

28500

OLD TOWN FRONT ST TEMECULA

PROPERTY HIGHLIGHTS

- New ±18,128 Square Foot – 3 Story Mixed Use Building Coming Soon
- Now Pre-Leasing To Entire Floor Tenant Requirements – Contact Broker To Join The Interest List For Smaller Spaces.
- Strategically Located At The Gateway to Old Town Temecula & At The Heart Of The Activity & In Close Proximity To Public Parking
- In Close Proximity To Two Public Parking Areas
- The City of Temecula Attracts Approximately 5.3 Million Visitors On Average Annually Throughout Southern California Making It Old Town Temecula A Prime Destination For Travelers & Locals Alike
- Walking Distance From The ±1,750 Altair Residential Community (Under Construction)

NOW PRE-LEASING



RENDERINGS ARE CONCEPTUAL & SUBJECT TO CHANGE

DEMOGRAPHICS

3-mile radius

Population	54,040	Median Household Income	\$103,121
Average Household Income	\$128,239	Daytime Population	54,324
Households	19,043	Median Age	36.7

TRAFFIC COUNTS

15,811 CPD

Old Town Front St.

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DRE #01269887



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MEET YOUR NEIGHBORS





(221,947 CPD)

PUBLIC PARKING STRUCTURE

TOWN SQ. COMMERCIAL DEVELOPMENT

516 CAR PARKING GARAGE

185 ROOM LUXURY HOTEL

MERCEDES ST

TRUAX GROUP
102,000 SF RETAIL CENTER

OLUC RESTAURANTS

1909

Swing Inn CAFE

BAILY'S

TEMECULA

RANCHO CALIFORNIA RD (17,544 CPD)

OLD TOWN FRONT ST (15,811 CPD)

EAT

Havana KITCHEN CASUAL CUBAN

Blackbird

THOMPSON & TWIN

CRUSH & BREW

OLD TOWN GAMING CLUB

1909

Swing Inn CAFE

BAILY'S

TEMECULA

Penfold's CAFE & BAKERY

28500 OLD TOWN FRONT ST TEMECULA

ESPADIN

KNAYERS

TABU SUSHI BAR & GRILL

Luke's ON FRONT

STARBUCKS COFFEE

BOTTEGA ITALIA

THE GAMBLING COWBOY

OLD TOWN TEMECULA COMMUNITY THEATER

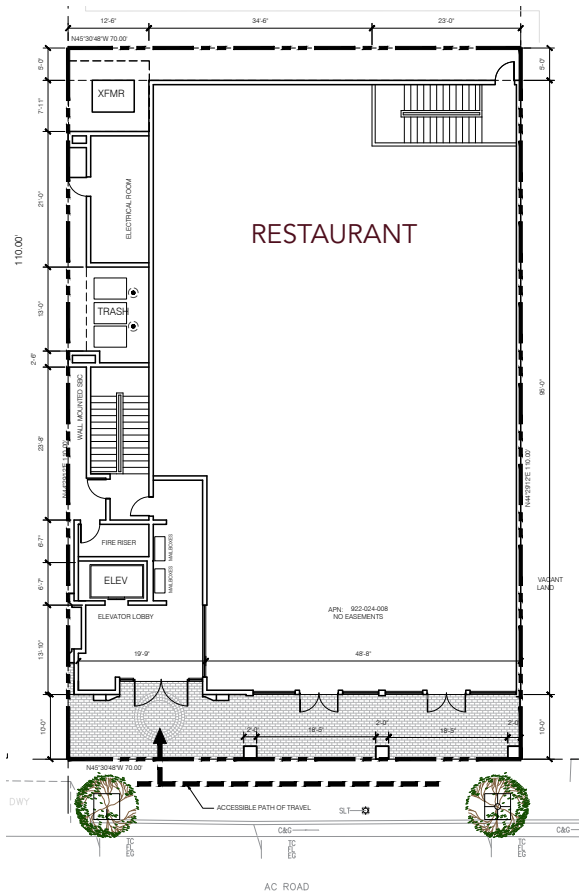
TEXAS LIT'S BBQ & GRILL

Mad Madeline's GRILL

CONCEPTUAL FLOOR PLANS & DEMISING PLANS

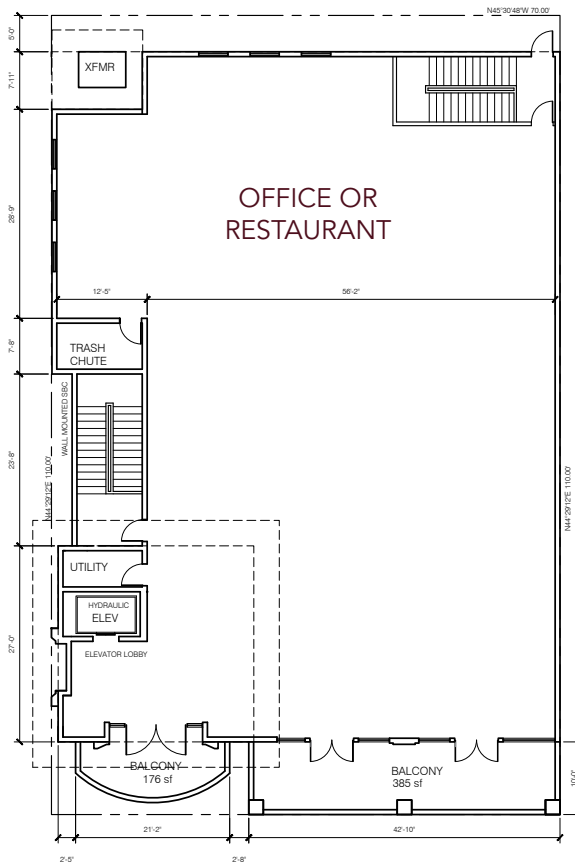
1ST FLOOR

6,369 SF + 450 SF PATIO
(USEABLE 4,817 SF + PATIO)



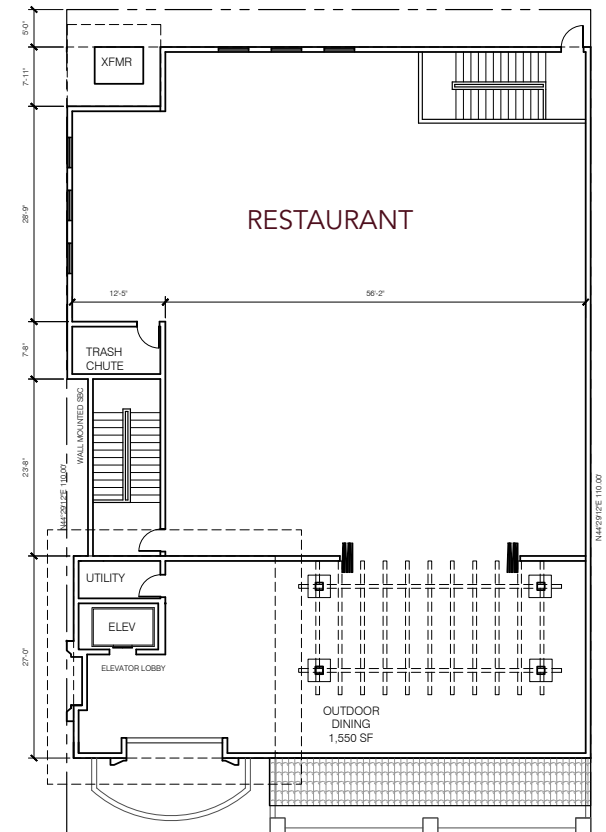
2ND FLOOR

6,434 SF + 576 SF PATIO
(USEABLE 5,848 SF + PATIO)

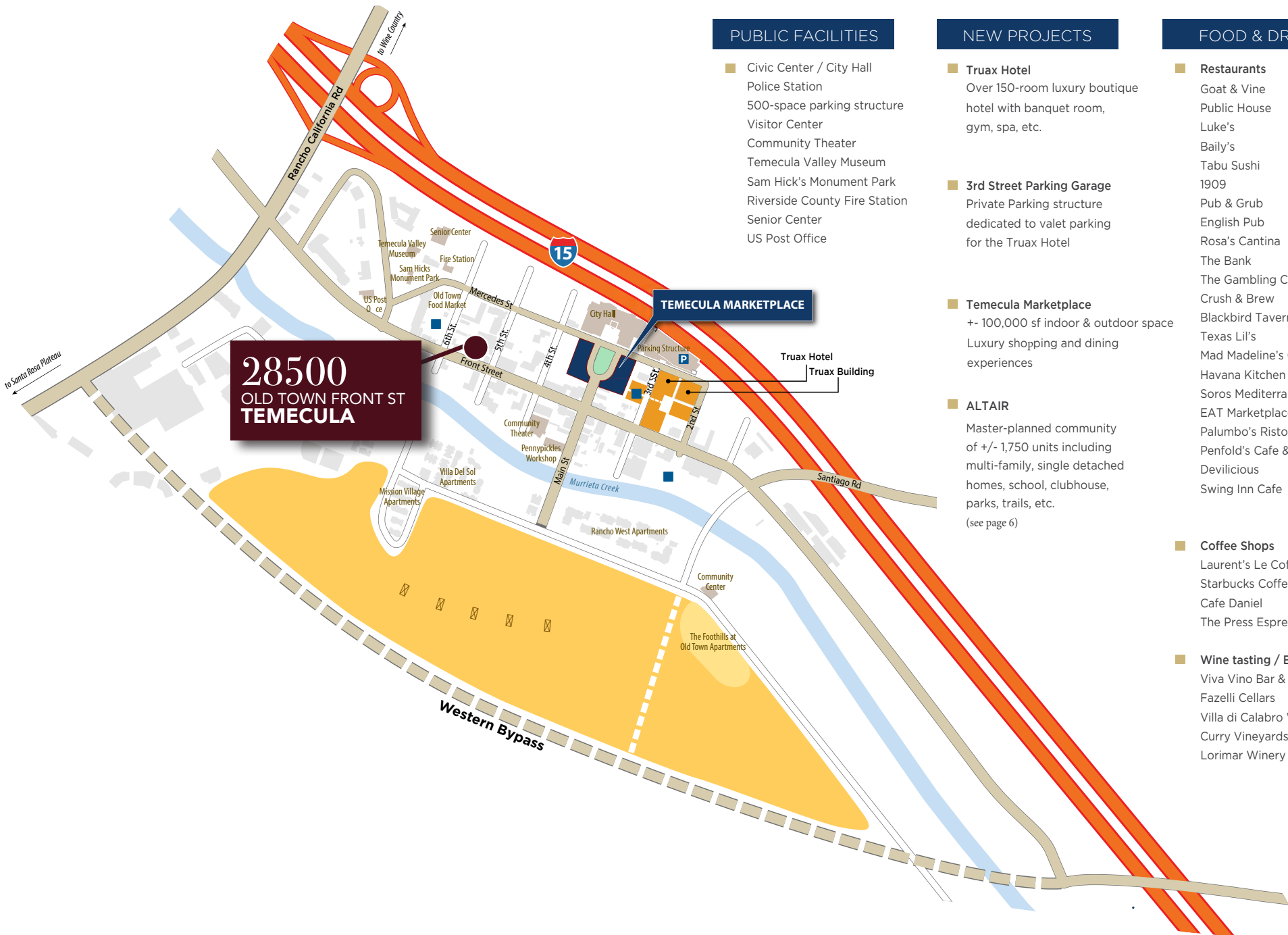


3RD FLOOR

5,325 SF + 1,109 SF PATIO
(USEABLE 4,751 SF INDOOR & OUTDOOR)



TEMECULA MARKETPLACE



28500
OLD TOWN FRONT ST
TEMECULA

PUBLIC FACILITIES

- Civic Center / City Hall
- Police Station
- 500-space parking structure
- Visitor Center
- Community Theater
- Temecula Valley Museum
- Sam Hick's Monument Park
- Riverside County Fire Station
- Senior Center
- US Post Office

NEW PROJECTS

- **Truax Hotel**
 Over 150-room luxury boutique hotel with banquet room, gym, spa, etc.
- **3rd Street Parking Garage**
 Private Parking structure dedicated to valet parking for the Truax Hotel
- **Temecula Marketplace**
 +/- 100,000 sf indoor & outdoor space
 Luxury shopping and dining experiences
- **ALTAIR**
 Master-planned community of +/- 1,750 units including multi-family, single detached homes, school, clubhouse, parks, trails, etc.
 (see page 6)

FOOD & DRINKS

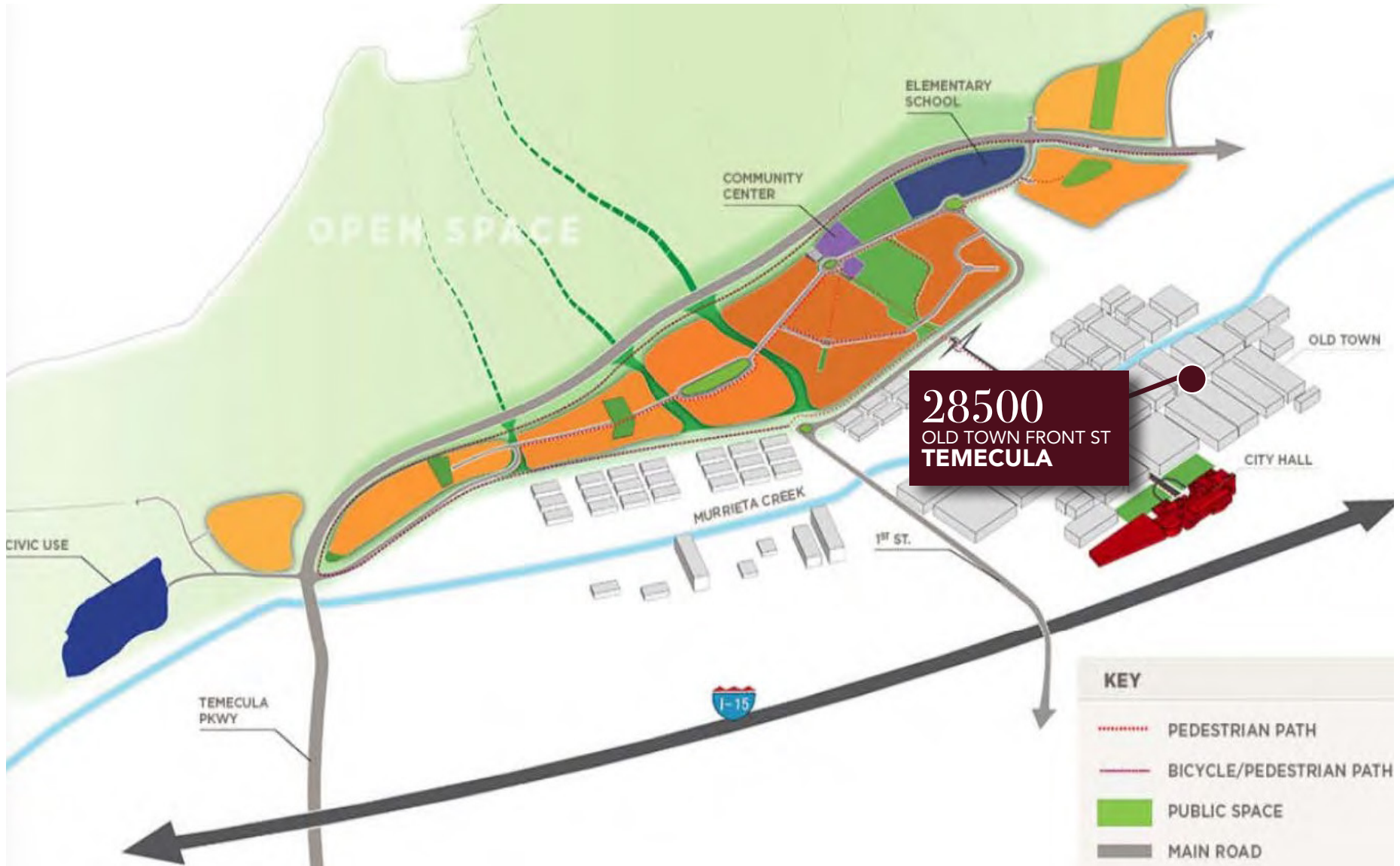
- **Restaurants**
 - Goat & Vine
 - Public House
 - Luke's
 - Baily's
 - Tabu Sushi
 - 1909
 - Pub & Grub
 - English Pub
 - Rosa's Cantina
 - The Bank
 - The Gambling Cowboy
 - Crush & Brew
 - Blackbird Tavern
 - Texas Lil's
 - Mad Madeline's Grill
 - Havana Kitchen
 - Soros Mediterranean Grill
 - EAT Marketplace & Eatery
 - Palumbo's Ristorante
 - Penfold's Cafe & Bakery
 - Devilicious
 - Swing Inn Cafe
- **Coffee Shops**
 - Laurent's Le Coffee Shop
 - Starbucks Coffee
 - Cafe Daniel
 - The Press Espresso
- **Wine tasting / Bars**
 - Viva Vino Bar & Tapas
 - Fazelli Cellars
 - Villa di Calabro Winery
 - Curry Vineyards & Winery
 - Lorimar Winery

ALTAIR TEMECULA - PROJECT DESCRIPTION

The Altair Temecula project is a planned community of a maximum 1750 residential units. The project will allow for a maximum of 750 apartment units to be developed and the balance will comprise condos, townhouses and high density single-family residences. The project is designed on 270 acres in the foothills west of Old Town Temecula. The project will be built in four phases. Amenities include a 5-acre park, 8 miles of pathways and hills and a

55-acre site that could be home to a nature center. Some commercial space will also be included.

Altair will transform the surrounding area into a downtown, adding approximately 5250 residents. The residents, as well as locals, will have excellent ingress and egress as the project will also install a bypass to link Diaz road with Temecula Parkway.



TEMECULA WINE COUNTRY MAP

Restaurants & Bars

- 2 - Baily's*
- 3 - Devilicious*
- 3 - It's Tabu Sushi Bar & Grill*
- 3 - Luke's On Front (4th Floor)*
- 5 - Old Town Pub & Grub*
- 15 - The Bank Mexican Restaurant & Bar*
- 22 - Rene's Cowgirl Cantina*
- 22 - The Gambling Cowboy*
- 23 - Texas Lil's*
- 23 - Mad Madeline's*
- 27 - Temecula Wine & Beer Garden*
- 37 - The Goat & Vine*
- 45 - Rosa's Cantina*
- 54 - The Bridge on Third*
- 59 - The Nightingale*
- 1 - Temecula Stampede
- 17 - The Crepe Vine
- 26 - E.A.T. (Extraordinary Artisan Table)
- 27 - Soro's Mediterranean Grill
- 35 - Havana Kitchen
- 35 - Viva Vino
- 36 - Il Tramonto Ristorante
- 39 - Blackbird Tavern
- 40 - Crush & Brew
- 40 - Espadin
- 42 - Laurent's Le Coffee Shop
- 49 - PUBLIC House
- 50 - 1909 Temecula
- 52 - Swing Inn Café
- 65 - Penfold's Cafe
- 62 - Pizzeria di Milano

Beer & Wine

- 14 - Lorimar Loft*
- 4 - Ironfire Brewery
- 10 - Curry Vineyards
- 35 - Viva Vino
- 42 - Craft Brewery
- 45 - Old Town Blues Club
- 46 - Villa Di Calabro

Antiques

- 17 - Old Town Antique Faire
- 22 - Cheryl's Antiques
- 41 - Fourth Street Antiques
- 59 - Serendipity

Specialty Foods Merchants

- 36 - Old Town Spice & Tea
- 7 - Temecula Olive Oil Company
- 20 - Old Town Ice Cream Parlor
- 20 - Old Town Sweet Shop
- 22 - Incr-edible Cupcakes
- 22 - Oliveditopy
- 22 - Temecula Valley Cheese Co.
- 25 - Starbucks
- 27 - Farmer's Market (Saturday's 8am-12:30pm)
- 29 - Press Coffee House
- 59 - Sugar Divaz

Attractions

- 11 - Pennypickle's Workshop Children's Museum
- 13 - Old Town Temecula Community Theater
- 13 - The Merc
- 28 - Temecula Valley Museum

Services

- 3 - Realty Sky*
- 3 - Edward Jones - Bradford Smith*
- 24 - Destination Temecula Wine Tours & Experiences*
- 25 - Allstate Insurance*
- 26 - State Farm Insurance*
- 27 - The Godfather of Old Town*
- 55 - Police Sub Station*
- 59 - Truax Family of Companies*
- 24 - New Palace Realty
- 26 - ReMax Elite Team
- 27 - Greyhound Bus Depot
- 27 - Temecula Psychic
- 27 - Temecula Stage Stop
- 41 - Fourth Street Automotive
- 48 - Old Town Tattoo
- 53 - Above & Beyond Salon
- 55 - "Free" City Parking Garage
- 55 - Temecula Visitor's Center
- 58 - Old Town Tire
- 66 - US Post Office

Gifts

- 9 - The Wild Lotus Gift Shop*
- 34 - The Nifty Gift*
- 6 - J. Gordon Specialties
- 6 - French Soap Shop
- 6 - Old Town Boutique
- 9 - Wild Lotus
- 9 - Everyday Is A Gift
- 9 - Poppy Stone
- 16 - Harmony Of Temecula
- 25 - The Farmer's Wife
- 25 - The Gardener's Cottage

Specialty Shopping

- 19 - Temecula Lavender Shop*
- 8 - Old Town Records
- 9 - Five Home Décor
- 9 - King Barrel
- 19 - Taos Territorial Traders
- 25 - Little Viking
- 25 - Vintage Begonia
- 45 - Old Town Smoke Shoppe
- 45 - Shade Plus Sunglasses
- 61 - Dan's Feed & Seed

Art, Collectibles & Jewelry

- 9 - Gallery On Main
- 9 - Top Dollar Jewelry
- 20 - Thomas Kinkade Gallery
- 24 - Silver Fever
- 32 - All Valley Coin & Jewelry

Crafts

- 26 - Stampin Post

Lodging

- 10 - Hotel Temecula
- 34 - Palomar Hotel
- 60 - Rodeway Inn
- 63 - Motel 6
- 64 - Rancho California Inn

Grocery

- 22 - MK Market & Smokeshop
- 51 - Rancho Fruit Market
- 62 - Rancho Liquor
- 62 - La Favorita Ranch Market

Places of Interest

- H1 Burnham Store
- H2 Temecula Hotel (The Welty Hotel)
- H3 First National Bank of Temecula
- H4 Machado Store (1909 Restaurant)
- H5 Welty Building
- H6 Temecula Jail
- H7 Palomar Hotel
- H8 Al & Freda Knott House
- H9 Saint Catherine's Catholic Church (Chapel of Memories)
- H10 Fridemann Meat Market
- H11 Champion Building
- H12 Original Temecula Hotel Site
- H13 Original Knott's Garage Site
- H14 Original Hall's Cafe
- H15 First Site Ralph Love Art Shack
- H16 Railroad History Plaque
- H17 Sam Hicks Monument Park

Attractions

Eat & Drink

Shop

Lodging



Public Restroom



Bike Racks



Public Parking

* Refer to our Platinum Members on CityByApp®



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Temecula CA



This map provided by
Old Town Temecula Association
in partnership with **The City of Temecula**

TEMECULA WINE COUNTRY MAP

FREE PUBLIC PARKING in Old Town Temecula



28500

OLD TOWN FRONT ST
TEMECULA

OF SPACES

- Senior Center Lot - 68* 4♿ *Evenings & Weekends Only
- Museum Lot - 16 2♿
- 6th Street Lot - 75 4♿
- City Hall Front Lot (North) - 47 3♿
- City Hall Front Lot (South) - 32 2♿
- Theater/Pennypickles Lot - 44 2♿
- Old Town Parking Garage - 378 7♿
- 1st Street Lot - 137 6♿
- Roger Epperson Lot - 213 7♿



Free street parking is also available throughout Old Town.

DOWNTOWN
Old Town
TEMECULA

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