Old Town Temecula Vacant Lot For Sale

41950 Main Street, Temecula, CA 92590

Owner/User or
Investor Opportunity

Located in the heart of
Old Town Temecula



Highlights & Details

Rare opportunity to acquire a vacant lot in Old Town Temecula.

Trophy location on Main Street.

Zoning allows for many various uses. See Old Town Specific Plan for more information regarding all allowable uses.

Previous pre-development work was in process for this site, including plans for a +/- 3,200 SF restaurant building w/ patios.

Located across from the Truax Marketplace, a 100,000 SF proposed retail center.

Situated within a short walk from the Old Town Parking Garage, equipped with 480 free parking stalls.

Sale includes survey, topographic map, preliminary soils report, and previous tentative plans.

Lot Size: 7,405 SF

Zoning: SP-5 Specific Plan

APN: 922-044-028

Asking Price: \$1,300,000





(Proposed)
Truax Luxury Hotel
185 Rooms

Truax Parking Garage
516 Stalls
(Proposed)

Truax Marketplace
100,000 SF Retail Center
(Proposed)

Subject Site

Truax Marketplace
100,000 SF Retail Center
(Proposed)



Temecula at a glance...



Residential Population:

1 Mile: 9,618
3 Mile: 57,393
5 Mile: 150,548



Business Population:

1 Mile: 10,331
3 Mile: 47,003
5 Mile: 71,262



Median Household Income:

1 Mile: \$102,393
3 Mile: \$95,810
5 Mile: \$103,994



Average Household Income:

1 Mile: \$132,667
3 Mile: \$116,927
5 Mile: \$127,232

neighborhood

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