

30925 Nicolas Rd, Temecula, CA 92591

Riverside County

- Prime 18.36-acre low-density residential development opportunity
- Large-Scale Residential Development Opportunity
- Zoning: VL (Very Low) 2.5 acres per parcel... spoke with the city, a total of 7 properties can be built on this land... buyer to verify
- Located Within the Temecula Valley Unified School District
- Minutes From Promenade Mall, Costco, Major Retail Centers, Dining, Parks & Freeway Access
- Ideal for Low-Density Residential, ADU + JADU Expansion, and Density Bonus Possibilities
- Surrounded by Established Master-Planned Communities and New Construction Activity

ASKING PRICE: \$1,975,000



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LUPITA PEÑA BROKER ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

The information contained in this Offering Memorandum has been compiled from sources believed to be reliable; however, Lupita Peña Realty has not independently verified any of the information provided. Lupita Peña Realty makes no guarantee, warranty, or representation, express or implied, regarding the accuracy, completeness, or suitability of any information contained herein.

It is the sole responsibility of the Buyer to conduct a thorough, independent investigation of all matters material to the acquisition, development, or use of the property. This Offering Memorandum is not a substitute for the Buyer's own due diligence. Buyer must verify all information, including but not limited to zoning, permitted uses, development standards, utilities, environmental conditions, market assumptions, financial projections, and all factors that may affect the value or feasibility of the property.

Any projections, opinions, assumptions, or estimates contained in this Offering Memorandum are provided for illustrative purposes only and do not represent current or future performance of the property. The ultimate value and suitability of the property depend on factors that must be evaluated by the Buyer and the Buyer's legal, financial, engineering, and other professional advisors.

Real estate transactions involve inherent risks. Buyer and Buyer's consultants are strongly encouraged to obtain and carefully review all documentation related to the property, including public records, city planning documents, title reports, environmental studies, and any other materials relevant to Buyer's intended use.

By accepting this Offering Memorandum, Buyer agrees to release and hold harmless Lupita Peña Realty, its agents, representatives, and affiliates from any claims, liabilities, costs, or damages arising out of Buyer's review, investigation, or purchase of the property.



Contents

Property Maps.....4-5

Property Photos.....6-8

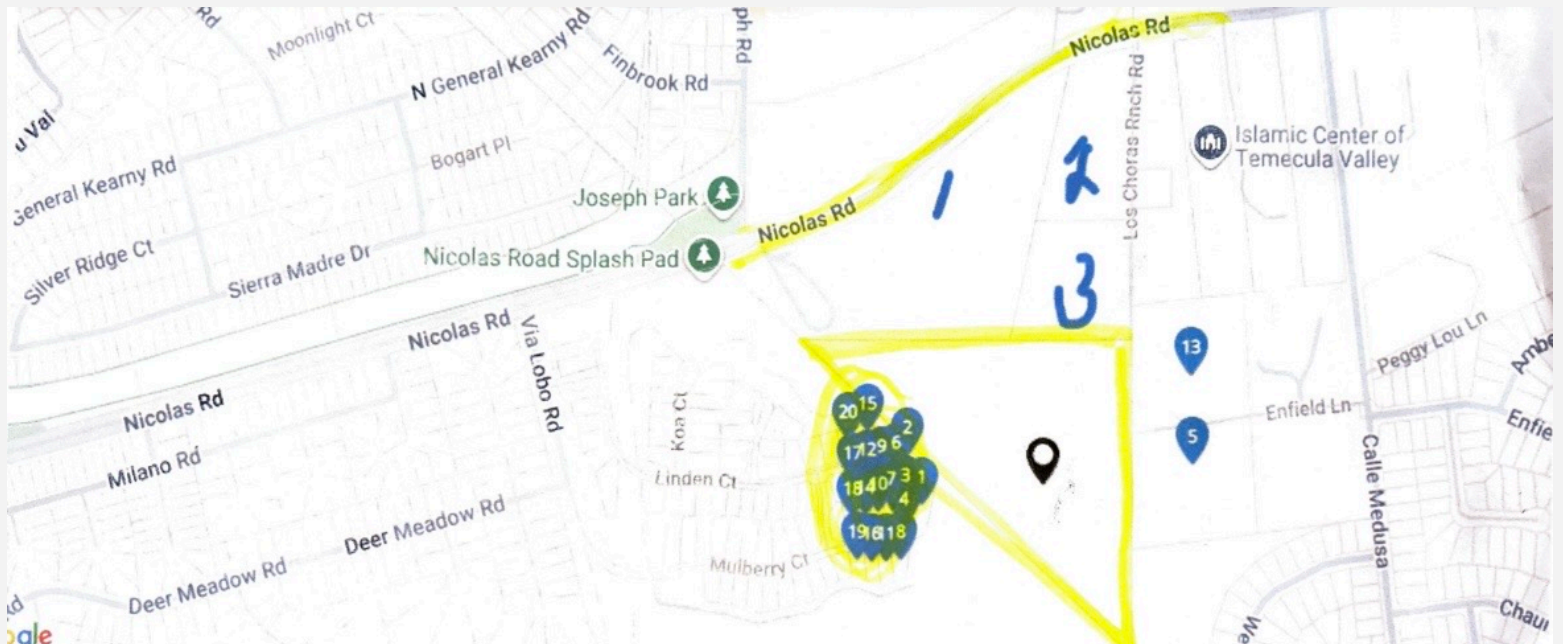
Mobile Home Tear Downs.....9

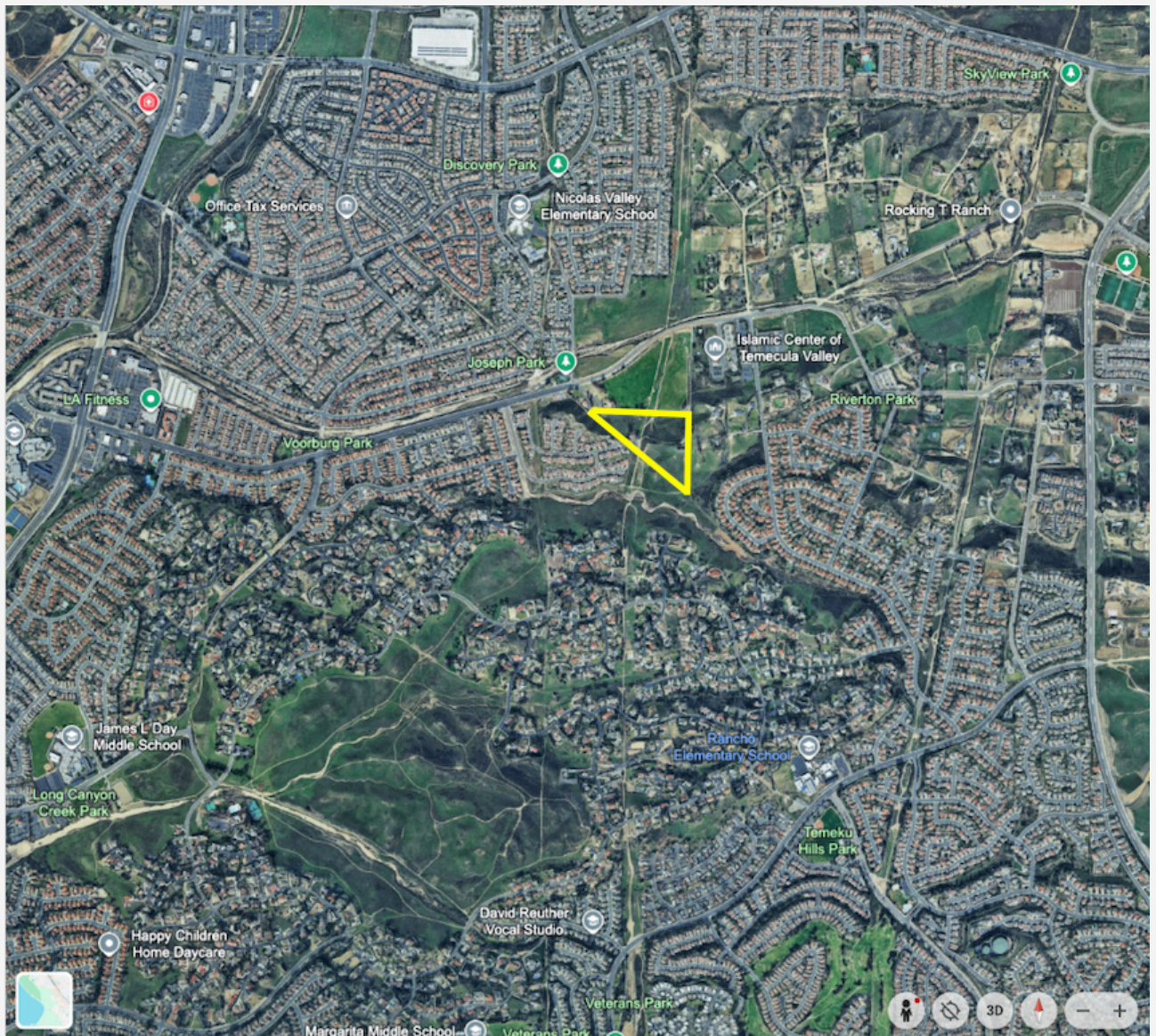
Property Information.....10

Temecula Unified School District.....11

Demographics & Universities / Colleges.....12

Property Maps





Property Maps

Property Photos



Property Photos





Property Photos

Mobile Home Tear Downs



Property Information

Asking Price: \$1,975,000

Location:

This property is located just north of Nicolas Road in the heart of Temecula, California. Centrally positioned between major residential communities and minutes from Promenade Temecula Mall, Costco, and key retail centers, the site offers exceptional accessibility and visibility. The property benefits from close proximity to schools, parks, shopping, and major transportation corridors, including the I-15 Freeway and Winchester Road (HWY 79).

**A private water well was installed and equipped with new piping in 2018, providing a reliable and updated water source for the property.*

Jurisdiction:

City of Temecula | County of Riverside

APN:

957-190-001

Acreage:

18.36 Acres

Zoning:

VL (Very low) 2.5 acres per parcel

General plan:

LDR (Low Density Residential)
ADU & JADU Housing Opportunities
Potential Density Bonus (Buyer to Verify)

min. lot size:

Per Zoning Standards (Buyer to Verify)

max height:

Per Zoning Standards (Buyer to Verify)

School district:

Temecula Valley Unified School District



Services:

Electric — Southern California Edison

Gas — Southern California Gas Company

Water — Septic

Fire — City of Temecula Fire Department

Police — Temecula Police Department

Temecula Valley Unified School District

The Temecula Valley Unified School District serves the community surrounding 30925 Nicolas Road and is recognized as one of the highest-performing districts in Riverside County. The District spans approximately 213 square miles—stretching north toward French Valley, south to the San Diego County line, east toward Vail Lake, and west to the Temecula city boundary.

TVUSD was established as a unified school district in 1989 and has grown into a robust educational network. Today, the District includes seventeen elementary schools, six middle schools, three comprehensive high schools, one continuation high school, one independent study high school, a virtual school, two charter schools, and an adult education program—totaling thirty-two schools.

The District also operates BAS® childcare programs across several elementary campuses. In November 2012, local voters approved the \$165 million Measure Y bond, providing funding for long-term improvements and modernization across District facilities. A multi-phase bond project list ensures strategic allocation of funds over the life of the bond, supporting classroom upgrades, technology, safety enhancements, and campus infrastructure.

Source: <https://www.tvusd.k12.ca.us/>

Elementary Schools:

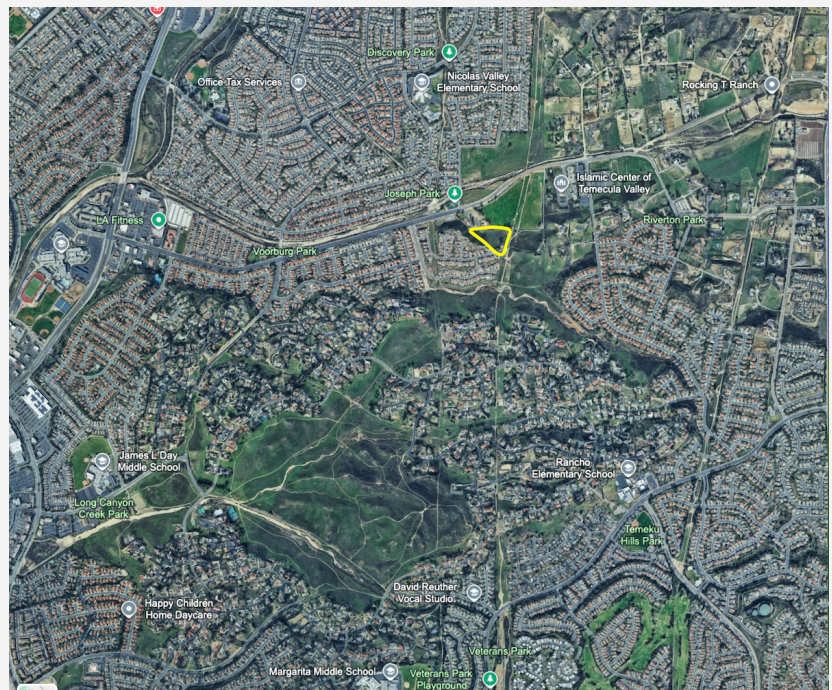
- Nicolas Valley Elementary
- Rancho Elementary School

Middle Schools

- James L Day Middle School
- Margarita Middle School

Highschool

- Chaparral High School



Demographics

Estimated Population: 41,673

Estimated households: 13,891

Average household income: \$107,312

Average Per Capita Income: \$42,939

Universities / Colleges

California State University, San Marcos ... approximately 36 miles away

San Joaquin Valley College: Approximately 4.1 miles away

Mt. San Jacinto College: Approximately 3.6 miles away

