

THE CHAPARRAL CENTER AT OLD TOWN TEMECULA

FRONT STREET IN OLD TOWN TEMECULA, CA

RARE OPPORTUNITY

To Acquire a Full City Block of
Frontage in Old Town Temecula



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

NNN INVESTMENT GROUP
NET LEASED INVESTMENTS

FINCHAM
INVESTMENT GROUP

OFFERED AT \$14,500,000

GENERATIONAL TROPHY LANDMARK ASSET LOCATED IN THE HEART OF OLD TOWN TEMECULA

EXCLUSIVELY LISTED BY

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer’s legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant’s past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant’s projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer’s legal ability to make alternate use of the property.

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

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EXECUTIVE SUMMARY

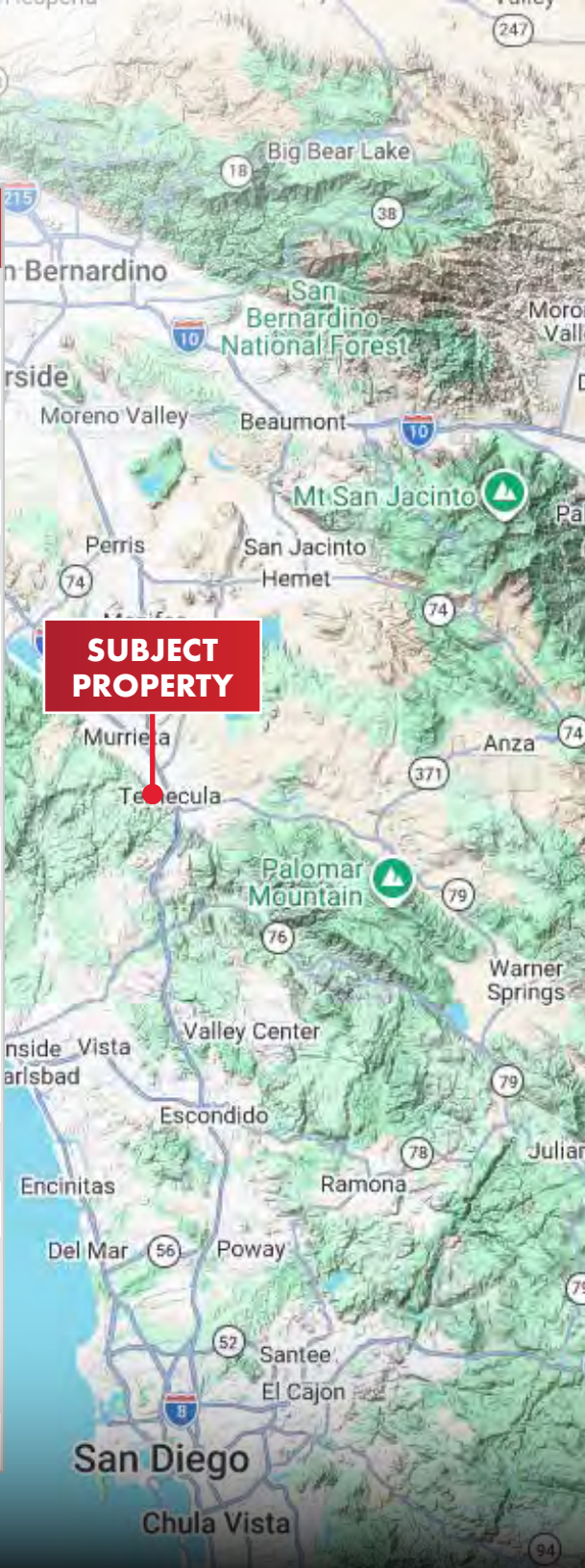
OFFERING SUMMARY

LIST PRICE \$14,500,000	CAP RATE 5.34%	PRICE/SF \$351	NOI \$774,076
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OFFERING SUMMARY

PROPERTY SUMMARY	
Property Type	Mixed-Use (Retail Shops, Restaurants, & Offices)
Address	28495, 28455, 28465, 28475 Old Town Front Street, Temecula, CA 92590
County	Old Town Temecula
Submarket	Riverside
Total GLA	41,232 SF
Building Sizes (GLA)	Bld. #28495 - 4,909 SF Bld. #28455 - 9,510 SF Bld. #28465 - 15,703 SF Bld. #28475 - 11,110 SF
Occupancy	89%
Vacancy	4,522 SF
Number of Tenants	33
Lease Types	Bld. #28495 - NNN Bld. #28455 - MG Bld. #28465 - MG Bld. #28475 - MG
Number of Buildings	4
Lot Size	1.86 AC
Year Built	Bld. #28455 - 2004 Bld. #28465 - 1984 Bld. #28475 - 1979/2019 Bld. #28495 - 1979
Ownership	Fee Simple (Land & Building)





INVESTMENT SUMMARY



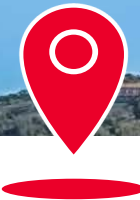
INVESTMENT HIGHLIGHTS



GENERATIONAL TROPHY LANDMARK ASSET

Located in the heart of famous Old Town Temecula

Rare opportunity to acquire the highly recognized Chaparral Center, a landmark mixed-use property situated along Old Town Front Street in the heart of Old Town Temecula. The property consists of a rare assemblage of 4 commercial buildings containing retail, office, and restaurant tenants with a loyal patron following



PREMIER OLD TOWN FRONT STREET LOCATION

Full city block of Old Town Front Street visibility and frontage

The Chaparral Center is situated in the heart of Old Town Temecula, one of Southern California's most established historic entertainment, dining, and tourism districts. Front Street serves as a primary pedestrian corridor connecting visitors to restaurants, boutiques, tasting rooms, entertainment venues, and community events



HIGH BARRIER TO ENTRY / EXCESS LAND

Limited supply of historic core real estate | Excess 0.11 AC parcel included for future development

Old Town Temecula properties benefit from significant barriers to entry due to limited available inventory, historic district characteristics, and constrained redevelopment opportunities, creating long-term scarcity value. Building 28455 has an excess 0.11 AC parcel for future development.

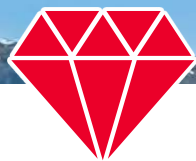


MIXED-USE INCOME DIVERSIFICATION

High historical occupancy rates – Under market rents – Historically well-maintained property – No deferred maintenance

Opportunity to generate multiple consistent revenue streams through a combination of retail, restaurant, and office uses, thus providing enhanced income stability. In addition, there is opportunity to enhance cash flow through tenant mix optimization and rental rate growth with no looming deferred maintenance costs due to the current condition of the asset

INVESTMENT HIGHLIGHTS



DESTINATION REAL ESTATE

High pedestrian traffic – Insulated by tourism demand

Old Town Temecula attracts yearround visitors drawn by its walkable environment, historic charm, wine tourism, live entertainment, and extensive calendar of festivals and community events. The district functions as a major tourist and local destination within Southwest Riverside County



BENEFICIARY OF TEMECULA'S ECONOMIC GROWTH

Adjacent to new Altair master-planned community – 1,750 new homes

Temecula continues to experience population growth, household formation, and expanding regional economic activity, supporting tenant demand and long-term property appreciation. The City actively promotes Old Town as a focal point for business, tourism, and economic development. Immediately west of Old Town is the 270-acre Altair master-planned community, set to start the development of 1,750 new homes, parks, trails, and recreation facilities



HOME OF MAD MADELINE'S GRILL & TEXAS LIL'S

Two of Old Town's most popular restaurants – Highly loyal patron following

The subject property boasts two of Old Town's most popular restaurants in Mad Madeline's Grill and Texas Lil's. Highly loyal customers come for the "Best Burger in Temecula" at Mad Madeline's or to Texas Lil's, where they have been serving world-class Texas BBQ and cocktails for almost 40 years



POWERFUL TOURISM ECOSYSTEM

Between Temecula Wine Country and Old Town Temecula

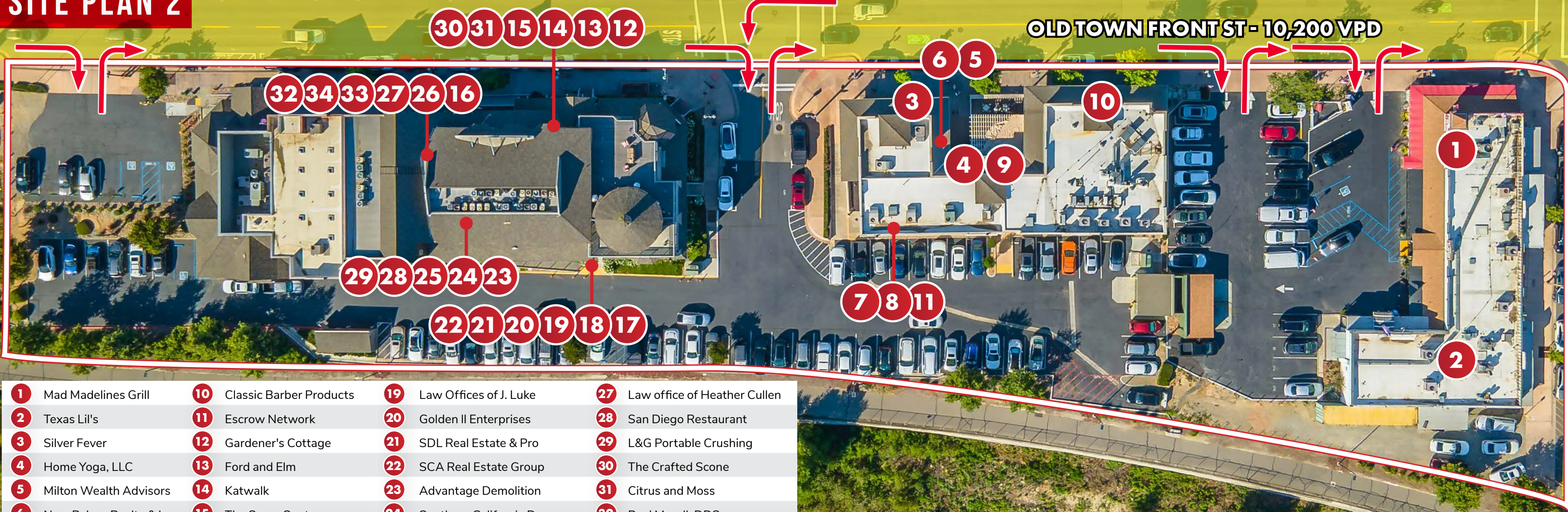
Temecula Wine Country is the economic engine that fuels visitor demand, while Old Town Temecula serves as the primary downtown entertainment, dining, and retail hub that monetizes that demand. The relationship creates a powerful tourism ecosystem that supports tenant performance, rental growth, and longterm asset appreciation for Front Street property owners

SITE PLAN 1



1	Mad Madelines Grill	10	Classic Barber Products	19	Law Offices of J. Luke	27	Law office of Heather Cullen
2	Texas Lil's	11	Escrow Network	20	Golden II Enterprises	28	San Diego Restaurant
3	Silver Fever	12	Gardener's Cottage	21	SDL Real Estate & Pro	29	L&G Portable Crushing
4	Home Yoga, LLC	13	Ford and Elm	22	SCA Real Estate Group	30	The Crafted Scone
5	Milton Wealth Advisors	14	Katwalk	23	Advantage Demolition	31	Citrus and Moss
6	New Palace Realty & I	15	The Sugar Spot	24	Southern California D	32	Paul Mundl, DDS
7	Destination Temecula	16	rqtex, inc.	25	Environmental Landscape	33	Rylin Ashlee Salon
8	Oakden Law LTD	17	Express Tax Inc	26	Temeeuku Midwifery	34	PacWest Investment
9	Bottega Italia	18	Stevie Dee Photography				

SITE PLAN 2



1 Mad Madelines Grill	10 Classic Barber Products	19 Law Offices of J. Luke	27 Law office of Heather Cullen
2 Texas Lil's	11 Escrow Network	20 Golden II Enterprises	28 San Diego Restaurant
3 Silver Fever	12 Gardener's Cottage	21 SDL Real Estate & Pro	29 L&G Portable Crushing
4 Home Yoga, LLC	13 Ford and Elm	22 SCA Real Estate Group	30 The Crafted Scone
5 Milton Wealth Advisors	14 Katwalk	23 Advantage Demolition	31 Citrus and Moss
6 New Palace Realty & I	15 The Sugar Spot	24 Southern California D	32 Paul Mundl, DDS
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9 Bottega Italia	18 Stevie Dee Photography		

INCOME & EXPENSE

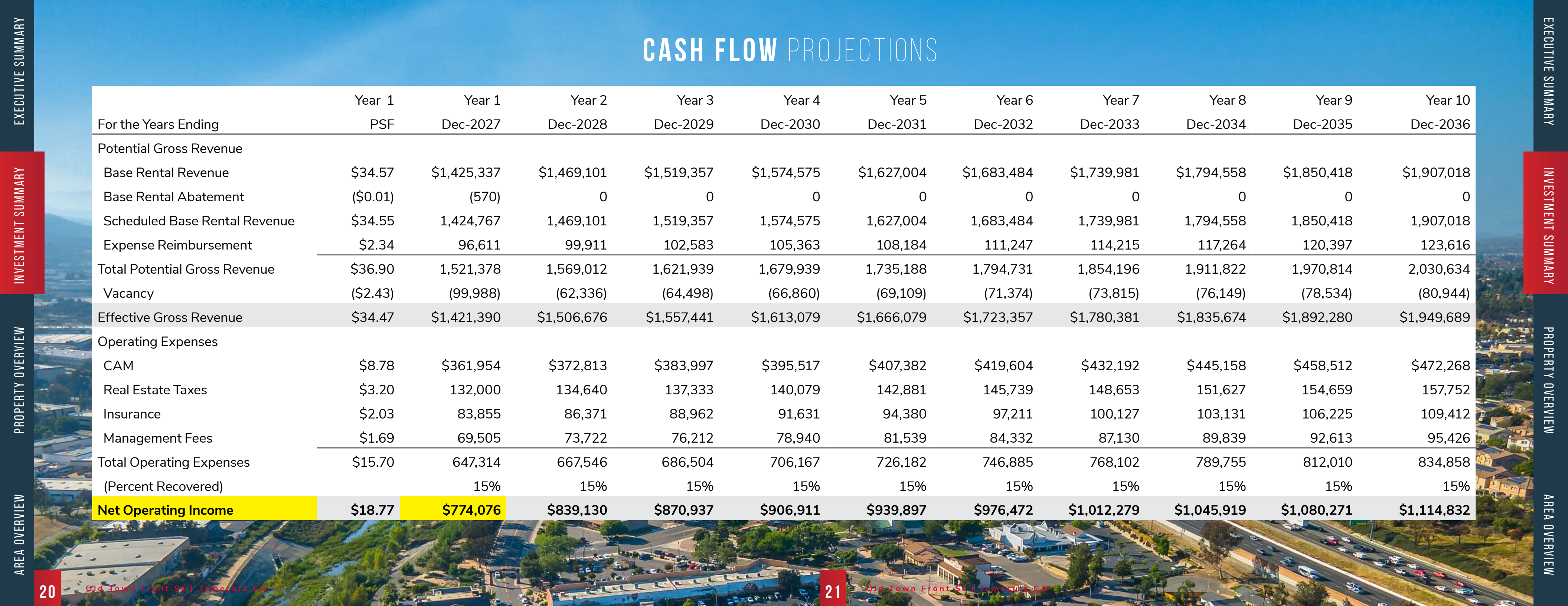
REVENUE

	PSF	Pro Forma Yr	PSF	Year 5
Base Rental Revenue	34.57	1,425,337	39.46	1,627,004
Base Rental Abatement	(0.01)	(570)	0.00	0
Scheduled Base Rental Revenue	34.55	1,424,767	39.46	1,627,004
Expense Reimbursement	2.34	96,611	2.62	108,184
Total Potential Gross Revenue	36.90	1,521,378	42.08	1,735,188
Vacancy	(2.43)	(99,988)	(1.68)	(69,109)
Effective Gross Revenue	34.47	1,421,390	40.41	1,666,079

OPERATING EXPENSES

	PSF	Pro Forma Yr	PSF	Year 5
CAM	8.78	361,954	9.88	407,382
Real Estate Taxes	3.20	132,000	3.47	142,881
Insurance	2.03	83,855	2.29	94,380
Management Fees	1.69	69,505	1.98	81,539
Total Operating Expenses	15.70	647,314	18	726,182
(Percent Recovered)		14.92%		14.90%
Net Operating Income	18.77	774,076	22.80	939,897





CASH FLOW PROJECTIONS

	Year 1	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
For the Years Ending	PSF	Dec-2027	Dec-2028	Dec-2029	Dec-2030	Dec-2031	Dec-2032	Dec-2033	Dec-2034	Dec-2035	Dec-2036
Potential Gross Revenue											
Base Rental Revenue	\$34.57	\$1,425,337	\$1,469,101	\$1,519,357	\$1,574,575	\$1,627,004	\$1,683,484	\$1,739,981	\$1,794,558	\$1,850,418	\$1,907,018
Base Rental Abatement	(\$0.01)	(570)	0	0	0	0	0	0	0	0	0
Scheduled Base Rental Revenue	\$34.55	1,424,767	1,469,101	1,519,357	1,574,575	1,627,004	1,683,484	1,739,981	1,794,558	1,850,418	1,907,018
Expense Reimbursement	\$2.34	96,611	99,911	102,583	105,363	108,184	111,247	114,215	117,264	120,397	123,616
Total Potential Gross Revenue	\$36.90	1,521,378	1,569,012	1,621,939	1,679,939	1,735,188	1,794,731	1,854,196	1,911,822	1,970,814	2,030,634
Vacancy	(\$2.43)	(99,988)	(62,336)	(64,498)	(66,860)	(69,109)	(71,374)	(73,815)	(76,149)	(78,534)	(80,944)
Effective Gross Revenue	\$34.47	\$1,421,390	\$1,506,676	\$1,557,441	\$1,613,079	\$1,666,079	\$1,723,357	\$1,780,381	\$1,835,674	\$1,892,280	\$1,949,689
Operating Expenses											
CAM	\$8.78	\$361,954	\$372,813	\$383,997	\$395,517	\$407,382	\$419,604	\$432,192	\$445,158	\$458,512	\$472,268
Real Estate Taxes	\$3.20	132,000	134,640	137,333	140,079	142,881	145,739	148,653	151,627	154,659	157,752
Insurance	\$2.03	83,855	86,371	88,962	91,631	94,380	97,211	100,127	103,131	106,225	109,412
Management Fees	\$1.69	69,505	73,722	76,212	78,940	81,539	84,332	87,130	89,839	92,613	95,426
Total Operating Expenses	\$15.70	647,314	667,546	686,504	706,167	726,182	746,885	768,102	789,755	812,010	834,858
(Percent Recovered)		15%	15%	15%	15%	15%	15%	15%	15%	15%	15%
Net Operating Income	\$18.77	\$774,076	\$839,130	\$870,937	\$906,911	\$939,897	\$976,472	\$1,012,279	\$1,045,919	\$1,080,271	\$1,114,832

Global	
Analysis Period	
Analysis Start	January 1, 2027
Analysis End	December 31, 2036
Term	10 Years
Area Measure	
Building Square Footage	41,232 SF
Growth Rates	
Operating Expenses	3.00%
Real Estate Taxes	2.00%
Market Rent Growth	
Year 2	3.00%
Year 3	3.00%
Year 4	3.00%
Year 5	3.00%
Year 6	3.00%
Year 7	3.00%
Year 8	3.00%
Year 9	3.00%
Year 10	3.00%
Year 11	3.00%
General Vacancy Loss	5.00%
Capital Reserves	\$0.20/SF

PRICING ASSUMPTIONS

Available Space Leasing and Absorption Cont.	
Rental Adjustments*	5.00%
Expense Reimbursement Type	Gross
Tenant Improvements	\$25.00/SF
Commissions	6.00%
*Over expiring rate (3% thereafter)	

Expenses	
Operating Expense Source*	Estimates
Management Fee (% of EGR)	5.00%
*See expense worksheet for more details.	

Second Generation Leasing	
Renewal Probability	80%
CYE 2027 Market Rental Rates	See Rent Roll
Rent Adjustment	3.00%
Lease Term	11
Expense Reimbursement-Retail	Gross*
* Building 28475 Net of Electric, Water, and Trash	

Tenanting Costs	
Rental Abatement	
New	2 Months
Renewal	0 Months
Blended Average	0.4 Months
Tenant Improvement	
New	\$25.00/SF
Renewal	\$10.00/SF
Blended Average	\$13.00/SF
Commissions	
New	6.00%
Renewal	3.00%
Blended Average	3.60%
Downtime	
New	4 Months
Blended Average	0.8 Months

RENT ROLL

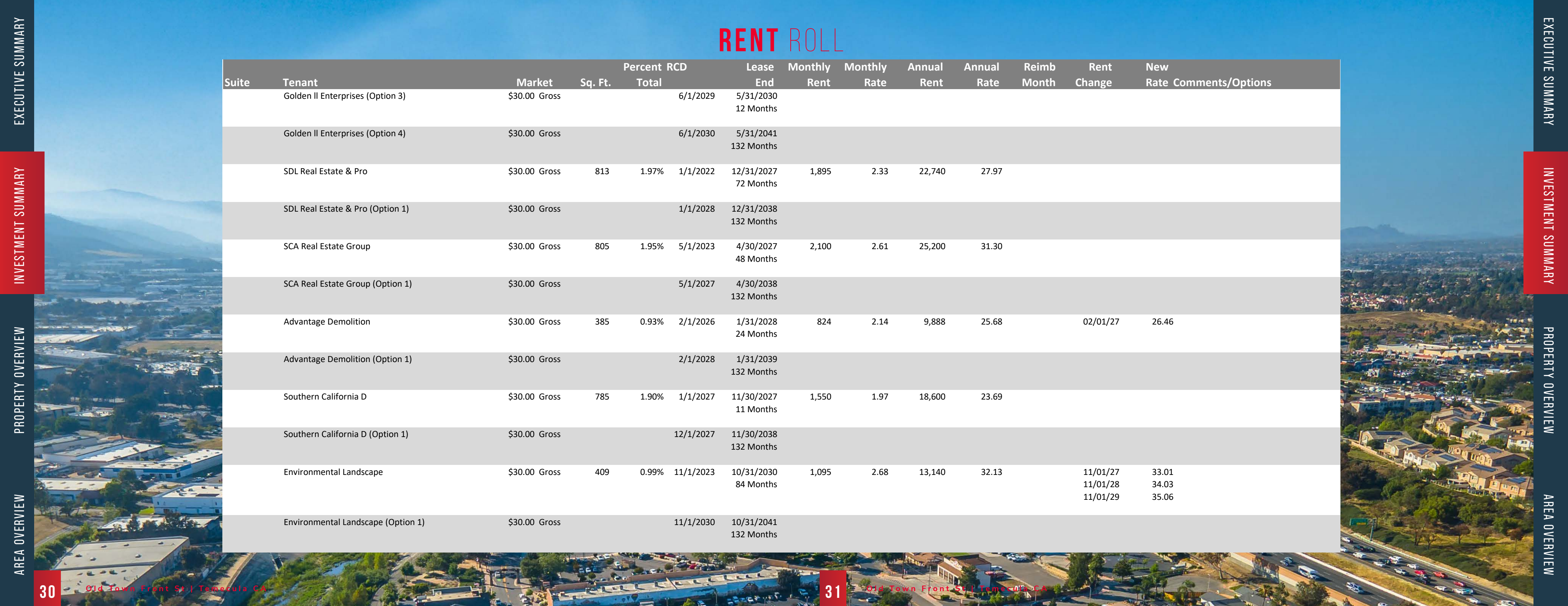
Suite	Tenant	Market		Sq. Ft.	Percent RCD		Lease End	Monthly Rent	Monthly Rate	Annual Rent	Annual Rate	Reimb Month	Rent Change	New Rate	Comments/Options
					Total										
	The Crafted Scone	\$33.00	Gross	1,693	4.11%	1/1/2024	5/31/2029 65 Months	7,650	4.52	91,800	54.22		01/01/28 01/01/29	56.70 58.58	1x5 yr FMV
	The Crafted Scone (Option 1)	\$33.00	Gross			6/1/2029	5/31/2034 60 Months								
	The Crafted Scone (Option 2)	\$33.00	Gross			6/1/2034	5/31/2045 132 Months								
	Citrus and Moss	\$33.00	Gross	2,251	5.46%	3/16/2020	3/31/2030 121 Months	6,435	2.86	77,220	34.30		04/01/27 04/01/28 04/01/29	35.69 37.10 38.60	2x5 yr 4%/yr
	Citrus and Moss (Option 1)	\$33.00	Gross			4/1/2030	3/31/2035 60 Months								
	Citrus and Moss (Option 2)	\$33.00	Gross			4/1/2035	3/31/2040 60 Months								
	Vacant	\$33.00	Gross	2,565	6.22%	1/1/2028	12/31/2032 60 Months	6,636	2.59	79,632	31.05		01/01/29 01/01/30 01/01/31 01/01/32	31.98 32.94 33.92 34.94	
	Vacant (Option 1)	\$33.00	Gross			1/1/2033	12/31/2037 60 Months								
	Rylin Ashlee Salon	\$33.00	Gross	1,209	2.93%	10/1/2019	9/30/2028 108 Months	2,790	2.31	33,480	27.69		10/01/27	29.38	
	Rylin Ashlee Salon (Option 1)	\$33.00	Gross			10/1/2028	9/30/2039 132 Months								
	PacWest Investments	\$33.00	Gross	1,792	4.35%	6/1/2018	5/31/2027 108 Months	3,590	2.00	43,080	24.04				

RENT ROLL

Suite	Tenant	Market	Sq. Ft.	Percent RCD		Lease End	Monthly Rent	Monthly Rate	Annual Rent	Annual Rate	Reimb Month	Rent Change	New Rate	Comments/Options
	PacWest Investments (Option 1)	\$33.00 Gross			6/1/2027	5/31/2038 132 Months								
	Gardener's Cottage	\$30.00 Gross	2,051	4.97%	10/1/2012	9/30/2027 180 Months	6,575	3.21	78,900	38.47				
	Gardener's Cottage (Option 1)	\$30.00 Gross			10/1/2027	9/30/2038 132 Months								
	Ford and Elm	\$30.00 Gross	1,014	2.46%	11/1/2025	10/31/2030 60 Months	2,600	2.56	31,200	30.77		11/01/26 11/01/27 11/01/28 11/01/29	30.77 31.72 32.66 33.67	
	Ford and Elm (Option 1)	\$30.00 Gross			11/1/2030	10/31/2041 132 Months								
	Katwalk	\$30.00 Gross	1,011	2.45%	10/1/2010	9/30/2027 204 Months	2,719	2.69	32,628	32.27				1x2 yr; 3% in 2nd year
	Katwalk (Option 1)	\$30.00 Gross			10/1/2027	9/30/2029 24 Months								
	Katwalk (Option 2)	\$30.00 Gross			10/1/2029	9/30/2040 132 Months								
	The Sugar Spot	\$30.00 Gross	1,711	4.15%	9/1/2022	8/31/2027 60 Months	4,105	2.40	49,260	28.79				2x5 yr; 3% annually
	The Sugar Spot (Option 1)	\$30.00 Gross			9/1/2027	8/31/2032 60 Months								
	The Sugar Spot (Option 2)	\$30.00 Gross			9/1/2032	8/31/2037 60 Months								
	The Sugar Spot (Option 3)	\$30.00 Gross			9/1/2037	8/31/2048 132 Months								

RENT ROLL

Suite	Tenant	Market	Sq. Ft.	Percent RCD		Lease End	Monthly Rent	Monthly Rate	Annual Rent	Annual Rate	Reimb Month	Rent Change	New Rate	Comments/Options
	rqtex, inc.	\$30.00 Gross	1,617	3.92%	1/1/2027	1/31/2027 1 Months	3,420	2.12	41,040	25.38				
	rqtex, inc. (Option 1)	\$30.00 Gross			2/1/2027	1/31/2038 132 Months								
	Vacant	\$30.00 Gross	114	0.28%	4/1/2027	3/31/2032 60 Months	285	2.50	3,420	30.00		04/01/28 04/01/29 04/01/30 04/01/31	30.90 31.83 32.78 33.77	
	Vacant (Option 1)	\$30.00 Gross			4/1/2032	3/31/2043 132 Months								
	Express Tax Inc	\$30.00 Gross	370	0.90%	1/1/2027	10/31/2027 10 Months	800	2.16	9,600	25.95				
	Express Tax Inc (Option 1)	\$30.00 Gross			11/1/2027	10/31/2038 132 Months								
	Stevie Dee Photography	\$30.00 Gross	512	1.24%	1/1/2027	3/31/2029 27 Months	1,200	2.34	14,400	28.13		04/01/27 04/01/28	29.06 30.47	
	Stevie Dee Photography (Option 1)	\$30.00 Gross			4/1/2029	3/31/2040 132 Months								
	Law Offices of J. Luke	\$30.00 Gross	437	1.06%	2/1/2021	1/31/2029	1,375	3.15	16,500	37.76		02/01/27	39.68	
	Law Offices of J. Luke (Option 1)	\$30.00 Gross			2/1/2029	1/31/2040 132 Months								
	Golden II Enterprises	\$30.00 Gross	972	2.36%	1/1/2027	5/31/2027 5 Months	2,370	2.44	28,440	29.26				3x1 yr FMV
	Golden II Enterprises (Option 1)	\$30.00 Gross			6/1/2027	5/31/2028 12 Months								
	Golden II Enterprises (Option 2)	\$30.00 Gross			6/1/2028	5/31/2029 12 Months								



RENT ROLL

Suite	Tenant	Market	Sq. Ft.	Percent RCD		Lease End	Monthly Rent	Monthly Rate	Annual Rent	Annual Rate	Reimb Month	Rent Change	New Rate	Comments/Options
	Golden II Enterprises (Option 3)	\$30.00 Gross			6/1/2029	5/31/2030 12 Months								
	Golden II Enterprises (Option 4)	\$30.00 Gross			6/1/2030	5/31/2041 132 Months								
	SDL Real Estate & Pro	\$30.00 Gross	813	1.97%	1/1/2022	12/31/2027 72 Months	1,895	2.33	22,740	27.97				
	SDL Real Estate & Pro (Option 1)	\$30.00 Gross			1/1/2028	12/31/2038 132 Months								
	SCA Real Estate Group	\$30.00 Gross	805	1.95%	5/1/2023	4/30/2027 48 Months	2,100	2.61	25,200	31.30				
	SCA Real Estate Group (Option 1)	\$30.00 Gross			5/1/2027	4/30/2038 132 Months								
	Advantage Demolition	\$30.00 Gross	385	0.93%	2/1/2026	1/31/2028 24 Months	824	2.14	9,888	25.68		02/01/27	26.46	
	Advantage Demolition (Option 1)	\$30.00 Gross			2/1/2028	1/31/2039 132 Months								
	Southern California D	\$30.00 Gross	785	1.90%	1/1/2027	11/30/2027 11 Months	1,550	1.97	18,600	23.69				
	Southern California D (Option 1)	\$30.00 Gross			12/1/2027	11/30/2038 132 Months								
	Environmental Landscape	\$30.00 Gross	409	0.99%	11/1/2023	10/31/2030 84 Months	1,095	2.68	13,140	32.13		11/01/27 11/01/28 11/01/29	33.01 34.03 35.06	
	Environmental Landscape (Option 1)	\$30.00 Gross			11/1/2030	10/31/2041 132 Months								

EXECUTIVE SUMMARY

INVESTMENT SUMMARY

PROPERTY OVERVIEW

AREA OVERVIEW

EXECUTIVE SUMMARY

INVESTMENT SUMMARY

PROPERTY OVERVIEW

AREA OVERVIEW

RENT ROLL

Suite	Tenant	Market	Sq. Ft.	Percent RCD		Lease End	Monthly Rent	Monthly Rate	Annual Rent	Annual Rate	Reimb Month	Rent Change	New Rate	Comments/Options
	Temeeuku Midwifery and	\$30.00 Gross	446	1.08%	2/1/2024	1/31/2027 36 Months	1,220	2.74	14,640	32.83				
	Temeeuku Midwifery and (Option 1)	\$30.00 Gross			2/1/2027	1/31/2038 132 Months								
	Law office of Heather Cullen	\$30.00 Gross	800	1.94%	1/1/2027	9/30/2029 33 Months	1,820	2.28	21,840	27.30		10/01/27 10/01/28	28.35 29.55	
	Law office of Heather Cullen (Option 1)	\$30.00 Gross			10/1/2029	9/30/2040 132 Months								
	San Diego Restaurant	\$30.00 Gross	900	2.18%	7/15/2023	7/31/2027 49 Months	2,530	2.81	30,360	33.73				
	San Diego Restaurant (Option 1)	\$30.00 Gross			8/1/2027	7/31/2038 132 Months								
	L&G Portable Crushing	\$30.00 Gross	551	1.34%	2/1/2020	1/31/2027 84 Months	1,800	3.27	21,600	39.20				
	L&G Portable Crushing (Option 1)	\$30.00 Gross			2/1/2027	1/31/2038 132 Months								
	Silver Fever	\$28.00 MG	612	1.48%	11/15/2009	11/30/2030 253 Months	2,520	4.12	30,240	49.41	69	12/01/27 12/01/28 12/01/29	51.96 54.51 57.25	
	Silver Fever (Option 1)	\$28.00 MG			12/1/2030	11/30/2041 132 Months								
	Home Yoga, LLC	\$28.00 MG	1,283	3.11%	12/1/2019	2/28/2027 87 Months	3,600	2.81	43,200	33.67	144			
	Home Yoga, LLC (Option 1)	\$28.00 MG			3/1/2027	2/28/2038 132 Months								

RENT ROLL

Suite	Tenant	Market	Sq. Ft.	Percent RCD		Lease End	Monthly Rent	Monthly Rate	Annual Rent	Annual Rate	Reimb Month	Rent Change	New Rate	Comments/Options
				Total										
	Milton Wealth Advisors	\$28.00 MG	1,244	3.02%	6/1/2022	5/31/2027 60 Months	2,770	2.23	33,240	26.72	140			
	Milton Wealth Advisors (Option 1)	\$28.00 MG			6/1/2027	5/31/2038 132 Months								
	New Palace Realty & I	\$28.00 MG	237	0.57%	1/15/2018	1/31/2028 121 Months	750	3.16	9,000	37.97		02/01/27	39.75	
	New Palace Realty & I (Option 1)	\$28.00 MG			2/1/2028	1/31/2039 132 Months								
	Destination Temecula	\$28.00 MG	411	1.00%	7/1/2013	12/31/2028 186 Months	1,010	2.46	12,120	29.49	46	01/01/28	30.95	
	Destination Temecula (Option 1)	\$28.00 MG			1/1/2029	12/31/2039 132 Months								
	Oakden Law LTD	\$28.00 MG	606	1.47%	10/1/2022	9/30/2030 96 Months	1,840	3.04	22,080	36.44	68	10/01/27 10/01/28 10/01/29	38.22 40.20 42.18	
	Oakden Law LTD (Option 1)	\$28.00 MG			10/1/2030	9/30/2041 132 Months								
	Antica	\$28.00 MG	3,715	9.01%	6/1/2020	5/31/2030 120 Months	10,042	2.70	120,500	32.44	418	12/01/27 12/01/28 12/01/29	33.41 34.41 35.44	
	Antica (Option 1)	\$28.00 MG			6/1/2030	5/31/2041 132 Months								
	Classic Barber Products	\$28.00 MG	606	1.47%	8/15/2023	8/31/2027 49 Months	1,720	2.84	20,640	34.06	68			
	Classic Barber Products (Option 1)	\$28.00 MG			9/1/2027	8/31/2038 132 Months								

RENT ROLL

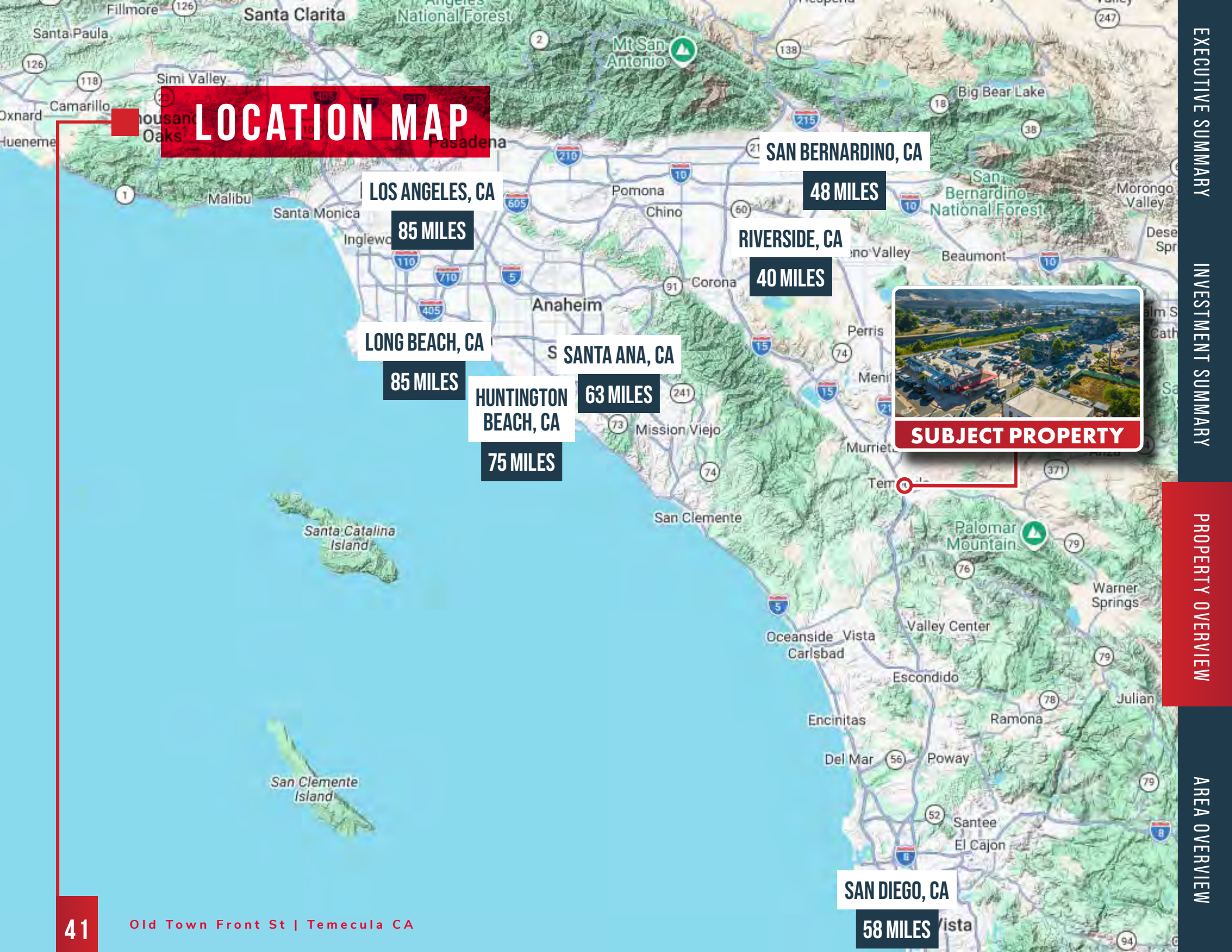
Suite	Tenant	Market	Sq. Ft.	Percent RCD		Lease End	Monthly Rent	Monthly Rate	Annual Rent	Annual Rate	Reimb Month	Rent Change	New Rate	Comments/Options
	Escrow Network	\$28.00 MG	553	1.34%	9/1/2023	5/31/2031 93 Months	1,540	2.78	18,480	33.42	62	06/01/27 06/01/28 06/01/29 06/01/30	35.15 36.89 38.63 40.58	
	Escrow Network (Option 1)	\$28.00 MG			6/1/2031	5/31/2042 132 Months								
	Luxury DNA	\$28.00 MG	956	2.32%	8/1/2026	7/31/2028 24 Months	2,390	2.50	28,680	30.00	108	08/01/27	30.90	1x2 yr FMV
	Luxury DNA (Option 1)	\$28.00 MG			8/1/2028	7/31/2030 24 Months								
	Luxury DNA (Option 2)	\$28.00 MG			8/1/2030	7/31/2041 132 Months								
	Vacant	\$28.00 MG	887	2.15%	8/1/2027	7/31/2032 60 Months	2,070	2.33	24,836	28.00	100	08/01/28 08/01/29 08/01/30 08/01/31	28.84 29.71 30.60 31.51	
	Vacant (Option 1)	\$28.00 MG			8/1/2032	7/31/2037 60 Months								

RENT ROLL

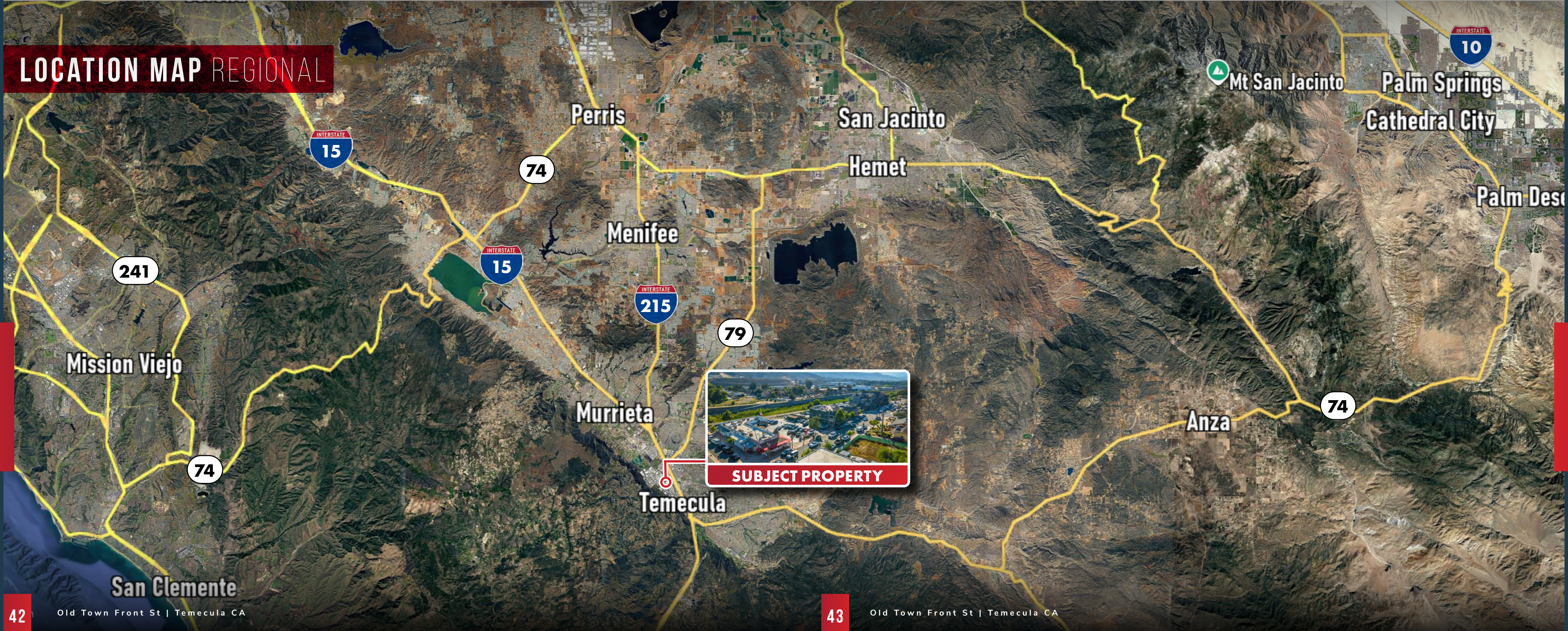
Suite	Tenant	Market	Sq. Ft.	Percent RCD		Lease End	Monthly Rent	Monthly Rate	Annual Rent	Annual Rate	Reimb Month	Rent Change	New Rate	Comments/Options
	Mad Madelines Grill	\$7.95 NNN	641	1.55%	4/1/2017	3/31/2041 288 Months	4,860	7.58	58,320	90.98	899	04/01/27 04/01/28 04/01/29 04/01/30 04/01/31 04/01/32 04/01/33 04/01/34 04/01/35 04/01/36 04/01/37 04/01/38 04/01/39 04/01/40	7.89 8.16 8.45 8.87 9.14 9.41 9.69 9.98 10.28 10.59 10.91 11.24 11.57 11.92	Assumed an 11-yr renewal at expiration
	Texas Lil's	\$3.50 NNN	4,268	10.35%	10/1/2016	12/31/2041 303 Months	14,180	3.32	170,160	39.87	5,987	01/01/28 01/01/29 01/01/30 01/01/31 01/01/32 01/01/33 01/01/34 01/01/35 01/01/36 01/01/37 01/01/38 01/01/39 01/01/40 01/01/41	3.42 3.53 3.63 3.74 3.93 4.05 4.17 4.29 4.42 4.55 4.69 4.83 4.98 5.12	Assumed an 10-yr renewal at expiration
Total Occupied			37,666	91%			107,685	2.86	1,292,216	34.31	8,009			
Total Available			3,566	9%			8,991	2.52	107,888	30.25	100			
Building Total			41,232	100%			116,675	2.83	1,400,104	33.96	8,109			



PROPERTY OVERVIEW

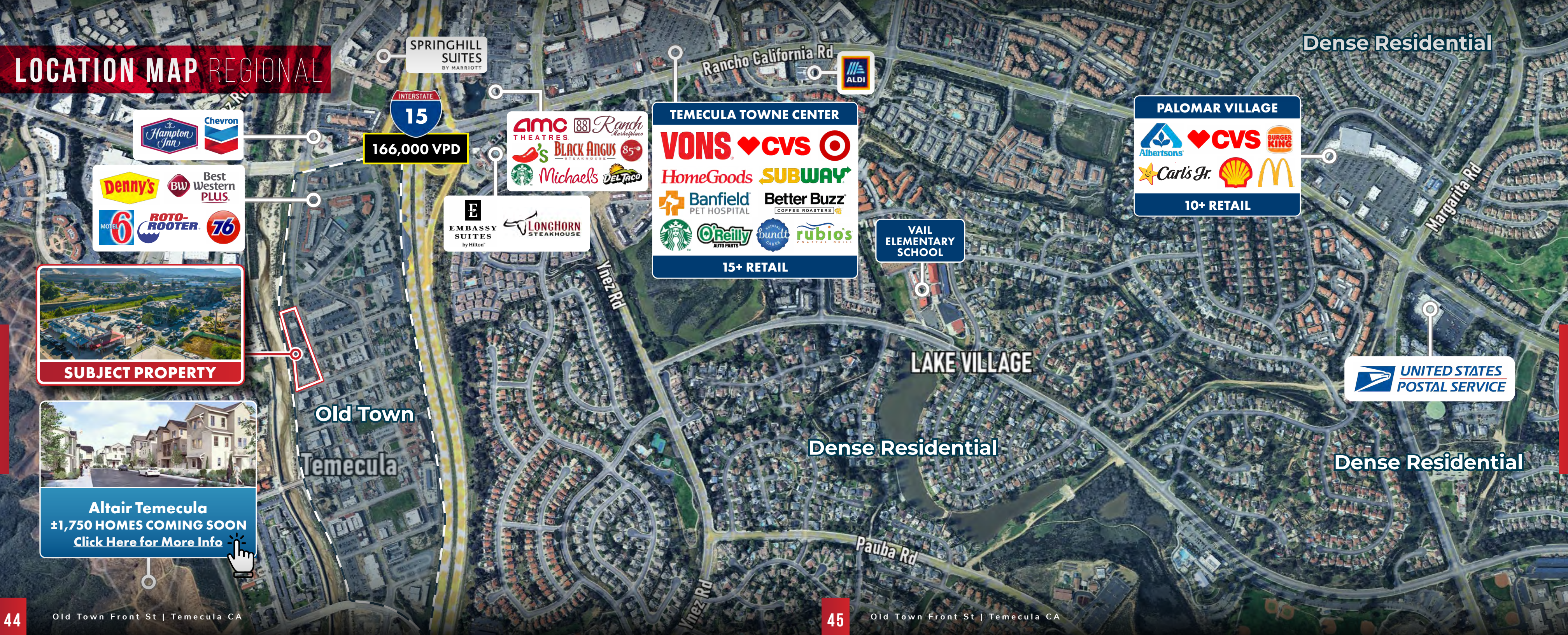


LOCATION MAP REGIONAL



SUBJECT PROPERTY

LOCATION MAP REGIONAL



Dense Residential

Dense Residential

Dense Residential

CHAPARRAL CENTER

Building
28455 & 28465



CHAPARRAL CENTER SOUTH

Building
28475



2 TENANT NNN BUILDING

Building
28495



2 TENANT NNN BUILDING

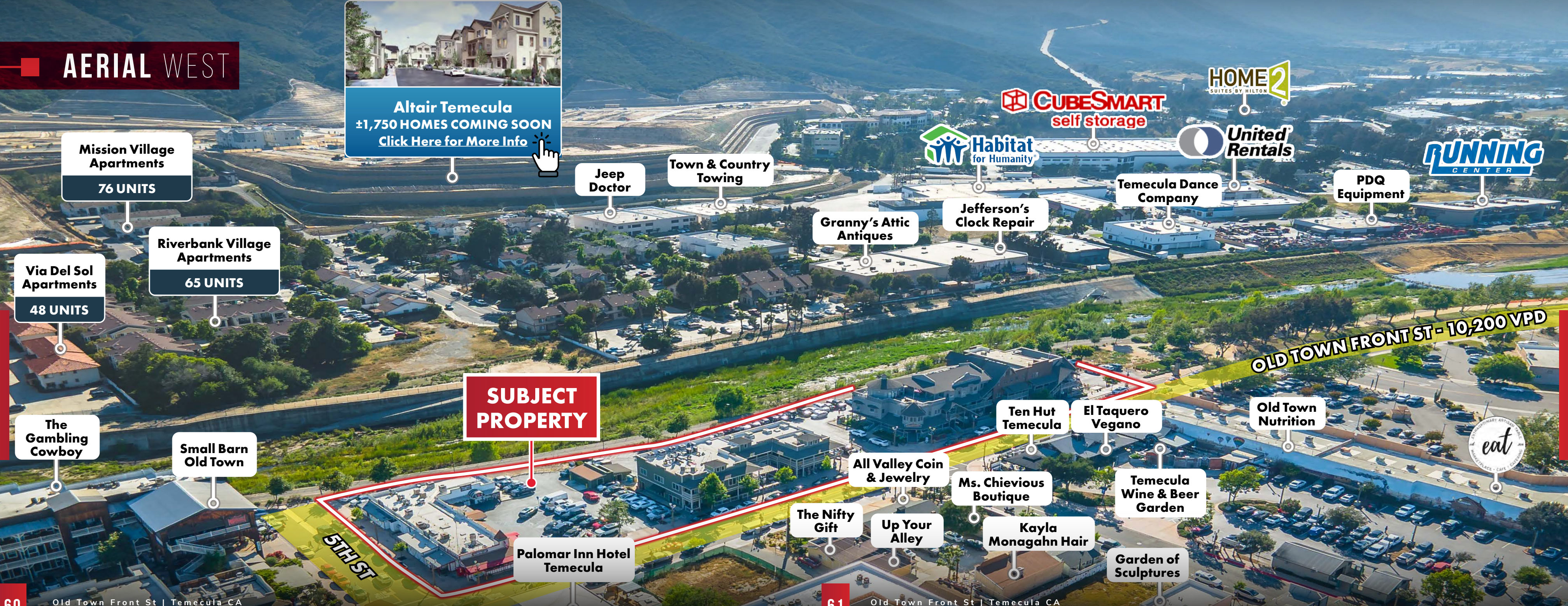
Building
28495













AERIAL EAST

Mary Philips Senior Center

RIVERSIDE COUNTY FIRE STATION

MERCEDES ST



Temecula Valley Museum

The Old Town Deli

Two Travelers Wine Bar

Old Town Spice & Tea Merchants

Kim and Cloth

Temecula Wine & Beer Garden

Old Town Nutrition

El Taquero Vegano

Ten Hut Temecula

Up Your Alley

The Nifty Gift

Palomar Inn Hotel Temecula

Bistro Modern

Urban Legends Antiques

Archive

Corbeaux Wine and Tea House

Oak Grove Culinary Creations

The Goat & Vine

Old Town Pub & Grub

Luke's On Front

Humble Somm

Old Town Temecula Community Theatre

The Hotel Temecula

Small Barn Old Town

The Gambling Cowboy

TEMECULA CIVIC CENTER

SUBJECT PROPERTY

OLD TOWN FRONT ST - 10,200 VPD





AREA OVERVIEW

DEMOGRAPHICS

COMMUNITY	1 MILE	3 MILE	5 MILE
POPULATION	8,294	52,543	148,902
HOUSEHOLDS	3,288	18,462	48,673
EMPLOYEES	7,461	40,418	60,324
MEDIAN AGE	36.9	37.0	37.7
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE	\$107,485	\$129,290	\$148,173
EXPENDITURE	1 MILE	3 MILE	5 MILE
TOTAL	\$340.05 M	\$2.24 B	\$6.49 B
EDUCATION	\$7.47 M	\$50.09 M	\$146.63 M
FOOD, BEVERAGE	\$40.55 M	\$260.19 M	\$736.42 M
ENTERTAINMENT	\$19.02 M	\$124.88 M	\$359.65 M



DRIVE TIMES

I-154 MIN
I-215.....8 MIN
PECHANGA CASINO..... 11 MIN
RIVERSIDE 52 MIN
SAN DIEGO 1 HR



TRAFFIC COUNTS

OLD TOWN FRONT ST .. 10,200 VPD
MAIN ST..... 1,500 VPD
I-15 166,000 VPD
RANCHO CALIFORNIA RD35,600 VPD

Old Town Temecula



AT A GLANCE

Old Town Temecula is the historic and cultural heart of Temecula, blending Old West charm with a vibrant mix of restaurants, boutique retail, entertainment venues, museums, galleries, and community events.

Stretching approximately one mile along Old Town Front Street and Main Street, the district serves as a major tourism destination and gathering place for both residents and visitors. Its preserved western architecture, walkable streets, live music scene, weekly farmers market, and proximity to Temecula Valley Wine Country make it one of Southern California's most distinctive downtown districts.



\$1.1 Billion

ANNUAL VISITOR SPENDING

In 2024, Temecula Valley welcomed a record 3.4 million visitors who generated approximately \$1.1 billion in visitor spending.

Old Town, alongside Wine Country and Pechanga Resort Casino, is one of the region's key tourism drivers.

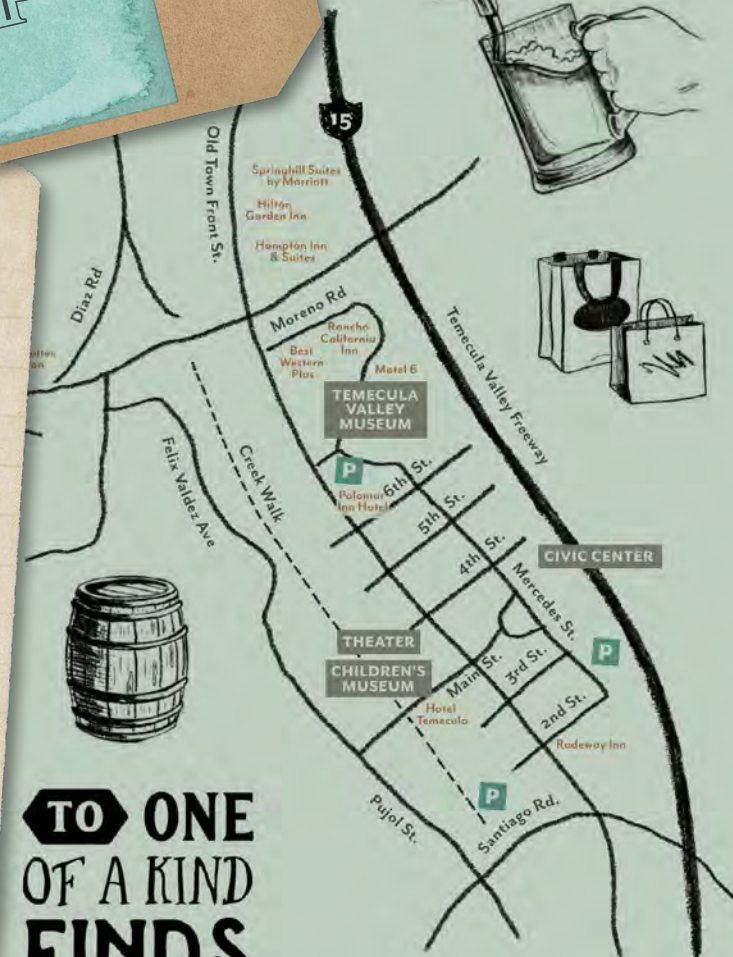
Courtesy of Temecula Valley Museum



Places of Note

- **TEMECULA VALLEY MUSEUM**
Showcases the region's history, culture, and heritage.
- **PENNYPICKLE'S WORKSHOP**
Award-winning children's museum and interactive science attraction.
- **TORII GATE - DAISEN - NAKAYAMA SISTER CITY**
Landmark commemorating Temecula's international sister-city relationship.
- **TAOS TERRITORIAL TRADERS**
Longstanding specialty gallery featuring Native American art and artifacts.
- **THE OLD TOWN COMMUNITY THEATER**
as well as numerous tasting rooms, craft breweries, and live entertainment venues further strengthen the district's appeal as a year-round destination.

MAP



TO ONE OF A KIND FINDS



VISIT
TEMECULA
VALLEY

Activities & Businesses in Old Town

A unique blend of shops, restaurants, hotels, entertainment, and event opportunities in one walkable, easy-to-navigate hub for visitors to explore.

CLICK
TO VIEW

ABOUT TEMECULA, CA

TEMECULA, CA is a rapidly growing and affluent city in southwestern Riverside County, strategically located between San Diego, Orange County, and Los Angeles. The city is known for its family-oriented demographics, strong homeownership rates, and highly educated workforce. The median household income exceeds \$121,000, well above national averages, while nearly 39% of adults hold bachelor's degrees or higher. Temecula's quality schools, and expanding residential communities continue to attract higher-income households and remote professionals seeking more space and affordability compared to coastal Southern California markets.

Economically, Temecula serves as a major regional hub for retail, healthcare, tourism, logistics, and hospitality. Annual retail sales surpass \$4.3 billion, supported by strong consumer spending and continued population growth. Temecula Valley Wine Country, featuring more than 40 wineries, is a major tourism and economic driver, alongside Old Town Temecula's entertainment and dining sector. The city also benefits from strong labor force participation, relatively low poverty levels, and ongoing commercial and mixed-use development, reinforcing its position as one of the Inland Empire's most desirable and economically resilient communities.

148K+

POPULATION

\$4.3B+

ANNUAL RETAIL SALES

\$1.1B

ANNUAL VISITOR SPENDING

\$121K+

MEDIAN ANNUAL HOUSEHOLD INCOME

EXPLOSIVE GROWTH

Temecula remains one of the Inland Empire's most active residential growth markets, with thousands of new housing units either under construction, approved, or in active planning stages to accommodate continued population and economic growth.



ABOUT TEMECULA WINE COUNTRY

TEMECULA VALLEY WINE COUNTRY is Southern California's premier wine destination, featuring nearly 50 wineries and more than 3,500 acres of producing vineyards spread across rolling hills and scenic valleys. Located between Los Angeles and San Diego, the region has become a major tourism driver for Riverside County, attracting visitors with awardwinning wineries, luxury resorts, hot-air balloon experiences, weddings, concerts, and culinary events.

Its accessibility to nearly 23 million residents within a two-hour drive has helped establish Temecula as one of California's fastest-growing wine tourism markets.



±50
WINERIES IN
TEMECULA VALLEY

3,500
ACRES OF
PRODUCING
VINEYARDS

3.4M
ANNUAL
VISITORS (2024)

\$381M
DIRECT
TRAVEL-GENERATED
EARNINGS

CLICK TO VIEW MORE ABOUT
Temecula Wine Country

ALTAIR

1,750
New Homes Coming Soon

ALTAIR is one of the largest and most significant master-planned communities currently under development in Temecula. Developed by Brookfield Residential, the approximately 270-acre community is located immediately west of Old Town Temecula and is designed to bring new residential neighborhoods, parks, trails, recreation facilities, and community amenities to a highly desirable infill location. Unlike most new housing developments on the outskirts of Temecula, Altair offers a rare opportunity for residents to live within walking distance of Old Town's restaurants, entertainment, shopping, and cultural attractions while enjoying elevated views overlooking the Temecula Valley.



270+

ACRES OF
DEVELOPMENT

15

PLANNED RESIDENTIAL
NEIGHBORHOODS

1,750

PLANNED
RESIDENTIAL UNITS

16

ACRES OF PARK LAND
AND 9.5 MILES OF TRAILS



THE CHAPARRAL CENTER AT OLD TOWN TEMECULA

FRONT STREET IN OLD TOWN TEMECULA, CA

INVESTMENT TEAM:

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Local Market Expert

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CAL DRE# 01268829

LOCAL MARKET EXPERT:

MATT WEAVER, PRINCIPAL

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CAL DRE# 01367183



GENERATIONAL TROPHY LANDMARK ASSET LOCATED IN THE HEART OF OLD TOWN TEMECULA