

RETAIL FOR LEASE

VENTI PLAZA

28306 OLD TOWN FRONT STREET, TEMECULA, CA 92590



FOR LEASE

SEAWAY PROPERTIES CRE
28545 Old Town Front Street, Suite 203
Temecula, CA 92590



PRESENTED BY:

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PROPERTY SUMMARY

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Property Summary

Lease Rate:	1.65psf + .80 CAM
Lease Term:	3-5yrs
Available SF:	1,200
Frontage:	Old Town Front St.
Year Built:	1980
Renovated:	2025
Parking Ratio:	4:1,000
HVAC:	Yes
Zoning:	SP-5

Property Overview

Located in the heart of Old Town Temecula, 28306 Old Town Front Street is a ±1,200 SF single-story retail suite on ±2.36 acres, offering strong visibility, ample parking, and flexible commercial potential. Built in 1980, the property benefits from SP-5 zoning, allowing a wide range of retail, dining, and mixed-use applications. Its prime location near Rancho California Road and the I-15 freeway provides exposure to both locals and Old Town's 3.1 million annual visitors.

Highlights

- FULLY IMPROVED WINE BAR
- Floor Drain
- 3 Washing Stations
- 7 Tables + chairs and barstools convey with the suite