

28588

OLD TOWN FRONT STREET
TEMECULA, CA 92590

ONLY ONE SPACE LEFT!



BUILDING HIGHLIGHTS:

- Located in the heart of Old Town Temecula
- **Join:** COIN-OP GAME ROOM & RESTAURANT <https://coinopsd.com/>
NOW OPEN - 1st Floor
- **Coming Soon:**
TOPSPIN PIZZA PONG – **2nd Floor**
- **Current Availability:**
3rd Floor: ±3,472 SF Total



- One block from Temecula's new City Hall and Civic Center building, surrounded by historic attractions, restaurants and shops.
- Proposed Altair Residential Project to Consist of ±1,750 New Residential Units within Walking Distance From Property
- Seeking Single Floor Tenants Only - Contact Broker For Details

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Average Income	\$72,181	\$95,260	\$110,888
Population	8,137	57,310	155,982
Daytime Population	8,257	49,156	68,500

*Source: Regis

TRAFFIC COUNTS

15,000 CPD	151,000 CPD
Old Town Front St	I-15 Freeway at Rancho California Rd Exit

*Source: Regis



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DRE #01269887

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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

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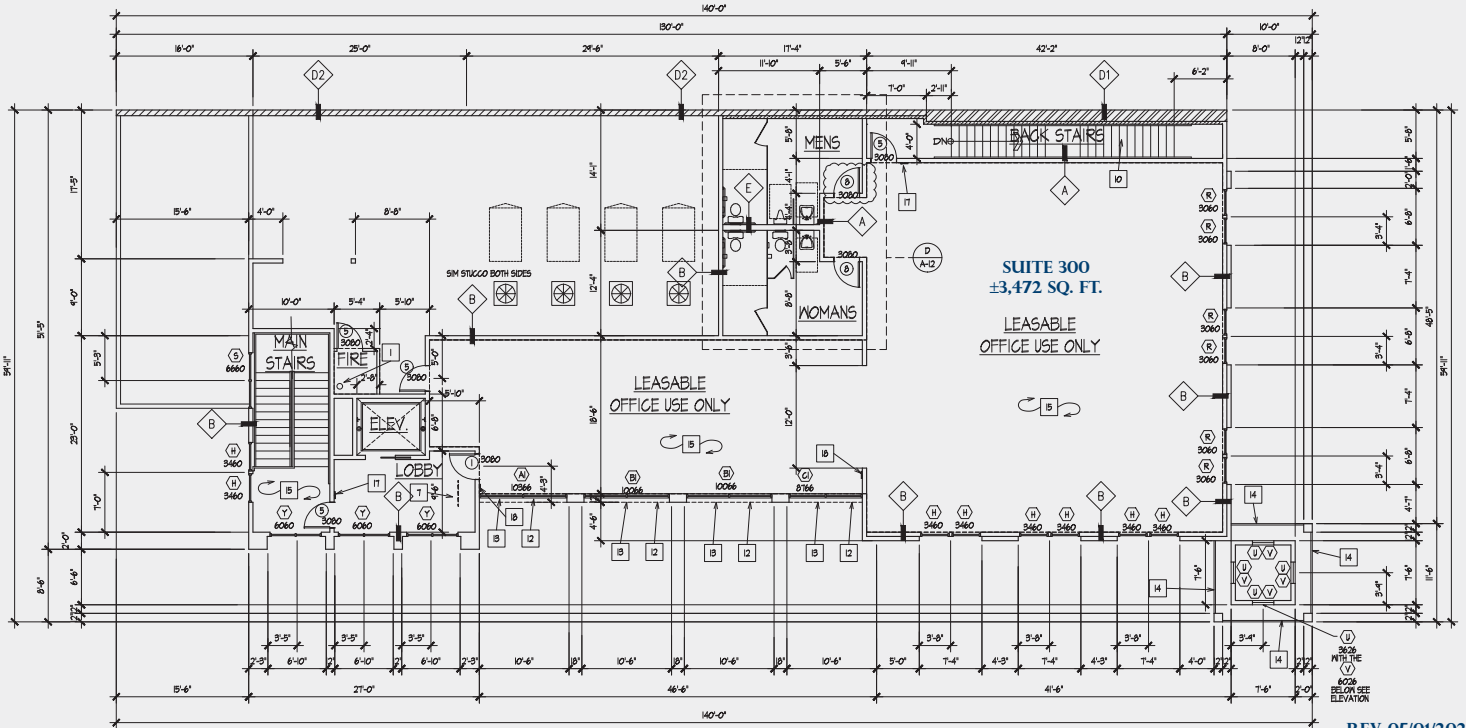
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3RD FLOORPLAN
±3,472 SQ. FT.



REV 05/01/2020



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Points of Interest

- 1 Murrieta Creek Hike & Bike Trail
- 2 Police Sub-Station
- 3 480-Space Free Public Parking Structure
- 4 Civic Center / City Hall / Town Square
- 5 Pennypickle's Workshop - Temecula Children's Museum
- 6 The MERC (MERCANTILE) Entertainment Venue
- 7 Old Town Community Theater
- 8 Post Office
- 9 Sam Hicks Monument Park
- 10 Temecula Valley History Museum
- 11 Fire Station
- 12 Senior Center

Proposed Projects

- A** **Solaire Development**
144 market rate apartments
- B** **Stampede Renovation**
and expansion with 14,600 sq. ft. of new retail space
- C** **Truax Boutique Hotel**
151 guest rooms with parking structure
- D** **Town Square Marketplace**
Over 77,000 sq. ft. of retail and office space
- E** **Restaurant & Office Space**
- F** **New 54-Room Hotel**

Altair Development

- Streets
- Active Open Space
- Educational
- Mixed-Use
- Mixed-Use Residential
- Natural Open Space
- Residential Zone



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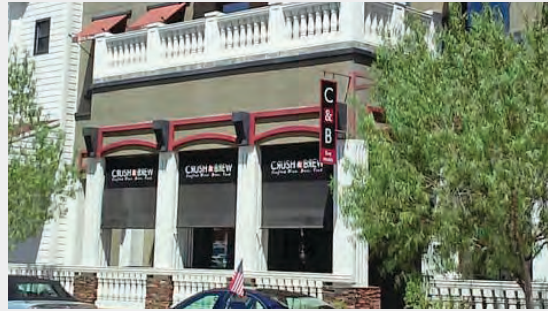
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1 mi radius 3 mi radius 5 mi radius

POPULATION	2019 Estimated Population	8,137	57,310	155,982
	2024 Projected Population	8,653	60,968	165,662
	2010 Census Population	6,040	50,776	135,455
	2000 Census Population	5,712	40,827	80,833
	Projected Annual Growth 2019 to 2024	1.3%	1.3%	1.2%
	Historical Annual Growth 2000 to 2019	2.2%	2.1%	4.9%
	2019 Median Age	35.4	35.4	35.7
HOUSEHOLDS	2019 Estimated Households	3,082	19,599	49,885
	2024 Projected Households	3,197	20,341	51,701
	2010 Census Households	2,222	17,157	42,994
	2000 Census Households	2,007	13,273	25,606
	Projected Annual Growth 2019 to 2024	0.7%	0.8%	0.7%
	Historical Annual Growth 2000 to 2019	2.8%	2.5%	5.0%
RACE AND ETHNICITY	2019 Estimated White	62.2%	65.5%	65.5%
	2019 Estimated Black or African American	5.0%	5.0%	5.4%
	2019 Estimated Asian or Pacific Islander	10.5%	10.7%	11.9%
	2019 Estimated American Indian or Native Alaskan	1.0%	1.0%	1.1%
	2019 Estimated Other Races	21.3%	17.8%	16.2%
	2019 Estimated Hispanic	37.0%	32.8%	30.7%
INCOME	2019 Estimated Average Household Income	\$72,181	\$95,260	\$110,888
	2019 Estimated Median Household Income	\$66,427	\$84,315	\$96,583
	2019 Estimated Per Capita Income	\$27,375	\$32,595	\$35,512
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	2.9%	3.4%	3.3%
	2019 Estimated Some High School (Grade Level 9 to 11)	9.0%	5.1%	4.1%
	2019 Estimated High School Graduate	26.1%	24.5%	23.1%
	2019 Estimated Some College	26.8%	27.0%	27.1%
	2019 Estimated Associates Degree Only	10.0%	10.4%	10.3%
	2019 Estimated Bachelors Degree Only	17.9%	19.3%	20.5%
	2019 Estimated Graduate Degree	7.3%	10.3%	11.6%
BUSINESS	2019 Estimated Total Businesses	1,399	5,747	8,408
	2019 Estimated Total Employees	8,257	49,156	68,500
	2019 Estimated Employee Population per Business	5.9	8.6	8.1
	2019 Estimated Residential Population per Business	5.8	10.0	18.6