

FOR SALE - SIGNALIZED CORNER PAD

36525 TEMEKU ST | FRENCH VALLEY, CA 92563

Winchester Rd (28,497)

Temeku Rd

Benton Rd (26,512 ADT)

41,382 SF

FRENCH VALLEY TEMEKU LAND

41,382 SF Land For Sale

CBRE

Highlights



Signalized Corner in Growth Corridor

Hard, signalized corner along Benton Road offering excellent visibility and access in the expanding French Valley/Murrieta market.



Strong Traffic & Exposure

Located near Benton Road ($\pm 26,512$ CPD) and Winchester Road ($\pm 28,497$ CPD), providing consistent daily traffic and regional connectivity.



Flexible 1-P Commercial Zoning

Zoning allows a broad range of income-producing uses including retail, restaurant, office, convenience store, and gas station.



$\pm 41,382$ SF Development Site

Nearly one-acre parcel ideal for freestanding or multi-tenant commercial development with long-term upside.

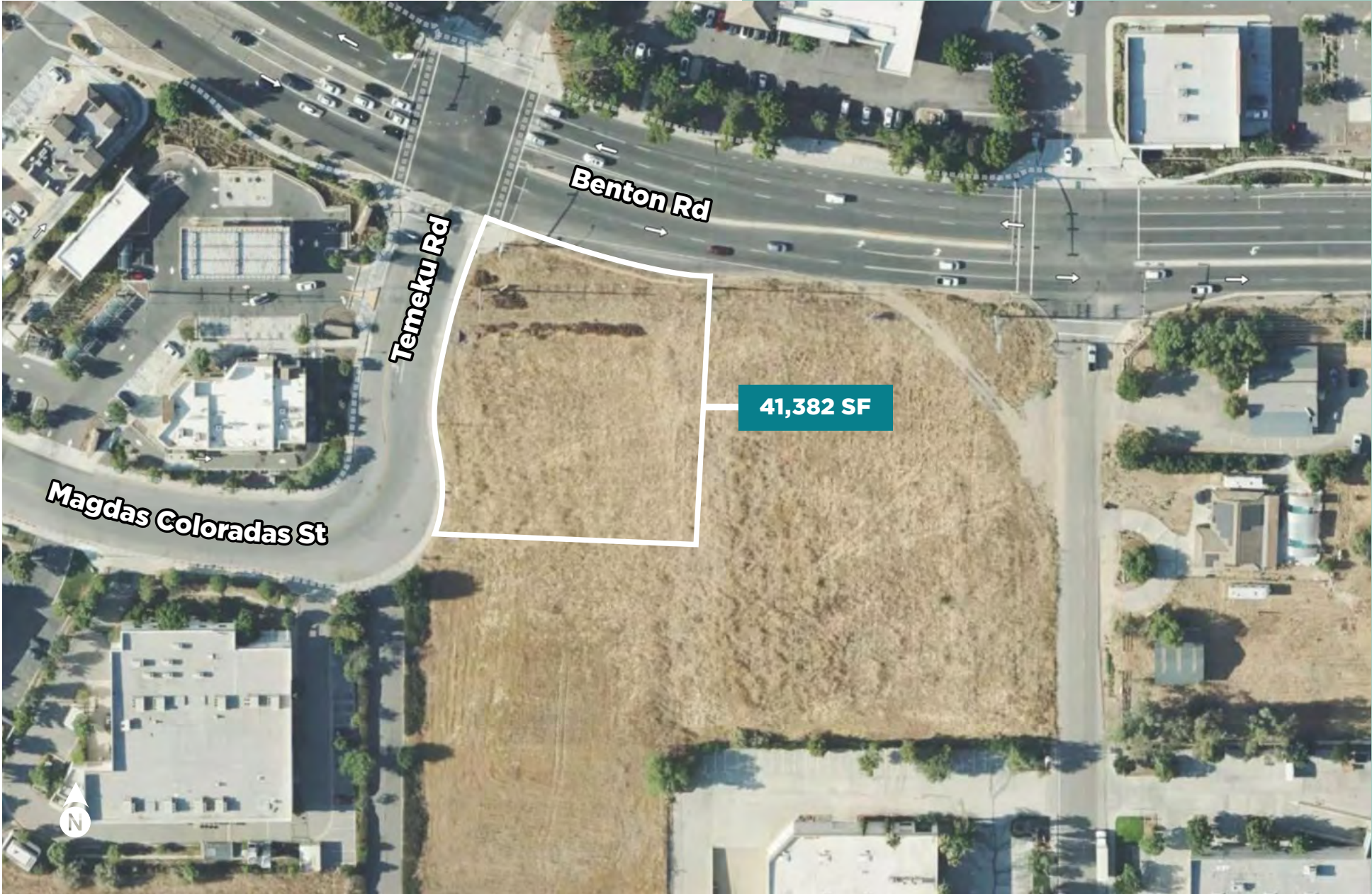


Upfront Entitlement Investment Completed

Seller has completed key planning and entitlement work, reducing development timelines, cost, and execution risk.



Aerial





In the box



79



41,382 SF

Temeku Rd

Benton Rd



Welcome to French Valley



French Valley is a rapidly growing, business friendly community within southwest Riverside County, positioned between the cities of Murrieta, Temecula, and Winchester. Known for its strong residential growth, expanding commercial corridors, and suburban appeal, French Valley has emerged as a key destination for retail, service, and mixed use development.

The area benefits from a steadily increasing population base supported by new housing developments, family-oriented neighborhoods, and rising household incomes, creating sustained demand for everyday retail, dining, and service uses. French Valley's proximity to regional employment hubs, wineries, medical centers, and military installations further strengthens its daytime population and consumer base. Strategically located near major transportation routes including Winchester Road and access to Interstate 15, French Valley offers convenient connectivity to Temecula, Murrieta, Menifee, and greater Inland Empire markets. Ongoing infrastructure investment and planned commercial development continue to enhance accessibility and visibility, positioning French Valley as a high growth corridor with long term upside for investors and developers.

Quick Facts



Approximately 78,800 residents

Live within a 3-mile radius of the property.



Strong household base

Over 22,800 households within a 3-mile radius support daily retail and service demand.



Young, growing population

Median age of 33.9 years, indicating strong family and workforce presence.



Diverse employment base

Area workforce supported by white collar (67.2%), blue collar (14.9%), and service employment (17.9%).



Low unemployment environment

Regional unemployment rate of approximately 5.2%, supporting stable consumer spending.




























FRENCH VALLEY TEMEKU LAND

Denny's

FRENCH VALLEY

FRENCH VALLEY AIRPORT

1 MILE

36525 TEMEKU ST | FRENCH VALLEY, CA 92563



Scott Rd






























FRENCH VALLEY TEMEKU LAND

FRENCH VALLEY

1 MILE

FRENCH VALLEY AIRPORT

VITAL

3 MILE

5 MILE

MURRIETA

Kalmia St

Jaerson Ave

Winchester Rd



P7

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41,382 SF

FOR MORE INFORMATION, PLEASE CONTACT:

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