

REDEVELOPMENT & ADAPTIVE REUSE OPPORTUNITY FORMER HILLCREST ACADEMY CAMPUS (K-8)

29275 SANTIAGO RD, TEMECULA, CA 92592



JCA INTERNATIONAL REALTY



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This former Hillcrest Academy K-8 school campus presents a rare value-add redevelopment opportunity in the heart of Temecula. The property consists of multiple existing structures situated on approximately 3.6 acres of usable land, offering significant potential for repositioning, renovation, or adaptive reuse.

The campus requires substantial improvements and is being offered as an investment opportunity for buyers seeking redevelopment, institutional use, educational repositioning, or alternative adaptive reuse strategies. Ideal for experienced operators, developers, or educational users looking to transform an existing site into a revitalized asset.



KEY HIGHLIGHTS

- FORMER HILLCREST ACADEMY K-8 EDUCATIONAL CAMPUS
- MULTIPLE EXISTING STRUCTURES WITH OUTDOOR RECREATIONAL AREAS
- FLAT AND USABLE LAND WITH STRONG REDEVELOPMENT POTENTIAL
- OPPORTUNITY FOR RENOVATION, EXPANSION, OR COMPLETE REPOSITIONING
- LOCATED WITHIN A GROWING RESIDENTIAL COMMUNITY WITH CONVENIENT ACCESS TO MAJOR ROADS
- ZONING: R5 (BUYER TO VERIFY INTENDED USE)
- APN: 922-130-018
- ASKING PRICE: \$7,000,000

The property is offered in its current as-is condition. All prospective buyers are encouraged to conduct their own due diligence regarding condition, zoning, and development feasibility.



PROPERTY DESCRIPTIONS

The above reflects pre-existing conditions. The buyer shall be responsible for verifying the current square footage as part of their due diligence.

- Flat, usable land with potential for renovations, expansions, or new development.
- Convenient location with nearby residential communities and easy access to major roads.
- Property Type: Special Purpose SP2
- Property Subtype: School (administration; campus; dorms)
- Number of Buildings: 1 Main building Left with Shell Condition
- Number of Stories: 1
- Building Area (sq ft): 16,335
- Lot Size: 3.6 acres
- Year Built: 1994



FORMER EXISTING BUILDINGS

- BUILDING 1: 1,100 SQ FT
- BUILDING 2: 9,610 SQ FT
- BUILDING 3: 6,270 SQ FT
- BUILDING 4: 4,020 SQ FT

OUTDOOR AREAS

- PLAYGROUND AREA: 3,119 SQ FT
- BASKETBALL COURT: 3,230 SQ FT
- FIELD AREA: 15,612 SQ FT



COMPARISON REPORT

Property Address	Gross Building Area (SF)	Sold Price	Sold Price / GBA (SF)	Sold Date	Year Built	Tenant	Owner
32650 Avenida Lestonnac, Temecula, CA 92592	157,262	\$1,200,000	\$7.63	May 1997	—	St. Jeanne De Lestonnac Catholic School	The Sisters of the Company of Mary Our Lady
41888 Motor Car Pkwy – South Tower, Temecula, CA 92591	175,000	\$56,500,000	\$322.86	March 2018	2021	Mt. San Jacinto Community College District	Mt. San Jacinto Community College District
31950 Pauba Rd, Temecula, CA 92592	98,692	Unable to locate (Owner owned prior to 1973)	—	—	1965	Linfield Christian School	Linfield Christian School
31300 Temecula Pkwy S, Temecula, CA 92592	162,526	Unable to locate (Sale deed)	—	—	—	Rancho Christian School	Rancho Community Reformed Church
42299 Winchester Rd, Temecula, CA 92590	54,000	\$2,950,000	\$54.63	Apr 2002	2002	Sunridge Community Church	Sunpeak Community Church of Rancho CA
41760 Rider Way, Temecula, CA 92590	6,324	\$900,000	\$142.31	Jan 2021	1990	Rancho Community Reformed Church	Scott Treadway
27720 Jefferson Ave, Temecula, CA 92590	39,446	No Sold Price Available	—	—	1988	Office Bldg (General)	Jefferson Plaza Partners LP
29851 Santiago Rd, Temecula, CA 92592	25,340	\$8,182,000	\$322.89	Apr 2022	2000	Van Avery Prep School	Devinder Mavi



PROJECT COST SUMMARY

Category	Estimated Cost
Land & Existing Building Acquisition (As-Is)	\$7,000,000
Renovation of Main Building	\$2,500,000
Modular Classroom Construction	\$1,500,000
Furniture, Fixtures, and Equipment (FF&E)	\$1,500,000
Total Development Cost	\$12,500,000



SUMMARY FOR INVESTOR'S ROI

UPDATED FINANCIALS:

ANNUAL TUITION REVENUE: 600 STUDENTS \times \$2,000/MONTH \times 12 MONTHS = **\$14,400,000**

ANNUAL OPERATING COST: **\$8,000,000**

NET ANNUAL INCOME (PROFIT): \$14,400,000 - \$8,000,000 = **\$6,400,000**

INITIAL INVESTMENT (CONSTRUCTION COST): **\$12,000,000**

RETURN ON INVESTMENT (ROI): \$6,400,000/\$12,000,000= **53.33%**

SUMMARY: NET INCOME AFTER EXPENSES: **\$6.4 MILLION/YEAR**

ROI BASED ON NET PROFIT: **53.33% ANNUALLY**

PAYBACK PERIOD: \$12M \div \$6.4M = **~1.88 YEARS**

CONCLUSION:

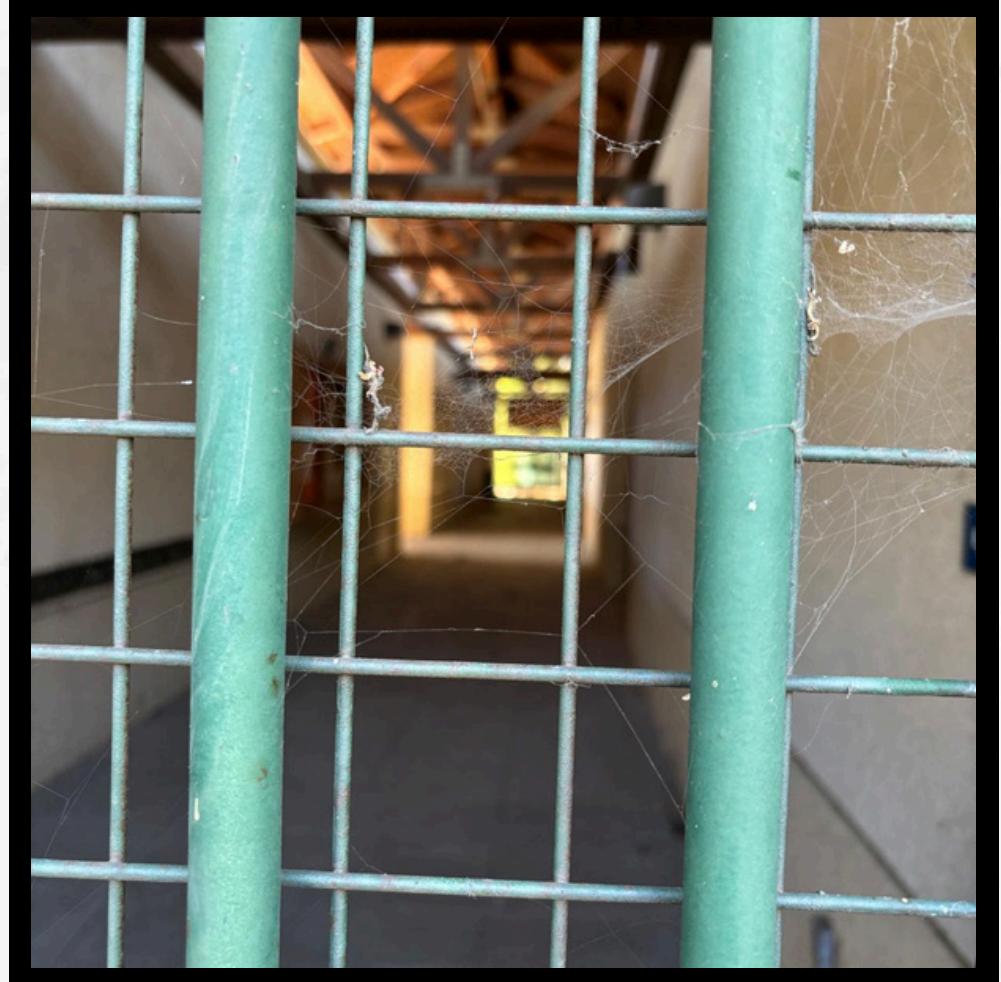
ABOVE INDICATION REFLECTS A VERY ATTRACTIVE RETURN, WITH THE INVESTMENT RECOVERED IN UNDER 2 YEARS PROVIDED TO BRING A PRIVATE SCHOOL USER.





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JCA International Realty, Inc. is founded by Kay Wolf, five-year running top nationwide producer (Berkshire Hathaway Real Estate Commercial Division) and recently named as a commercial real estate rising star by Vogue Magazine (April '22). Today, Kay employs a team of commercial real estate professionals in powering the successes of real estate investors throughout California.

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