

FOR SALE OR LEASE

TEMECULA VALLEY AUTO MALL — DEALERSHIP BUILDING

± 17,231 SF DEALERSHIP AND SERVICE CENTER | ± 3.74 ACRE LOT | SIGNALIZED AUTO-MALL CORNER



41895

MOTOR CAR PARKWAY
TEMECULA, CA 92591

SALE PRICE: \$9,250,000 | LEASE RATE: NEGOTIABLE

Offered Exclusively By — **COMMERCIAL ASSET ADVISORS**



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THE OFFERING

Commercial Asset Advisors is pleased to present 41895 Motor Car Parkway — a freestanding automotive-dealership building available for sale or lease within the Temecula Valley Auto Mall, the established auto-retail corridor along Ynez Road in fast-growing southwest Riverside County.

The ± 17,231-square-foot dealership building — showroom, offices, parts and service — sits on a ±3.74 acre signalized corner within the auto mall, zoned SC (Service Commercial), in the City of Temecula. The Property is offered for sale at \$9,250,000 — approximately ≈ \$57 per square foot of land — or for lease at a negotiable rate, giving an auto operator, owner-user, or developer multiple ways to control an irreplaceable auto-mall site.

The location is the story: a signalized hard corner inside a 15-plus dealership cluster, fronting Ynez Road (≈ 33,000 vehicles/day), adjacent to Mt. San Jacinto College's Temecula Valley Campus, minutes from the Promenade Temecula regional mall, and immediately proximate to the Abbott (Abbott Vascular) Temecula campus — one of the area's largest employers. The Property is available to be delivered vacant.

This Offering Memorandum is provided by Commercial Asset Advisors ("CAA") for use by qualified, prospective purchasers and tenants in connection with the property located at 41895 Motor Car Parkway, Temecula, California (the "Property").

This information was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through Commercial Asset Advisors.

Prospective purchasers and tenants are advised to conduct their own independent investigation and due diligence, including verification of building and land square footage, parcel configuration, zoning and Conditional Use Permit status, permitted uses, and all other matters material to a decision to purchase or lease.

INVESTMENT HIGHLIGHTS

TEMECULA VALLEY AUTO MALL

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Signalized Hard Corner in an Established Auto Mall. A signalized-intersection corner within the Temecula Valley Auto Mall — a cluster of 15+ franchised dealerships — the region's primary auto-retail destination.



Strong Ynez Road Arterial Frontage with Two Monument Signs. Frontage on Ynez Road, the auto mall's main arterial, carrying approximately 33,000 vehicles per day. With two monument signs and a signalized intersection.



Next to the Abbott Temecula Campus. Abbott (Abbott Vascular) operates a major manufacturing/R&D campus at 26531 Ynez Road, a short distance up the same corridor — a significant local employer and daytime-population driver.



Surrounded by Major Retail. Minutes from the Promenade Temecula regional mall, Temecula Town Center, and the dense Ynez Road retail core — a regional shopping draw.



Entitled, Turnkey Dealership Real Estate. SC (Service Commercial) zoning accommodates automotive sales by Conditional Use Permit; a ready showroom-service-parts facility to occupy or reposition.



Available For Sale or Lease. Flexibility for an owner-user or auto operator (purchase or lease) or a developer/repositioning buyer (purchase).



Affluent, Growing Trade Area. Temecula median household income of approximately \$121,000 and a southwest Riverside County trade area exceeding 370,000 residents within ten miles; the City actively incentivizes auto retail.



Attractive Land Basis. At \$9,250,000, the property prices at approximately ~ \$57 per square foot of land — below recent Southern California dealership trades on a per-land-foot basis.

PROPERTY OVERVIEW

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SALE PRICE
\$9,250,000



LEASE RATE
NEGOTIABLE

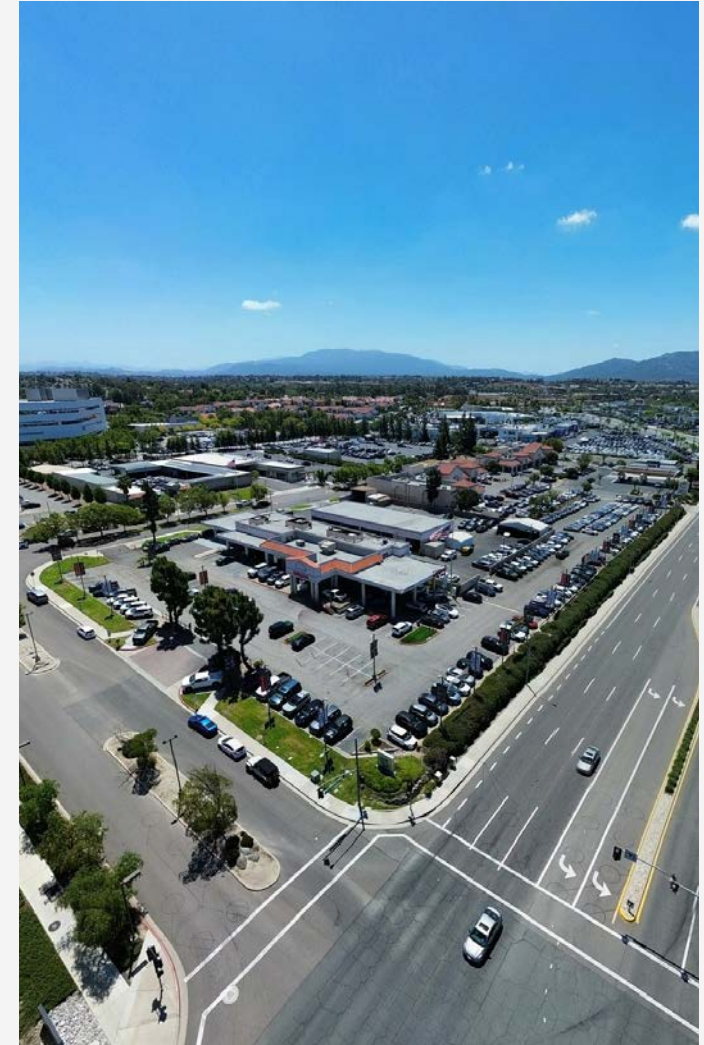


LOT SIZE
±3.74 ACRES
(162,914 SF)



BUILDING SIZE
±17,231 SF

ADDRESS	41895 Motor Car Parkway, Temecula, CA 92591 (with frontage on Ynez Road)
SITE / LOCATION	Signalized corner within the Temecula Valley Auto Mall, on Ynez Road; adjacent to Mt. San Jacinto College (Temecula Valley Campus); near the Abbott Temecula campus and Promenade Temecula.
PRICE / SF OF LAND	≈ \$57 / SF of land
PRICE / SF OF BLDG.	≈ \$537 / SF
YEAR BUILT	1991
GROSS SITE AREA	±3.74 acres (±162,914 SF)
APN# / LOT SIZE	APN 921-680-013 = 3.17 ac -and- APN 921-680-012 = 0.57 ac.
NET SITE AREA	±3.27 acres / ±142,283 SF, net usable subject to ALTA survey / title
ZONING	SC — Service Commercial (City of Temecula). Buyer to Verify.
IMPROVEMENT	Showroom, sales offices, parts and service; dealership display/inventory yard
FRONTAGE/ACCESS	±277' on Motor Car Parkway and ±306' on Ynez Road; immediate I-15 access via Rancho California Road / Winchester Road interchanges
AVAILABILITY	For sale or lease; available to be delivered vacant



Building and land areas per public records (Riverside County Assessor / CoStar); buyer/tenant to verify.

PRICING

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The Property is offered for sale or lease.

On a sale basis, value is best measured on the lot: a ± 3.74 acre signalized auto-mall parcel priced below recent regional dealership trades on a per-land-square-foot basis.

\$9,250,000

$\approx$

\$57/SF OF LAND

SALE TERMS

SALE PRICE	\$9,250,000
LOT SIZE	± 3.74 acres ($\pm 162,914$ SF) — public records
NET SITE AREA	± 3.27 acres / $\pm 142,283$ SF Estimated net usable subject to ALTA survey / title
PRICE/SF OF LAND	$\approx \$57 / \text{SF}$
PRICE/SF OF BUILDING (Secondary)	$\approx \$537 / \text{SF}$
BUILDING AREA	$\pm 17,231$ SF — public records
LEASE RATE	Negotiable
ZONING	SC — Service Commercial; auto sales by CUP (Buyer to Verify)

PHOTO GALLERY

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EAST VIEW



WEST VIEW

PHOTO GALLERY

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NORTH VIEW



SOUTH EAST VIEW



PHOTO GALLERY

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SALES COMPARABLES

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Recent Southern California dealership transactions, shown on a price-per-land-square-foot basis. Against this set, the subject's ≈ \$57/SF of land is at or below the low end.

	PROPERTY / MARKET	SALE DATE	PRICE	±LOT SF	±\$/LAND SF	±BLDG/SF
	26825 Auto Mall Parkway Murrieta, CA (Local)	JUN 2023	\$10,200,000	148,540	\$69	\$417
	1435 E 223rd St. Carson, CA	MAY 2026	\$21,500,000	167,750	\$128	\$604
	1502 Auto Park Way S. Escondido, CA	JAN 2026	\$10,700,000	91,476	\$117	\$426
	4095 E. Palm Canyon Dr. Palm Springs, CA	NOV 2025	\$16,400,000	114,127	\$144	\$586
	777 Camino Del Rio S. San Diego, CA	NOV 2025	\$19,000,000	146,797	\$129	\$524
	2202 National City Blvd. National City, CA (San Diego)	MAY 2026	\$11,500,000	117,176	\$98	\$852
	SUBJECT 41895 Motor Car Parkway Temecula, CA	—	\$9,250,000	±162,914	≈ \$57	≈ \$537

Local comp 26825 Auto Mall Pkwy re-offered for sale at \$15,000,000. \$/Land SF = price ÷ lot area. Source: CoStar Sales Comps & Traded.co (2026).

SITE PLAN

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TEMECULA VALLEY AUTO MALL

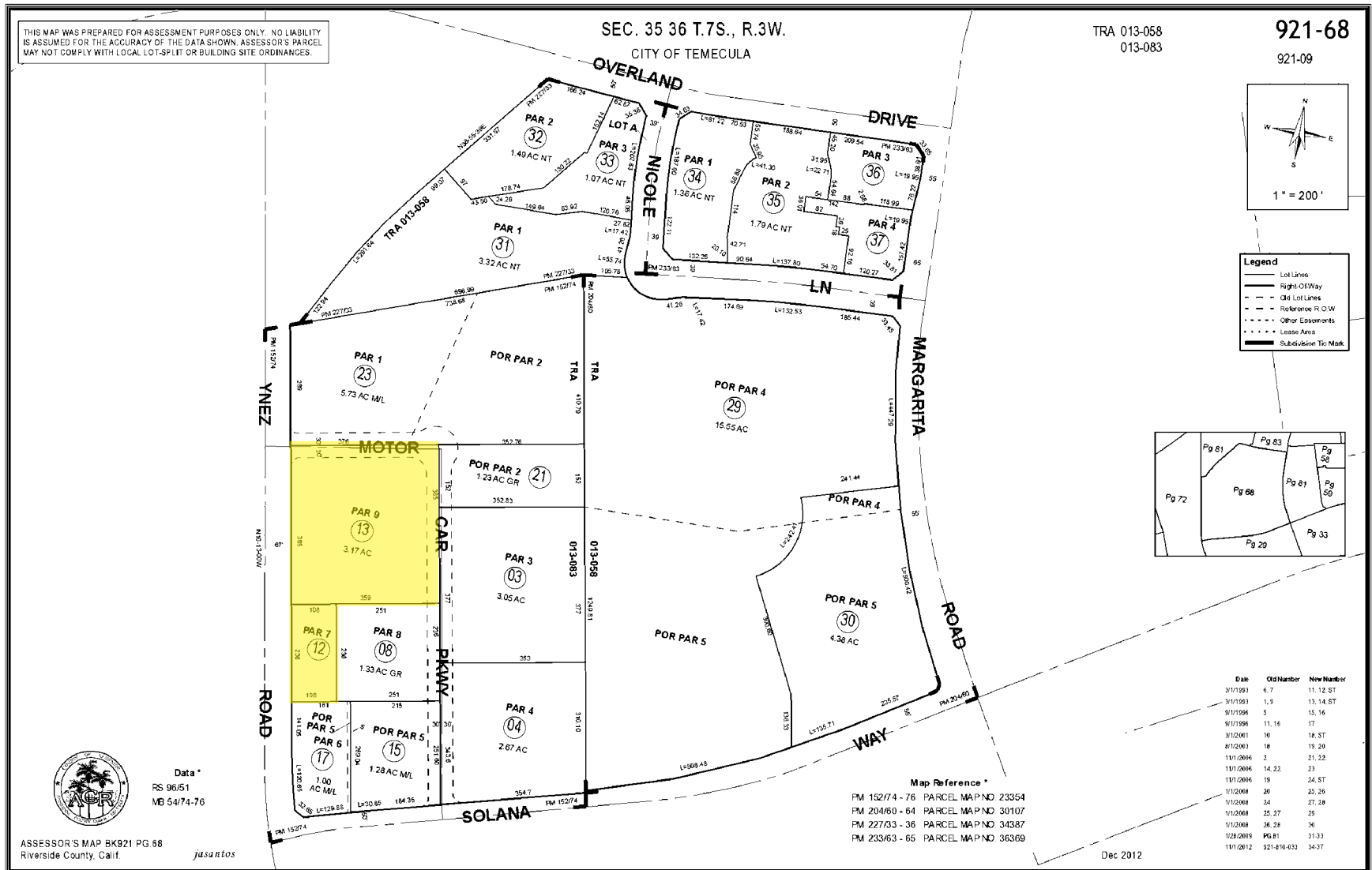
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PLAT MAP

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This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



LOCATION & MARKET OVERVIEW

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Temecula occupies the dynamic southwest corner of Riverside County along the Interstate 15 corridor, midway between the Orange County / Los Angeles and San Diego metros. The Property anchors the Temecula Valley Auto Mall, a concentrated auto-retail destination along Ynez Road and Motor Car Parkway drawing shoppers from across southwest Riverside and northern San Diego counties.

The auto mall comprises 15-plus franchised new-car dealerships and is one of the City’s most important sales-tax generators — reinforced by the City’s auto-dealer incentive program. The immediate area pairs that auto-retail mass with major demand drivers: the Promenade Temecula regional mall and Ynez Road retail core, the Abbott (Abbott Vascular) Temecula manufacturing/R&D campus on Ynez Road, and the Mt. San Jacinto College Temecula Valley Campus adjacent to the site on Motor Car Parkway.



TRAFFIC COUNTS (approximate daily volumes)

	ROADWAY	APPROX. VEHICLES/DAY	SOURCE/YEAR
	Ynez Road (Site frontage/auto Mall arterial)	±33,000	Costar, 2025
	Motor Car Parkway	±10,000	Costar, 2024-25

LOCATION MAP

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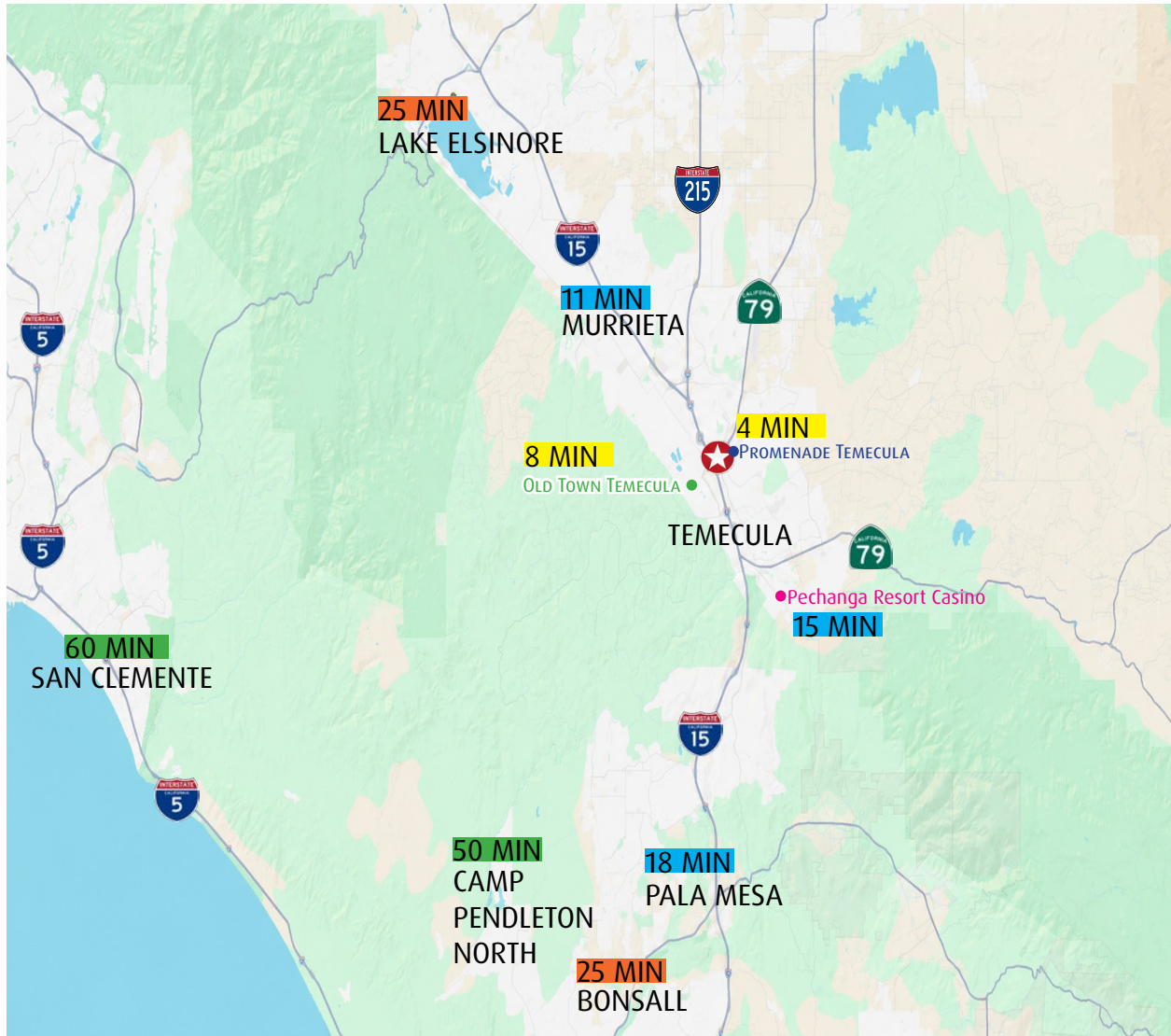


AREA & DEMOGRAPHICS

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Temecula is an affluent, family-oriented community with household incomes well above state and national medians and a deep, drive-time trade area extending across southwest Riverside County and into northern San Diego County — fundamentals that support durable demand for auto retail and commercial uses at the subject location.



KEY HIGHLIGHTS



AFFLUENT COMMUNITY

Temecula offers strong demographics with incomes well above state and national medians.



DEEP TRADE AREA

Convenient access to a large population base across southwest Riverside County and northern San Diego County.



STRATEGIC LOCATION

Located in the Temecula Valley Auto Mall corridor with excellent visibility and access along Ynez Road and Motor Car Parkway.

DEMOGRAPHIC SUMMARY

METRIC	FIGURE	SOURCE
City Population (2025)	≈ 111,200	U.S. Census / Data USA
Households (2025)	≈ 36,900	Census / Data USA
Median Household Income (2024)	\$121,063	U.S. Census (ACS) / Data USA
Average Household Income (2025 est.)	≈ \$145,000	Point2 / Census
Median Household Income Growth (YoY)	≈ +2.7%	Data USA
Median Age	36.7 years	U.S. Census
10-Mile Population	≈ 370,000+	Esri / market data

± All stats are estimated and gathered from sources deemed reliable.

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FOR FURTHER INFORMATION

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