



OFFERING MEMORANDUM

34.5 ACRES FOR SALE // WC-W

0 Los Caballos Rd. - Temecula CA, 92592

EXCLUSIVELY LISTED BY:

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0 Los Caballos Rd.

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WINE COUNTRY ZONES

ORDINANCE NO. 348.4840

PROPERTY SUMMARY

**SUBJECT
PROPERTY**



PROPERTY SUMMARY

Nestled within Temecula Wine Country's thriving landscape, this expansive 34.5-acre parcel offers an exclusive investment opportunity tailored for discerning investors.

Strategically positioned at the intersection of State Highway 79-South and Los Caballos Road, the property boasts prime visibility and accessibility, making it an ideal canvas for lucrative ventures such as wineries, tasting rooms, vineyards, and upscale hospitality offerings.

With zoning approval as a Class V Winery under Riverside County's Wine Country Plan and provisions for diverse ancillary uses including wine tasting areas, retail sales, and event facilities, this meticulously curated property promises substantial returns for investors seeking to immerse themselves in Southern California's dynamic wine tourism sector.



PRICE
\$3.95m



AVAILABLE AC:
34.5 AC



ZONING
WC-W

Highlights

ADDRESS:	0 Los Caballos Rd
PARCEL:	927-610-004
LOT ACRES:	34.5 AC
COUNTY:	Riverside
MARKET:	Temecula
SUBMARKET:	Wine Country
ZONING:	Wine Country - Wine
PRICE PER ACRE:	\$114,493
USES:	Class V Winery, Hotel, Restaurant, Wedding / Special Events Venue, Winery Production, Full Resort

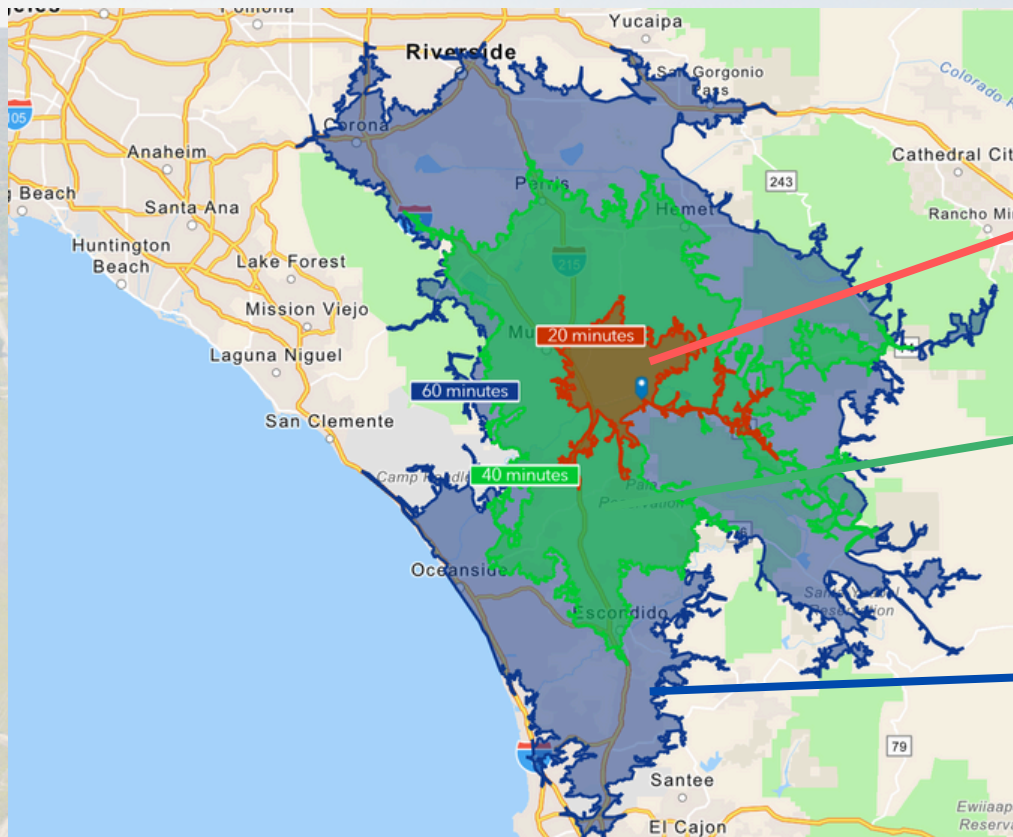




DEMOGRAPHICS
SUMMARY

DEMOGRAPHIC SUMMARY

Drive Time Summary - Temecula, CA




**20 min drive =
199,850
population**


**40 min drive =
1,104,480
population**

**60 min drive =
2,955,836
population**

Variable	Los Caballos & CA-79		
	20 minutes	40 minutes	60 minutes
2023 Total Population	199,850	1,014,480	2,955,836
2023 Median Household Income	\$108,603	\$89,908	\$96,304
2023 Median Age	35.1	35.9	36.0
2028 Wine Away from Home	\$4,646,288	\$20,125,234	\$65,488,062
2023 Wine at Full Service Restaurant	\$3,662,401	\$15,741,654	\$51,759,205
2023 Consumed Wine at Home Last 30 Days	36,479	172,803	515,116
2023-2028 Population: Compound Annual Growth Rate	0.49%	0.39%	0.33%




Boomburbs
92592
Drive time of 20 minutes



TAPESTRY
SEGMENTATION

DOMINANT TAPESTRY SEGMENT



23,172 households are *Boomburbs*


36.3% of households are in this segment


Boomburbs: *Affluent Estates* LifeMode


This is the new growth market, with a profile similar to the original young professionals with families that have opted to trade up to the newest housing in the suburbs. The original Boomburbs neighborhoods began growing in the 1990s and continued through the peak of the housing boom...


[Learn more...](#)


ABOUT THIS SEGMENT

- 

Boomburbs residents prefer late model imports, primarily SUVs, and also luxury cars and minivans.
- 

Style matters in the Boomburbs, from personal appearance to their homes. Consumers are still furnishing their new homes and already remodeling.
- 


Financial planning is well under way for these professionals.
- 

Leisure includes a range of activities from sports (hiking, bicycling, swimming, golf) to visits to theme parks or water parks.
- 

Well connected, own the latest devices and understand how to use them efficiently - biggest complaints-too many devices and too many intrusions on personal time.

ABOUT THIS AREA

- Household Type:**
Single Family
- Employment:**
Prof; Mgmt
- Median Age:**
35.1
- Median Household Income:**
\$108,625
- Education:**
49.2% have a college degree



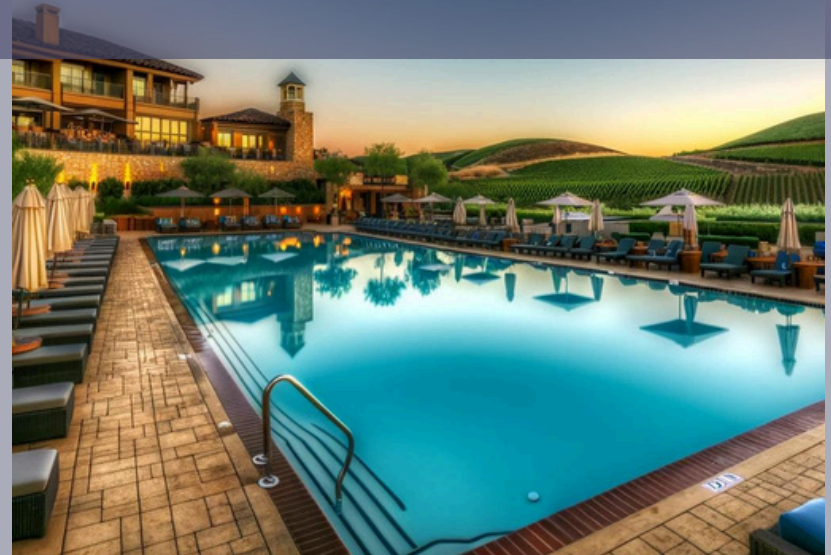
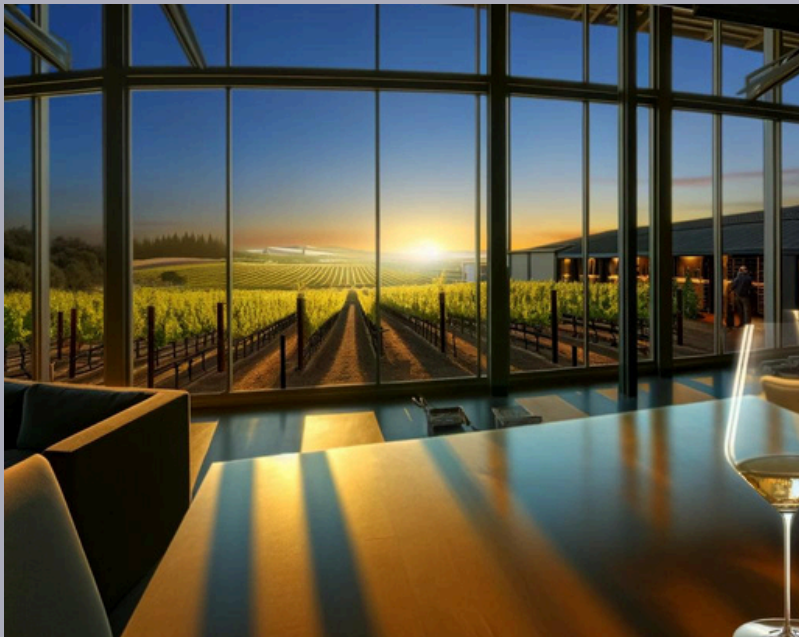
KEY FACTS FOR THIS AREA

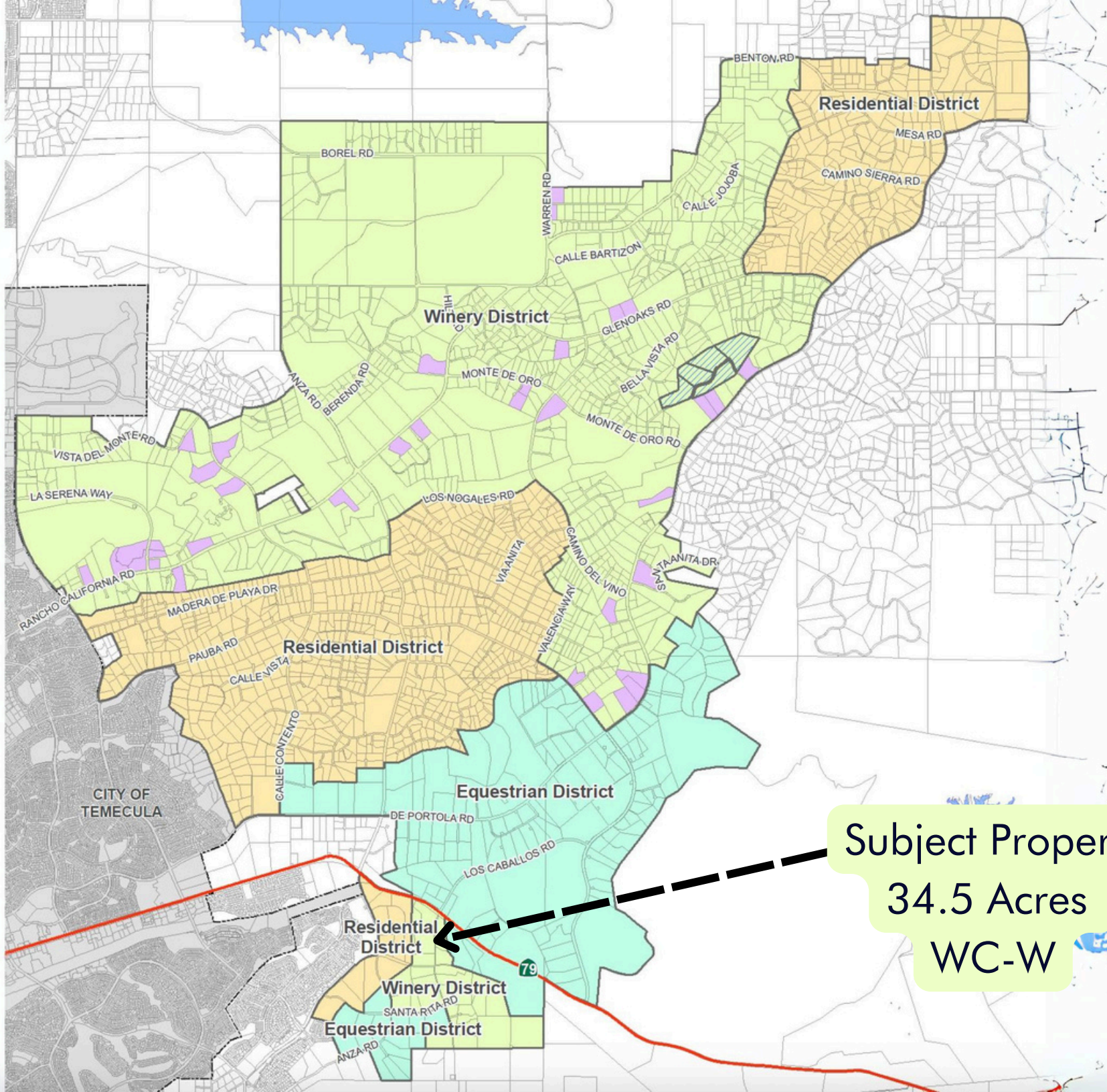
Click facts to 'Explore for more' details

201,610	63,809	3.15	141	72	81	\$596,892	0.48%
Population	Households	Avg Size Household	Wealth Index	Housing Affordability	Diversity Index	Median Home Value	Forecasted Annual Growth Rate



CONCEPTUAL PHOTOS





Subject Property
34.5 Acres
WC-W

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**SUBJECT
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