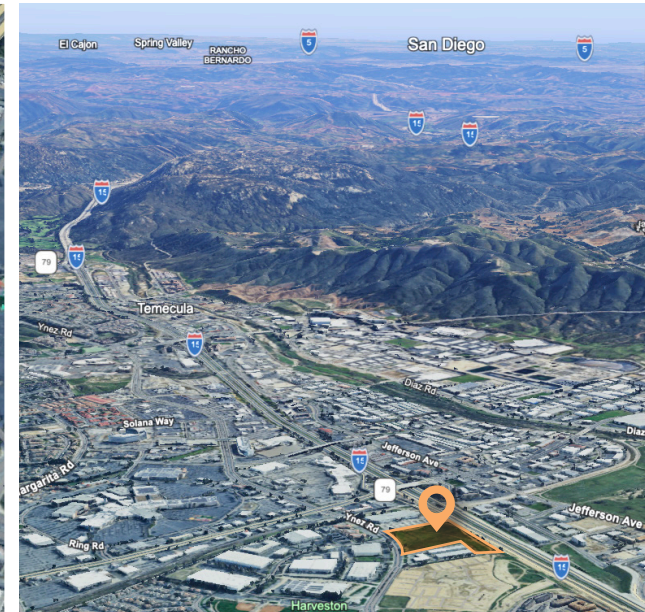
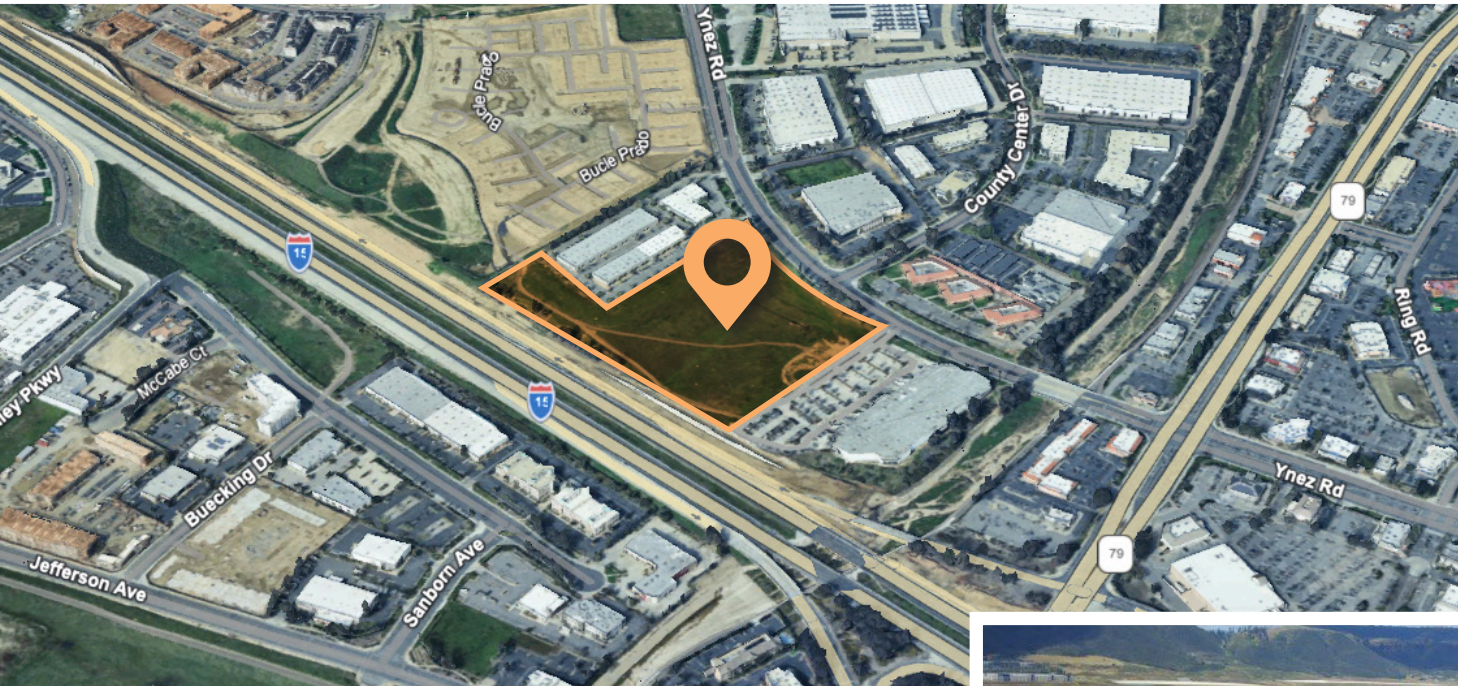


PRIME COMMERCIAL LAND

26155 YNEZ ROAD | TEMECULA, CA 92591

FOR SALE



RON JACOBSON

rjacobson@sdre.partners

CalDRE# 00935054

760.942.9990

LOCAL MARKET ADVISORS



CONNOR STRODE

cstrode@leetemecula.com

DRE #02170137

951.445.4529

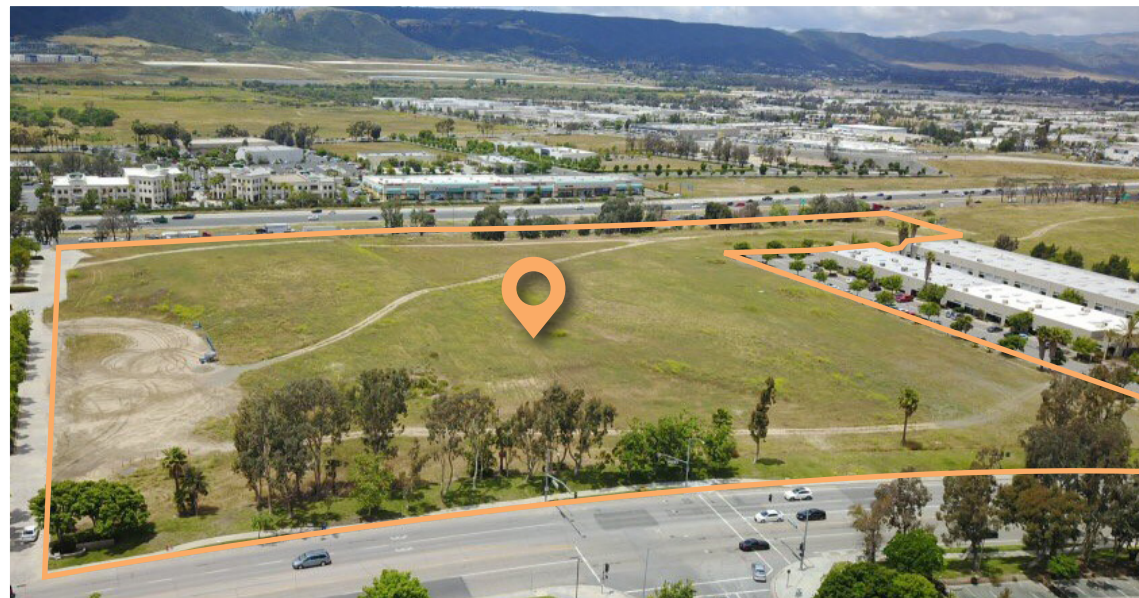
MICHAEL W. STRODE

MBA, CCIM, SIOR

mstrode@leetemecula.com

951.445.4508

DRE #00798900



Property Information

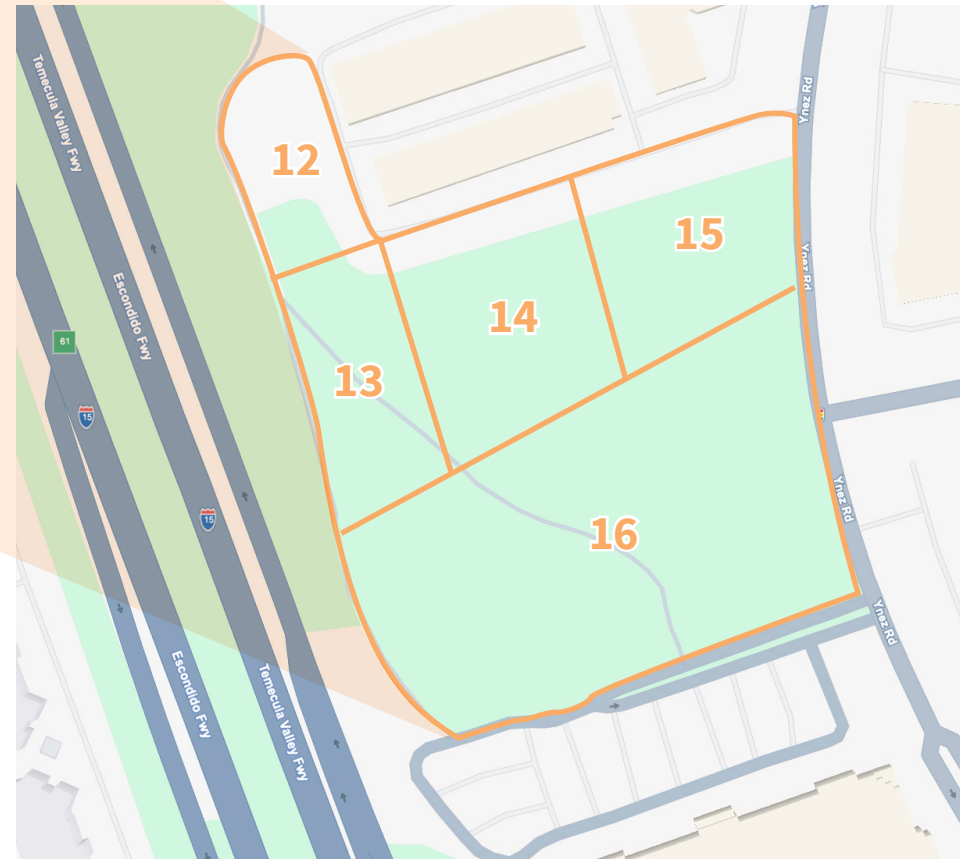
ADDRESS	— 2655 Ynez Road	APN'S	— 910-271-12, 13, 14, 15 & 16
CITY ZIP	— Temecula 92591	ZONING	— SC (Service Commercial) City of Temecula
LOT SIZE	— +/- 14.36 AC		
PRICE	— TBD		



12.	±1.79 Acres 910-271-005	15.	±1.68 Acres 910-271-008
13.	±2.48 Acres 910-271-006	16.	±6.45 Acres 910-271-002
14.	±2.75 Acres 910-271-007		

Property Highlights

- Rough Graded Land Parcels Divisible from 1.68 - 6.5 Acres
- I-15 Freeway and Ynez Road Street Frontage
- Adjacent to I-15 at recently widened Winchester Road in Bound on Ramp
- Near Planned French Valley Parkway Overpass
- Close to all major commercial and retail services including Promenade Mall
- Near I-15 Freeway Interchange at Winchester Road
- Ready for Immediate Development



Demographics

Temecula Prime Location

- ✓ Affluent demographics in a high-growth trade area
- ✓ Prime location just off the I-15 freeway
- ✓ 1,025 feet of frontage on Interstate 15
- ✓ Located in Temecula's primary retail corridor
- ✓ Surrounded by major national retailers and regional destinations
- ✓ Near Promenade Temecula regional mall
- ✓ High traffic counts with strong commuter exposure

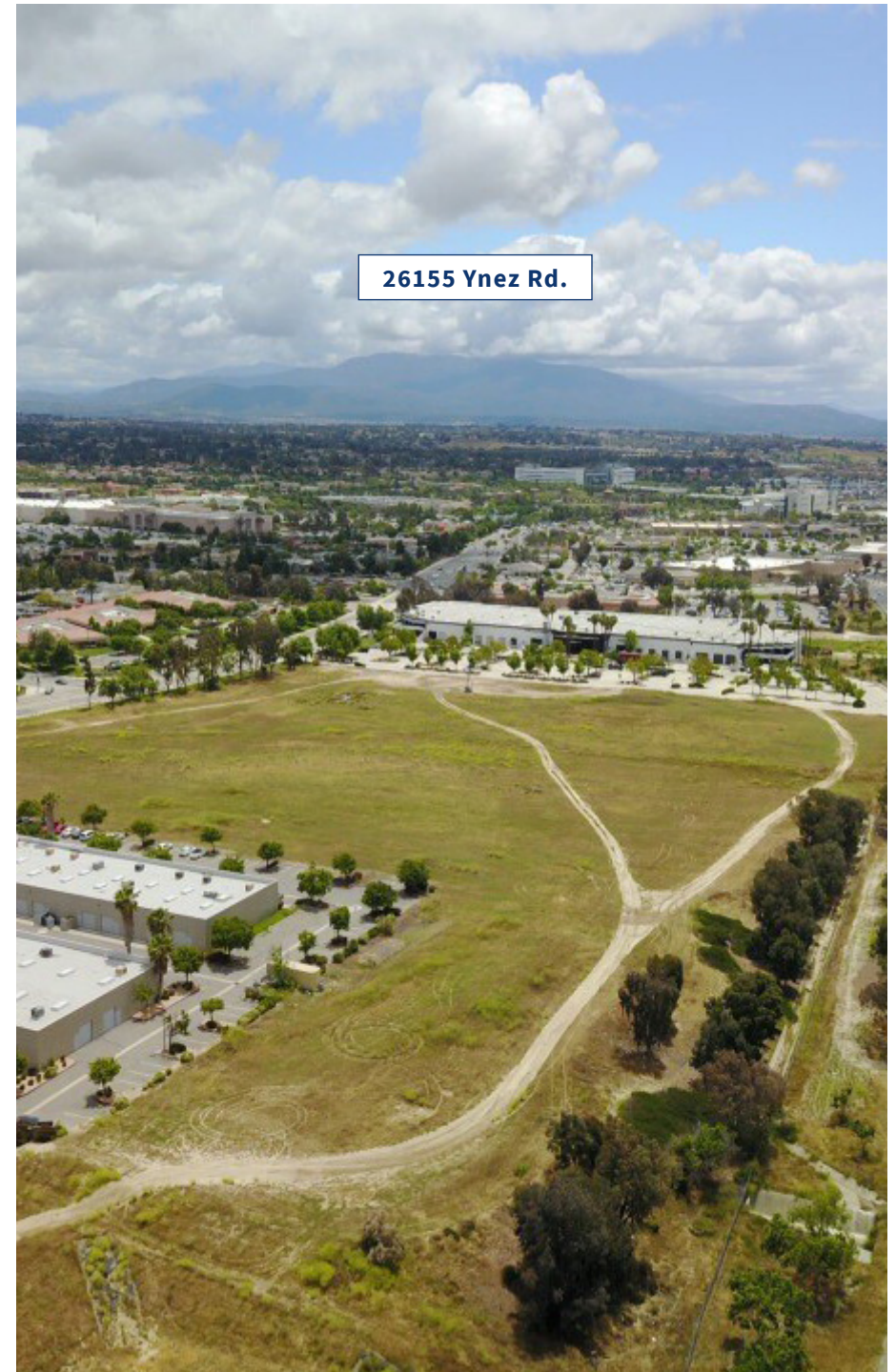
Demographics



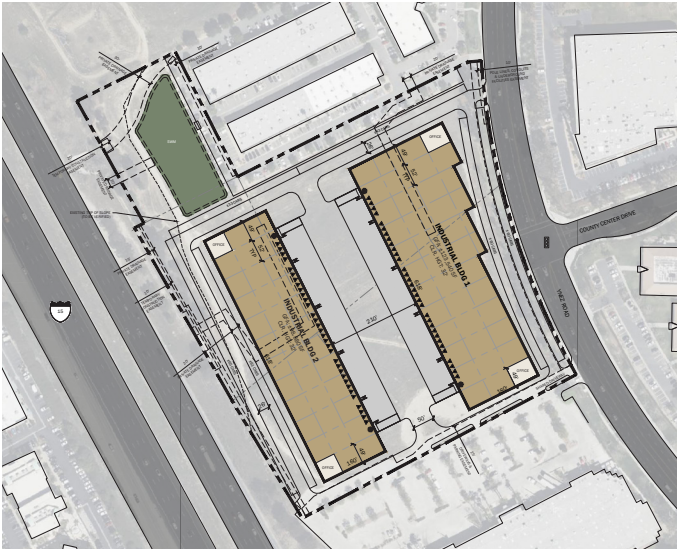
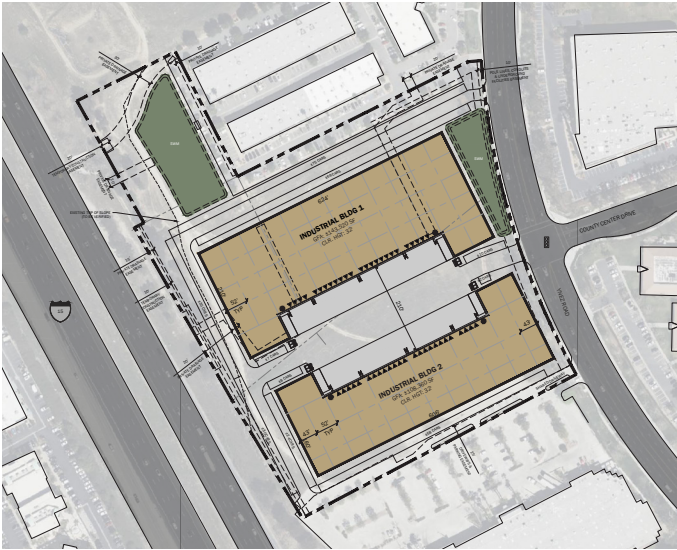
POPULATION	1 MILE	3 MILE	5 MILE
Total	7,296	77,139	182,519
Median Age	34.5	37.2	37.3
2030 Population	7,373	77,271	189,986



INCOME	1 MILE	3 MILE	5 MILE
Avg HH Income	\$132,920	\$128,035	\$141,068
2030 Avg HH Income	\$92,884	\$89,657	\$75,117
2025 Median HH Income	\$115,892	\$107,196	\$113,629
2030 Median HH Income	\$43,487	\$43,911	\$46,644
2025 Per Capita Income	\$44,082	\$44,232	\$46,803
2025 Median Value of Owner Occ. Housing Units	\$672,324	\$638,419	\$642,524



Design Concepts



Plat Map

26155 Ynez Road
Temecula, Ca 92591





WWW.SDRE.PARTNERS

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Call For More Information!

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DRE #00798900

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