

FOR SALE

CHURCH, SENIOR LIVING, OR INSTITUTIONAL LAND

32300 PAUBA ROAD, TEMECULA, CA 92592



WESTMAR
COMMERCIAL REAL ESTATE

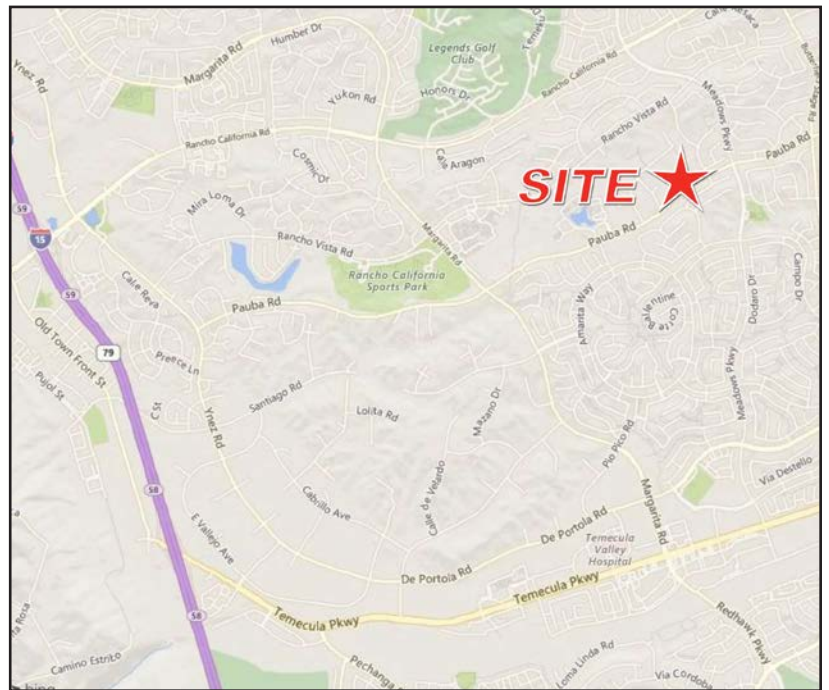


- 4.66± acres vacant land
- High end infill parcel adjacent to church and estate homes
- Close proximity to both private and public schools (3)
- VL Zoning - Allows for church, assisted living, and institutional uses with CUP
- Market price (negotiable)

- APN 955-050-018
- Utilities in street (buyer to verify)
- One of last residential/institutional sites in Temecula

Demographics

Source: ESRI 2016	1 mile	3 mile	5 mile
2016 Population (Estimated)	17,443	45,701	94,868
2021 Population (Projected)	18,622	48,684	101,128
Daytime Employee Population	1,698	10,068	20,007
Average Household Income	\$104,785	\$99,353	\$94,951



The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix, and availability subject to change without notice.

EXCLUSIVELY LISTED BY:

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