

SCHOOL CAMPUS ACQUISITION OPPORTUNITY 3.6 ACRES | TEMECULA, CA

OFFERED AT \$7,000,000



JCA INTERNATIONAL REALTY



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This offering presents a rare opportunity to acquire an existing school campus in the heart of Temecula at a basis significantly below replacement cost.

The property consists of approximately 3.6 acres of flat, usable land with multiple existing structures totaling over 16,000 SF, along with outdoor recreational areas including playgrounds, basketball courts, and open field space.

Unlike ground-up development, the site benefits from existing campus infrastructure, allowing a future operator to activate the property in phases while implementing improvements over time.

This is not a redevelopment-driven investment, but rather a strategic acquisition for an end user seeking to establish or expand a long-term campus presence.



KEY HIGHLIGHTS

- **FORMER K-8 SCHOOL CAMPUS**
- **APPROX. 3.6 ACRES OF USABLE LAND**
- **±16,000 SF OF EXISTING IMPROVEMENTS**
- **OUTDOOR FACILITIES (PLAYGROUND, COURTS, FIELD)**
- **EXISTING CAMPUS LAYOUT AND INFRASTRUCTURE**
- **OPPORTUNITY FOR PHASED RENOVATION AND REPOSITIONING**
- **LOCATED WITHIN A GROWING RESIDENTIAL COMMUNITY**
- **PROPERTY ADDRESS: 29275 SANTIAGO RD, TEMECULA, CA 92592**



PROPERTY DESCRIPTIONS

The above reflects pre-existing conditions. The buyer shall be responsible for verifying the current square footage as part of their due diligence.

- Flat, usable land with potential for renovations, expansions, or new development.
- Convenient location with nearby residential communities and easy access to major roads.
- Property Type: Special Purpose SP2
- Property Subtype: School (administration; campus;dorms)
- Number of Buildings: 1 Main building Left with Shell Condition
- Number of Stories: 1
- Building Area (sq ft): 16,335
- Lot Size: 3.6 acres
- Year Built: 1994



FORMER EXISTING BUILDINGS

- **BUILDING 1: 1,100 SQ FT**
- **BUILDING 2: 9,610 SQ FT**
- **BUILDING 3: 6,270 SQ FT**
- **BUILDING 4: 4,020 SQ FT**

OUTDOOR AREAS

- **PLAYGROUND AREA: 3,119 SQ FT**
- **BASKETBALL COURT: 3,230 SQ FT**
- **FIELD AREA: 15,612 SQ FT**



COMPARISON REPORT

Property Address	Gross Building Area (SF)	Sold Price	Sold Price / GBA (SF)	Sold Date	Year Built	Tenant	Owner
32650 Avenida Lestonnac, Temecula, CA 92592	157,262	\$1,200,000	\$7.63	May 1997	—	St. Jeanne De Lestonnac Catholic School	The Sisters of the Company of Mary Our Lady
41888 Motor Car Pkwy – South Tower, Temecula, CA 92591	175,000	\$56,500,000	\$322.86	March 2018	2021	Mt. San Jacinto Community College District	Mt. San Jacinto Community College District
31950 Pauba Rd, Temecula, CA 92592	98,692	Unable to locate (Owner owned prior to 1973)	—	—	1965	Linfield Christian School	Linfield Christian School
31300 Temecula Pkwy S, Temecula, CA 92592	162,526	Unable to locate (Sale deed)	—	—	—	Rancho Christian School	Rancho Community Reformed Church
42299 Winchester Rd, Temecula, CA 92590	54,000	\$2,950,000	\$54.63	Apr 2002	2002	Sunridge Community Church	Sunpeak Community Church of Rancho CA
41760 Rider Way, Temecula, CA 92590	6,324	\$900,000	\$142.31	Jan 2021	1990	Rancho Community Reformed Church	Scott Treadway
27720 Jefferson Ave, Temecula, CA 92590	39,446	No Sold Price Available	—	—	1988	Office Bldg (General)	Jefferson Plaza Partners LP
29851 Santiago Rd, Temecula, CA 92592	25,340	\$8,182,000	\$322.89	Apr 2022	2000	Van Avery Prep School	Devinder Mavi



PROJECT COST SUMMARY

Category	Estimated Cost
Land & Existing Building Acquisition (As-Is)	\$7,000,000
Renovation of Main Building	\$2,500,000
Modular Classroom Construction	\$1,500,000
Furniture, Fixtures, and Equipment (FF&E)	\$1,500,000
Total Development Cost	\$12,500,000



IDEAL BUYER PROFILE:

- PRIVATE SCHOOL OPERATORS
- CHARTER SCHOOL NETWORKS
- RELIGIOUS OR CHURCH-AFFILIATED SCHOOLS
- NON-PROFIT EDUCATIONAL ORGANIZATIONS

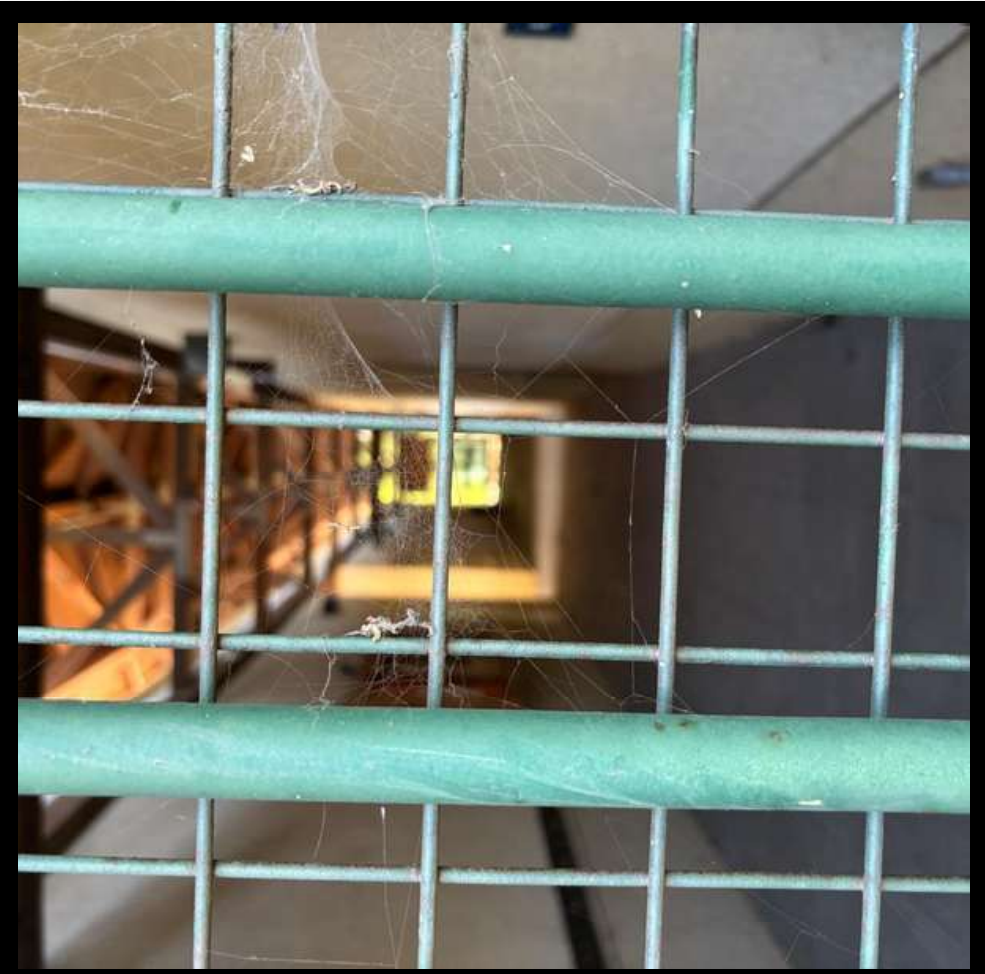
INVESTMENT NARRATIVE:

Acquiring and developing a new campus of this scale in today's environment would require significantly higher capital investment, longer entitlement timelines, and increased construction risk.

This offering provides a rare opportunity to secure an existing campus footprint at a lower basis, with the flexibility to improve and customize the asset over time.









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JCA International Realty is your partner for success in commercial real estate. We simplify the commercial real estate process by leveraging our expert knowledge and wide network of resources to provide you with the necessary research and data so that you are able to make informed investment decisions. Whether if you're seeking to sell or buy, you can count on JCA International to work relentlessly in getting you in front of the best deals.

JCA International Realty, Inc. is founded by Kay Wolf, five-year running top nationwide producer (Berkshire Hathaway Real Estate Commercial Division) and recently named as a commercial real estate rising star by Vogue Magazine (April '22). Today, Kay employs a team of commercial real estate professionals in powering the successes of real estate investors throughout California.

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