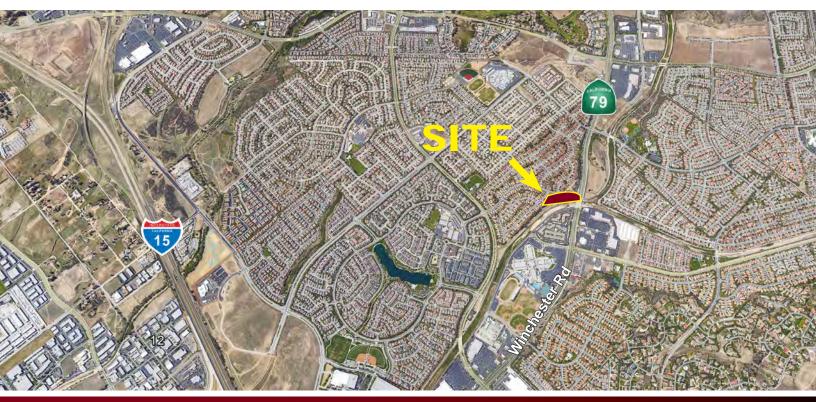
FOR SALE: ±3 NET ACRES COMMERCIAL DEVELOPMENT OPPORTUNITY TEMECULA, CA



Features:

- ±3 Net Acres
- Commercial Zoning
- Winchester Road Frontage
- Preliminary Site Plan for a ±10,0000 SF 2 story building a ±10,000 SF single story building and a ±3,936 SF single story building
- Centrally located to accommodate an office, medical office, veterinarian or day care uses.

Sales Price: \$1,300,000

5 Mile Demographics:

| 201,122 |
|----------|
| 5.9% |
| 64,357 |
| \$80,764 |
| |

*Source: Regis



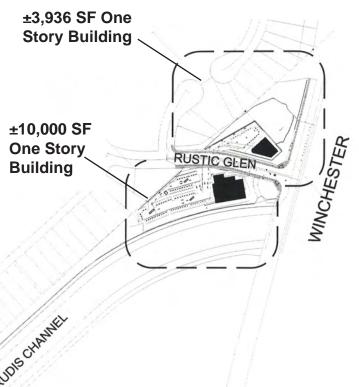
KEVIN NELLIS 760.475.1976

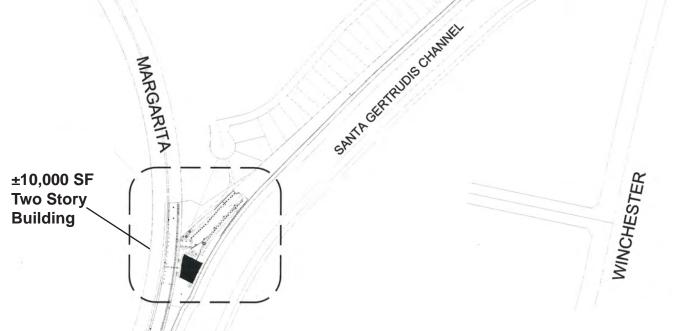
knellis@lee-associates.com LICENSE #00965653

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