



OLD TOWN TEMECULA LANDMARK OPPORTUNITY

INVESTMENT - ADAPTIVE REUSE - REDEVELOPMENT

28581 OLD TOWN FRONT ST., TEMECULA, CA 92590





OAK PARK

EXECUTIVE OFFICE SUITES



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EXECUTIVE SUMMARY

Located at the prominent northwest corner of Old Town Front Street and 4th Street, this offering presents a rare opportunity to acquire two strategically located commercial properties in the heart of Old Town Temecula. The offering includes a fully occupied $\pm 8,800$ square foot, two story executive office building situated on a $\pm 14,810$ square foot corner parcel, together with an adjacent $\pm 16,552$ square foot commercial parcel currently utilized as a paid parking lot. These properties provide exceptional flexibility for investors, owner users, and developers.

Together, the properties encompass approximately $\pm 31,362$ square feet (± 0.72 acres) and are located within the Core Commercial District of the Old Town Specific Plan, allowing a broad range of commercial uses including restaurant, retail, office, entertainment, hospitality, and mixed use development. The existing building provides immediate occupancy and cash flow while offering exceptional potential for adaptive reuse or future redevelopment.

Whether acquired as a long term investment, owner user opportunity, or transformational redevelopment project, this offering represents one of the few opportunities to secure a highly visible commercial property with flexible zoning and significant repositioning potential in the heart of Old Town Temecula, one of Southern California's premier downtown districts.



PROPERTY SNAPSHOT

28581 OLD TOWN FRONT STREET, TEMECULA, CA 92590



OAK PARK
EXECUTIVE OFFICE SUITES



Office Building

28581 Old Town Front St



±8,800 Sq. Ft.



±14,810 Sq. Ft. Land



Highly Occupied



Development Parcel

APN 922-035-033



±16,552 Sq. Ft.



Commercial Land



Combined Opportunity



±8,800 Sq. Ft. Building



±31,362 Sq. Ft. Land



Core Commercial



\$6,800,000

INVESTMENT HIGHLIGHTS



1

PRIME OLD TOWN TEMECULA LOCATION

Highly visible corner location at Old Town Front Street and 4th Street within one of Southern California's premier downtown dining, shopping, entertainment, and tourism destinations.

4

CORE COMMERCIAL ZONING

Located within the Old Town Specific Plan, allowing a broad range of commercial uses including restaurant, retail, office, entertainment, hospitality, and mixed-use development, subject to applicable approvals.

7

CORNER VISIBILITY & ACCESSIBILITY

Excellent street frontage, pedestrian exposure, convenient public parking or reserved guest parking, and easy access create a highly desirable setting for customer-oriented commercial uses.

2

STABILIZED INCOME WITH FUTURE UPSIDE

The existing office building is highly occupied, providing immediate cash flow while preserving long-term flexibility for adaptive reuse or redevelopment.

5

EXCEPTIONAL ADAPTIVE REUSE POTENTIAL

The existing improvements provide an ideal foundation for creative redevelopment concepts while reducing the time and cost associated with ground-up construction.

8

LIMITED COMPETITIVE OPPORTUNITIES

Few properties within Old Town Temecula offer the combination of existing improvements, adjacent development land, flexible zoning, and the ability to acquire one or both parcels.

3

SIGNIFICANT COMBINED COMMERCIAL FOOTPRINT

Combined site area of approximately $\pm 31,362$ square feet (± 0.72 acres), an increasingly rare opportunity within the established Old Town district.

6

MULTIPLE REDEVELOPMENT POSSIBILITIES

Well suited for destination restaurant, wine tasting and food hall, boutique retail and restaurant village, entertainment venue, or other commercial concepts designed to capitalize on the property's prominent location.

9

RARE LONG-TERM INVESTMENT OPPORTUNITY

A unique opportunity to acquire and reposition a highly visible commercial property in one of Southern California's most established and supply-constrained downtown markets.

CONCEPTUAL REDEVELOPMENT OPPORTUNITIES



Signature Restaurant



Retail & Restaurant Village



Wine Tasting & Food Hall

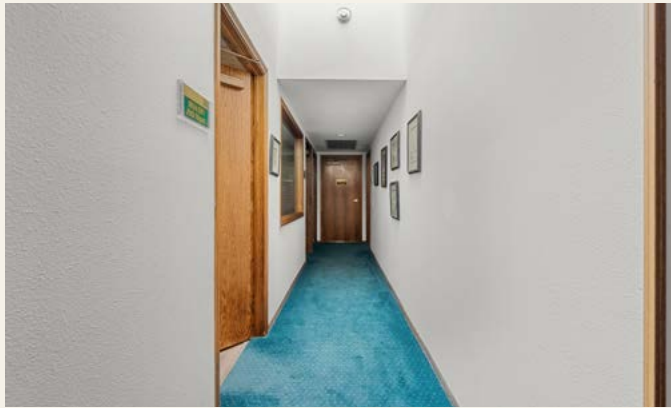


Entertainment Venue

The existing improvements, prominent corner location, and Core Commercial zoning create exceptional flexibility for future adaptive reuse and redevelopment. While the property currently functions as a fully occupied executive office building, its size, visibility, and walkable location within Old Town Temecula make it well suited for a variety of commercial concepts designed to serve both residents and visitors.

The conceptual renderings presented on this page are intended solely to illustrate the range of potential uses that could be achieved through redevelopment or repositioning of the property. They are not proposed development plans or approved projects, but rather examples of how the existing improvements could be thoughtfully adapted to capitalize on the continued evolution of Old Town Temecula. Any future development or change of use is subject to buyer due diligence and approval by the City of Temecula.

PROPERTY INTERIOR PHOTOGRAPHS





MARKET OVERVIEW

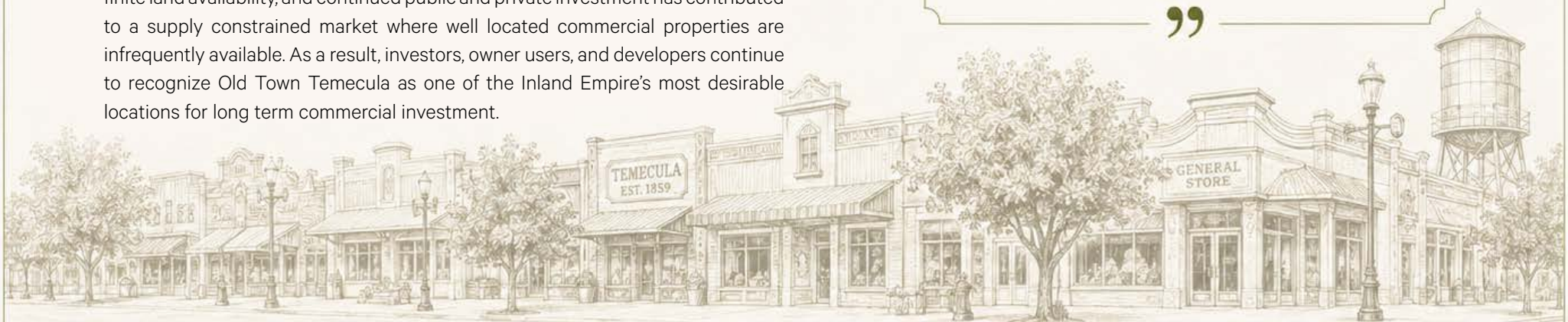
Old Town Temecula has evolved into one of Southern California's most successful downtown districts, blending historic character with a vibrant mix of restaurants, specialty retail, tasting rooms, entertainment venues, professional offices, and year round community events. Its pedestrian friendly environment and authentic Main Street atmosphere continue to attract residents, visitors, and businesses seeking a unique destination within the rapidly growing Temecula Valley.

Serving as the gateway to Temecula Valley Wine Country, Old Town benefits from a steady flow of tourism generated by the region's nationally recognized wineries, resorts, golf courses and the popular Pechanga Casino, and special events. This consistent visitor activity, combined with a growing residential population and strong local economy, has created sustained demand for high quality commercial properties in the downtown district.

Unlike many suburban commercial corridors, opportunities for new development within Old Town Temecula are limited. The combination of established ownership, finite land availability, and continued public and private investment has contributed to a supply constrained market where well located commercial properties are infrequently available. As a result, investors, owner users, and developers continue to recognize Old Town Temecula as one of the Inland Empire's most desirable locations for long term commercial investment.



“
GATEWAY TO
TEMECULA VALLEY
WINE COUNTRY
”



LONG TERM INVESTMENT POTENTIAL

- **Adaptive Reuse** – Reposition the existing improvements for a variety of commercial uses while leveraging much of the existing building.
- **Destination Restaurant** – Create a signature dining destination with expanded indoor and outdoor seating.
- **Wine Tasting & Food Hall** – Develop a unique culinary and wine experience while preserving much of the existing building.
- **Retail & Restaurant Village** – Create a walkable mix of boutique retail, restaurants, and outdoor gathering spaces.
- **Entertainment Venue** – Develop a destination for live music, dining, special events, and community gatherings.
- **Mixed-Use Potential** – Core Commercial zoning supports a broad range of commercial uses, subject to City approval.
- **Future Expansion** – The adjacent parcel provides flexibility for additional development, parking, or outdoor amenities.
- **Long-Term Value Creation** – Benefit from ownership in one of Old Town Temecula's most desirable and supply-constrained commercial districts.



AREA OVERVIEW

Temecula, home to over **118,000 residents**, anchors a rapidly growing region of **550,000 people**, including Murrieta, Wildomar, Lake Elsinore, and Menifee. The city ranks among the **top 13% in Sales Tax Per Capita** statewide and is recognized as the **8th Safest City in California**. In 2022, **median household income rose to \$144,000**, marking a **5% year-over-year increase**.

Tourism remains a powerful economic driver, with visitor spending soaring **46% to nearly \$1 billion** and annual visitation climbing **28% to 3.2 million**. Recognized by **USA Today and Wine Enthusiast** as a top wine destination, Temecula Valley blends **Southern California Wine Country, outdoor recreation, entertainment, and a dynamic culinary scene**. The region's passionate community of winemakers, artisans, and chefs creates a distinct culture that captivates visitors.



Temecula Valley: A Thriving Destination for Tourism and Economic Growth

Temecula Valley is more than just a wine destination—it's a **vibrant and dynamic community inspired by the vine**. With a unique blend of **Southern California Wine Country, outdoor recreation, entertainment, a thriving culinary scene, and a welcoming small-town atmosphere**, the region offers an immersive experience beyond the vineyards. Visitors are drawn to the passion and innovation of local winemakers, artisans, and chefs, whose dedication to their craft sets Temecula apart. Behind-the-scenes tours reveal the energy and creativity that fuel the region, making every visit an inspiring journey.

It doesn't take long for visitors to **unwind and feel at home** in Temecula Valley. Whether exploring rolling vineyards, savoring farm-to-table cuisine, or engaging in outdoor adventures, the region's **genuine hospitality and relaxed charm** create an unforgettable experience. Recognized as an **unexpected gem in Southern California**, Temecula leaves a lasting impression, enticing travelers to return time and again. A stay of **three to five days** allows ample time to discover all the region has to offer—from world-class wine tastings to intimate encounters with the talented makers shaping its future.



AREA DEMOGRAPHICS



City of Temecula
Population
117,885

Riverside County
Population
2,384,783

10 Mile Radius
Trade Area
304,644

20 Miles Radius
Trade Area
737,174

50 Mile Radius
Trade Area
7,823,808



Retail Sales Generation

TOP 6%
in California

Ranked 34th among 539 cities in CA
(FY 2015-16 HDL Companies)



Temecula Valley School District

TOP 10%
Test Scores in CA



Average Hotel Occupancy
74.3%



Average Age
37.0

Average Household
Income
\$132,650



I-15 Freeway
169,000
Daily Vehicles

Old Town Front St.
28,500
Daily Vehicles



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