

126 Unit 55+ Multi-Family Development Site

80134 Winchester Road | Temecula, CA 92591

- Approximately 6.28 acres
- Potential for up to 126 apartment units under current zoning with C.U.P.
- Excellent location along Winchester Road in Temecula
- Top rated Temecula Valley Unified School District

ASKING PRICE: \$ 5,850,000



Chaparral High School

murrieta hot springs rd
winchester rd

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Long Creek Canyon Park



Chaparral High School

silver hawk walking path

winchester rd

52, 064 CPD





Chaparral High School



winchester rd 52,064 CPD



aerial



French Valley
Airport

The Golf Club
at Rancho
California



Warm Springs
Middle School

Chaparral High
School



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murietta hot springs rd

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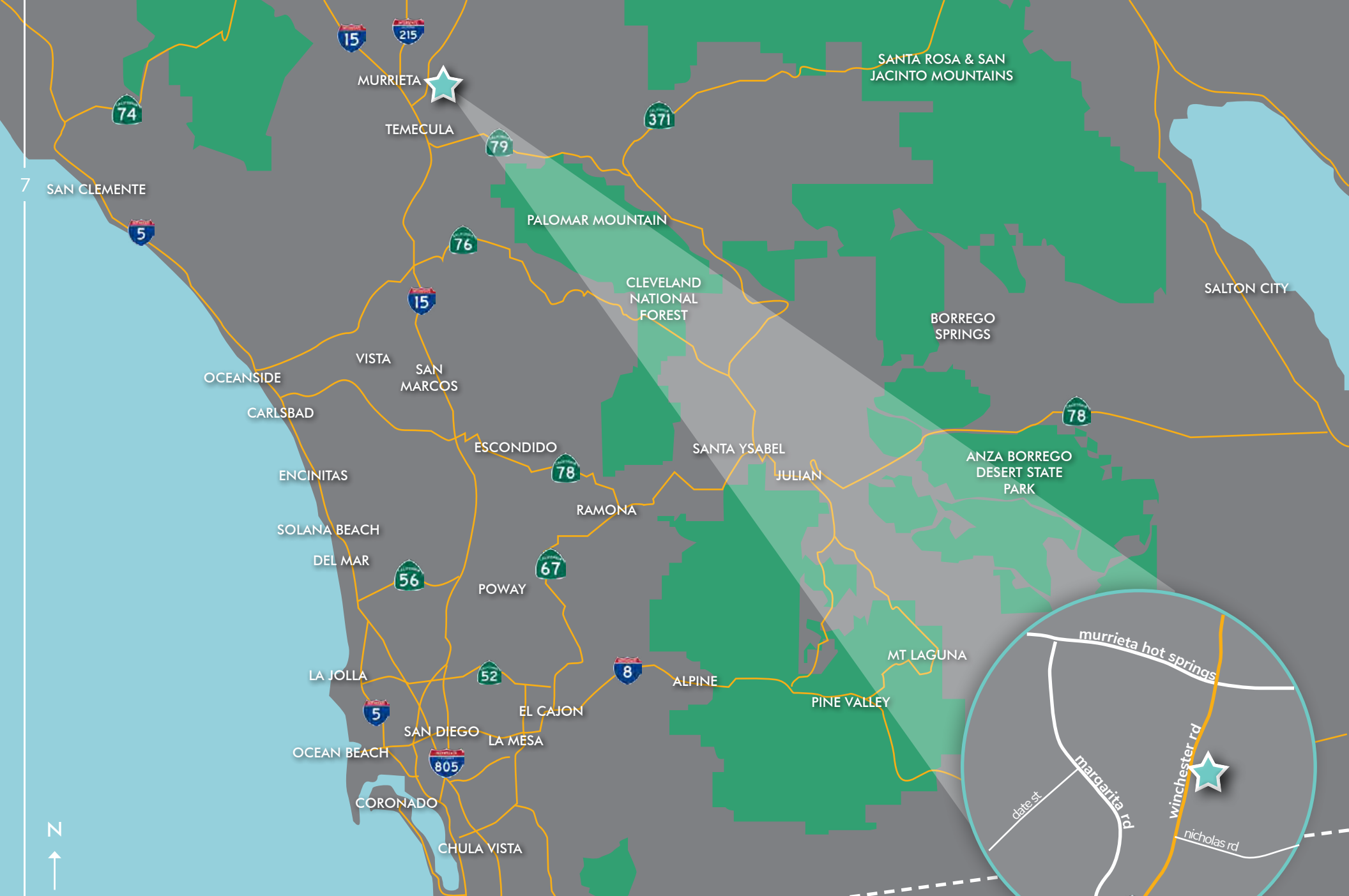
winchester rd
nicolas rd

52,064 CPD



aerial





location map

conceptual site plan

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PROJECT DATA

BUILDING	
MAXIMUM BUILDING AREA: (0.25 FAR + 0.30 DENSITY BONUS = 0.55)	150,456 SF
GROSS BUILDING AREA:	141,320 SF +/-
LEASABLE AREA:	109,670 SF +/-
MAXIMUM BUILDING HEIGHT:	35'-0" ABOVE GRADE
PROPOSED BUILDING HEIGHT:	T.B.D.

UNITS			
TYPE	AVG. SIZE	COUNT	PERCENTAGE
1 BEDROOM - SMALL	570 SF	9 UNITS	7%
1 BEDROOM - LARGE	685 SF	36 UNITS	29%
2 BEDROOM - SMALL	907 SF	28 UNITS	22%
1 BEDROOM - LARGE	1,028 SF	53 UNITS	42%
TOTAL		126 UNITS	100%

PARKING	
SPACES REQUIRED:	
COVERED (126 UNITS X 0.5)	63 SPACES
UNCOVERED (1 SPACE PER 5 UNITS)	26 SPACES
TOTAL	89 SPACES

SPACES PROVIDED:	
COVERED	126 SPACES
UNCOVERED	33 SPACES
TOTAL	159 SPACES

PARKING RATIO	1.26:1
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conceptual site plan

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property information

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location:

The subject property is located at 80134 Winchester Road in Temecula, CA. It is located along the east side of the 79 Freeway, immediately north of the Rancho Temecula Town Center, and just south of The Plaza at Silver Hawk Shopping Center. It is approximately 2.8 miles east of the 215 & 15 split.

property profile:

The subject property is approximately 6.28 acres of vacant land. It is in an excellent location surrounded by retail and residential, with convenient access to the 79 Freeway, I-215 & I-15. Under current zoning and with the approved C.U.P., the property would allow for up to 126 apartment units for a 55+ senior housing project and open space at the north end of the property.

jurisdiction:

City of Temecula

APN:

920-110-005

acreage:

6.28 acres (buyer to confirm)

zoning:

Neighborhood Commercial (NC)

general plan:

Neighborhood Commercial & Open Space (NC & OS)

FAR:

0.25 – 0.40

maximum height:

35'

existing studies:

Phase I Cultural Resources Assessment ([Click to view](#))
Soils Report ([Click to view](#))

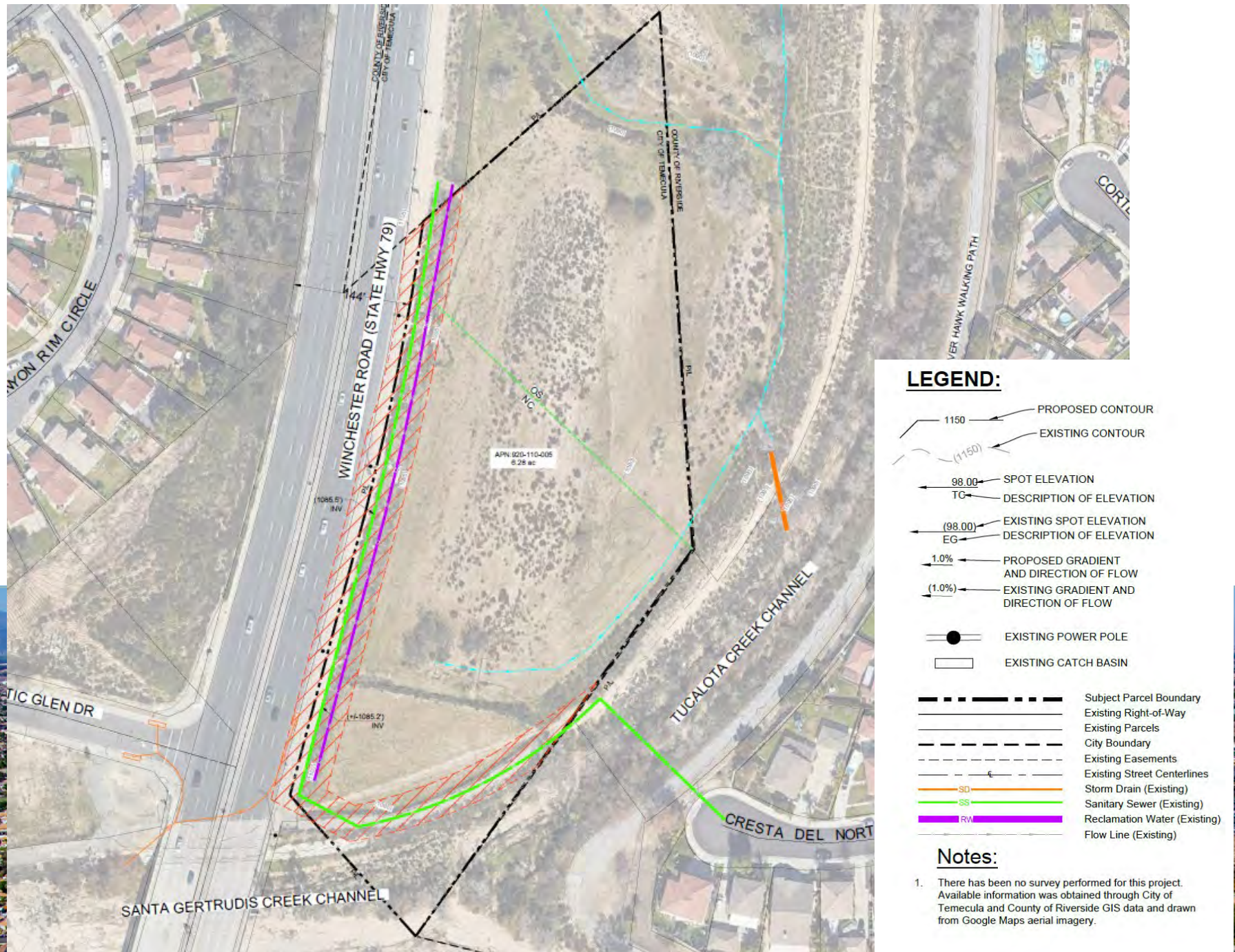
services:

Water:	Rancho California Water
Sewer:	Eastern Municipal Water District
Gas:	Southern California Gas Company
Electric:	Southern California Edison
Fire:	Temecula Fire Department
Police:	Temecula Police Department

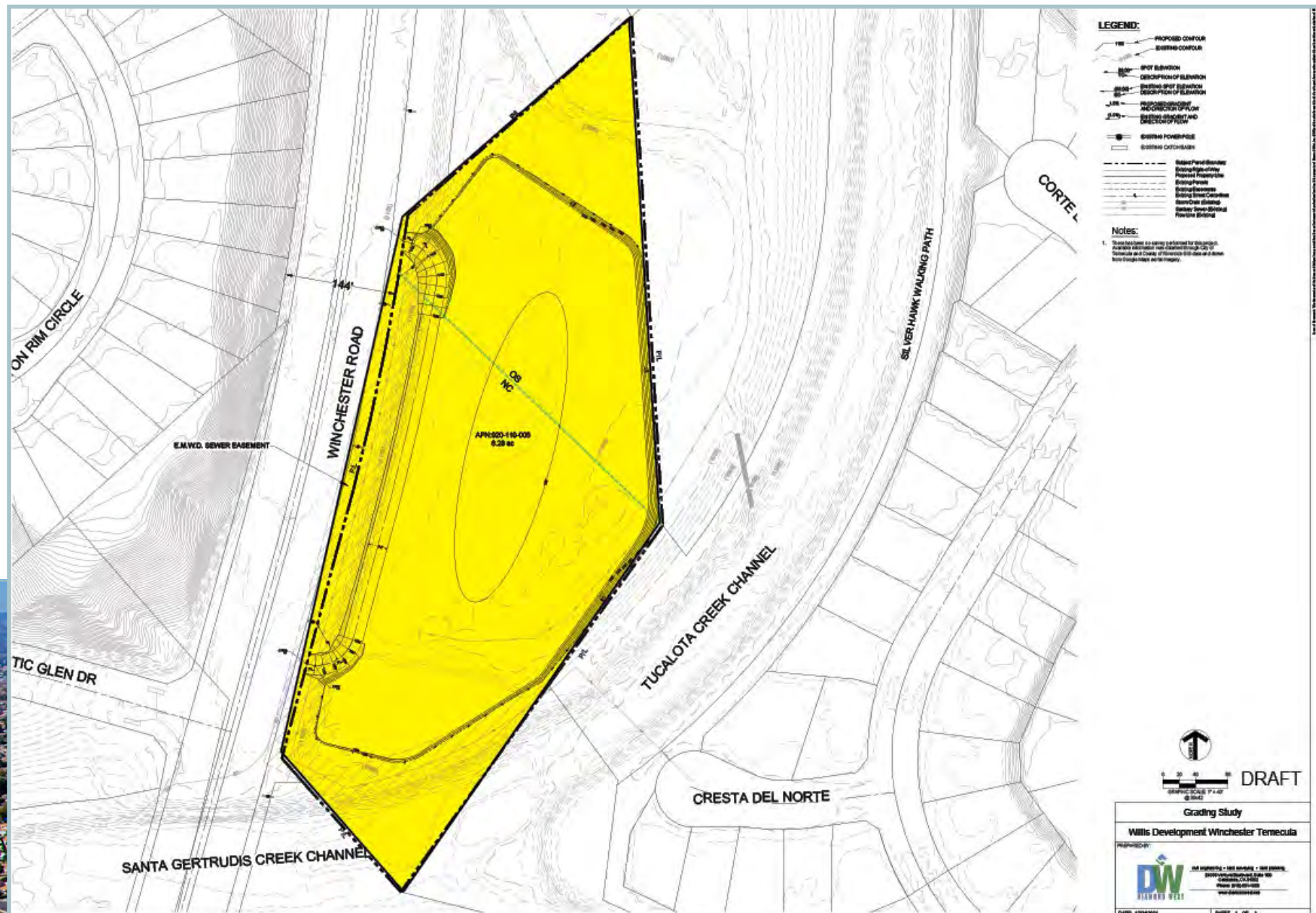


existing conditions plan

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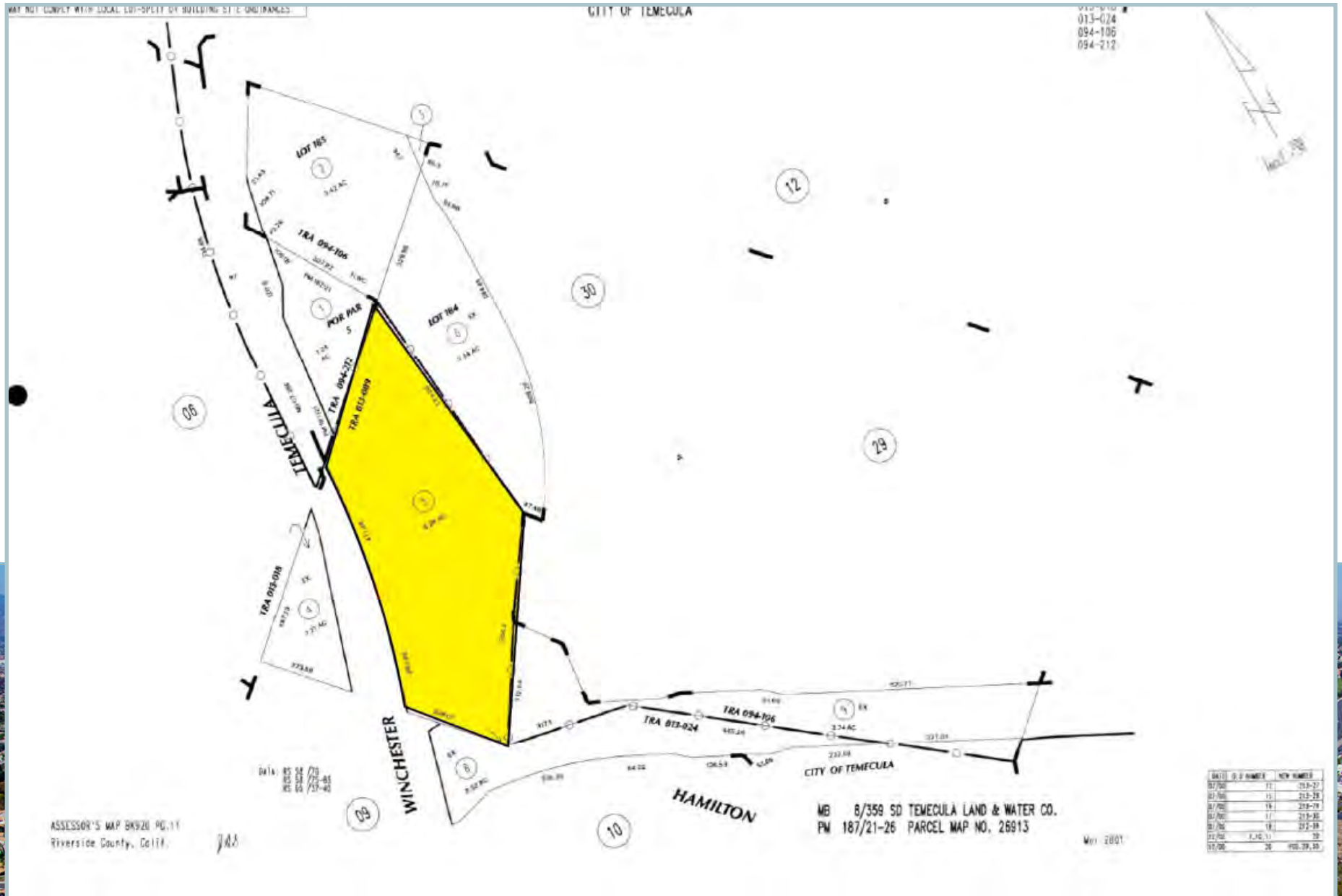


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plat map

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2021 demographics

1 mile



population
19,567



estimated households
6,606



average household income
\$122,393



median household income
\$92,379



total employees
2,992

3 miles



population
97,882



estimated households
31,968



average household income
\$111,592



median household income
\$95,379



total employees
40,912

5 miles



population
202,477



estimated households
65,578



average household income
\$111,592



median household income
\$97,263



total employees
73,150

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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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