



Old Town Temecula Restaurant Property For Sale

41915 3rd Street, Temecula, CA 92590

Owner/User or
Investor Opportunity

Packaged Sale w/
Full Liquor License





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Highlights & Details

Rare opportunity to acquire a restaurant/bar property with existing full liquor license in Old Town Temecula.

Fantastic owner/user or investor opportunity located on a corner lot and directly across from the free Old Town Parking Garage with 480 stalls.

Available building plans designed for beer-centric restaurant concept, but can be tailored to fit most any use. See Old Town Specific Plan for more information regarding all uses.

Located just up the street from the iconic 97-year established Swing Inn Café & BBQ and across from the proposed 185 room Truax Luxury Hotel.

Packaged sale that includes the fee simple real estate and existing liquor license.

Contact broker for all due diligence, reports, studies, and plans.

Building: 3,200 SF + 2,795 SF Patio

Lot Size: 6,921 SF

Zoning: SP-5 Specific Plan

APN: 922-044-018

ABC License: Type 47 (Full Liquor)

Asking Price: \$1,800,000





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Truax Luxury Hotel
185 Rooms
(Proposed)

Truax Parking Garage
516 Stalls
(Proposed)

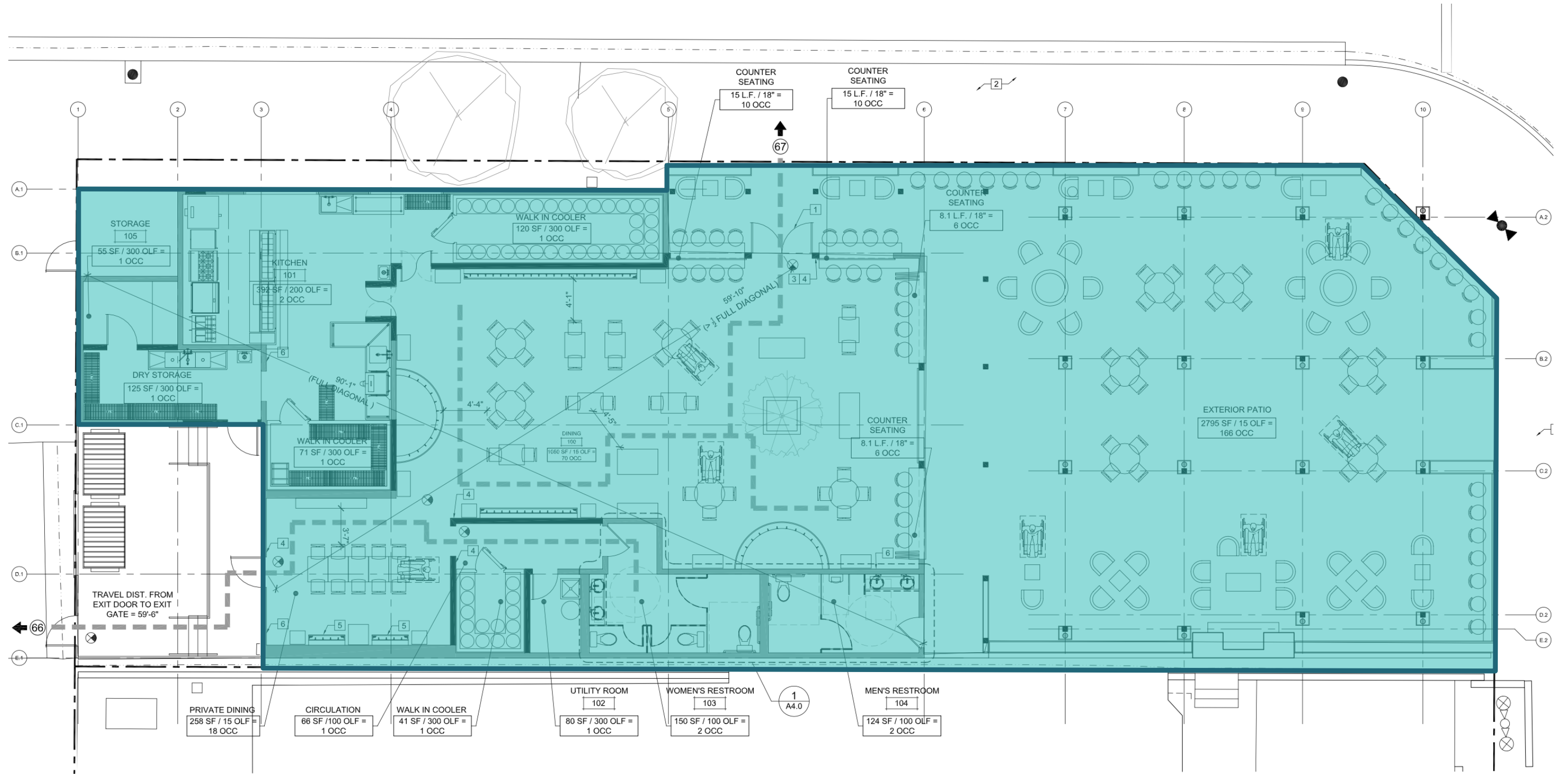
Subject Site

Truax Marketplace
100,000 SF Retail Center
(Proposed)

Truax Marketplace
(Proposed)

Old Town Parking Garage
(480 Stalls)

Proposed Remodel Plan



floor plan

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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contact

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