

223 ACRES – 4 PARCELS IN TEMECULA'S PREMIER WINERY ROW

La Serena Way | Temecula, CA 92591

- Zoned Wine Country - Winery (WC-W)
- Tentative Map for 14 Residential Lots on Parcel 4
- Permitted Uses Include Vineyards, Groves, Bed & Breakfast, Day Spa, Wedding Venue, and More
- Prime Location at West End of Temecula Wine Country

Asking Price: \$19,900,000*

*Lot 1, Lots 2 & 3 (to be sold as a pair), and Lot 4 are available individually

TEMECULA

butterfield stage rd

la serena way

rancho california rd



skinner reservoir

mt san jacinto

Lumiere Winery

AKASH WINERY

VINDEMIA VINEYARD & WINERY

LONGSHADOW RANCH VINEYARD AND WINERY

FALKNER WINERY

Lorimar VINEYARD AND WINERY

PELLTZER

MOUNT PALOMAR Winery

Maurice Car'rie Winery

Bella Vista

Miramonte Winery

BEL VINO

BAILY VINEYARD & WINERY

CHURON WINERY

CALLAWAY VINEYARD & WINERY

HALTER RANCH

EUROPA VILLAGE



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

MATT WEAVER
760.448.2458
mweaver@lee-associates.com
DRE Lic# 01367183

AL APUZZO
760.448.2442
aapuzzo@lee-associates.com
DRE Lic# 01323215

BRIANNA LEHMAN
760.448.2443
blehman@lee-associates.com
CalDRE Lic #02191647

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15 6 miles away

8 miles away 79



Temecula Promenade Mall with 170+ Stores

butterfield stage rd

CALLAWAY
VINEYARD & WINERY



BAILY
VINEYARD & WINERY

la serena way



Miramonte
Winery

1

2

3

4



100+ retail options along this portion of CA-79



rancho-california rd

butterfield stage rd

la serena way

calle contenido



mt san jacinto

vail lake

skinner reservoir

Lorimar
VINEYARD AND WINERY

FALKNER
WINERY

Bella Vista

AKASH
WINERY

PELTZER

Maurice Car'rie
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BEL
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Lumiere Winery

VINDEMIA VINEYARD
& WINERY

Im At
CHURON WINERY

BAILY
VINEYARD & WINERY

EUROPA
VILLAGE

CALLAWAY
VINEYARD & WINERY

rancho california rd

HALTER RANCH

3

4

2

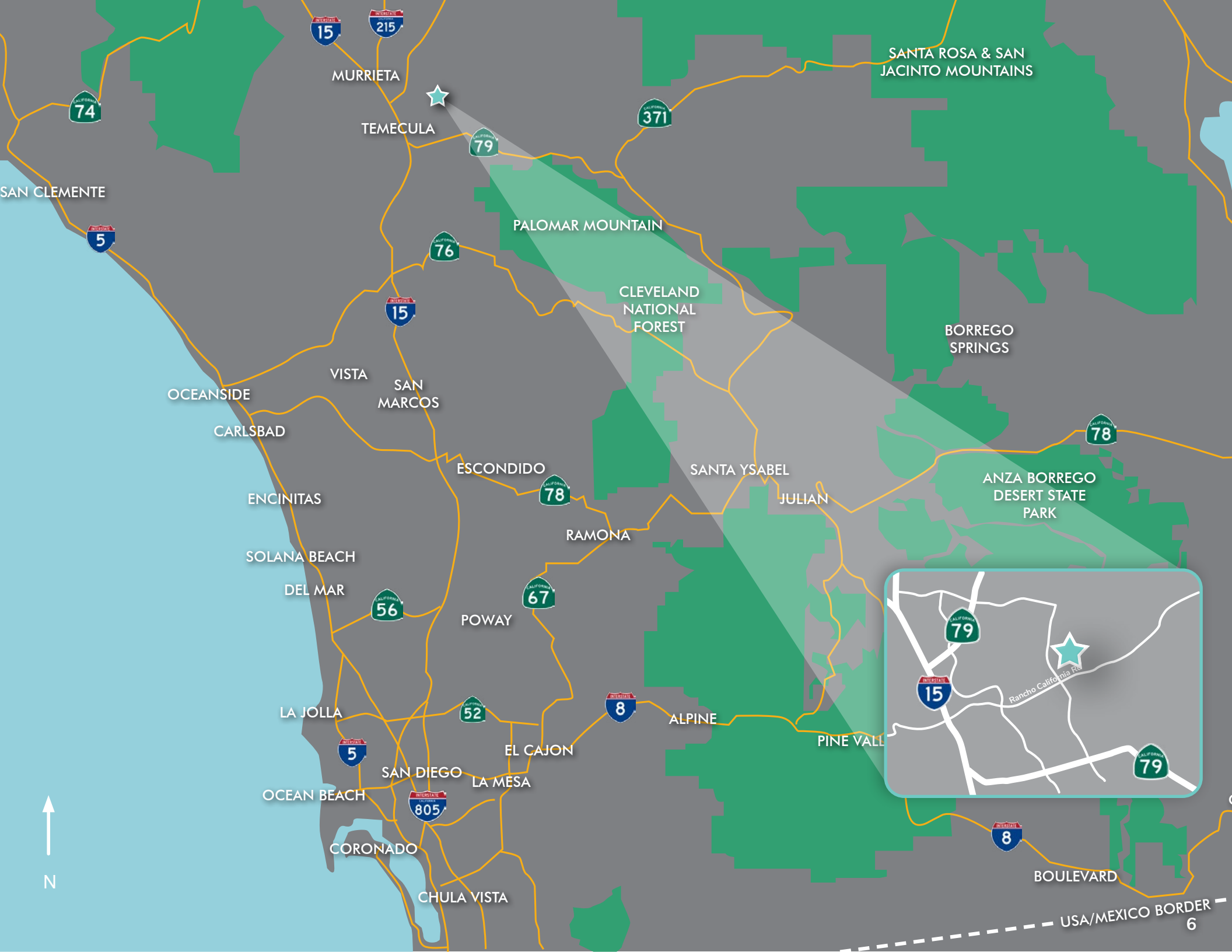
1

sommers bend
sports park

butterfield stage rd

N
↑





property information

property profile:

The subject property offers a remarkable investment opportunity with approximately 223.71 acres of prime agricultural land located along the prestigious Winery Row in Temecula Valley Wine Country. Spanning 136.45 acres, Parcels 1, 2, and 3 feature level terrain, ideal for future development. Parcel 4 encompasses 87.26 acres and includes a tentative map for 14 residential lots, three 10-acre winery lots, and one 25-acre vineyard. With zoning that supports a wide range of uses, including vineyards, groves, bed and breakfast establishments, boutique hotels, day spas, and single-family home development, this property provides unparalleled potential in one of Southern California's most celebrated wine destinations. Lot 1, Lots 2 & 3 (to be sold as a pair), and Lot 4 are available individually. The existing TM expires in May 2025.

property location:

The property is located in the renowned Temecula Valley Wine Country. It is approximately 5.1 miles east of Interstate 15 and about 3.9 miles north of Highway 79, offering a well-connected location with convenient access to major transportation routes. The property is located behind Europa Village Winery & Resort.

jurisdiction:

County of Riverside – Southwest Area

APN:

943-040-011	19.22 acres
943-060-010	90.76 acres
943-060-011	26.47 acres
943-120-045	87.26 acres
Total Acreage:	223.71 acres

minimum lot size:

10 Acres

max height:

40'

zoning:

Wine Country - Winery (WC-W) CZ Number 7929 (Rancho California Area) ([Click here to view Permitted Uses](#))

general plan:

Temecula Valley Wine Country Policy Area – Winery District

temecula valley wine country design guidelines:

([Click here to View](#))

condition/resolutions for existing approved tm :

([Click here to View](#))

permitted uses:

Vineyards, groves, single-family home development, Bed & Breakfast, wineries, hotels, resorts, restaurants, wedding venue, and more.

([Click here to view Permitted Uses](#))

school district:

Temecula Valley Unified School District

services:

Water- Eastern Municipal Water District

Sewer- Western Municipal Water District

Gas- Southern California Gas Company

Electric- Southern California Edison

Fire- Temecula Fire Station

Police- Temecula Police Department

price:

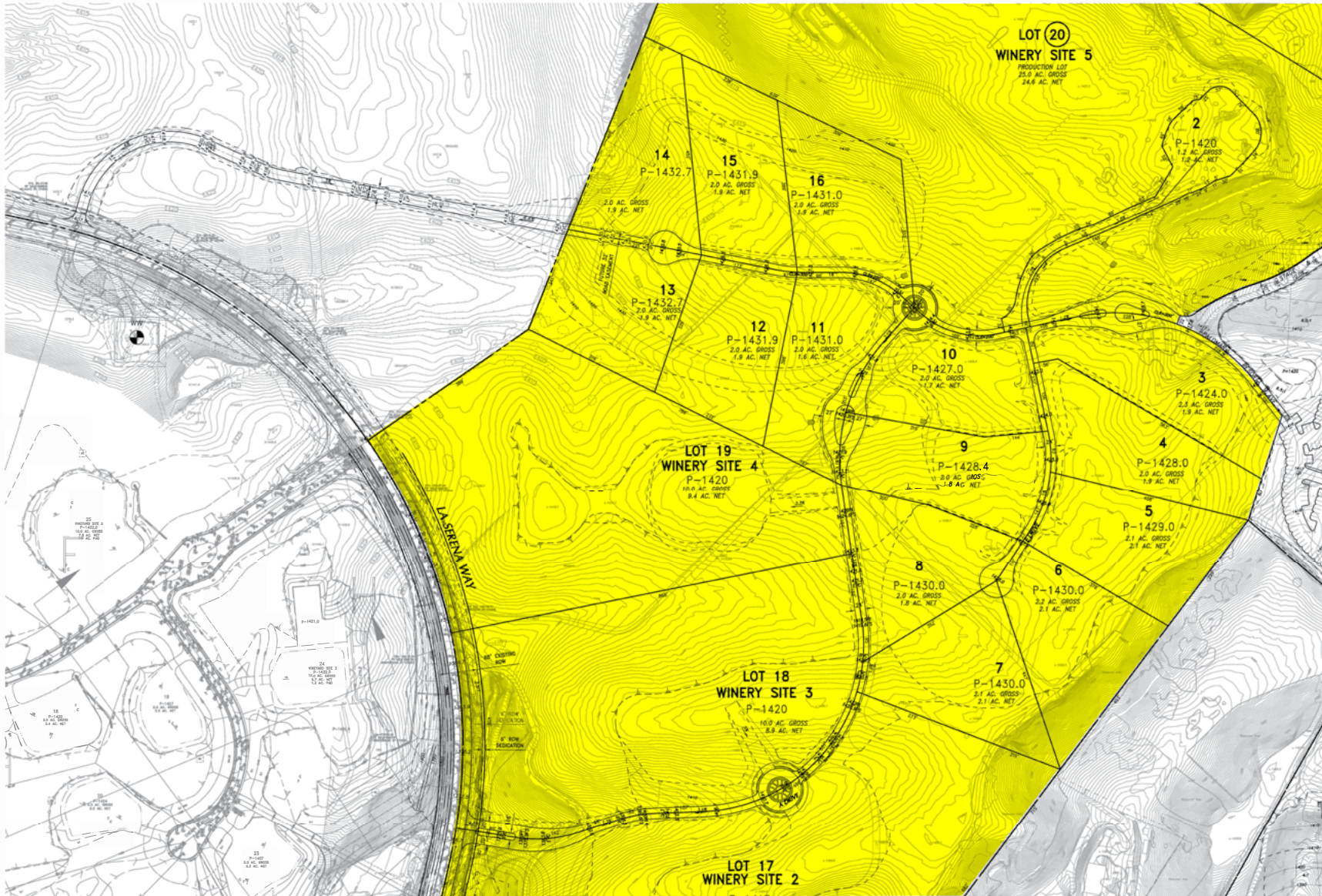
\$19,900,000*

*Lot 1, Lots 2 & 3 (to be sold as a pair), and Lot 4 are available individually



tentative map for parcel 4 - 87.26 acres

14 residential lots & winery sites



new home summary



Project Name	Las Alturas	Shawood at Sommers Bend
Builder Name	Fleming Communities	Woodside Homes
City	Temecula	Temecula
Open Date	9/28/2019	11/25/2023
Product Type	Detached	Detached
Typical Lot Size	157,500	10,000
Min Unit Size	4,381	3,203
Max Unit Size	5,115	4,974
Min \$/SF	\$293	\$337
Max \$/SF	\$685	\$666
Min Price	\$1,500,000	\$1,674,500
Max Price	\$3,000,000	\$2,131,900
Total Units Planned	9	57
Total Units Sold	4	26
Total Remaining	5	31
Zip Code	92590	92591

cma summary

CMA Summary Report

RESIDENTIAL Summary Statistics			
High	Low	Average	Median
LP:\$3,895,000	\$889,999	\$2,104,050	\$1,979,906
SP:\$3,753,000	\$875,000	\$2,050,214	\$1,897,500

RESIDENTIAL - Sold

Number of Properties: 14

Num	MLS #	Stat	PropSu	Address	MLSAreaMjr	TotalBdr	TotalBat	CloseDa	LotSz	LivingArea	DOM	LP	LP/LivingArea	SP	SP/LivingArea
		us	bT			ms	hs	te	qft						
1	SW24112	S	SFR	39843 Abronia Ct	SRCAR - Southwest Riverside County	3	3	11/21/2024	10,454.00	2514	111	\$889,999	\$354.02	\$875,000	\$348.05
2	SW24042	S	SFR	32520 Zinna	SRCAR - Southwest Riverside County	4	4	5/16/2024	13,682.00	3058	36	\$1,399,900	\$457.78	\$1,355,000	\$443.10
3	SW24073	S	SFR	32207 Daybrook Terrace	SRCAR - Southwest Riverside County	5	6	7/9/2024	21,429.00	3601	0	\$1,857,412	\$515.80	\$1,820,000	\$505.42
4	AR24200	S	SFR	39504 Caladium Drive	SRCAR - Southwest Riverside County	4	4	10/22/2024	13,342.00	3260	4	\$1,168,000	\$358.28	\$1,200,000	\$368.10
5	SW24171	S	SFR	32472 Toyon Road	SRCAR - Southwest Riverside County	5	5	10/16/2024	11,578.00	3769	16	\$1,199,999	\$318.39	\$1,175,000	\$311.75
6	SW24003	S	SFR	39547 Calle Cabernet	SRCAR - Southwest Riverside County	7	8	3/20/2024	100,188.00	5860	69	\$3,350,000	\$571.67	\$3,250,000	\$554.61
7	OC24156	S	SFR	33240 La Serena Way	SRCAR - Southwest Riverside County	5	6	10/17/2024	200,812.00	4300	79	\$3,895,000	\$905.81	\$3,753,000	\$872.79
8	SW24087	S	SFR	40923 Newton Avenue	SRCAR - Southwest Riverside County	3	2	9/24/2024	95,396.00	1969	90	\$1,550,000	\$787.20	\$1,550,000	\$787.20
9	SW24132	S	SFR	42887 Lindsay Circle	SRCAR - Southwest Riverside County	5	4	11/5/2024	87,991.00	3781	70	\$1,695,000	\$448.29	\$1,650,000	\$436.39
10	SW24057	S	SFR	35725 Los Nogales	SRCAR - Southwest Riverside County	4	5	6/25/2024	198,198.00	3884	71	\$2,250,000	\$579.30	\$2,150,000	\$553.55
11	SW23181	S	SFR	33444 Pauba	SRCAR - Southwest Riverside County	6	6	2/27/2024	202,118.00	4904	87	\$2,249,000	\$458.61	\$2,250,000	\$458.81
12	SW24017	S	SFR	36090 Alicia	SRCAR - Southwest Riverside County	7	6	3/13/2024	118,048.00	4618	42	\$3,000,000	\$649.63	\$2,850,000	\$617.15
13	SW24048	S	SFR	41798 Arbor Glen	SRCAR - Southwest Riverside County	4	5	4/19/2024	87,556.00	4074	5	\$2,850,000	\$699.56	\$2,850,000	\$699.56
14	SW20171	S	SFR	41130 Corte Catalunya	SRCAR - Southwest Riverside County	6	7	12/26/2023	87,120.00	5256	1222	\$2,102,400	\$400.00	\$1,975,000	\$375.76
Avg						4	5		89136.57	3917	135	\$2,104,051	\$536.02	\$2,050,214	\$523.73
Min						3	2		10454.00	1969	0	\$889,999	\$318.39	\$875,000	\$311.75
Max						7	8		202118.00	5860	1222	\$3,895,000	\$905.81	\$3,753,000	\$872.79
Med						5	5		87773.50	3832	69	\$1,979,906	\$487.21	\$1,897,500	\$482.12

about the area

Temecula is a charming city in southwestern Riverside County, California, known for its scenic wine country and rich history. Temecula is home to over 113,000 residents who enjoy a high quality of life, a diverse culture, and a vibrant economy. Temecula is also a popular tourist destination, attracting over 885,000 visitors annually who spend nearly \$500 million in the local businesses.

Temecula Valley is the heart of Southern California's wine industry, with nearly 40 wineries and vineyards that produce over 500,000 cases of wine each year. Temecula Valley wineries offer a variety of experiences, from wine tastings and tours to weddings and events. Temecula Valley wineries also contribute to the region's economic impact, generating over \$65 million in annual revenue and supporting over 4,800 jobs.

Temecula Valley is not only a place to enjoy wine, but also a place to explore nature, history, and culture. Temecula Valley offers many outdoor activities, such as hiking, biking, golfing, fishing, and hot air ballooning. Temecula Valley also boasts a rich heritage, dating back to the Native American Luiseño tribe and the Spanish missionaries. Temecula Valley has preserved its historical landmarks, such as the Old Town Temecula, the Temecula Valley Museum, and the Pechanga Cultural Center. Temecula Valley also celebrates its culture with festivals, concerts, art shows, and farmers markets throughout the year.





Visit the Old Town Temecula: This is the historic district of Temecula, where you can find many shops, restaurants, museums, and entertainment venues. You can also enjoy the Old Town Temecula Farmers Market, the Temecula Valley Museum, and the Temecula Stampede. [Old Town Temecula] is a great place to experience the charm and culture of Temecula.



Go wine tasting at the Temecula Valley wineries: Temecula Valley is famous for its award-winning wines and beautiful vineyards. You can choose from nearly 40 wineries and vineyards, each with its own style and personality. You can also join a wine tour, a wine festival, or a wine and food pairing event. [Temecula Valley wineries] are a must-see for any wine lover.



Enjoy a hot air balloon ride over the Temecula Valley: One of the most thrilling and romantic ways to see the Temecula Valley is from a hot air balloon. You can soar over the rolling hills, the vineyards, the lakes, and the mountains, and enjoy a breathtaking view of the sunrise or sunset. You can also book a hot air balloon package that includes a champagne toast, a breakfast, or a wine tasting. [Hot air balloon rides] are a unique and unforgettable experience.



Play golf at one of the Temecula Valley golf courses: Temecula Valley offers many golf courses for all skill levels and preferences. You can play at the Temecula Creek Inn Golf Resort, the Journey at Pechanga, the CrossCreek Golf Club, or the Redhawk Golf Course. You can also enjoy the scenic views, the amenities, and the services at these golf courses. [Temecula Valley golf courses] are a great way to relax and have fun.



Explore the Pechanga Resort Casino: This is the largest casino in California, with over 200,000 square feet of gaming space, 5,000 slot machines, 130 table games, a 700-seat bingo hall, a poker room, and a high-limit area. You can also enjoy the 1,100-room hotel, the spa, the pool, the entertainment venues, the restaurants, and the shops. [Pechanga Resort Casino] is a place to indulge in excitement and luxury.



Visit the Santa Rosa Plateau Ecological Reserve: This is a natural preserve that covers over 9,000 acres of land, with diverse habitats, plants, and animals. You can hike, bike, or horseback ride on the trails, and see the vernal pools, the oak woodlands, the grasslands, and the chaparral. You can also visit the historic adobes, the visitor center, and the nature education programs. [Santa Rosa Plateau Ecological Reserve] is a place to appreciate the beauty and diversity of nature.



Watch a show at the Old Town Temecula Community Theater: This is a state-of-the-art theater that hosts a variety of shows, such as musicals, plays, concerts, comedy, dance, and more. You can also enjoy the Mercantile Building, which houses the ticket office, the art gallery, the cabaret room, and the dance studio. [Old Town Temecula Community Theater] is a place to enjoy the arts and entertainment.



Shop at the Promenade Temecula: This is a premier shopping destination in Temecula, with over 170 stores, restaurants, and services. You can find everything from fashion, beauty, electronics, home, and more. You can also enjoy the outdoor plaza, the movie theater, the children's play area, and the events. [Promenade Temecula] is a place to shop, dine, and have fun.



Learn about the Native American culture at the Pechanga Cultural Center: This is a museum and a cultural center that showcases the history, culture, and traditions of the Pechanga Band of Luiseño Indians. You can see the exhibits, the artifacts, the murals, and the videos that tell the story of the Pechanga people. You can also join the guided tours, the workshops, the lectures, and the festivals. [Pechanga Cultural Center] is a place to learn and respect the Native American culture.



Relax at the Temecula Lavender Company: This is a family-owned business that grows and sells lavender products, such as essential oils, soaps, lotions, candles, and more. You can visit the lavender farm, the lavender shop, and the lavender festival. You can also enjoy the aromatherapy, the massage, and the tea. [Temecula Lavender Company] is a place to relax and rejuvenate.

2024 demographics

3 miles



population

65,690



estimated households

20,942



average household income

\$153,891



median household income

\$129,802



total employees

9,842

5 miles



population

177,844



estimated households

56,418



average household income

\$147,485



median household income

\$119,885



total employees

54,959

7 miles



population

241,058



estimated households

75,991



average household income

\$148,171



median household income

\$119,414



total employees

74,456

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for more information, please contact

MATT WEAVER

760.448.2458

mweaver@lee-associates.com

DRE Lic# 01367183

AL APUZZO

760.448.2442

aapuzzo@lee-associates.com

DRE Lic# 01323215

BRIANNA LEHMAN

760.448.2443

blehman@lee-associates.com

CalDRE Lic #02191647