

# Uptown Temecula Wine Country

## Shovel-Ready 238-Unit Multifamily + 27,000 SF Retail

Asking Price	\$15,000,000
Status	Stamp Approved, Fully Entitled, Shovel Ready
Location	Downtown Temecula Wine Country, CA
No Affordable Component	100% Market-Rate
Buildings	Two total, 238 Class-A multifamily units
Retail Space	Approx. 27,000 SF for restaurants, events, or gyms

### Highlights

- Prime Uptown Temecula location in the heart of Wine Country and Uptown Temecula Specific Plan.
- Fully approved entitlements after a lengthy process – ready to pull permits immediately.
- Strong market fundamentals: population growth, accelerated incomes, large percentage of residents 'aging-up' into rental market.
- Two-building design totaling 238 Class-A units plus ~27,000 SF retail/restaurant/event space.
- Positioned for strong absorption post 2026.
- Rare opportunity in one of California's fastest-growing lifestyle-driven markets.

**Offering** – Full information package and financials available upon execution of NDA. This is a rare shovel-ready project in one of California's high-growth mid-level markets, ideally positioned to meet the demands of young professionals and lifestyle renters.

### Contact:

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