

# ±1.19 ACRES FRENCH VALLEY CORNER



ehomes | SEVIN House Collective

TEMEKU ST AT WINCHESTER RD (HWY 79) | FRENCH VALLEY, CA 92563 | APN 963-070-014

|                       |                                                                                                      |
|-----------------------|------------------------------------------------------------------------------------------------------|
| Offering price        | \$950,000                                                                                            |
| Price per square foot | \$18.33                                                                                              |
| Price per acre        | \$798,319                                                                                            |
| Land area             | ±51,836 SF / ±1.19 net acres                                                                         |
| Zoning                | I-P — Industrial Park (Riverside County Ord. 348)                                                    |
| Terms                 | All cash or conventional. Seller will consider qualified offers with reasonable feasibility periods. |

## EXECUTIVE SUMMARY

Hard corners do not come back to market. This is a flat, rectangular, ±1.19-acre pad at the signalized intersection of Benton Road and Winchester Road (Highway 79) — the retail and service crossroads of French Valley, surrounded by a Stater Bros.-anchored center, two branded fuel stations, a dozen national quick-service brands, and a household base earning more than 89% of neighborhoods in America.

The site's highest and best use is a freestanding or small multi-tenant commercial pad built to capture that corner. I-P zoning under Riverside County Ordinance 348 supports a wide band of income-producing concepts, and the parcel's shape, grade, and frontage make it unusually easy to design around — a drive-thru quick-service restaurant, convenience and fuel, urgent care or dental, a bank or credit union branch, a multi-tenant retail strip, or a small industrial-flex building all fit the envelope.

What separates this parcel from raw dirt is the work already in the file. A prior owner-applicant carried a commercial project through Riverside County's Development Advisory Committee review, and left behind an engineered civil site plan, a completed habitat consistency analysis, protocol biological surveys, and a full round of agency comments. A buyer inherits the answers to questions that normally take twelve months and six figures to develop.

## PROPERTY DETAILS

|                       |                                                    |
|-----------------------|----------------------------------------------------|
| Assessor's Parcel No. | 963-070-014                                        |
| Land area             | ±51,836 SF / ±1.19 net acres                       |
| Zoning                | I-P — Industrial Park (Riverside County Ord. 348)  |
| Jurisdiction          | County of Riverside — unincorporated French Valley |
| Legal description     | 1.19 acres net in Par 13, PM 170/073, PM 23199     |

|                     |                                                      |
|---------------------|------------------------------------------------------|
| Topography          | Level; 1,349'-1,353' AMSL (±4' of fall)              |
| Existing condition  | Vacant, disked, no structures or improvements        |
| Water & sewer       | Eastern Municipal Water District (public)            |
| Dry utilities       | Electricity and natural gas available in corridor    |
| Street frontage     | Paved public frontage; corner exposure at signal     |
| 2025 assessed value | \$577,836 (land)                                     |
| 2025 property tax   | \$5,976 + \$55.84 special assessments                |
| School district     | Temecula Valley Unified                              |
| Habitat plan        | WRC MSHCP Cell #5778 — consistency analysis complete |

Title held by Private Holdings LLC, a California limited liability company in good standing. Current Statement of Information available to qualified buyers.

## HIGHEST & BEST USE

The site's highest and best use is a freestanding or small multi-tenant commercial pad developed to capture the signalized corner. The parcel's rectangular shape, level grade, corner frontage and established surrounding uses support the following concepts:

| CONCEPT                               | WHAT SUPPORTS IT                                                  |
|---------------------------------------|-------------------------------------------------------------------|
| Drive-thru quick service              | Corner visibility, signalized access, established QSR cluster     |
| Convenience & fuel                    | ±55,000 combined ADT; two branded stations already trading nearby |
| Urgent care, dental or medical office | Affluent household base; 31.6% married couples with children      |
| Multi-tenant retail pad               | ±10,000–12,000 SF of shop space at 25–30% coverage                |
| Bank or credit union branch           | \$138,578 median household income; 68.1% homeownership            |
| Small industrial-flex building        | I-P base zoning within an established business park               |

Use scenarios are illustrative of the site's physical and locational characteristics and do not constitute a representation of permitted use. Buyer to confirm all permitted and conditionally permitted uses with Riverside County Planning.

## LOCATION & ACCESS

French Valley sits in the growth path between Murrieta, Temecula and Winchester, in unincorporated Riverside County. Winchester Road (Highway 79) carries the region's north-south traffic; Benton Road carries it east-west toward I-215. The subject occupies the corner where the two meet, alongside the French Valley Village Center (±113,928 SF, Regency Centers) and the corridor's existing fuel, grocery and quick-service cluster.

### Traffic counts

|                          |             |
|--------------------------|-------------|
| Winchester Road (Hwy 79) | ±28,497 ADT |
| Benton Road              | ±26,512 ADT |
| Combined at the signal   | ±55,009 ADT |

Counts as published in third-party marketing materials for the adjoining parcel at the same intersection. Buyer to verify with Riverside County Transportation.

## Regional connectivity

|                              |                                               |
|------------------------------|-----------------------------------------------|
| Highway 79 / Winchester Road | Direct frontage — primary regional arterial   |
| Interstate 215               | ±4 miles west via Clinton Keith / Benton Road |
| Interstate 15                | ±8 miles southwest via Clinton Keith Road     |
| French Valley Airport        | ±2 miles south — regional general aviation    |
| Southwest Justice Center     | ±2 miles south — county employment anchor     |
| Old Town Temecula            | ±12 miles south via Winchester Road           |

## Employment accessibility from the site

|                                     |         |
|-------------------------------------|---------|
| Jobs paying \$75,000+ within 15 min | 37,571  |
| Jobs paying \$75,000+ within 20 min | 60,666  |
| Jobs paying \$75,000+ within 30 min | 97,871  |
| Jobs paying \$75,000+ within 60 min | 860,214 |

Source: NeighborhoodScout / Cotality drive-time employment analysis, 08/31/2026.

## A HEAD START ON DEVELOPMENT

Most one-acre pads trade as raw dirt: the buyer starts the clock at zero on biology, hydrology, grading and agency review. This one does not. A prior owner-applicant took a commercial project on this exact parcel through Riverside County's Development Advisory Committee process and generated a body of technical work that stays with the land.

That matters regardless of what a buyer ultimately builds. Habitat clearance, grading feasibility, drainage design and the County's own written comments are use-agnostic — they de-risk the site itself. The seller will make the complete file available to a buyer in escrow.

## Engineered civil site plan

Bear Creek Consulting Group prepared a full site plan for a 2,550 SF commercial building with parking, drive aisle, sidewalk, landscaping and a bioretention swale sized to 778 cubic feet — a working proof of buildability on the pad.

## MSHCP consistency analysis

Completed May 2021. The site sits in the northern portion of Criteria Cell #5778, outside the area targeted for conservation, and development was found consistent with MSHCP reserve assembly requirements.

## Protocol biological surveys

Focused burrowing owl surveys returned no owls and no suitable burrows. No wetlands, riparian areas or special-status species were identified on or adjacent to the site. The single carry-forward measure is a preconstruction survey within 30 days of grading.

## County agency review round

The prior application cleared Flood Control, Grading, Building & Safety plan check and Paleontology at Development Advisory Committee, with written comments issued by Planning, Fire, Transportation, Environmental Health and Waste Resources.

## Illustrative development program — per engineered site plan on file

|                    |                             |
|--------------------|-----------------------------|
| Building footprint | 2,550 SF (±5% lot coverage) |
|--------------------|-----------------------------|

|                                 |                                                                       |
|---------------------------------|-----------------------------------------------------------------------|
| Parking, drive aisle & sidewalk | 10,500 SF                                                             |
| Landscaping                     | 15,500 SF                                                             |
| Held for future expansion       | 23,442 SF                                                             |
| Stormwater                      | Bioretention swale sized to 778 cubic feet; no net increase in runoff |

#### ENTITLEMENT HISTORY — FOR BUYER AWARENESS

The prior application was Conditional Use Permit No. 190048, paired with Development Agreement No. 1900039 and Variance No. 200002, for a 2,500–2,550 SF cannabis retail storefront — one of a limited group of projects advanced through Riverside County's 2019–2020 competitive cannabis process. Buyers pursuing that use should note the history; buyers pursuing any other use should note simply that the site has already been studied and reviewed at the County level.

**Important.** References to prior applications are historical. No representation is made that any permit, approval, variance or development agreement remains active, valid, vested or transferable. Buyer must independently confirm current entitlement status, conditions and expiration directly with Riverside County Planning before relying on any of it.

## TRADE AREA & DEMOGRAPHICS

| METRIC                         | SITE AREA | UNITED STATES |
|--------------------------------|-----------|---------------|
| Median household income        | \$138,578 | \$80,734      |
| Median home value              | \$690,277 | —             |
| Average rent                   | \$4,508   | —             |
| Owner-occupied housing         | 68.1%     | —             |
| Married couples with children  | 31.6%     | 17.5%         |
| Homes built 2000 or newer      | 78.6%     | —             |
| Executive / management / prof. | 39.3%     | —             |
| Adults with a college degree   | 38.0%     | 35.7%         |
| Unemployment rate              | 5.2%      | 4.6%          |
| Population density (per sq mi) | 3,995     | —             |

Source: NeighborhoodScout / Cotality neighborhood analytics at 33.589982, -117.123107, retrieved 08/31/2026. Figures describe the statistical neighborhood surrounding the site, not a fixed radius ring. Radius-ring data available on request.

#### Supporting indicators

- Household income higher than **89.5%** of U.S. neighborhoods.
- **+42.6%** residential value appreciation in the surrounding neighborhood over the last five years.
- **78.6%** of surrounding housing built after 1999 — newer than 96.8% of U.S. neighborhoods.
- Median home value of **\$690,277**; average rent of **\$4,508**.

**National & regional operators within ±0.5 mile**

|                    |                                                                                     |
|--------------------|-------------------------------------------------------------------------------------|
| GROCERY & PHARMACY | Stater Bros. Markets, CVS Pharmacy                                                  |
| QUICK SERVICE      | Starbucks, Carl's Jr., Del Taco, Wendy's, Farmer Boys, Subway, WaBa Grill, Domino's |
| CASUAL DINING      | Denny's, Pizza Factory, Cold Stone Creamery, Cathay Chinese Food                    |
| FUEL               | Chevron, Shell                                                                      |
| BANKING            | Bank of America                                                                     |
| FITNESS & WIRELESS | Crunch Fitness, T-Mobile, Verizon Wireless                                          |

Anchor center: French Valley Village Center, ±113,928 SF (Regency Centers), with CVS Pharmacy as co-anchor. Business names shown for locational reference only; no affiliation with or endorsement by the named businesses is implied.

**COMPARABLES & PRICING****Closed sales within ±0.5 mile**

| PROPERTY TYPE               | DIST.   | ACRES    | LAND SF    | PRICE       | \$/SF LAND | DATE     |
|-----------------------------|---------|----------|------------|-------------|------------|----------|
| Vacant commercial land      | 0.06 mi | 2.47 AC  | 107,593 SF | \$1,420,000 | \$13.20    | May 2022 |
| Commercial / industrial lot | 0.05 mi | 1.39 AC  | 60,548 SF  | \$853,000   | \$14.09    | May 2017 |
| Retail building             | 0.13 mi | 0.88 AC  | 38,333 SF  | \$3,060,000 | —          | Jan 2023 |
| Restaurant building         | 0.15 mi | 0.67 AC  | 29,185 SF  | \$1,517,000 | —          | May 2022 |
| Light industrial land       | 0.12 mi | 17.47 AC | 760,993 SF | \$4,325,000 | \$5.68     | Aug 2021 |

Riverside County public records via Cotality/Realist. Improved-property sales include building value and are shown for corridor context only, not as land comparables.

**Competing active land listings**

| LISTING                                         | SIZE            | ASKING           | PER ACRE            |
|-------------------------------------------------|-----------------|------------------|---------------------|
| 36525 Temeku St — adjacent corner pad           | ±0.95 AC        | ±\$1,200,000     | ±\$1,263,000/AC     |
| 34.59 AC Benton Rd — industrial / business park | ±34.59 AC       | \$10,500,000     | \$303,555/AC        |
| 36371 Briggs Rd — mixed-use development         | ±41.45 AC       | \$10,000,000     | \$241,254/AC        |
| <b>SUBJECT — APN 963-070-014</b>                | <b>±1.19 AC</b> | <b>\$950,000</b> | <b>\$798,319/AC</b> |

Priced at \$798,319 per acre, the subject sits roughly 37% below the per-acre asking price of the adjoining corner pad at 36525 Temeku Street — a directly comparable site, at the same signal, on the same corridor. For a buyer underwriting a pad at this intersection, that spread is the opportunity.

**OFFERED EXCLUSIVELY BY****Kevin Krogstad**

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**DISCLAIMER**

The information contained herein has been obtained from sources believed to be reliable, including Riverside County public records, Cotality/Realist property data, NeighborhoodScout neighborhood analytics, third-party consultant reports commissioned by the seller, and published marketing materials for neighboring properties. It has not been independently verified by ehomes | SEVIN House Collective or the listing agents, and no representation, warranty or guarantee is made as to its accuracy or completeness. Zoning, permitted uses, entitlement status, utility availability, traffic counts, flood designation and development feasibility are subject to change and must be independently confirmed by the buyer with Riverside County Planning, the Eastern Municipal Water District, and the buyer's own consultants. Prior entitlement applications referenced in these materials are historical; no representation is made that any permit, approval or development agreement remains active, valid or transferable. Buyer to verify all information and rely solely on its own investigation. Trademarks and business names appear for locational reference only and do not imply affiliation with or endorsement by their owners. Offered exclusively by ehomes | SEVIN House Collective.