

64.63 ACRES WITH GRAPEFRUIT GROVE IN TEMECULA'S PREMIER WINERY ROW

Via Del Ponte | Temecula, CA 92592



9.4 mi



subject property

SOLD FOR APPROXIMATELY \$140,000/ACRE

- Zoned Wine Country - Winery (WC-W)
- Established 23-Acre Grapefruit Grove
- 4" Water Meter
- Permitted Uses Include Vineyards, Groves, Winery, Bed & Breakfast, Day Spa, Wedding Venue, and More
- Expired TM for 13 Estate lots with 3 Production Lots
- Asking Price: \$8,500,000



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contents

3 aerials

6 location map

7 property information

8 expired tentative map

9 plat map

10 about the area

11 demographics




SOUTH COAST WINERY
RESORT & SPA

P·O·N·T·E
Winery

WIENS
CELLARS

B O T T A I A

anza rd

rancho california rd

onte rd

via del ponte





WIENS
CELLARS

ponte rd

via del ponte

rancho california rd

B O T T A I A





WILSON CREEK MANOR
EXCLUSIVE BOTTLING

WILSON CREEK
WINERY & VINEYARDS

MONTE DE ORO
winery

BOTTAIA

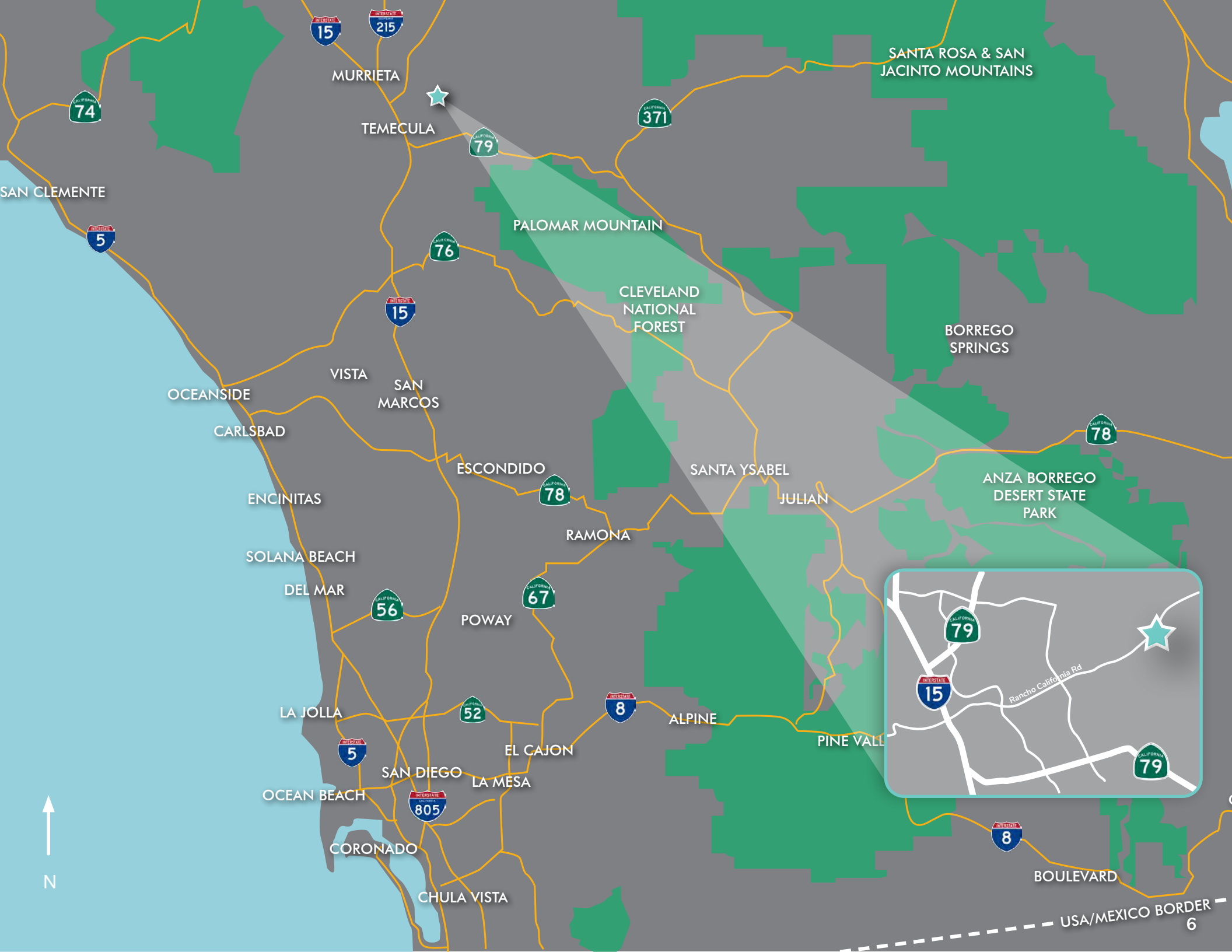
WIENS
CELLARS

monte de oro rd

rancho california rd

via del ponte





property information

property profile:

The subject property is approximately 64.63 acres of agricultural land located along the renowned Winery Row in Temecula Valley Wine Country. This property is currently operating as a 23-acre grapefruit grove. There are currently three varieties, including 10 acres of Ruby Red Grapefruit, 7 acres of Star Ruby Grapefruit and 6 acres of Flame Grapefruit. Permitted uses include vineyards, groves, bed & breakfast, hotel, day spa, single family home development and more.

property location:

The property is located in the renowned Temecula Valley Wine Country, accessible via Rancho California Road and Via del Ponte. It is approximately 6.5 miles east of Interstate 15 and about 4.0 miles north of Highway 79, offering a well-connected location with convenient access to major transportation routes.

jurisdiction:

County of Riverside – Southwest Area

APN:

942-210-015	19.94 acres
942-210-016	21.54 acres
942-210-017	23.15 acres
Total Acreage	64.63 acres

zoning :

Wine Country - Winery (WC-W) CZ Number 7929 (Rancho California Area)

general plan:

Temecula Valley Wine Country Policy Area – Winery District

max height:

40'

permitted uses:

Wineries, vineyards, single-family home, Bed & Breakfast, hotels, resorts, restaurants, wedding venue, and more.

[\(Click here to view Permitted Uses\)](#)

current uses:

Grapefruit Grove

Star Ruby Grapefruit – 7 acres

Flame Grapefruit – 6 acres

Ruby Red Grapefruit – 10 acres

Total Planted Acreage: 23 acres

school district:

Temecula Valley Unified School District

services:

Water- Rancho California Water District - 4" water meter

Sewer- Eastern Municipal Water District

Gas- Southern California Gas Company

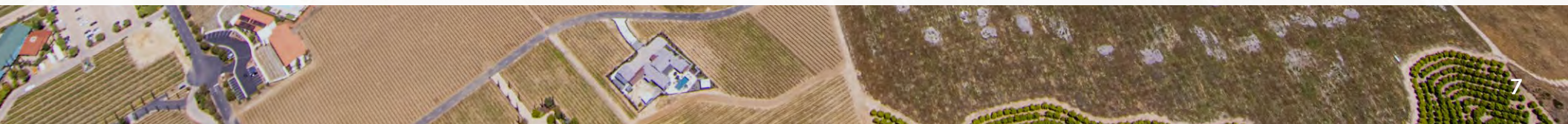
Electric- Southern California Edison

Fire- Cal Fire and/or County of Riverside – Cal Fire

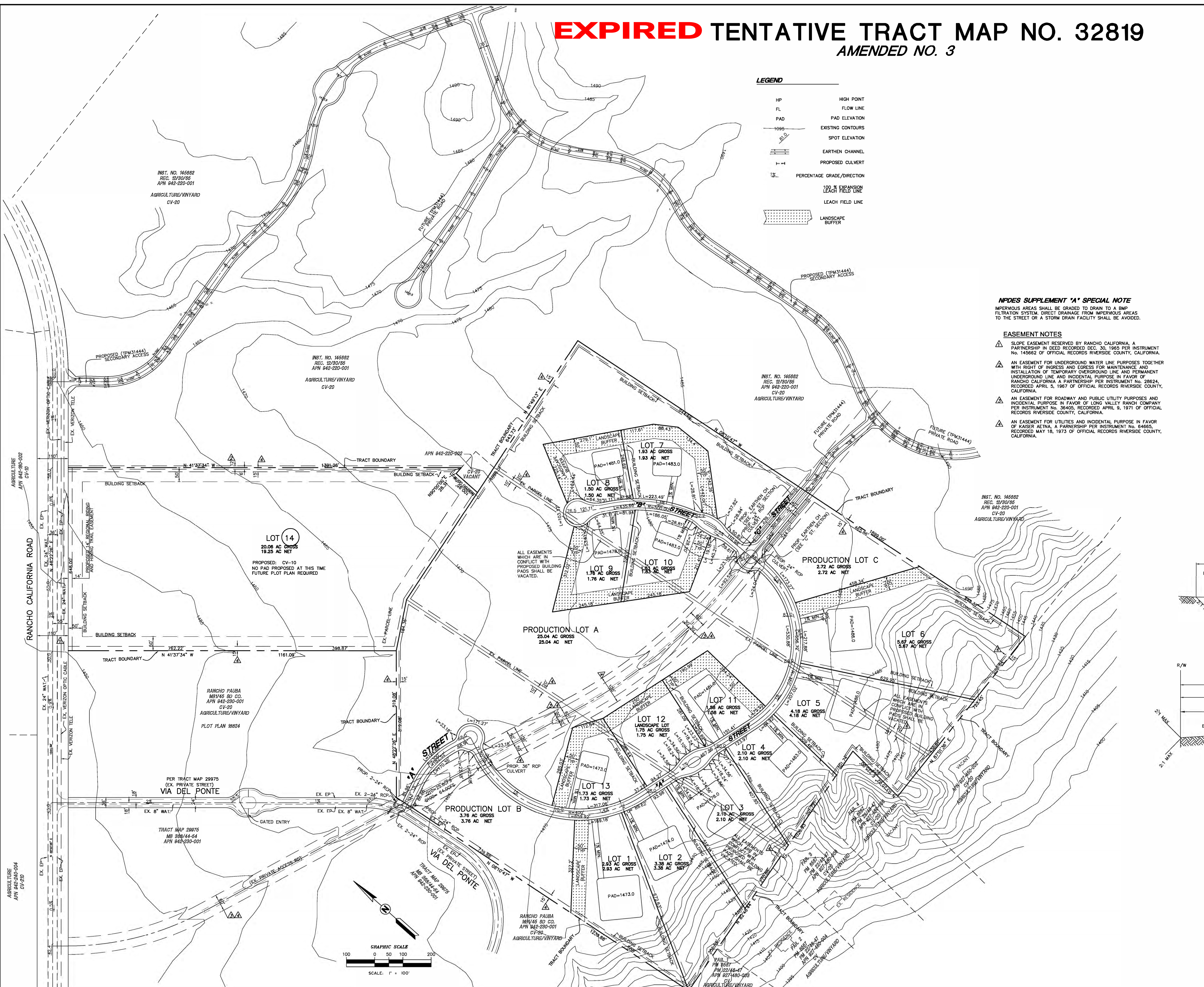
Police- County of Riverside – Sheriff

price:

\$8,500,000



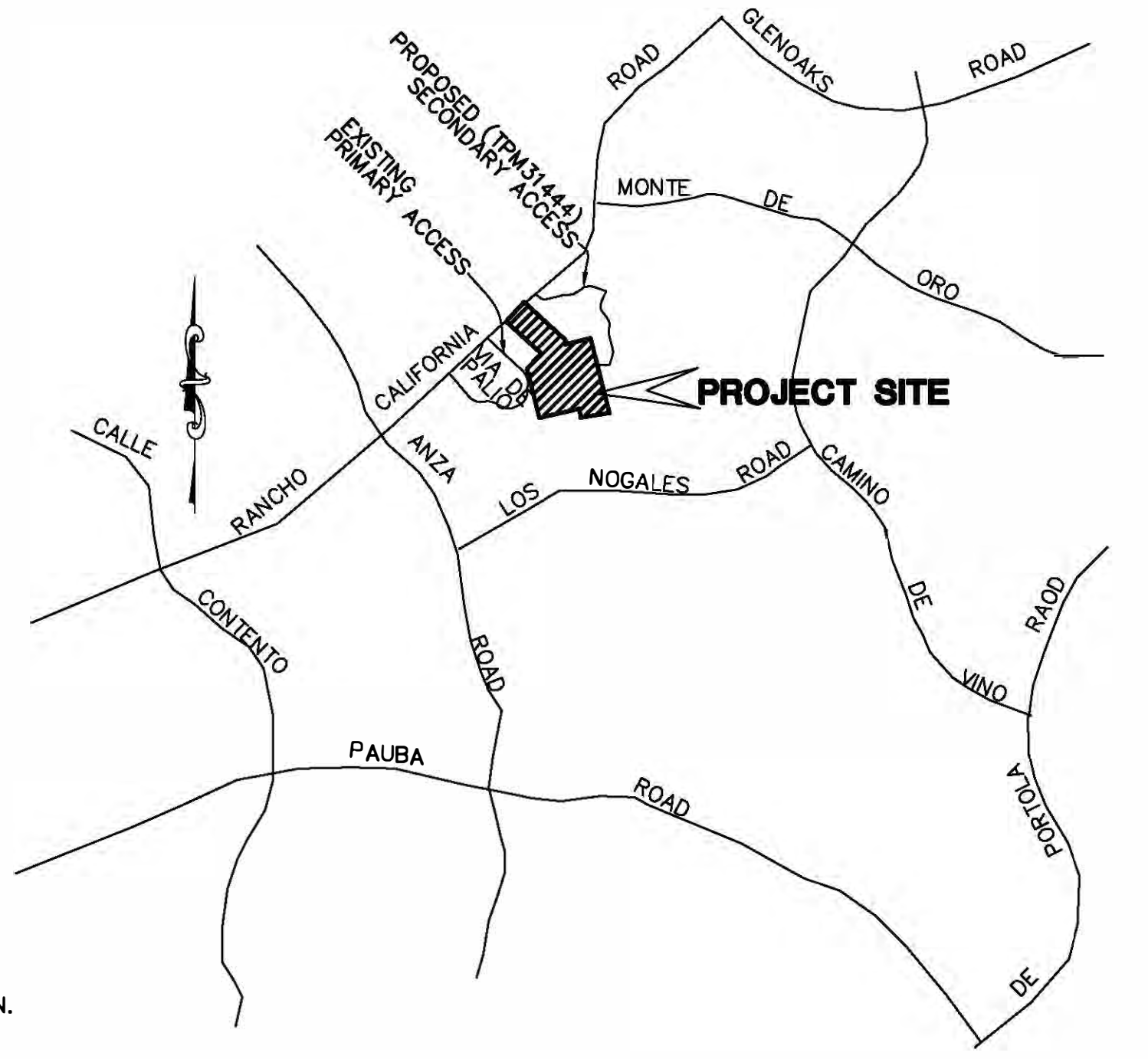
EXPIRED TENTATIVE TRACT MAP NO. 32819 AMENDED NO. 3



LEGEND

HP	HIGH POINT
FL	FLOW LINE
PAD	PAD ELEVATION
1095	EXISTING CONTOURS
1095	SPOT ELEVATION
---	EARTHEN CHANNEL
---	PROPOSED CULVERT
---	PERCENTAGE GRADE/DIRECTION
---	10% EXPANSION
---	LEACH FIELD LINE
---	LANDSCAPE BUFFER

- NOTES**
- TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
 - THERE ARE NO WELLS ON OR WITHIN 200' OF THE PROPERTY BOUNDARY.
 - THE PROPERTY IS WITHIN THE COMMUNITY SERVICES AREA NO. 149.
 - THE PROPERTY IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS AND IS NOT WITHIN A SPECIAL STUDIES ZONE.
 - THE PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARDS.
 - THIS IS A SCHEDULE "D" SUBDIVISION.
 - THE PROJECT IS NOT WITHIN A SPECIFIC PLAN.
 - ALL SLOPES ARE 2:1 MAXIMUM UNLESS NOTED OTHERWISE.
 - TOPOGRAPHY SOURCE: AERIAL SURVEY BY RCMD NOV. 2001
 - ALL INTERIOR ROADS ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY PROPERTY OWNERS.
 - NO EXISTING STRUCTURES ARE LOCATED WITHIN THE PROPERTY.
 - NPDES SUPPLEMENT "A" WILL BE ADHERED TO IN THE FINAL GRADING PERMIT DESIGNS FOR MASS, ROUGH OR PRECISE GRADING PERMITS EXCEEDING ONE ACRE.
 - THE EARTHEN CHANNEL AND DRAINAGE FACILITIES ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION.
 - THIS DEVELOPMENT WILL NOT HAVE PRIVATE GATES LOCATED WITHIN THE PROJECT BOUNDARY.
 - ALL EASEMENTS WHICH ARE IN CONFLICT WITH PROPOSED BUILDING PADS SHALL BE VACATED.



SEC. 26, T7S, R2W
VICINITY MAP
NTS

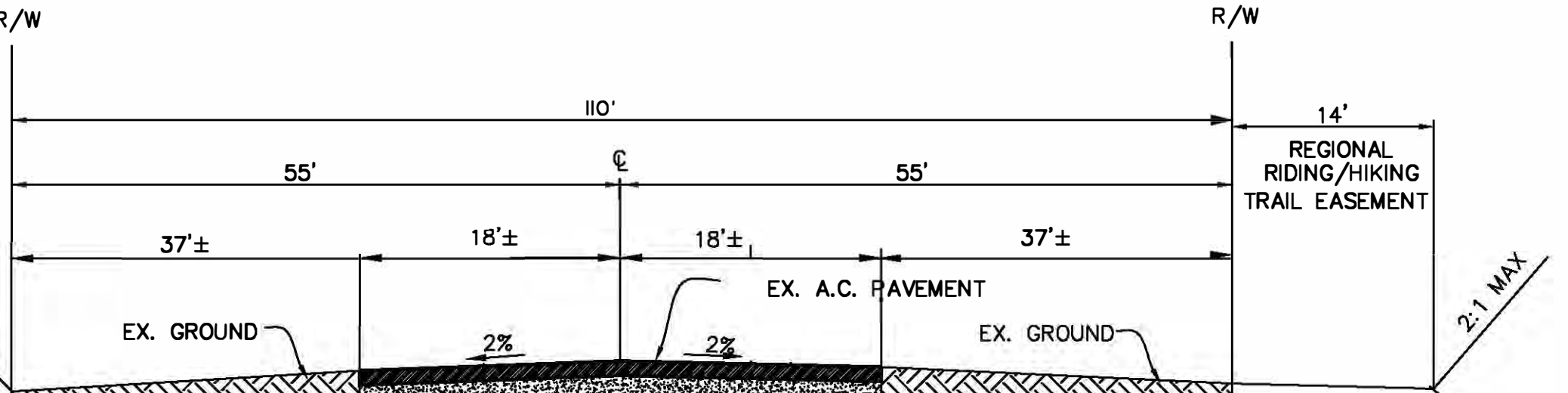
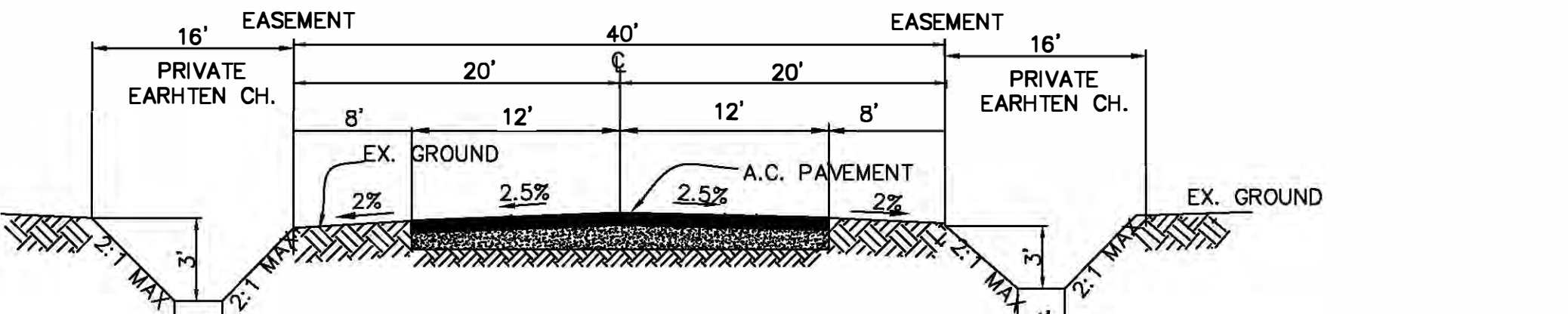
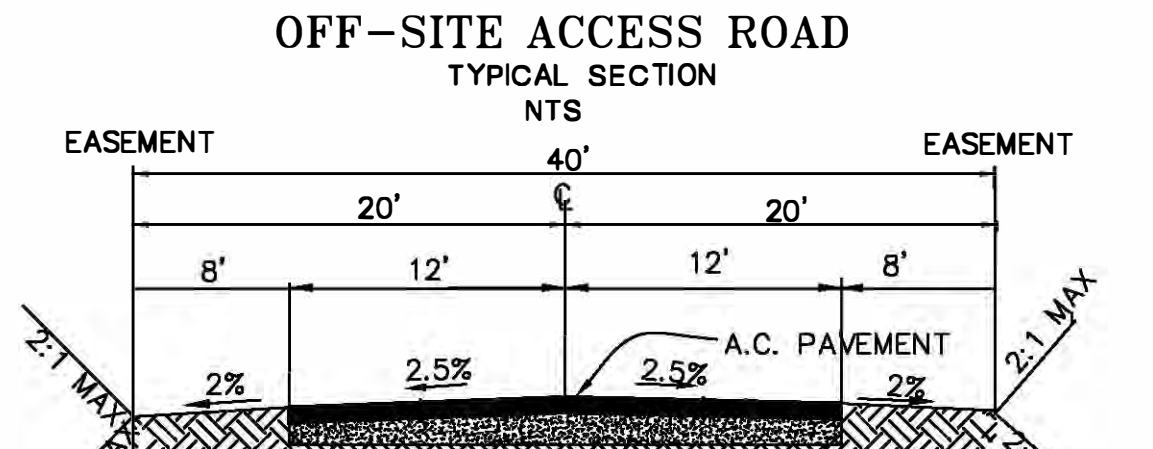
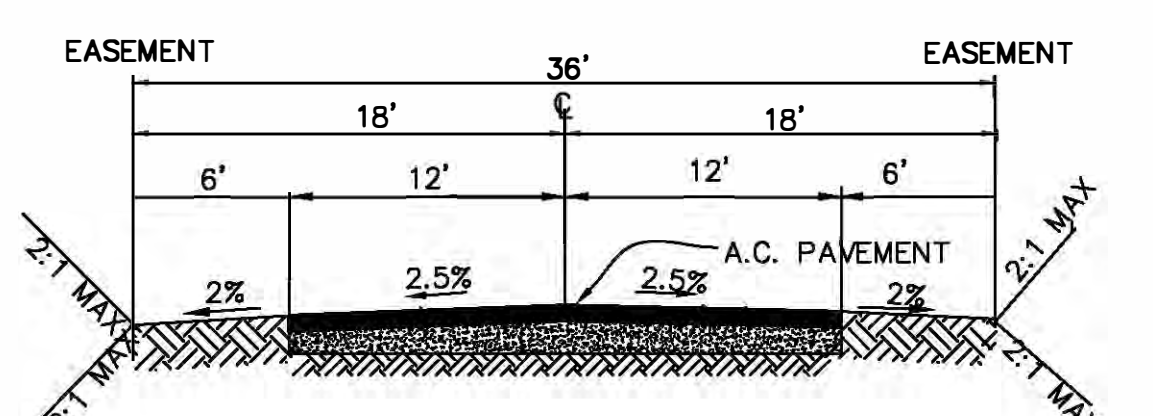
NPDES SUPPLEMENT "A" SPECIAL NOTE
IMPERVIOUS AREAS SHALL BE GRADED TO DRAIN TO A BMP FILTRATION SYSTEM. DIRECT DRAINAGE FROM IMPERVIOUS AREAS TO THE STREET OR A STORM DRAIN FACILITY SHALL BE AVOIDED.

EASEMENT NOTES

- ▲ SLOPE EASEMENT RESERVED BY RANCHO CALIFORNIA, A PARTNERSHIP IN DEED RECORDED DEC. 30, 1965 PER INSTRUMENT NO. 145682 OF OFFICIAL RECORDS RIVERSIDE COUNTY, CALIFORNIA.
- ▲ AN EASEMENT FOR UNDERGROUND WATER LINE PURPOSES TOGETHER WITH RIGHT OF INGRESS AND EGRESS FOR MAINTENANCE AND INSTALLATION OF TEMPORARY OVERGROUND LINE AND PERMANENT UNDERGROUND LINE AND INCIDENTAL PURPOSES IN FAVOR OF RANCHO CALIFORNIA A PARTNERSHIP PER INSTRUMENT NO. 28624, RECORDED APRIL 5, 1967 OF OFFICIAL RECORDS RIVERSIDE COUNTY, CALIFORNIA.
- ▲ AN EASEMENT FOR ROADWAY AND PUBLIC UTILITY PURPOSES AND INCIDENTAL PURPOSES IN FAVOR OF LONG VALLEY RANCH COMPANY PER INSTRUMENT NO. 36405, RECORDED APRIL 9, 1971 OF OFFICIAL RECORDS RIVERSIDE COUNTY, CALIFORNIA.
- ▲ AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF KAISER AETNA, A PARTNERSHIP PER INSTRUMENT NO. 84685, RECORDED MAY 18, 1973 OF OFFICIAL RECORDS RIVERSIDE COUNTY, CALIFORNIA.

UTILITY PURVEYORS

- WATER:**
RANCHO CALIFORNIA WATER DISTRICT
42135 WINCHESTER RD.
TEMECULA, CA 92589
951.296.6900
- ELECTRIC:**
SOUTHERN CALIFORNIA EDISON
28105 MONTEE ROAD
ROMLAND, CA 92585
951.628.5290
- GAS:**
SOUTHERN CALIFORNIA GAS COMPANY
1981 W. LUCONIA
P.O. BOX 3003
REDLANDS, CA 92373
800.427.2200
- SEWER:**
ON-SITE SEPTIC SYSTEM
- TELEPHONE:**
VERIZON
150 S. JUANITA ST.
HEMET, CA 92343
951.929.9437
- CABLE:**
AEPHICA CABLE
4077 W. STETSON AVE.
HEMET, CA 92345
951.699.0020



THOMAS BROS. MAP COORDINATES

2003 EDITION, PAGE 960, B-2

FEMA MAPPED FLOODPLAINS AND FLOODWAYS

ZONE C (COMMUNITY PANEL 080751-2720A)

GENERAL PLAN

SWAP AGRICULTURE

ZONING

ON-SITE EXISTING: CV-20
ON-SITE PROPOSED: CV-10 COMMERCIAL AND CV-5 ACRE (MINIMUM LOT SIZE)

LAND USE

ON-SITE EXISTING: AGRICULTURE/DIRTUS
ON-SITE PROPOSED: COMMERCIAL AND RESIDENTIAL

PRELIMINARY GRADING EARTHWORK

CUT - 3000 CY
FILL - 3000 CY

SCHOOL DISTRICT
TEMECULA VALLEY UNIFIED SCHOOL DISTRICT
3350 RANCHO VISTA RD.
TEMECULA, CA 92589
951.678.2661

APN
942-220-003
942-220-004
942-220-005
942-220-006

LEGAL DESCRIPTION
PARCEL 1 THROUGH 4 OF PARCEL MAP 3 AS PER MAP THEREOF ON FILE IN BOOK 3, PAGES 97 AND 98 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, SEC. 26, T7S, R2W

AREA CALCULATIONS
84.69 GROSS ACRES
83.96 NET ACRES

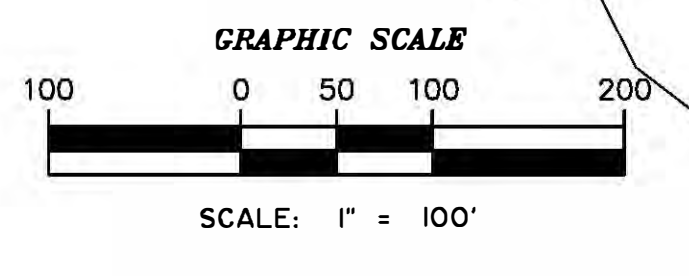
OWNER/APPLICANT
MICHAEL R. MCMILLAN
TRUSTEE OF THE MICHAEL R. MCMILLAN REVOCABLE TRUST,
AND GARY AND PATRICIA MCMILLAN, MIKE CAVALETTI RANCHES, LLC
P.O. BOX 35
TEMECULA, CA 92593
(951) 699-6685 FAX (951) 699-9573

ENGINEER	DATE	BY	REVISIONS
HLC CIVIL ENGINEERING 28465 OLD TOWN FRONT STREET SUITE 313 TEMECULA, CA 92590 (951)506-4869 FAX (951)506-4979	2/15/05	HLC	REV. PADS TO DRAIN TO STREETS, ADDED
	5/09/05	HLC	DRAINAGE CH AND SECONDARY ACCESS RD. ADDED GATED ENTRY FOR TR. 2397.9.
	6/10/05	HLC	REV. ACCESS ROAD
	1/23/08	HLC	ADDED LEACH FIELD LINES
	2/28/08	HLC	ADD NOTE FOR VACATION EASEMENT ON FUT. PADS

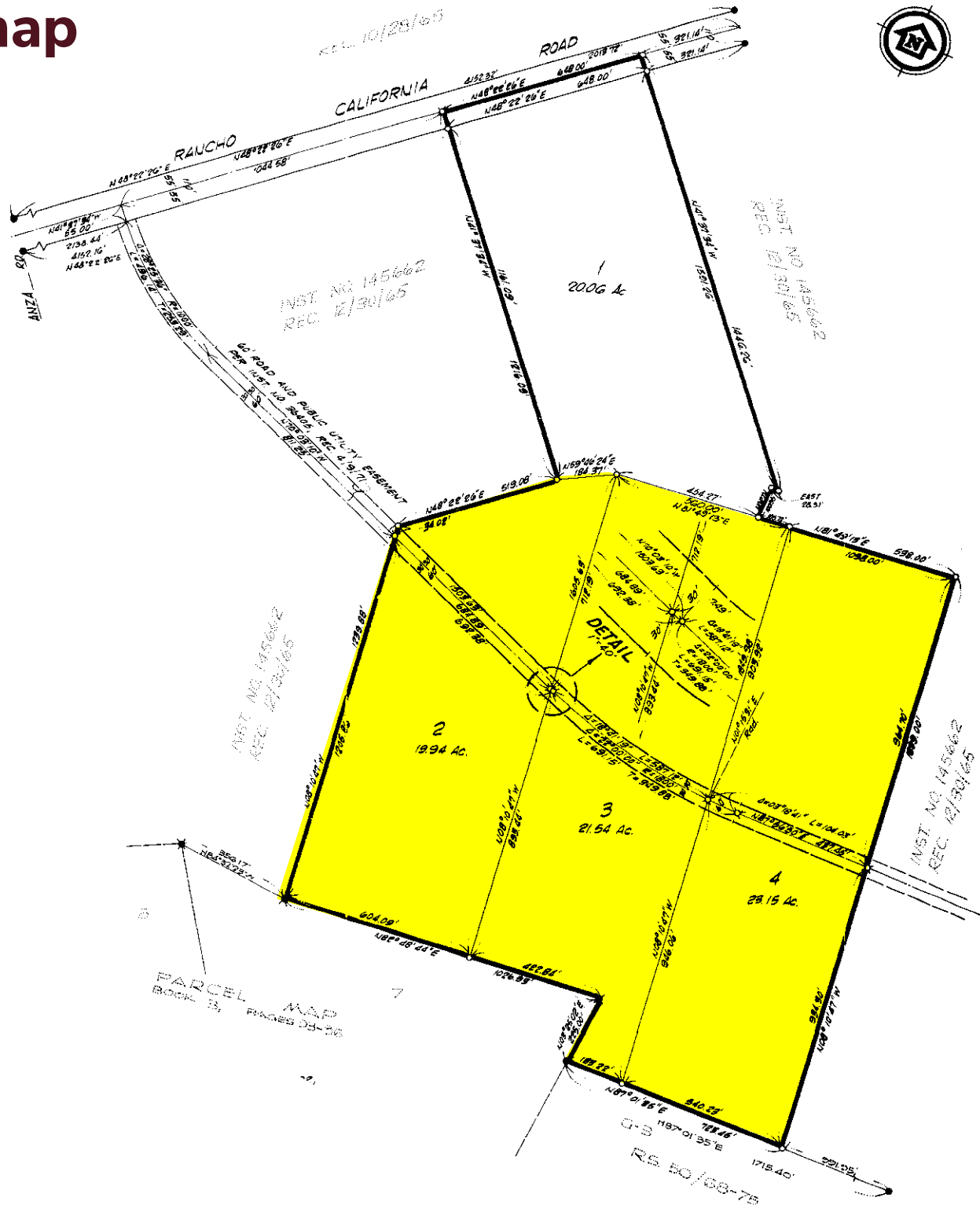
TENTATIVE TRACT MAP NO. 32819

AMENDED NO. 3

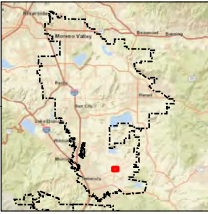
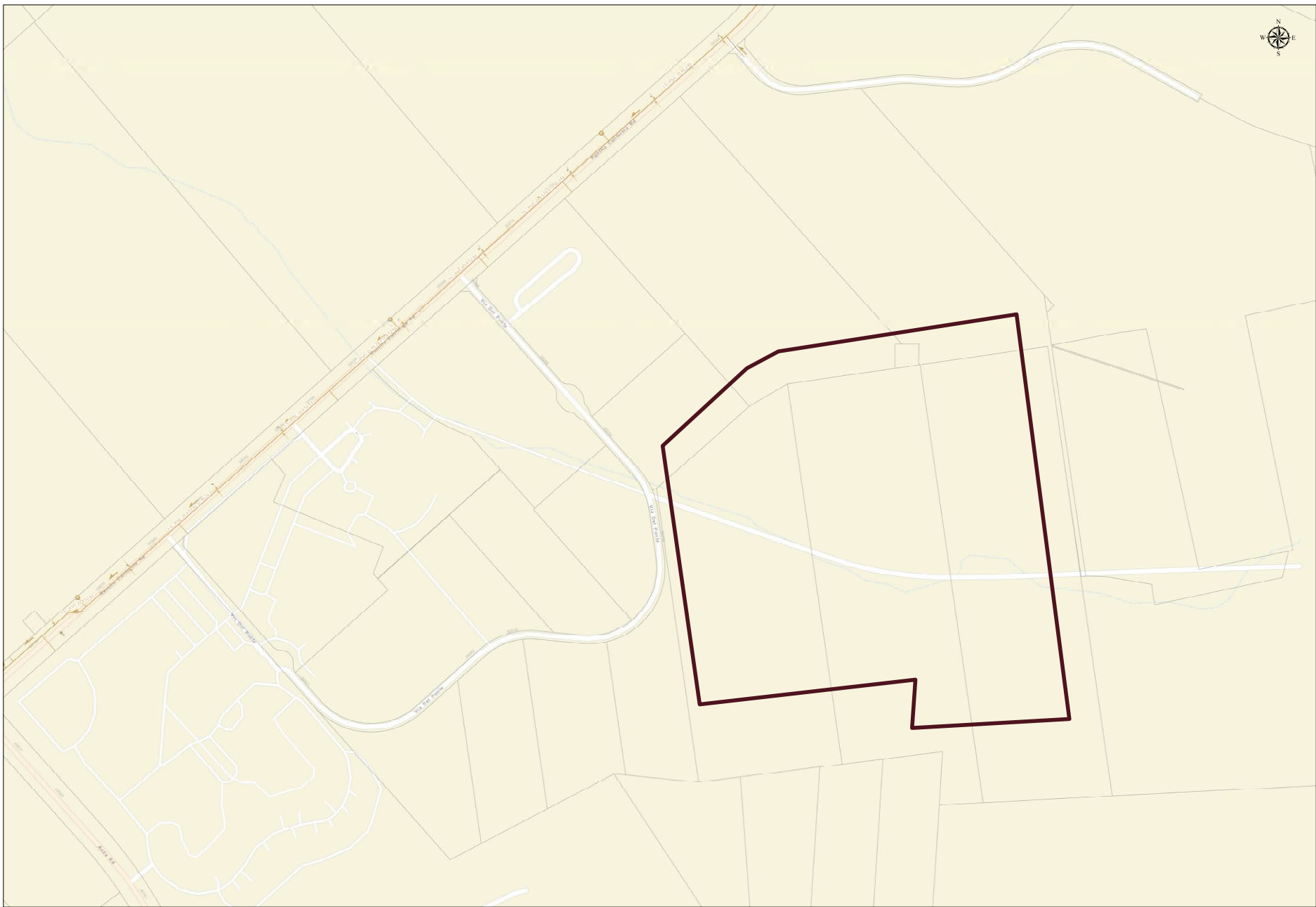
SCHEDULE "D"
PREPARED JAN. 23, 2006



parcel map



sewer map



Legend

Sewer Features

- Dimensioning
- MainFlow
- Manhole
- FIBER OPTIC CABLE BOX
- swrLateralLnEs
- Telemetry
- AS BUILT, COLLECTION
- AS BUILT, TRANSMISSION

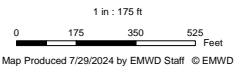
Land Features

- Parcel Polygons
- Riverside County



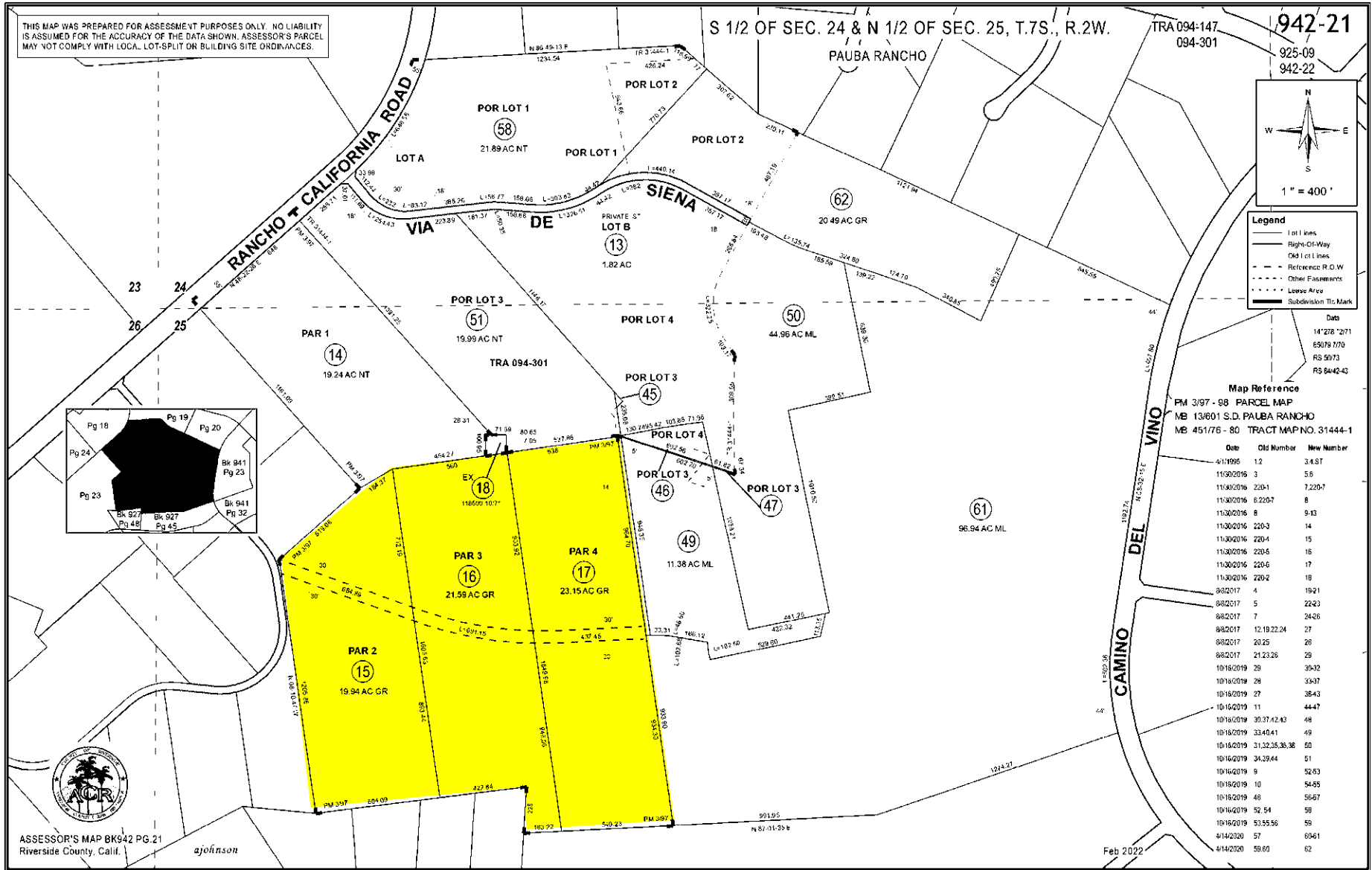
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Overview Map



Notes

tax map



about the area

Temecula is a charming city in southwestern Riverside County, California, known for its scenic wine country and rich history. Temecula is home to over 113,000 residents who enjoy a high quality of life, a diverse culture, and a vibrant economy. Temecula is also a popular tourist destination, attracting over 885,000 visitors annually who spend nearly \$500 million in the local businesses.

Temecula Valley is the heart of Southern California's wine industry, with nearly 40 wineries and vineyards that produce over 500,000 cases of wine each year. Temecula Valley wineries offer a variety of experiences, from wine tastings and tours to weddings and events. Temecula Valley wineries also contribute to the region's economic impact, generating over \$65 million in annual revenue and supporting over 4,800 jobs.

Temecula Valley is not only a place to enjoy wine, but also a place to explore nature, history, and culture. Temecula Valley offers many outdoor activities, such as hiking, biking, golfing, fishing, and hot air ballooning. Temecula Valley also boasts a rich heritage, dating back to the Native American Luiseño tribe and the Spanish missionaries. Temecula Valley has preserved its historical landmarks, such as the Old Town Temecula, the Temecula Valley Museum, and the Pechanga Cultural Center. Temecula Valley also celebrates its culture with festivals, concerts, art shows, and farmers markets throughout the year.





Visit the Old Town Temecula: This is the historic district of Temecula, where you can find many shops, restaurants, museums, and entertainment venues. You can also enjoy the Old Town Temecula Farmers Market, the Temecula Valley Museum, and the Temecula Stampede. [Old Town Temecula] is a great place to experience the charm and culture of Temecula.



Go wine tasting at the Temecula Valley wineries: Temecula Valley is famous for its award-winning wines and beautiful vineyards. You can choose from nearly 40 wineries and vineyards, each with its own style and personality. You can also join a wine tour, a wine festival, or a wine and food pairing event. [Temecula Valley wineries] are a must-see for any wine lover.



Enjoy a hot air balloon ride over the Temecula Valley: One of the most thrilling and romantic ways to see the Temecula Valley is from a hot air balloon. You can soar over the rolling hills, the vineyards, the lakes, and the mountains, and enjoy a breathtaking view of the sunrise or sunset. You can also book a hot air balloon package that includes a champagne toast, a breakfast, or a wine tasting. [Hot air balloon rides] are a unique and unforgettable experience.



Play golf at one of the Temecula Valley golf courses: Temecula Valley offers many golf courses for all skill levels and preferences. You can play at the Temecula Creek Inn Golf Resort, the Journey at Pechanga, the CrossCreek Golf Club, or the Redhawk Golf Course. You can also enjoy the scenic views, the amenities, and the services at these golf courses. [Temecula Valley golf courses] are a great way to relax and have fun.



Explore the Pechanga Resort Casino: This is the largest casino in California, with over 200,000 square feet of gaming space, 5,000 slot machines, 130 table games, a 700-seat bingo hall, a poker room, and a high-limit area. You can also enjoy the 1,100-room hotel, the spa, the pool, the entertainment venues, the restaurants, and the shops. [Pechanga Resort Casino] is a place to indulge in excitement and luxury.



Visit the Santa Rosa Plateau Ecological Reserve: This is a natural preserve that covers over 9,000 acres of land, with diverse habitats, plants, and animals. You can hike, bike, or horseback ride on the trails, and see the vernal pools, the oak woodlands, the grasslands, and the chaparral. You can also visit the historic adobes, the visitor center, and the nature education programs. [Santa Rosa Plateau Ecological Reserve] is a place to appreciate the beauty and diversity of nature.



Watch a show at the Old Town Temecula Community Theater: This is a state-of-the-art theater that hosts a variety of shows, such as musicals, plays, concerts, comedy, dance, and more. You can also enjoy the Mercantile Building, which houses the ticket office, the art gallery, the cabaret room, and the dance studio. [Old Town Temecula Community Theater] is a place to enjoy the arts and entertainment.



Shop at the Promenade Temecula: This is a premier shopping destination in Temecula, with over 170 stores, restaurants, and services. You can find everything from fashion, beauty, electronics, home, and more. You can also enjoy the outdoor plaza, the movie theater, the children's play area, and the events. [Promenade Temecula] is a place to shop, dine, and have fun.



Learn about the Native American culture at the Pechanga Cultural Center: This is a museum and a cultural center that showcases the history, culture, and traditions of the Pechanga Band of Luiseño Indians. You can see the exhibits, the artifacts, the murals, and the videos that tell the story of the Pechanga people. You can also join the guided tours, the workshops, the lectures, and the festivals. [Pechanga Cultural Center] is a place to learn and respect the Native American culture.



Relax at the Temecula Lavender Company: This is a family-owned business that grows and sells lavender products, such as essential oils, soaps, lotions, candles, and more. You can visit the lavender farm, the lavender shop, and the lavender festival. You can also enjoy the aromatherapy, the massage, and the tea. [Temecula Lavender Company] is a place to relax and rejuvenate.

2024 demographics

3 miles



population
5,958



estimated households
1,999



average household income
\$228,937



median household income
\$154,485



total employees
1,815

5 miles



population
78,362



estimated households
23,592



average household income
\$177,979



median household income
\$128,066



total employees
10,890

7 miles



population
194,146



estimated households
60,347



average household income
\$163,132



median household income
\$118,324



total employees
41,126

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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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