

# THE CHAPARRAL CENTER AT OLD TOWN TEMECULA

FRONT STREET IN OLD TOWN TEMECULA, CA

## RARE OPPORTUNITY

To Acquire a Full City Block of  
Frontage in Old Town Temecula



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**NNN INVESTMENT GROUP**  
NET LEASED INVESTMENTS

**FINCHAM**  
INVESTMENT GROUP

**OFFERED AT \$14,500,000**

**GENERATIONAL TROPHY LANDMARK ASSET LOCATED IN THE HEART OF OLD TOWN TEMECULA**

**EXCLUSIVELY LISTED BY**

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer’s legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant’s past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant’s projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer’s legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this investment property.

Confidentiality: Tenant requires that all terms and conditions of this Lease shall be held in confidence, except as necessary to obtain financing and potential buyers of the property. Accordingly, the information herein is given with the understanding that those receiving it shall similarly hold it in confidence.

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# EXECUTIVE SUMMARY

## OFFERING SUMMARY

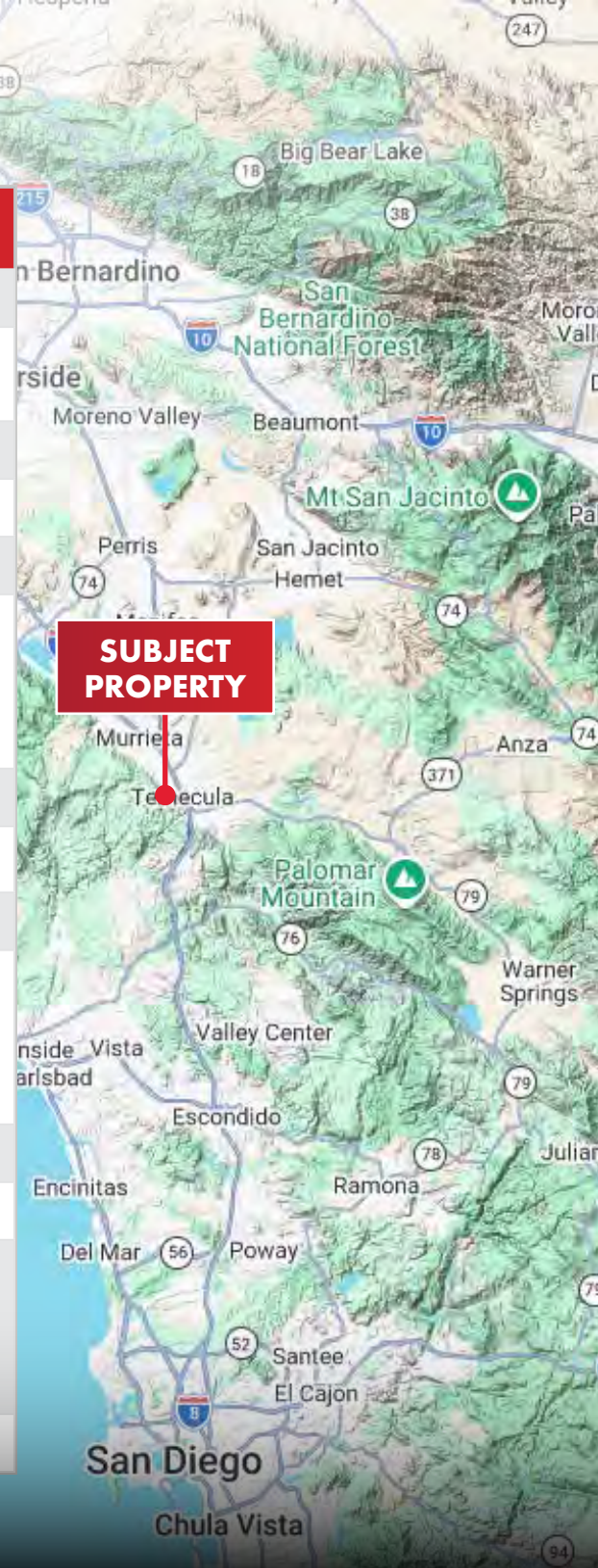
<b>LIST PRICE</b> \$14,500,000	<b>CAP RATE</b> 5.22%	<b>PRICE/SF</b> \$351	<b>NOI</b> \$756,368
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# OFFERING SUMMARY

## PROPERTY SUMMARY

Property Type	Mixed-Use (Retail Shops, Restaurants, & Offices)
Address	28495, 28455, 28465, 28475 Old Town Front Street, Temecula, CA 92590
County	Old Town Temecula
Submarket	Riverside
Total GLA	41,232 SF
Building Sizes (GLA)	Bld. #28495 - 4,909 SF Bld. #28455 - 9,510 SF Bld. #28465 - 15,703 SF Bld. #28475 - 11,110 SF
Occupancy	89%
Vacancy	4,522 SF
Number of Tenants	33
Lease Types	Bld. #28495 - NNN Bld. #28455 - MG Bld. #28465 - MG Bld. #28475 - MG
Number of Buildings	4
Lot Size	1.86 AC
Year Built	Bld. #28455 - 2004 Bld. #28465 - 1984 Bld. #28475 - 1979/2019 Bld. #28495 - 1979
Ownership	Fee Simple (Land & Building)





# INVESTMENT SUMMARY



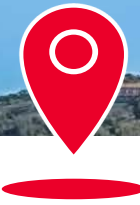
# INVESTMENT HIGHLIGHTS



## GENERATIONAL TROPHY LANDMARK ASSET

*Located in the heart of famous Old Town Temecula*

Rare opportunity to acquire the highly recognized Chaparral Center, a landmark mixed-use property situated along Old Town Front Street in the heart of Old Town Temecula. The property consists of a rare assemblage of 4 commercial buildings containing retail, office, and restaurant tenants with a loyal patron following



## PREMIER OLD TOWN FRONT STREET LOCATION

*Full city block of Old Town Front Street visibility and frontage*

The Chaparral Center is situated in the heart of Old Town Temecula, one of Southern California's most established historic entertainment, dining, and tourism districts. Front Street serves as a primary pedestrian corridor connecting visitors to restaurants, boutiques, tasting rooms, entertainment venues, and community events



## HIGH BARRIER TO ENTRY / EXCESS LAND

*Limited supply of historic core real estate | Excess 0.11 AC parcel included for future development*

Old Town Temecula properties benefit from significant barriers to entry due to limited available inventory, historic district characteristics, and constrained redevelopment opportunities, creating long-term scarcity value. Building 28455 has an excess 0.11 AC parcel for future development.



## MIXED-USE INCOME DIVERSIFICATION

*High historical occupancy rates – Under market rents – Historically well-maintained property – No deferred maintenance*

Opportunity to generate multiple consistent revenue streams through a combination of retail, restaurant, and office uses, thus providing enhanced income stability. In addition, there is opportunity to enhance cash flow through tenant mix optimization and rental rate growth with no looming deferred maintenance costs due to the current condition of the asset

# INVESTMENT HIGHLIGHTS



## DESTINATION REAL ESTATE

*High pedestrian traffic – Insulated by tourism demand*

Old Town Temecula attracts yearround visitors drawn by its walkable environment, historic charm, wine tourism, live entertainment, and extensive calendar of festivals and community events. The district functions as a major tourist and local destination within Southwest Riverside County



## BENEFICIARY OF TEMECULA'S ECONOMIC GROWTH

*Adjacent to new Altair master-planned community – 1,750 new homes*

Temecula continues to experience population growth, household formation, and expanding regional economic activity, supporting tenant demand and long-term property appreciation. The City actively promotes Old Town as a focal point for business, tourism, and economic development. Immediately west of Old Town is the 270-acre Altair master-planned community, set to start the development of 1,750 new homes, parks, trails, and recreation facilities



## HOME OF MAD MADELINE'S GRILL & TEXAS LIL'S

*Two of Old Town's most popular restaurants – Highly loyal patron following*

The subject property boasts two of Old Town's most popular restaurants in Mad Madeline's Grill and Texas Lil's. Highly loyal customers come for the "Best Burger in Temecula" at Mad Madeline's or to Texas Lil's, where they have been serving world-class Texas BBQ and cocktails for almost 40 years



## POWERFUL TOURISM ECOSYSTEM

*Between Temecula Wine Country and Old Town Temecula*

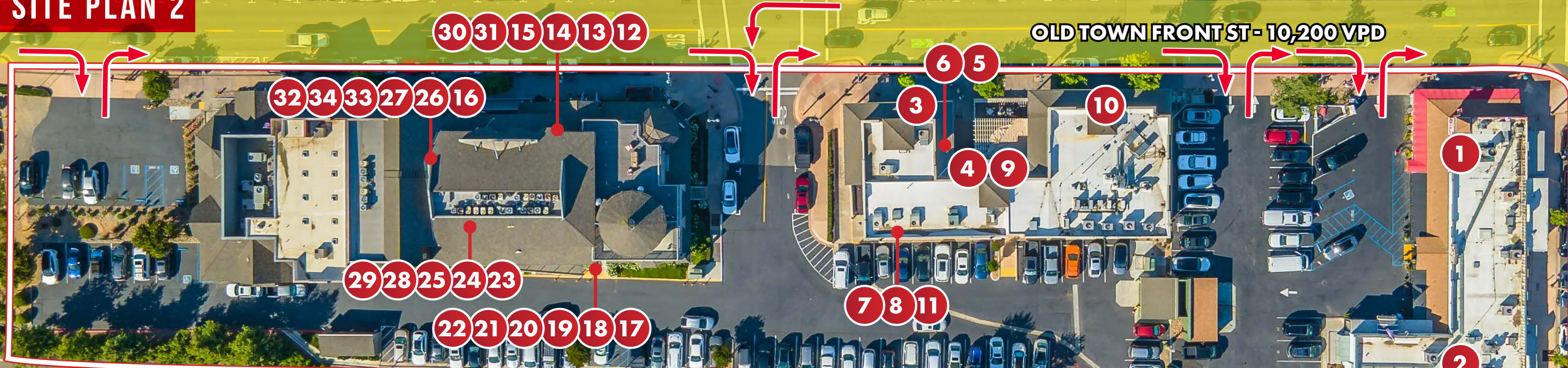
Temecula Wine Country is the economic engine that fuels visitor demand, while Old Town Temecula serves as the primary downtown entertainment, dining, and retail hub that monetizes that demand. The relationship creates a powerful tourism ecosystem that supports tenant performance, rental growth, and longterm asset appreciation for Front Street property owners

# SITE PLAN 1



1	Mad Madelines Grill	10	Classic Barber Products	19	Law Offices of J. Luke	27	Law office of Heather Cullen
2	Texas Lil's	11	Escrow Network	20	Golden II Enterprises	28	San Diego Restaurant
3	Silver Fever	12	Gardener's Cottage	21	SDL Real Estate & Pro	29	L&G Portable Crushing
4	Home Yoga, LLC	13	Ford and Elm	22	SCA Real Estate Group	30	The Crafted Scone
5	Milton Wealth Advisors	14	Katwalk	23	Advantage Demolition	31	Citrus and Moss
6	New Palace Realty & I	15	The Sugar Spot	24	Southern California D	32	Paul Mundl, DDS
7	Destination Temecula	16	rqtex, inc.	25	Environmental Landscape	33	Rylin Ashlee Salon
8	Oakden Law LTD	17	Express Tax Inc	26	Temeeku Midwifery	34	PacWest Investment
9	Bottega Italia	18	Stevie Dee Photography				

# SITE PLAN 2



1 Mad Madelines Grill	10 Classic Barber Products	19 Law Offices of J. Luke	27 Law office of Heather Cullen
2 Texas Lil's	11 Escrow Network	20 Golden II Enterprises	28 San Diego Restaurant
3 Silver Fever	12 Gardener's Cottage	21 SDL Real Estate & Pro	29 L&G Portable Crushing
4 Home Yoga, LLC	13 Ford and Elm	22 SCA Real Estate Group	30 The Crafted Scone
5 Milton Wealth Advisors	14 Katwalk	23 Advantage Demolition	31 Citrus and Moss
6 New Palace Realty & I	15 The Sugar Spot	24 Southern California D	32 Paul Mundl, DDS
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8 Oakden Law LTD	17 Express Tax Inc	26 Temeeuku Midwifery	34 PacWest Investment
9 Bottega Italia	18 Stevie Dee Photography		

# INCOME & EXPENSE

## REVENUE

	PSF	Pro Forma Yr	PSF	Year 5
Base Rental Revenue	34.51	1,423,065	39.45	1,626,427
Base Rental Abatement	(0.01)	(570)	0.00	0
Scheduled Base Rental Revenue	34.50	1,422,495	39.45	1,626,427
Expense Reimbursement	2.32	95,858	2.62	108,184
Total Potential Gross Revenue	36.82	1,518,353	42.07	1,734,611
Vacancy	(2.80)	(115,602)	(1.68)	(69,080)
<b>Effective Gross Revenue</b>	<b>34.02</b>	<b>1,402,751</b>	<b>40.39</b>	<b>1,665,531</b>

## OPERATING EXPENSES

	PSF	Pro Forma Yr	PSF	Year 5
CAM	8.78	361,954	4.97	204,727
Real Estate Taxes	3.20	132,000	5.25	216,486
Insurance	2.03	83,855	4.21	173,689
Management Fees	1.66	68,573	3.18	131,253
<b>Total Operating Expenses</b>	<b>15.68</b>	<b>646,382</b>	<b>18</b>	<b>726,154</b>
(Percent Recovered)		14.83%		14.90%
<b>Net Operating Income</b>	<b>18.34</b>	<b>756,368</b>	<b>22.78</b>	<b>939,376</b>



# CASH FLOW PROJECTIONS

	Year 1	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
For the Years Ending	PSF	Dec-2027	Dec-2028	Dec-2029	Dec-2030	Dec-2031	Dec-2032	Dec-2033	Dec-2034	Dec-2035	Dec-2036
Potential Gross Revenue											
Base Rental Revenue	\$34.51	\$1,423,065	\$1,467,482	\$1,519,357	\$1,574,338	\$1,626,427	\$1,685,240	\$1,745,080	\$1,799,810	\$1,855,827	\$1,912,589
Base Rental Abatement	(\$0.01)	(570)	0	0	0	0	0	0	0	0	0
Scheduled Base Rental Revenue	\$34.50	1,422,495	1,467,482	1,519,357	1,574,338	1,626,427	1,685,240	1,745,080	1,799,810	1,855,827	1,912,589
Expense Reimbursement	\$2.32	95,858	99,911	102,583	105,363	108,184	111,247	114,215	117,264	120,397	123,616
Total Potential Gross Revenue	\$36.82	1,518,353	1,567,393	1,621,939	1,679,701	1,734,611	1,796,487	1,859,295	1,917,074	1,976,224	2,036,206
Vacancy	(\$2.80)	(115,602)	(62,255)	(64,498)	(66,848)	(69,080)	(71,462)	(74,070)	(76,411)	(78,805)	(81,223)
Effective Gross Revenue	\$34.02	\$1,402,751	\$1,505,137	\$1,557,441	\$1,612,853	\$1,665,531	\$1,725,025	\$1,785,225	\$1,840,663	\$1,897,419	\$1,954,983
Operating Expenses											
CAM	\$8.78	\$361,954	\$186,234	\$192,159	\$198,273	\$204,727	\$211,475	\$218,113	\$225,292	\$232,718	\$240,427
Real Estate Taxes	\$3.20	132,000	204,000	208,080	212,242	216,486	220,816	225,232	229,737	234,332	239,019
Insurance	\$2.03	83,855	158,950	163,718	168,630	173,689	178,899	184,266	189,794	195,488	201,353
Management Fees	\$1.66	68,573	118,285	122,547	127,011	131,253	135,778	140,733	145,181	149,729	154,324
Total Operating Expenses	\$15.68	646,382	667,469	686,504	706,156	726,154	746,968	768,344	790,004	812,267	835,122
(Percent Recovered)		15%	15%	15%	15%	15%	15%	15%	15%	15%	15%
<b>Net Operating Income</b>	<b>\$18.34</b>	<b>\$756,368</b>	<b>\$837,669</b>	<b>\$870,937</b>	<b>\$906,697</b>	<b>\$939,376</b>	<b>\$978,057</b>	<b>\$1,016,881</b>	<b>\$1,050,659</b>	<b>\$1,085,153</b>	<b>\$1,119,860</b>

# PRICING ASSUMPTIONS

Global	
<b>Analysis Period</b>	
Analysis Start	January 1, 2027
Analysis End	December 31, 2036
Term	10 Years
<b>Area Measure</b>	
Building Square Footage	41,232 SF
<b>Growth Rates</b>	
Operating Expenses	3.00%
Real Estate Taxes	2.00%
<b>Market Rent Growth</b>	
Year 2	3.00%
Year 3	3.00%
Year 4	3.00%
Year 5	3.00%
Year 6	3.00%
Year 7	3.00%
Year 8	3.00%
Year 9	3.00%
Year 10	3.00%
Year 11	3.00%
General Vacancy Loss	5.00%
Capital Reserves	\$0.20/SF

Available Space Leasing and Absorption Cont.	
Rental Adjustments*	5.00%
Expense Reimbursement Type	Gross
Tenant Improvements	\$25.00/SF
Commissions	6.00%
*Over expiring rate (3% thereafter)	

Expenses	
Operating Expense Source*	Estimates
Management Fee (% of EGR)	5.00%
*See expense worksheet for more details.	

Second Generation Leasing	
Renewal Probability	80%
CYE 2027 Market Rental Rates	See Rent Roll
Rent Adjustment	3.00%
Lease Term	11
Expense Reimbursement-Retail	Gross*
* Building 28475 Net of Electric, Water, and Trash	

Tenanting Costs	
<b>Rental Abatement</b>	
New	2 Months
Renewal	0 Months
Blended Average	0.4 Months
<b>Tenant Improvement</b>	
New	\$25.00/SF
Renewal	\$10.00/SF
Blended Average	\$13.00/SF
<b>Commissions</b>	
New	6.00%
Renewal	3.00%
Blended Average	3.60%
<b>Downtime</b>	
New	4 Months
Blended Average	0.8 Months

# RENT ROLL

Suite	Tenant	Market	Sq. Ft.	Percent Total	RCD	Lease End	Security Deposit	Monthly Rent	Monthly Rate	Annual Rent	Annual Rate	NNN Month	Rent Change	New Rate	Comments/Options
<b>28459old</b>															
115	The Crafted Scone		1,693	17.80%	1/1/2024	5/31/2029	8,265.00	7,300.00	4.31	87,600.00	51.74		1/1/2027 \$ 7,650 1/1/2028 \$ 8,000 1/1/2029 \$ 8,265		1x5yr FMV
125	Citrus and Moss		2,251	23.67%	3/16/2020	3/31/2030	5,890.00	6,435.00	2.86	77,220.00	34.30		4/1/2026 4/1/2027 \$ 6,695 4/1/2028 \$ 6,960 4/1/2029 \$ 7,240		2x5r 4%/yr
215	Paul Mundl, DDS		2,565	26.97%	3/15/2017	12/31/2026	4,893.00	6,320.00	2.46	75,840.00	29.57		1/1/2027	FMV	3x5y FMV
235	Rylin Ashlee Salon		1,209	12.71%	10/1/2019	9/30/2028	2,175.00	2,630.00	2.18	31,560.00	26.10		10/1/2026 \$ 2,790 10/1/2027 \$ 2,960		
315	PacWest Investment		1,792	18.84%	6/1/2018	5/31/2027	9,549.00	3,480.00	1.94	41,760.00	23.30		6/1/2026 \$ 3,590		
<b>Total for 28459old</b>			<b>9,510</b>				<b>30,772.00</b>	<b>26,165.00</b>	<b>2.75</b>	<b>313,980.00</b>	<b>33.00</b>				
<b>28465old</b>															
101	Gardener's Cottage		2,051	13.06%	10/1/2012	9/30/2027	4,600.00	6,265.00	3.06	75,180.00	36.66		10/1/2026 \$ 6,575		
102	Ford and Elm		1,014	6.46%	11/1/2025	10/31/2030	2,845.00	2,525.00	2.49	30,300.00	29.88		11/1/2026 \$ 2,600 11/1/2027 \$ 2,680 11/1/2028 \$ 2,760 11/1/2029 \$ 2,845		
103	Katwalk		1,011	6.44%	10/1/2010	9/30/2026	1,668.15	2,590.00	2.56	31,080.00	30.74		10/1/2026 \$ 2,719	1x 2 yr; 3% in 2nd year	
104	The Sugar Spot		1,711	10.90%	9/1/2022	8/31/2027	4,105.00	3,935.00	2.30	47,220.00	27.60		9/1/2026 \$ 4,105	2x5yr; 3% annually	
201	rqtex, inc.		1,617	10.30%		1/31/2027	3,420.00	3,420.00	2.12	41,040.00	25.38				
203	<b>Vacant</b>		114	0.73%					0.00	0.00					
204	Express Tax Inc		370	2.36%		10/31/2026	745.00	800.00	2.17	9,600.00	25.98				
211	Stevie Dee Photography		512	3.26%		3/31/2029	896.00	1,200.00	2.34	14,400.00	28.13		4/1/2027 \$ 1,240 4/1/2028 \$ 1,300		
212	Law Offices of J. Luke		437	2.78%	2/1/2021	1/31/2029	1,133.00	1,375.00	3.15	16,500.00	37.76		2/1/2027 \$ 1,445 2/1/2028 \$ 1,515		
215	Golden II Enterprises		972	6.19%		5/31/2027	1,250.00	2,300.00	2.37	27,600.00	28.40		6/1/2026 \$ 2,370	3x1yr FMV	
221	SDL Real Estate & Pro		813	5.18%	1/1/2022	12/31/2026	1,895.00	1,895.00	2.33	22,740.00	27.97		1/1/2026		
224	SCA Real Estate Group		805	5.13%	5/1/2023	4/30/2027	2,060.00	2,100.00	2.61	25,200.00	31.30		5/1/2025		
311	Advantage Demolition		385	2.45%	2/1/2026	1/31/2028	849.00	824.00	2.14	9,888.00	25.68		2/1/2027 \$ 849		
313	Southern California D		785	5.00%		11/30/2026	1,163.28	1,550.00	1.97	18,600.00	23.69				
315	Environmental Landscape		409	2.60%	11/1/2023	10/31/2030	1,030.00	1,060.00	2.59	12,720.00	31.10		11/1/2026 \$ 1,095 11/1/2027 \$ 1,125 11/1/2028 \$ 1,160 11/1/2029 \$ 1,195		

# RENT ROLL

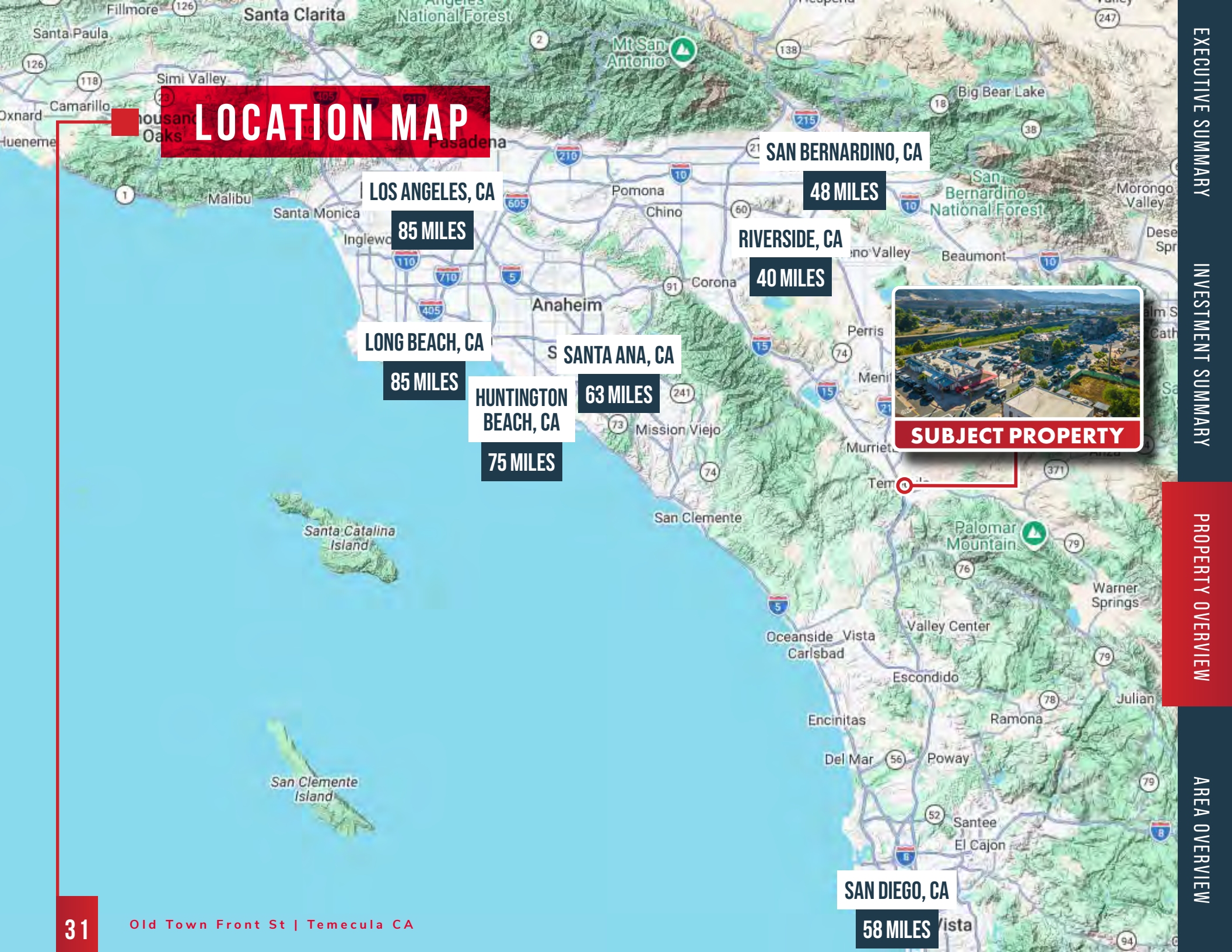
Suite	Tenant	Market	Sq. Ft.	Percent Total	RCD	Lease End	Security Deposit	Monthly Rent	Monthly Rate	Annual Rent	Annual Rate	NNN Month	Rent Change	New Rate	Comments/Options
318	Temeeku Midwifery and Law Office of Heather Cullen		446	2.84%	2/1/2024	1/31/2027	1,220.00	1,220.00	2.74	14,640.00	32.83		2/1/2026		
321			800	5.09%		9/30/2029	1,610.00	1,750.00	2.19	21,000.00	26.25		10/1/2026 \$ 1,820		
													10/1/2027 \$ 1,890		
													10/1/2028 \$ 1,970		
324	San Diego Restaurant		900	5.73%	7/15/2023	7/31/2026	2,410.00	2,530.00	2.81	30,360.00	33.73		8/1/2025		
325	L&G Portable Crushing		551	3.51%	2/1/2020	1/31/2027	1,650.00	1,800.00	3.27	21,600.00	39.20				
<b>Total for 28465old</b>			<b>15,703</b>				<b>34,549.43</b>	<b>39,139.00</b>	<b>2.38</b>	<b>469,668.00</b>	<b>30.13</b>				
<b>28475old</b>															
A	Silver Fever		612	5.51%	11/15/2009	11/30/2030	1,604.62	2,400.00	3.93	28,800.00	47.12	3.00	12/1/2026 2,520.00		
													12/1/2027 2,650.00		
													12/1/2028 2,780.00		
B	Home Yoga, LLC		1,283	11.55%	12/1/2019	2/28/2027	3,300.00	3,600.00	2.81	43,200.00	33.70	3.00			
D	Milton Wealth Advisors		1,244	11.20%	6/1/2022	5/31/2027	2,770.00	2,690.00	2.23	32,280.00	26.72	3.00	6/1/2026 2,770.00		
E	New Palace Realty & I		237	2.13%	1/15/2018	1/31/2028	695.00	750.00	3.18	9,000.00	38.13	3.00	2/1/2027 785.00		
F	Destination Temecula		411	3.70%	7/1/2013	12/31/2028	700.00	960.00	2.34	11,520.00	28.12	3.00	1/1/2027 1,010.00		
													1/1/2028 1,060.00		
G	Oakden Law LTD		606	5.45%	10/1/2022	9/30/2030	1,750.00	1,750.00	2.89	21,000.00	34.65	0.00	10/1/2026 1,840.00	ROFR to lease adjacent space;non compete	
													10/1/2027 1,930.00		
													10/1/2028 2,030.00		
													10/1/2029 2,130.00		
H/J	Antica aka Bottega Italia		3,715	33.44%	6/1/2020	5/31/2030	10,972.83	9,749.22	2.75	116,990.64	32.99	464.64	12/1/2026 10,041.69	reimburses %of expenses over base year	
													12/1/2027 10,342.00		
													12/1/2028 10,653.23		
													12/1/2029 10,972.83		
K	Classic Barber Products		606	5.45%	8/15/2023	8/31/2027	1,561.00	1,640.00	2.71	19,680.00	32.48	0.00	9/1/202 1,720.00		
L	Escrow Network		553	4.98%	9/1/2023	5/31/2031	1,468.00	1,468.00	2.66	17,616.00	31.86	0.00	9/1/2026 1,540.00		
													6/1/2027 1,620.00		
													6/1/2028 1,700.00		
													6/1/2029 1,780.00		
													6/1/2030 1,870.00		
M/N	Vacant		1,843	16.59%											
<b>Totals for 28475old</b>			<b>11,110</b>				<b>24,821.45</b>	<b>25,007.22</b>	<b>2.76</b>	<b>300,086.64</b>	<b>33.27</b>	479.64			

# RENT ROLL

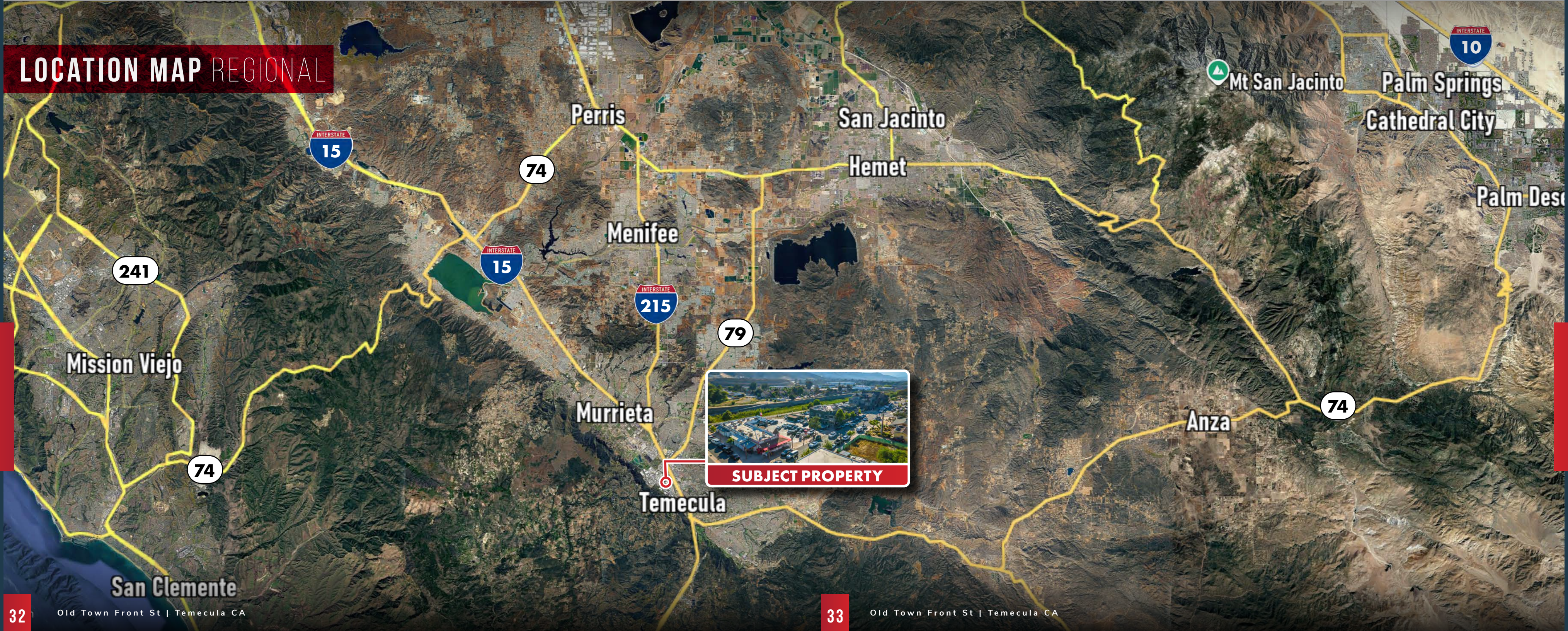
Suite	Tenant	Market	Sq. Ft.	Percent Total	RCD	Lease End	Security Deposit	Monthly Rent	Monthly Rate	Annual Rent	Annual Rate	NNN Month	Rent Change	New Rate	Comments/Options
<b>28495old</b>															
A	Mad Madelines Grill		641	13.06%	4/1/2017	3/31/2030	4,884.55	4,860.00	9.07	58,320.00	108.85	954.33	4/1/2027 4/1/2028 4/1/2029	5,055.00 5,230.00 5,415.00	
B/C	Texas Lil's		4,268	86.94%	10/1/2016	12/31/2031	5,000.00	14,180.00	4.49	170,160.00	53.86	4,974.00	1/1/2028 1/1/2029 1/1/2030 1/1/2031	14,605.00 15,045.00 15,550.00 15,965.00	Tenant shall pay nor more than 105% of preceeding year's property taxes. 2025 property taxes deemed to be \$33,139.66 regardless of the amount RE Taxes paid or payable by tenant for 2025
<b>Totals for 28495old</b>			<b>4,909</b>				<b>9,884.55</b>	<b>19,040.00</b>	<b>6.78</b>	<b>228,480.00</b>	<b>81.36</b>	<b>5,928.33</b>			
Occupied Square Ft			39,275				<b>100,027.43</b>	<b>109,351.22</b>		<b>1,312,214.64</b>					
Vacancy			1,843				0.00	0.00							
<b>Total Occupancy</b>			<b>41,232</b>												
			95.25%												



# PROPERTY OVERVIEW



# LOCATION MAP REGIONAL



EXECUTIVE SUMMARY

INVESTMENT SUMMARY

PROPERTY OVERVIEW

AREA OVERVIEW

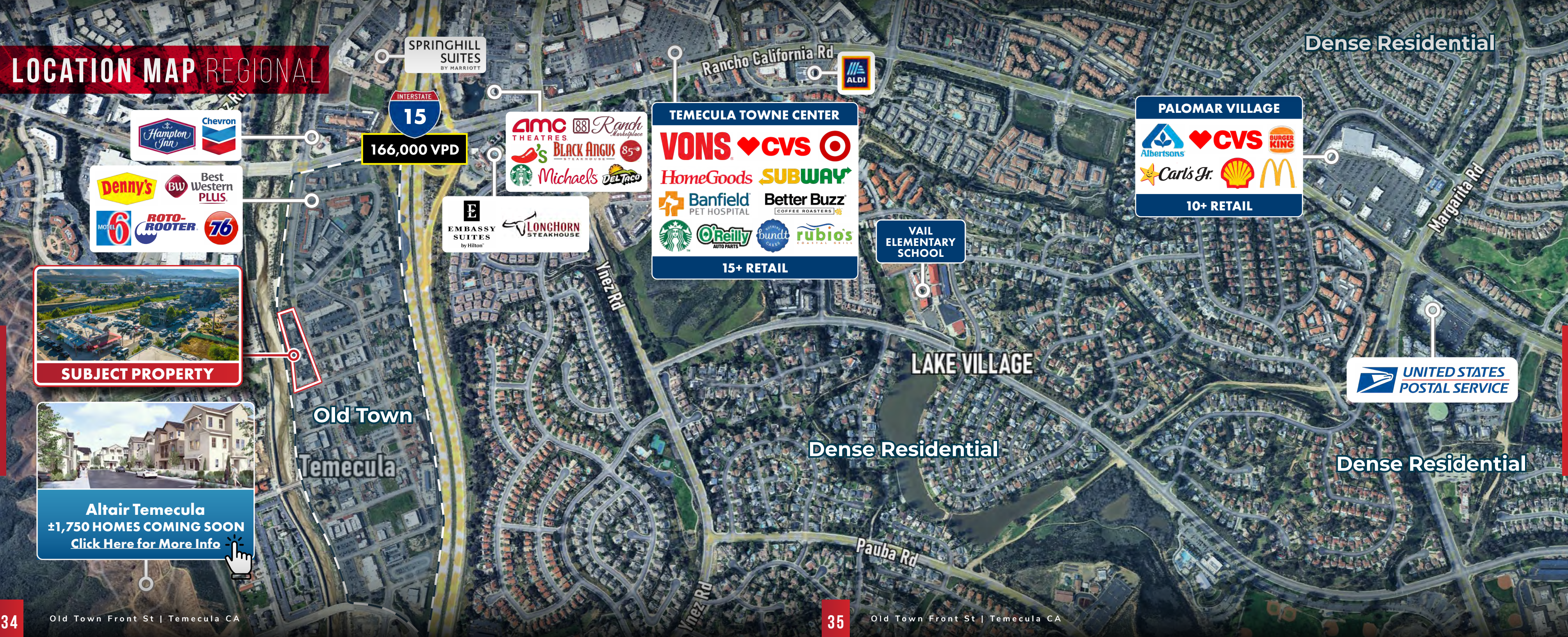
EXECUTIVE SUMMARY

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PROPERTY OVERVIEW

AREA OVERVIEW

# LOCATION MAP REGIONAL



SPRINGHILL SUITES BY MARRIOTT

INTERSTATE 15  
166,000 VPD

Hampton Inn  
Chevron

Denny's  
Best Western PLUS  
Motel 6  
ROTO-ROOTER  
76



SUBJECT PROPERTY



Altair Temecula  
±1,750 HOMES COMING SOON  
[Click Here for More Info](#)

Old Town

Temecula

TEMECULA TOWNE CENTER  
VONS CVS Target  
HomeGoods SUBWAY  
Banfield PET HOSPITAL Better Buzz COFFEE ROASTERS  
Starbucks O'Reilly Auto Parts bundt COASTAL GRILL rubio's  
15+ RETAIL

EMBASSY SUITES by Hilton  
LONGHORN STEAKHOUSE

AMC THEATRES  
Ranch Marketplace  
BLACK ANGUS STEAKHOUSE  
Starbucks Michaels DEL TACO

ALDI

VAIL ELEMENTARY SCHOOL

LAKE VILLAGE

Dense Residential

Dense Residential

PALOMAR VILLAGE  
Albertsons CVS BURGER KING  
Carl's Jr. Shell McDonald's  
10+ RETAIL

UNITED STATES POSTAL SERVICE

Dense Residential

# CHAPARRAL CENTER

**Building  
28455 & 28465**



# CHAPARRAL CENTER SOUTH

Building  
28475



# 2 TENANT NNN BUILDING

Building  
28495

Mad Madeline's Grill  
HAMBURGERS · FRIES · SHAKES

BUD AND BURGERS

HAPPY HOUR  
\$5.00  
4pm to Close

HAPPY HOUR  
\$5.00  
4pm to Close

EXECUTIVE SUMMARY

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AREA OVERVIEW

EXECUTIVE SUMMARY

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AREA OVERVIEW

2 TENANT NNN BUILDING

Building 28495







**PROPERTY PHOTOS**



# AERIAL NORTH



PDQ Equipment

Temecula Dance Company

Jefferson's Clock Repair

Granny's Attic Antiques

**SUBJECT PROPERTY**

RANCHO CALIFORNIA RD - 35,600 VPD

Golden Slice Pizza

Emmanuel's Bakery

Ten Hut Temecula

El Taquero Vegano

All Valley Coin & Jewelry

Ms. Chievious Boutique

The Nifty Gift

Up Your Alley

Palomar Inn Hotel Temecula



Penfold's Cafe and Bakery

Rancho California Inn



Temecula Valley Museum

Mary Philips Senior Center



Old Town Nutrition

Garden of Sculptures

Kim and Cloth

The Old Town Deli

Cameron Historical Building

Old Town Spice & Tea Merchants

Two Travelers Wine Bar

Havana Kitchen



The Barn Yard Antique Store



OLD TOWN FRONT ST - 10,200 VPD

# AERIAL WEST



**Altair Temecula**  
±1,750 HOMES COMING SOON  
[Click Here for More Info](#)

**Mission Village Apartments**  
76 UNITS

**Riverbank Village Apartments**  
65 UNITS

**Via Del Sol Apartments**  
48 UNITS

**The Gambling Cowboy**

**Small Barn Old Town**

**SUBJECT PROPERTY**

**Palomar Inn Hotel Temecula**

**Jeep Doctor**

**Town & Country Towing**

**Granny's Attic Antiques**

**Jefferson's Clock Repair**

**All Valley Coin & Jewelry**

**The Nifty Gift**

**Up Your Alley**

**Ten Hut Temecula**

**Ms. Chievious Boutique**

**Kayla Monagahn Hair**

**El Taquero Vegano**

**Temecula Wine & Beer Garden**

**Garden of Sculptures**

**Old Town Nutrition**

**CUBESMART self storage**

**Habitat for Humanity**

**HOME 2 SUITES BY HILTON**

**United Rentals**

**Temecula Dance Company**

**PDQ Equipment**

**RUNNING CENTER**

**OLD TOWN FRONT ST - 10,200 VPD**



# AERIAL EAST



INTERSTATE  
**15**  
166,000 VPD

RIVERSIDE COUNTY  
FIRE STATION



MERCEDES ST

OLD TOWN FRONT ST - 10,200 VPD

**SUBJECT  
PROPERTY**

Mary Philips  
Senior Center

Temecula  
Valley Museum

The Old  
Town Deli

Two  
Travelers  
Wine Bar

Kim and  
Cloth

Old Town  
Nutrition

Old Town  
Spice & Tea  
Merchants

Temecula  
Wine & Beer  
Garden

El Taquero  
Vegano

Ten Hut  
Temecula

Up Your  
Alley

The Nifty  
Gift

TEMECULA  
CIVIC CENTER

Cameron  
Historical  
Building

Palomar Inn Hotel  
Temecula

Bistro  
Modern

Archive

Urban Legends  
Antiques

Corbeaux  
Wine and Tea  
House

Oak Grove  
Culinary  
Creations

The Goat  
& Vine

The Gambling  
Cowboy

Small Barn  
Old Town

Old Town  
Pub & Grub

The Hotel  
Temecula

Luke's  
On Front

Old Town Temecula  
Community Theatre

Humble  
Somm

# AERIAL SOUTH

**INTERSTATE 15**  
166,000 VPD

TEMECULA CIVIC CENTER

MERCEDES ST

RIVERSIDE COUNTY FIRE STATION

Corbeaux Wine and Tea House

Oak Grove Culinary Creations

The Goat & Vine

Old Town Auto Service

Luke's On Front

Humble Somm

The Hotel Temecula

Rancho West Apartments  
150 AFFORDABLE UNITS

Foothills at Old Town Apartments  
274 UNITS

Portola Terrace  
45 AFFORDABLE UNITS



**Altair Temecula**  
±1,750 HOMES COMING SOON  
[Click Here for More Info](#)

Via Del Sol Apartments  
48 UNITS

Riverbank Village Apartments  
65 UNITS

Vine Creek Apartments  
60 AFFORDABLE UNITS

Two Travelers Wine Bar

Old Town Spice & Tea Merchants

Cameron Historical Building

Havana Kitchen

Palomar Inn Hotel Temecula

Small Barn Old Town

The Gambling Cowboy

Bistro Modern

Urban Legends Antiques

Archive

Small Barn Old Town

Old Town Temecula Community Theatre

Old Town Pub & Grub

Old Town Temecula Community Theatre

La Fata Cellars

All Valley Coin & Jewelry

Ten Hut Temecula

OLD TOWN FRONT ST - 10,200 VPD

**SUBJECT PROPERTY**

The Old Town Deli

Kim and Cloth

Garden of Sculptures

Ms. Chievious Boutique

Temecula Wine & Beer Garden

El Taquero Vegano



Old Town Nutrition



# AREA OVERVIEW

## DEMOGRAPHICS

COMMUNITY	1 MILE	3 MILE	5 MILE
POPULATION	8,294	52,543	148,902
HOUSEHOLDS	3,288	18,462	48,673
EMPLOYEES	7,461	40,418	60,324
MEDIAN AGE	36.9	37.0	37.7
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE	\$107,485	\$129,290	\$148,173
EXPENDITURE	1 MILE	3 MILE	5 MILE
TOTAL	\$340.05 M	\$2.24 B	\$6.49 B
EDUCATION	\$7.47 M	\$50.09 M	\$146.63 M
FOOD, BEVERAGE	\$40.55 M	\$260.19 M	\$736.42 M
ENTERTAINMENT	\$19.02 M	\$124.88 M	\$359.65 M



### DRIVE TIMES

- I-15 ..... 4 MIN
- I-215..... 8 MIN
- PECHANGA CASINO..... 11 MIN
- RIVERSIDE ..... 52 MIN
- SAN DIEGO ..... 1 HR



### TRAFFIC COUNTS

- OLD TOWN FRONT ST .. 10,200 VPD
- MAIN ST..... 1,500 VPD
- I-15 ..... 166,000 VPD
- RANCHO CALIFORNIA RD ..... 35,600 VPD

# Old Town Temecula

## AT A GLANCE

Old Town Temecula is the historic and cultural heart of Temecula, blending Old West charm with a vibrant mix of restaurants, boutique retail, entertainment venues, museums, galleries, and community events.

Stretching approximately one mile along Old Town Front Street and Main Street, the district serves as a major tourism destination and gathering place for both residents and visitors. Its preserved western architecture, walkable streets, live music scene, weekly farmers market, and proximity to Temecula Valley Wine Country make it one of Southern California's most distinctive downtown districts.



### \$1.1 Billion

#### ANNUAL VISITOR SPENDING

In 2024, Temecula Valley welcomed a record 3.4 million visitors who generated approximately \$1.1 billion in visitor spending.

Old Town, alongside Wine Country and Pechanga Resort Casino, is one of the region's key tourism drivers.

Courtesy of Temecula Valley Museum



## Places of Note

- **TEMECULA VALLEY MUSEUM**  
Showcases the region's history, culture, and heritage.
- **PENNYPICKLE'S WORKSHOP**  
Award-winning children's museum and interactive science attraction.
- **TORII GATE - DAISEN - NAKAYAMA SISTER CITY**  
Landmark commemorating Temecula's international sister-city relationship.
- **TAOS TERRITORIAL TRADERS**  
Longstanding specialty gallery featuring Native American art and artifacts.
- **THE OLD TOWN COMMUNITY THEATER**  
as well as numerous tasting rooms, craft breweries, and live entertainment venues further strengthen the district's appeal as a year-round destination.



### TO ONE OF A KIND FINDS



### Activities & Businesses in Old Town

A unique blend of shops, restaurants, hotels, entertainment, and event opportunities in one walkable, easy-to-navigate hub for visitors to explore.

# ABOUT TEMECULA, CA

TEMECULA, CA is a rapidly growing and affluent city in southwestern Riverside County, strategically located between San Diego, Orange County, and Los Angeles. The city is known for its family-oriented demographics, strong homeownership rates, and highly educated workforce. The median household income exceeds \$121,000, well above national averages, while nearly 39% of adults hold bachelor's degrees or higher. Temecula's quality schools, and expanding residential communities continue to attract higher-income households and remote professionals seeking more space and affordability compared to coastal Southern California markets.

Economically, Temecula serves as a major regional hub for retail, healthcare, tourism, logistics, and hospitality. Annual retail sales surpass \$4.3 billion, supported by strong consumer spending and continued population growth. Temecula Valley Wine Country, featuring more than 40 wineries, is a major tourism and economic driver, alongside Old Town Temecula's entertainment and dining sector. The city also benefits from strong labor force participation, relatively low poverty levels, and ongoing commercial and mixed-use development, reinforcing its position as one of the Inland Empire's most desirable and economically resilient communities.

**148K+** POPULATION

**\$4.3B+** ANNUAL RETAIL SALES

**\$1.1B** ANNUAL VISITOR SPENDING

**\$121K+** MEDIAN ANNUAL HOUSEHOLD INCOME

## EXPLOSIVE GROWTH

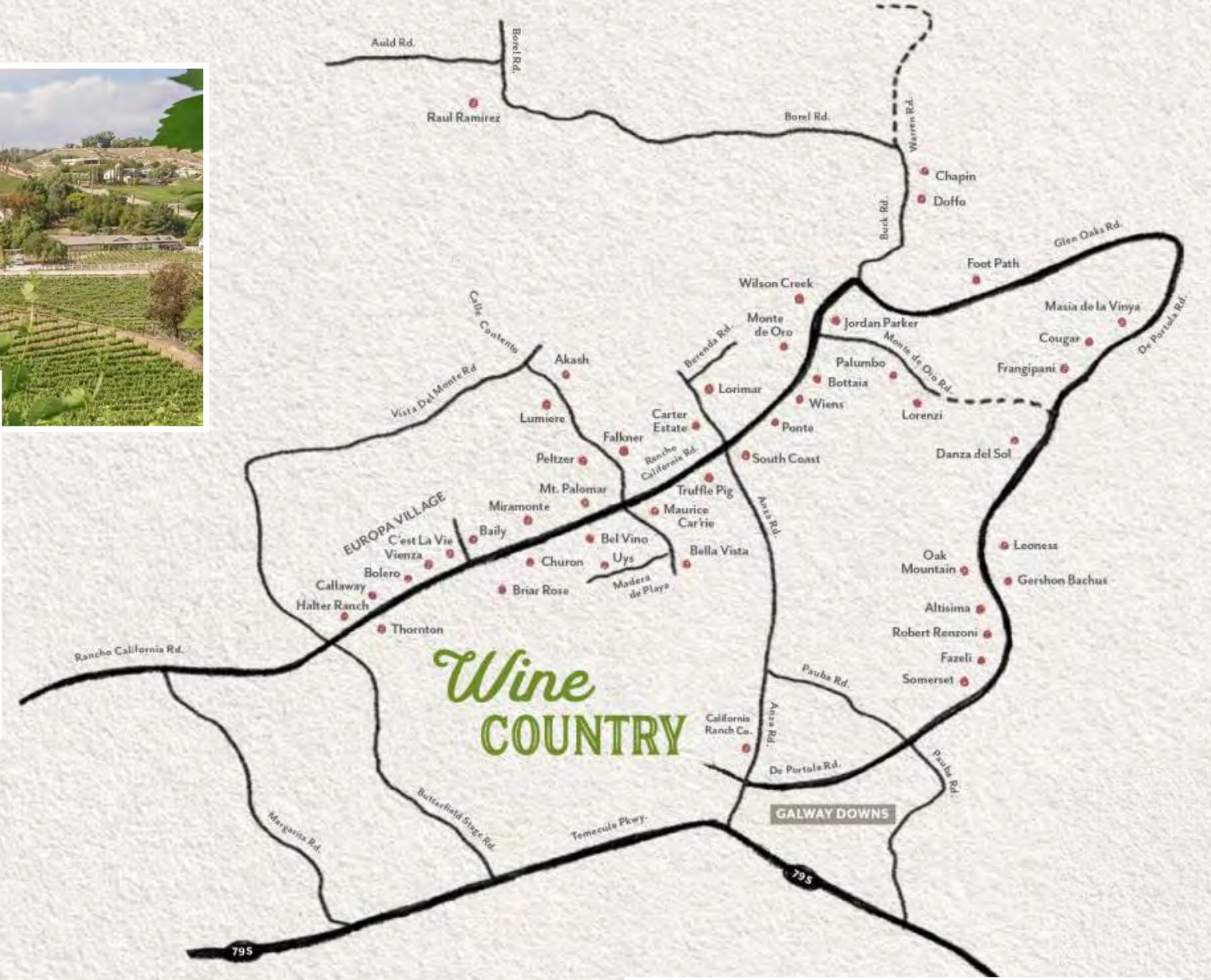
Temecula remains one of the Inland Empire's most active residential growth markets, with thousands of new housing units either under construction, approved, or in active planning stages to accommodate continued population and economic growth.



# ABOUT TEMECULA WINE COUNTRY

**TEMECULA VALLEY WINE COUNTRY** is Southern California's premier wine destination, featuring nearly 50 wineries and more than 3,500 acres of producing vineyards spread across rolling hills and scenic valleys. Located between Los Angeles and San Diego, the region has become a major tourism driver for Riverside County, attracting visitors with award-winning wineries, luxury resorts, hot-air balloon experiences, weddings, concerts, and culinary events.

Its accessibility to nearly 23 million residents within a two-hour drive has helped establish Temecula as one of California's fastest-growing wine tourism markets.



**±50**  
WINERIES IN  
TEMECULA VALLEY

**3,500**  
ACRES OF  
PRODUCING  
VINEYARDS

**3.4M**  
ANNUAL  
VISITORS (2024)

**\$381M**  
DIRECT  
TRAVEL-GENERATED  
EARNINGS

CLICK TO VIEW MORE ABOUT  
*Temecula Wine Country*

# ALTAIR

## 1,750

### *New Homes Coming Soon*

ALTAIR is one of the largest and most significant master-planned communities currently under development in Temecula. Developed by Brookfield Residential, the approximately 270-acre community is located immediately west of Old Town Temecula and is designed to bring new residential neighborhoods, parks, trails, recreation facilities, and community amenities to a highly desirable infill location. Unlike most new housing developments on the outskirts of Temecula, Altair offers a rare opportunity for residents to live within walking distance of Old Town's restaurants, entertainment, shopping, and cultural attractions while enjoying elevated views overlooking the Temecula Valley.



## 270+

ACRES OF DEVELOPMENT

## 15

PLANNED RESIDENTIAL NEIGHBORHOODS

## 1,750

PLANNED RESIDENTIAL UNITS

## 16

ACRES OF PARK LAND AND 9.5 MILES OF TRAILS



# THE CHAPARRAL CENTER AT OLD TOWN TEMECULA

FRONT STREET IN OLD TOWN TEMECULA, CA

## **INVESTMENT TEAM:**

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## **LOCAL MARKET EXPERT:**

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**GENERATIONAL TROPHY LANDMARK ASSET LOCATED IN THE HEART OF OLD TOWN TEMECULA**