

Temecula Trekks

*Presented by Terri Delhamer
GRE Land & Commercial Real Estate*

Commercial Real Estate

Benefits of investing in CRE in Temecula

*Pace of commercial development in the
Temecula Valley*

What does the future hold...



Welcome to Temecula Valley

- What brought you to Temecula?*
- How long have you lived in Temecula?*
- Where did you used to live?*
- What kind of work do you do?*
- What are your hobbies and interests?*
- What do you and your family do for fun?*

*Share relevant and interesting facts and tips
Become a valuable and trusted resource*



Share Local Resources

Temecula Chamber of Commerce

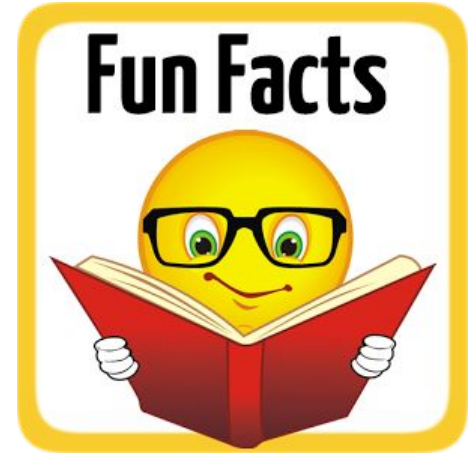
Economic Development Coalition

Visit Temecula Valley



Share the Temecula Lifestyle

- Family oriented well planned community*
- Great entertainment - Pechanga , golf, theater, events*
- Southern California Wine Country*
- Old Town Craft Food District*
- Proximity to beach, desert, mountains*



**HOW MANY RESTAURANTS ARE THERE IN
OLD TOWN TEMECULA?**

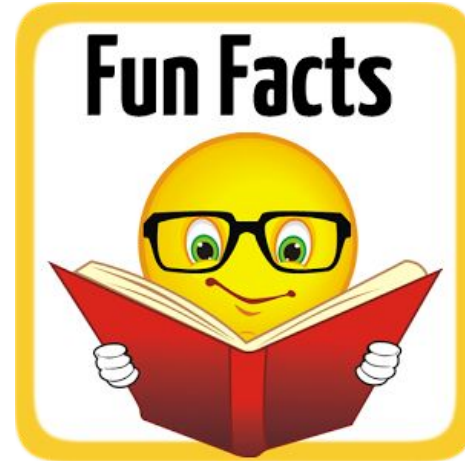
Temecula's Rich History

Pechanga Band of Luiseño Indians believe their ancestors have lived in the Temecula area for more than 10,000 years

*1947, the Vail Ranch contained over 87,500 acres
1964 sold to Kaiser Aetna for development*

Early 1980's 7-15 built thru Temecula development boom began

Temecula made up of 37 sq. miles and became a City in 1989



**ESG LIVED IN TEMECULA
FROM 1931-1970 AND
WHAT IS HE FAMOUS
FOR?**

Great Schools

Private

Linfield Christian

800 students - Non-denom.

Rancho Community

900 students - Reformed

St. Jeanne de Lestonnac

500 students - Catholic

Public

Great Oak High School

- *Ranked #136 in CAa*
- *98% graduation rate*
- *49.2 college readiness*

Chaparral High School

- *Ranked #356 in Ca*
- *97% graduation rate*
- *32.0 college readiness*

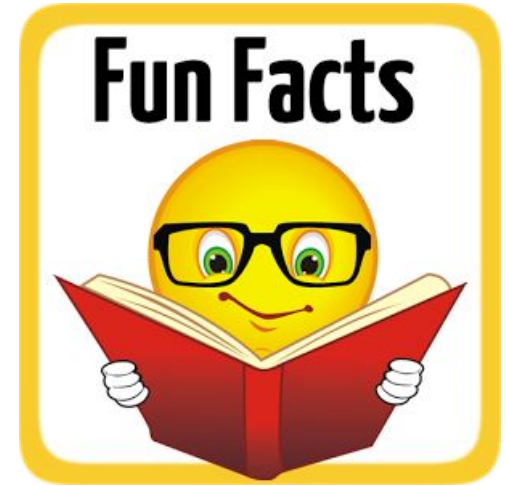
Temecula Valley High School

- *Ranked #644 in Ca*
- *96% graduation rate*
- *31.7 college readiness*



Tourism on the Grow

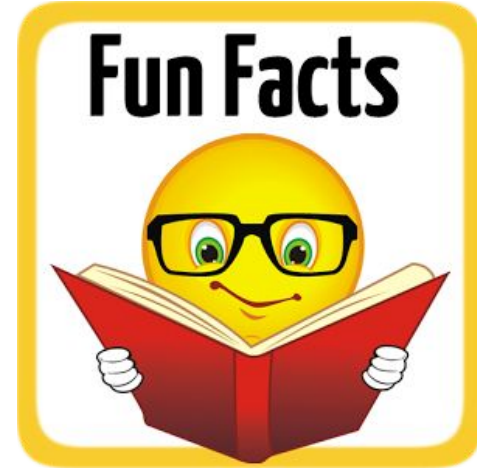
- Tourism spending 2017 \$724 million*
- 2.6 million visitors in 2017*
- 20 million people within 2 hour drive*
- Hotels expanding and new development*
- Over 300 Vacation Rentals*
- Over 40 wineries with 9 in the planning process*



**WHAT SPECIAL EVENT
IS TEMECULA WINE
COUNTRY
CELEBRATING IN
2018?**

Growth Potential

- Temecula 85% buildout - but still growing*
- Repurposing buildings - many examples*
- New MSJC campus - Abbott 350k sf \$56mm*
- Renovations to mall - Cheesecake Factory*
- Car dealerships - Lexus coming...*



**WHAT IS HIGHEST VALUE
COMMERCIAL PROPERTY IN
TEMECULA?**

Potential Commercial Clients

What business or profession

Plans for expansion or relocating

Investment plans

Opportunity for referral fees

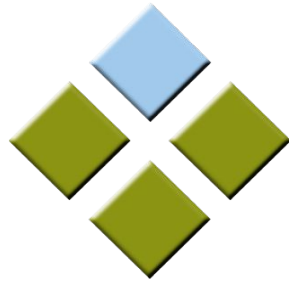


Congrats to the Trekkers!

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