

EXCLUSIVELY OFFERED

41955 MAIN STREET

TEMECULA, CALIFORNIA 92590



**A distinctive freestanding
commercial property in the
heart of Old Town Temecula.**

- ✦ **A CHARMING BUILDING.**
- ✦ **A PRIME LOCATION.**
- ✦ **ENDLESS POSSIBILITIES.**

Offering Price: \$1,600,000

Prime Old Town Location

On Main Street in the heart of Old Town Temecula, across from City Hall

Excellent Frontage Exposure

55 feet of Main Street frontage with high visibility and steady pedestrian traffic

Ideal For Specialty Uses

A wide variety of boutique, retail, hospitality, wellness and experiential concepts

Public Parking Adjacent

Large public parking lot adjacent to the property and additional street and public parking

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 **GRE**
LAND & COMMERCIAL REAL ESTATE

THE OPPORTUNITY

A FLAGSHIP MAIN STREET LOCATION



A Rare Opportunity In The Heart Of Old Town Temecula

41955 Main Street is a distinctive $\pm 1,000$ SF freestanding commercial building positioned on one of Old Town Temecula's most visible and walkable streets. Directly across from Temecula City Hall, the property combines authentic character, strong pedestrian exposure and an exceptionally prominent Main Street address.

The building's open interior, exposed wood ceiling and flexible layout are complemented by a substantial outdoor patio that can function as customer seating, merchandise display or an extension of the retail experience. This combination creates possibilities ranging from boutique retail, wine tasting and coffee to plants and garden lifestyle, home décor, florals, pet retail, artisan goods, art, antiques and other destination oriented concepts. Public parking adjacent to the property adds an important convenience for customers and employees.

Own A Piece Of Old Town History.
Create What Comes Next.

PROPERTY HIGHLIGHTS

CHARACTER, VISIBILITY + FLEXIBILITY



1 Prime Old Town Location

Directly across from Temecula City Hall in the heart of Old Town.

3 Indoor + Outdoor Flexibility

Character rich interior plus an inviting front patio and a large private rear garden area for seating, displays and customer activation.

5 Public Parking Adjacent

Large public parking area immediately behind the property plus nearby street parking.

2 Excellent Frontage + Exposure

Approximately 55 feet of Main Street frontage with strong visibility and pedestrian activity.

4 Broad Retail Appeal

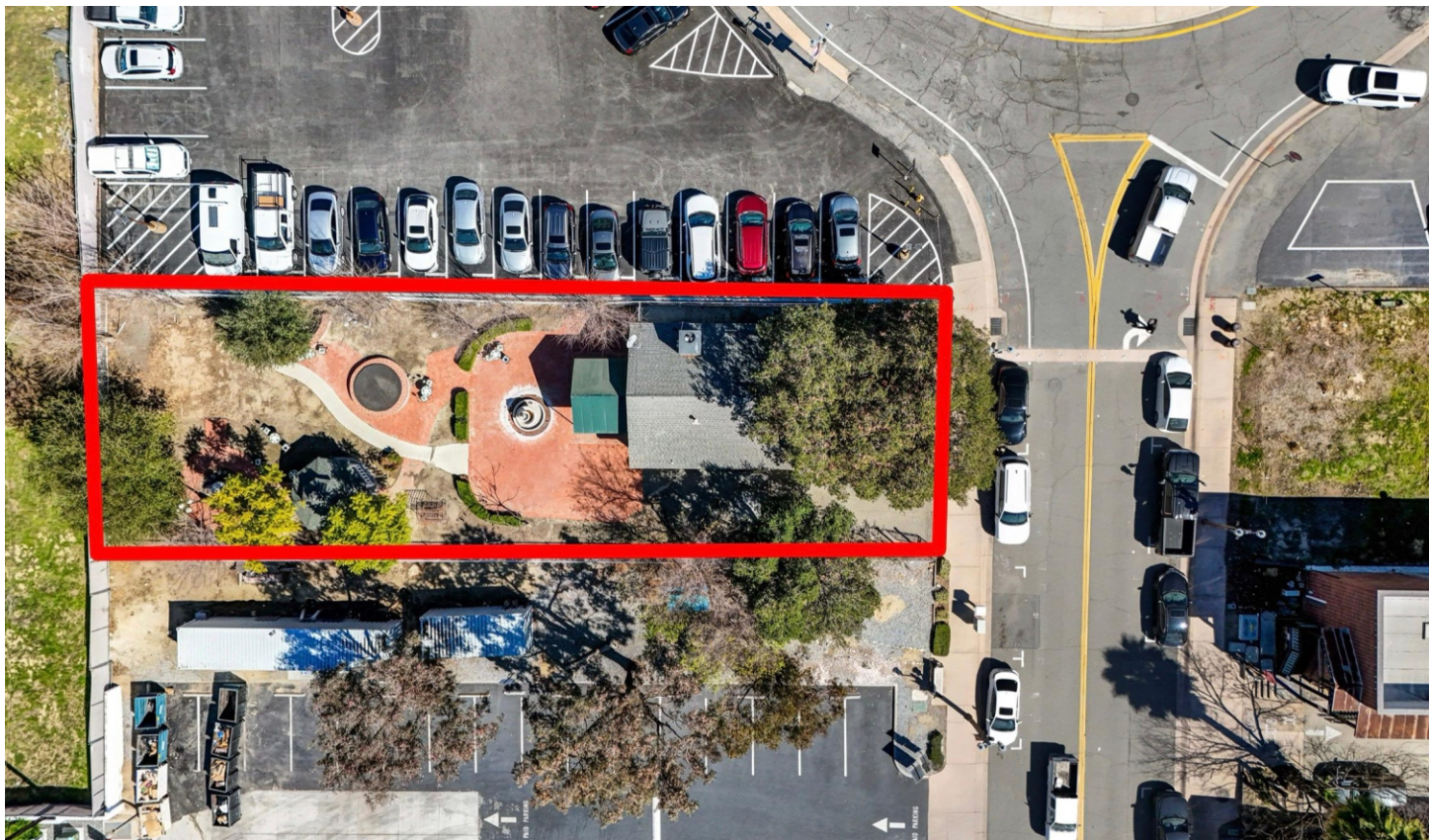
Well suited to garden, home, floral, pet, artisan, fashion, food, beverage, gallery and specialty concepts.

6 Owner User Or Investment

A scarce opportunity to control a trophy Old Town location with long term scarcity value.

PROPERTY SUMMARY

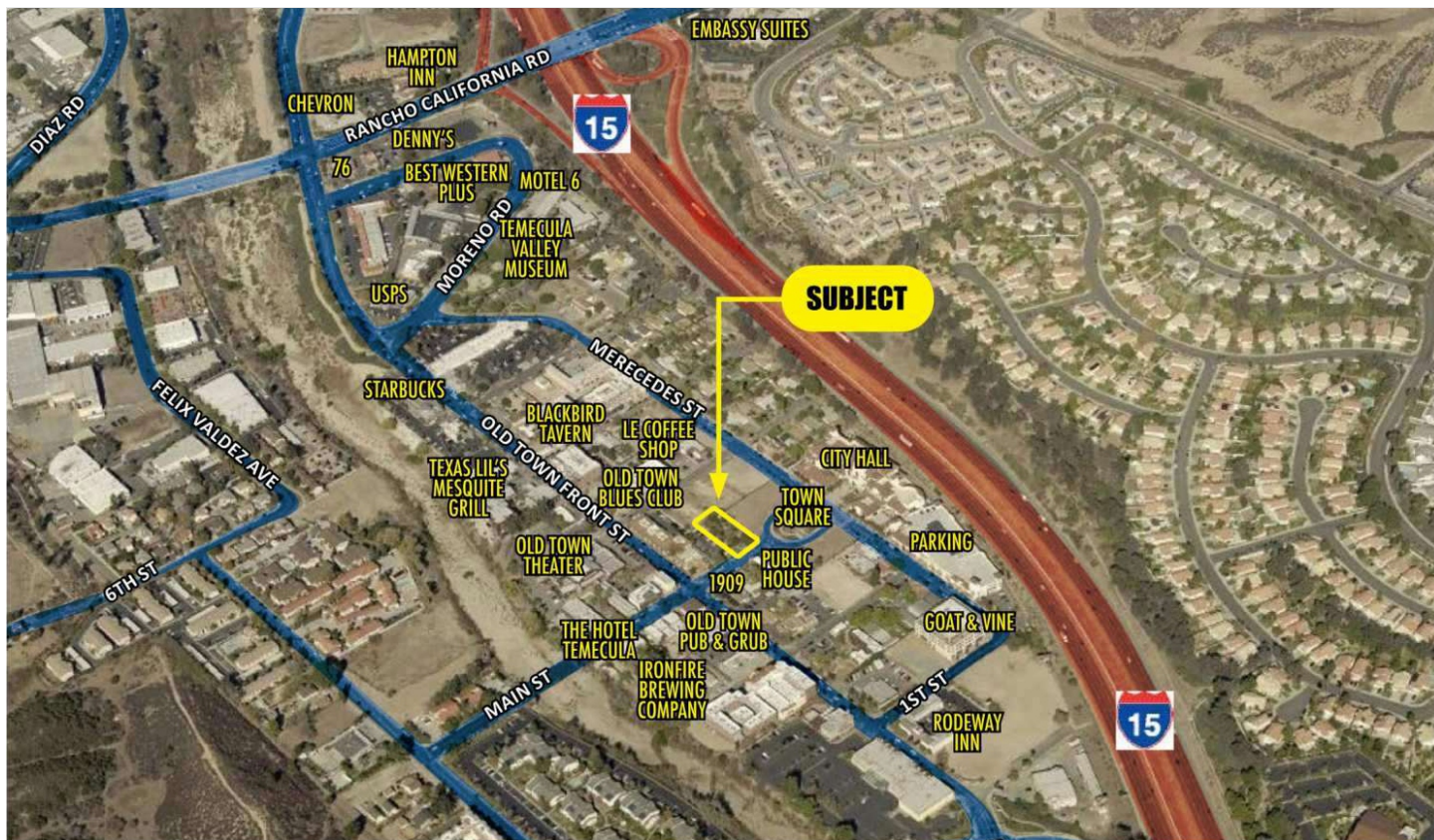
THE ESSENTIAL OETAILS



ADDRESS	41955 Main Street. Temecula, CA 92590
BUILDING SIZE	±1,000 SF
LOT SIZE	±7,840 SF
MAIN STREET FRONTAGE	±55 Feet
APN	922-034-028
ZONING	SP-5 Old Town / Downtown Core
YEAR BUILT	1927* Renovated
OFFERING PRICE	\$1,600,000

UNMATCHED OLD TOWN LOCATION

CONNECTED TO THE HEART OF TEMECULA



At The Center Of Temecula's Historic Commercial District

41350 Main Street occupies a prominent position in Old Town Temecula, close to City Hall, Town Square, public parking, dining, hotels and the district's principal visitor destinations, its Main Street address combines predestined visibility with convenient regional access from I-15.

**Where Location, Character
And Opportunity Come Together.**

THE VISION

Conceptual Renderings

Two conceptual ideas showcase the property's flexibility and inviting outdoor patio.

CONCEPT 1 | WINE + COFFEE BAR Sip, Saver, Stay Awhile,



- ◆ Wine by the glass & flights
- ◆ Specialty coffee & espresso
- ◆ Small plates & charcuterie
- ◆ Live music & events
- ◆ Inviting patio seating
- ◆ A neighborhood destination

CONCEPT 2 | LADIES BOUTIQUE Style, Confidence. Commansty



- ◆ Curated apparel & accessories
- ◆ Shoes, handbags & jewelry
- ◆ Personal styling & events
- ◆ Outdoor displays & seating
- ◆ A feminine shopping experience
- ◆ Community & connection

AREA OVERVIEW

Temecula Valley: A Thriving Tourism & Lifestyle Destination

Located within easy reach of Temecula Valley, Olive View Ranch benefits from one of Southern California's most established tourism and hospitality markets. Temecula Valley combines Wine Country, Old Town, resorts, dining, entertainment and outdoor recreation to create a year round destination attracting more than 3 million visitors annually.

Tourism continues to generate significant economic activity throughout the region. Preliminary 2025 results released in 2025 show direct travel spending reached \$1.2 billion, supporting approximately 9,650 travel generated jobs and producing \$53 million in direct tax revenue. Overnight visitation increased to approximately 1.5 million person trips, reinforcing Temecula Valley's position as a multi day Southern California destination.

The region's strong visitor economy is particularly relevant to Olive View Ranch. In 2025, visitor spending on arts, entertainment and recreation reached approximately \$396.9 million, while food service spending totaled approximately \$235.9 million. These trends support continued opportunities for agritourism culinary experiences, private events, weddings, tastings and other experiential uses at the Ranch.



AREA DEMOGRAPHICS



City of Temecula

Population

113,618

Riverside County

Population

2,384,783

10 Mile Radius

Trade Area

304,644

20 Miles Radius

Trade Area

737,174

50 Mile Radius

Trade Area

7,823,808



Retail Sales Generation

TOP 6%

in California

Ranked 34th among 539

cities in CA

(FY 2015-16 HDI Companies)



Temecula Valley School District

TOP 10%

Test Scores in CA



Average Hotel Occupancy

74.3%



Average Age

39.9



Average Household

Income

\$166,346



1-15 Freeway

169,000

Daily Vehicles

Old Town Front St.

28,500

Daily Vehicles

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FOR MORE INFORMATION PLEASE CONTACT

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CONFIDENTIALITY + DISCLAIMER

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Prospective purchasers and their advisors should conduct their own independent investigation and due diligence concerning the Property and all information relevant to an acquisition, including the physical condition, title, zoning, land use, governmental approvals, environmental matters, taxes, utilities, easements, covenants, operating information, and suitability for any intended use. Neither the Seller nor the listing broker or its agents shall be responsible for any economic or financial assumptions or conclusions made by prospective purchasers.

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