

FOR SALE

43471

**RIDGE PARK DRIVE
TEMECULA, CA**



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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

43471 RIDGE PARK DRIVE TEMECULA, CA

PROPERTY INFO

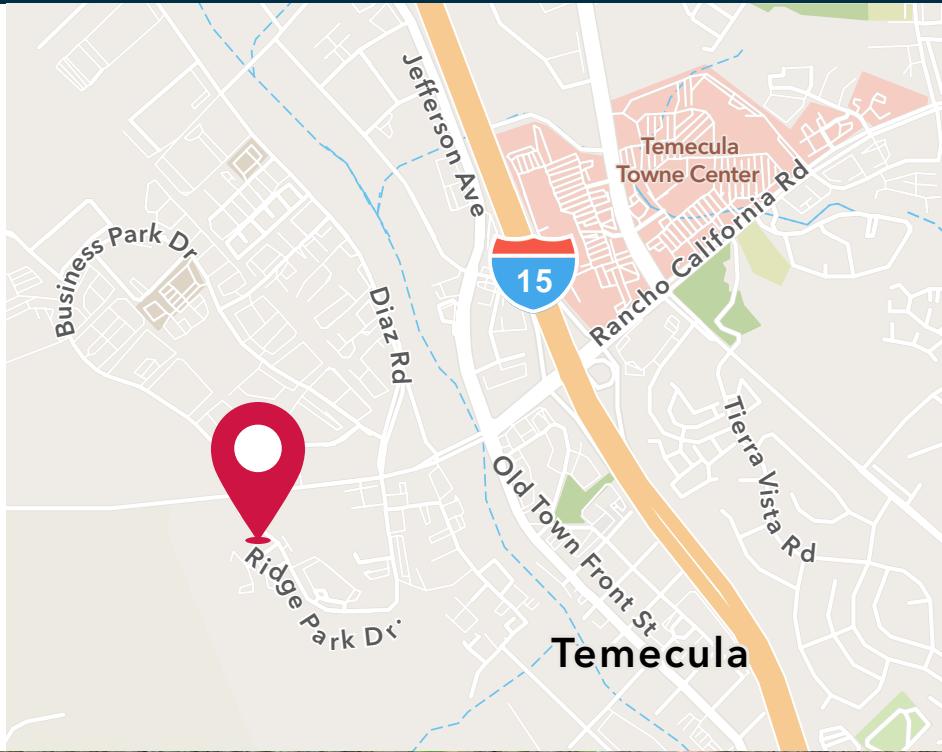
THE OFFERING:

Lee & Associates, as exclusive advisor, is pleased to present this excellent opportunity to acquire **43471 Ridge Park Drive, Temecula**, (the "Property") – a 2-story, 11,187 SF, freestanding office building strategically located in Temecula, CA, above Old Town Temecula, with vast valley views. With only one existing term lease, this asset is perfect for an owner user pursuing investment in their own real estate.

Fully occupied by a mixture of tenants on M-T-M leases, **the Property can also, potentially, be delivered up to 82% Vacant at close of escrow**, or 9,135 SF available for personal business use.

With proximity to both cities of Temecula and Murrieta (The Temecula Valley), the Property provides excellent local and commuter access.

ASKING PRICE:
\$3,989,000 (\$356.57/SF)



43471 RIDGE PARK DRIVE TEMECULA, CA

PROPERTY OVERVIEW

LOCATION

43471 Ridge Park Drive
Temecula, CA

SITE

Located in Prestigious Area and Office Park – Overlooks the Temecula Valley and adjacent to newly developed ALTAIR, 272 acres Brookfield development with up to 1,700 new units (Opening Summer of 2026)



BUILDING AREA

11,187 Total SF



BUILT

Building on site was built in 2004



PARKING

38 Parking Stalls



ZONING

Per the city of temecula, the subject is (BP) Business Park.



TRAFFIC COUNTS

Rancho California Rd.	10,987 CPD
Ridge Park Dr.	5,315 CPD
I-15 Fwy	167,808 CPD

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INVESTMENT HIGHLIGHTS

FLEXIBLE OCCUPANCY

option to use whatever percentage of the SF fits your needs and continue to enjoy income from current tenants

FLEXIBILITY IN TIMING

Property can remain leased while new ownership goes through planning if there is a desire to change the existing floorplans

CREATIVE USE POTENTIAL

with limited inventory of free standing, easily accessible buildings from the parking lot, provides unique business opportunities

POPULATION INCREASE

From 2010 to 2025, Temecula's population increased by 96.1% compared to the greater Riverside County of 56.3%. In the same period, the average home sale price increased from \$197,000 to \$460,000. Temecula's population is anticipated to grow by another 6.9% by 2027.

TRAVEL SPENDING

Travel spending in Temecula has now exceeded \$1.1 billion annually with Temecula Wine Country, Old Town Temecula and Pechanga Resort and Casino leading the figures.

ADAPTABLE FLOORPLATES

allows opportunities to customize the Buyers specific size requirements while still allowing for rental income of additional space

MEDITERRANEAN UPSCALE ARCHITECTURE

Building has beautiful central courtyard and building features

LOCATED IN PRESTIGIOUS AREA AND OFFICE PARK

Overlooks the Temecula Valley and adjacent to newly developed ALTAIR, 272 acres Brookfield development with up to 1,700 new units (Opening Summer of 2026)



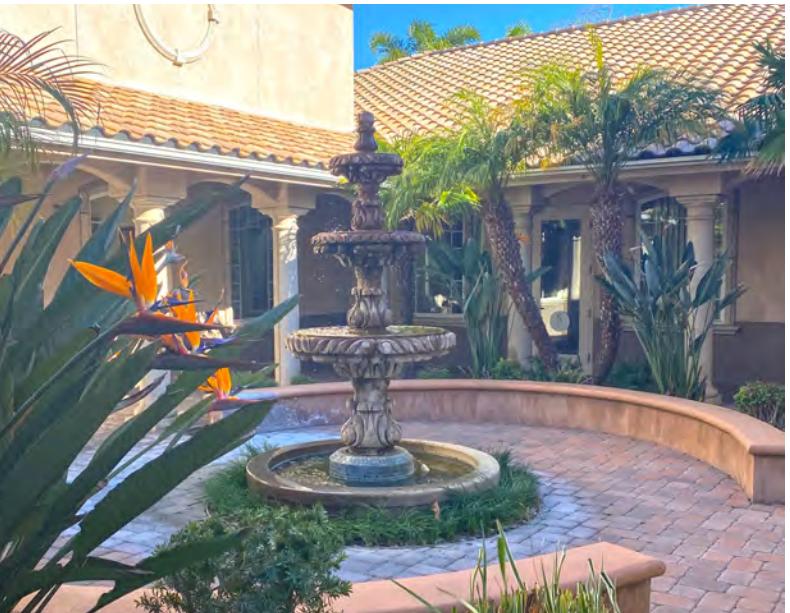
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PROPERTY PHOTOS



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FLOORPLAN



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AREA OVERVIEW



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AREA SNAPSHOT

2025 DEMOGRAPHICS

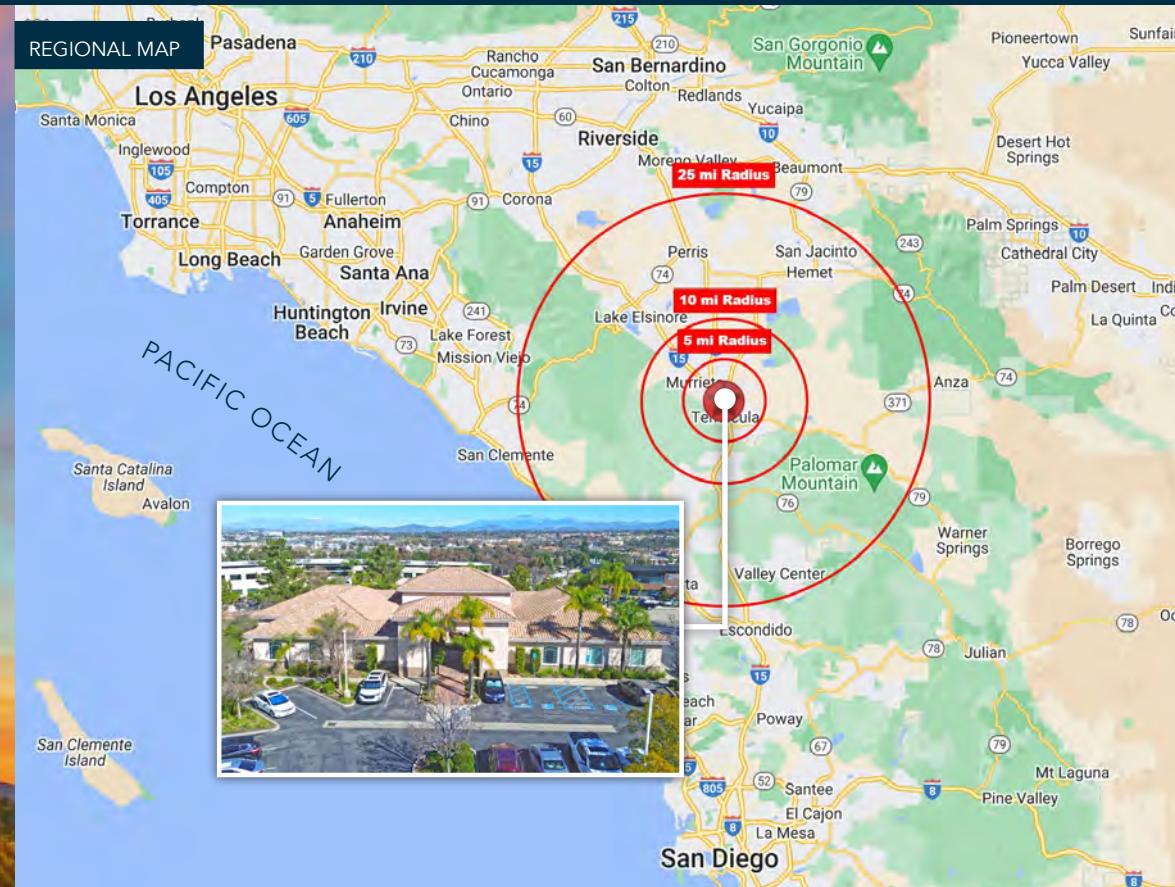
SOURCE: REGIS

	TEMECULA	RIVERSIDE COUNTY
POPULATION	110,212	2,540,000
LABOR FORCE	86,042	2,030,000
HOUSEHOLDS	36,133	821,241
AVG HH INCOME	\$148,883	\$126,218

HOUSING MARKET

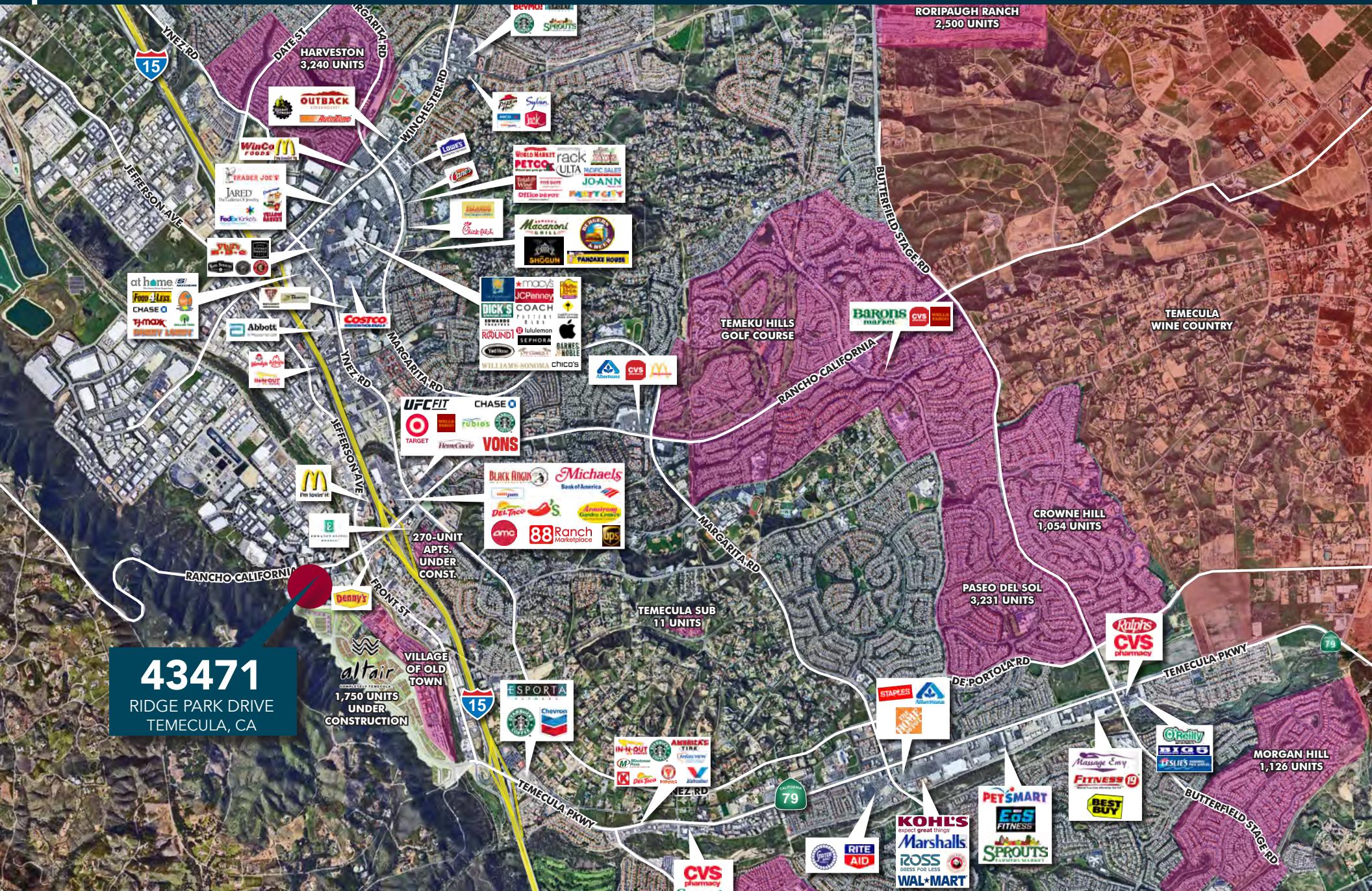
www.zillow.com/temecula-ca/home-values/

\$752,674 ZILLOW
HOME VALUE



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EXPANDED AMENITIES



No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

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RENT ROLL

Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Monthly Rent	Monthly Rent	Annual Rent	Annual Rent	Security Deposit	
											Per Area	Per Area
A	Adv. Group	gross_lease	1,720.00	MTM	MTM	1.00	2,997.00	1.86	35,964.00	22.32	0.00	
B	Adv. Group	gross_lease	2,700.00	MTM	MTM	1.00	5,224.00	1.86	62,688.00	22.32	0.00	
C	Newman Global Holdings	gross_lease	2,989.00	Owner Occupied		0.00	5,978.00	2.00	71,736.00	24.00	0.00	
D	Savvy Consulting	gross_lease	2,052.00	11/1/2025	1/31/2031	63.00	4,104.00	2.00	49,238.00	24.00	13,857.00	
E	Executive Suites	gross_lease	1,726.00					1.83		21.96		
E-1	D. Coz	gross_lease		MTM	MTM	1.00	550.00		6,600.00		500.00	
E-2	Bethal Law	gross_lease		MTM	MTM	1.00	615.00		7,380.00		0.00	
E-3	Granite Wealth	gross_lease		MTM	MTM	1.00	700.00		8,400.00		0.00	
E-4	Kathryn Tull	gross_lease		MTM	MTM	1.00	600.00		7,200.00		600.00	
E-5	Vacant	gross_lease		MTM	MTM	1.00	700.00		8,400.00		0.00	
Total Current			11,187.00				21,468.00	1.95	257,606.00	23.35	14,957.00	
	Total Units	Total Area	Percentage									
Occupied	4.00	8,198.00	73.28									
Vacant	1.00	2,989.00	26.72									
Total	5.00	11,187.00										

2025 EXPENSES

ANNUAL EXPENSES (PROVIDED BY OWNERSHIP)

Property Taxes (Current) Mil rate 1.030402	\$34,909
Property Insurance	\$13,641
Association Dues	\$4,992
Landscaping	\$3,000
Repairs & Maintenance	\$4,500
*Utilities	\$25,835
Total	\$86,877

Separately metered suites

*Landlord pays Suite C & E electricity.

OFFICE BUILDING
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