



# Old Town Temecula Restaurant Property For Sale

41915 3<sup>rd</sup> Street, Temecula, CA 92590

Owner/User or  
Investor Opportunity

Packaged Sale w/  
Full Liquor License





rendering

# 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.

**Permit ready 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:** \$2,240,000





rendering



rendering



**Truax Luxury Hotel**  
185 Rooms  
(Proposed)

**Truax Parking Garage**  
516 Stalls  
(Proposed)

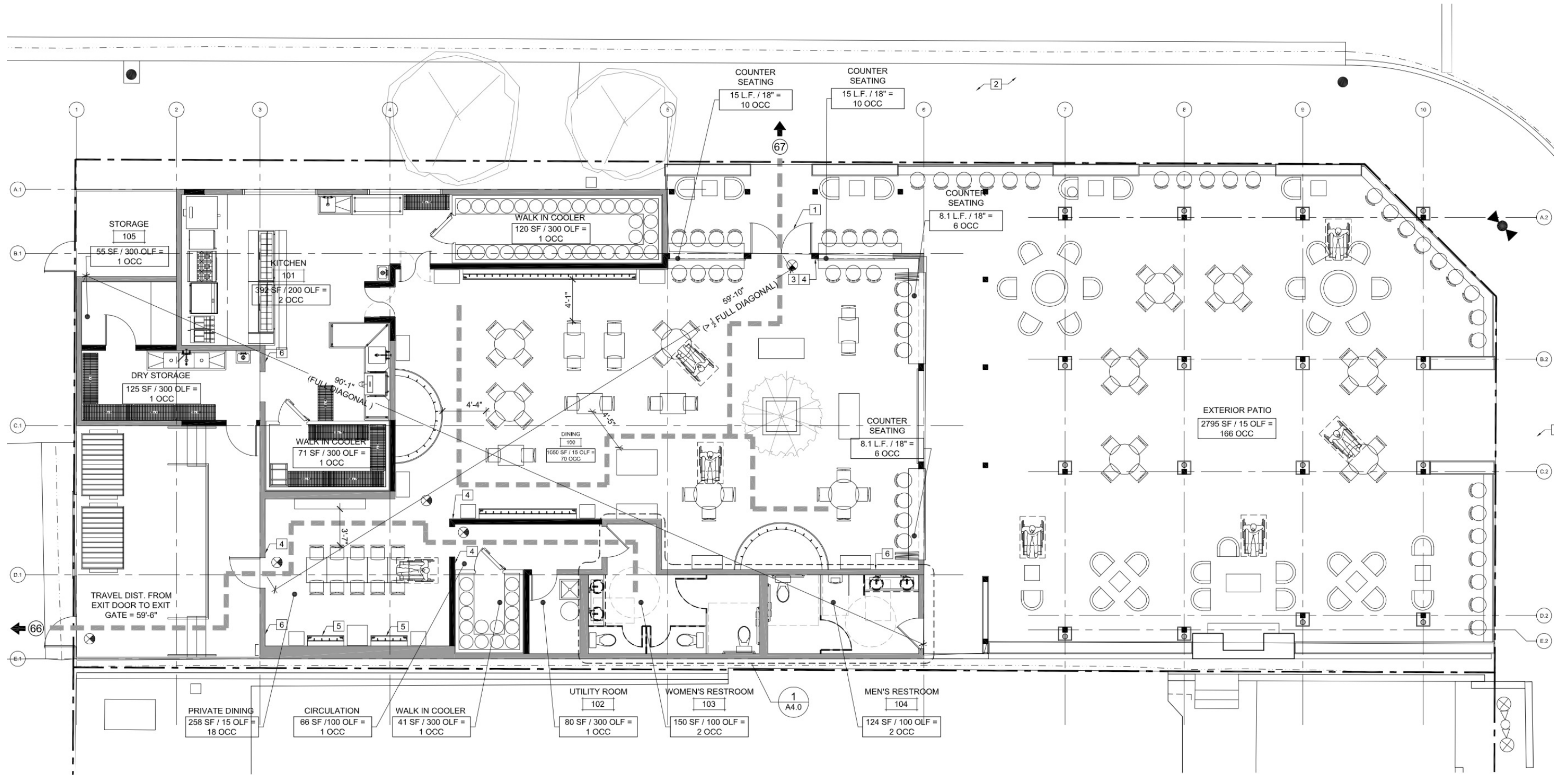
**Subject Site**

**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

Disclaimer - This document has been prepared by Next Wave Commercial Real Estate, Inc. for advertising and general information only. The information included has been obtained from sources believed to be reliable, and while we do not doubt its accuracy, we have not verified it and make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Any interested party with their advisor(s) should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for their needs.





**contact**

**Paul Ahern**

paul@nextwavecommercial.com  
CA Lic. #01874163

**619.326.4400**

Next Wave Commercial  
6830 La Jolla Blvd #201, La Jolla, CA 92037  
CA Lic. #02010077

