

Iconic Class A Building in Old Town Temecula

The Truax Building

41923 2nd Street Temecula, CA 92590



Coldwell Banker
Commercial
West

Jeff Kane

760 518 4900

CalDRE #01915649

Nick Kane

760 518 6552

CalDRE #01968022



Lease

Truax Building
41923 2nd Street Temecula, CA 92590



PROPERTY DESCRIPTION

The Truax Building is a one of a kind four-story, 65,307 square feet, mixed used (office / retail) building in Old Town Temecula. Located on the Southeast corner of Old Town it has become a landmark for all visitors to see as they are heading north on the I-15 corridor. A classic “turn-of-the-century” Class “A” building with its dramatic stone and glass lobby features, the Truax Building enjoys unobstructed visibility from the freeway and 360-degree views over the pristine Santa Rosa Plateau. The first phase of a 4-

phase project called the Super-Block, it is intended as a statement of the Temecula

Valley’s quick evolution towards a more urban lifestyle. With its steel frame construction, classic architecture and aesthetic details, it projects Old Town Temecula into the future while paying tribute to its historic roots. Sitting immediately across a newly built 480-space free parking structure which is adjacent to the new 100,000 square feet Temecula Civic Center, the Truax building enjoys a convenient location where access will never be an issue.

OFFERING SUMMARY

Lease Rate:	(NNN)
Number of Units:	3
Available SF:	1,909 - 19,400 SF
Building Size:	65,307 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	244	784	2,331
Total Population	705	2,247	6,439
Average HH Income	\$69,370	\$79,275	\$79,520

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LOCATION DESCRIPTION

With a backdrop of untouched hillsides that bloom with lilac, vibrant Downtown Old Town Temecula is Temecula Valley Wine Country's popular, arts and entertainment-shopping- and-dining district. The pedestrian-friendly, historic, 12-block neighborhood melds genuine respect and appreciation for the Old Town Temecula- la legacy with casual, contemporary, Downtown Temecula style and enthusiasm. Visitors enjoy Downtown Old Town for its festive special events; relaxed restaurants and upscale bistros; art and

entertainment; welcoming wine-tasting rooms; and a collection of unique, specialty stores and boutiques. Old Town Temecula continually improves and re-imagines itself in new, contemporary ways. Most authentic is the independent spirit that endures and thrives here. The burgeoning Old Town Temecula culinary scene includes a variety of independently owned, eateries with delicious, one-of-a-kind menus; and the Old Town Temecula Tasting Trail with its artisanal food emporiums and wine tasting rooms. Local, artisan food shops like Temecula Olive Oil Company garner an exceptional following.

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TRUAX BUILDING

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	749 - 4,717 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 301	Available	4,717 SF	NNN	Negotiable	Exceptional 4,717 rentable square feet on the third floor of the Truax building at the corner of Mercedes Street and Second Street in Old Town Temecula. The entire suite features exquisite views to the west of the Temecula hills. The interior space is fully furnished with six private soundproof offices, private conference room, thirty workstations, file cabinets, large lobby, kitchen area, copy center and convenience to hallway bathrooms (men, women, private family and private changing room). Move in ready in 30 days.
4th Floor Executive Suite	Available	749 SF	NNN	\$3.50 SF/month	Best location in building. 4th floor executive suite with access to private semi-private balcony. Available immediately.
Suite 101	Available	1,909 SF	NNN	Negotiable	Great location with high visibility on first floor of building. Perfect for retail/office
Suite 107	Available	2,032 SF	NNN	Negotiable	Great location with high visibility on first floor of building. Perfect for retail/office

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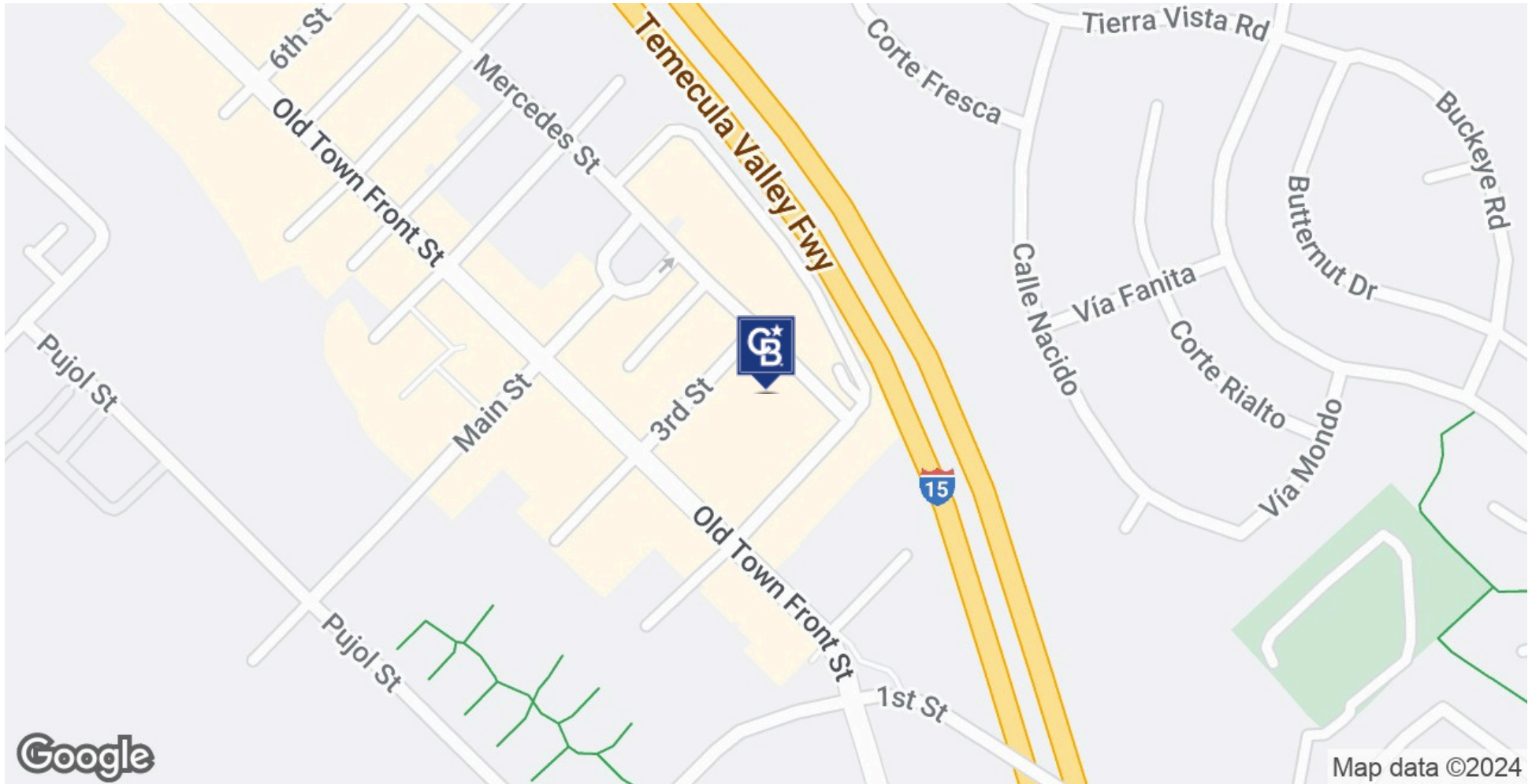
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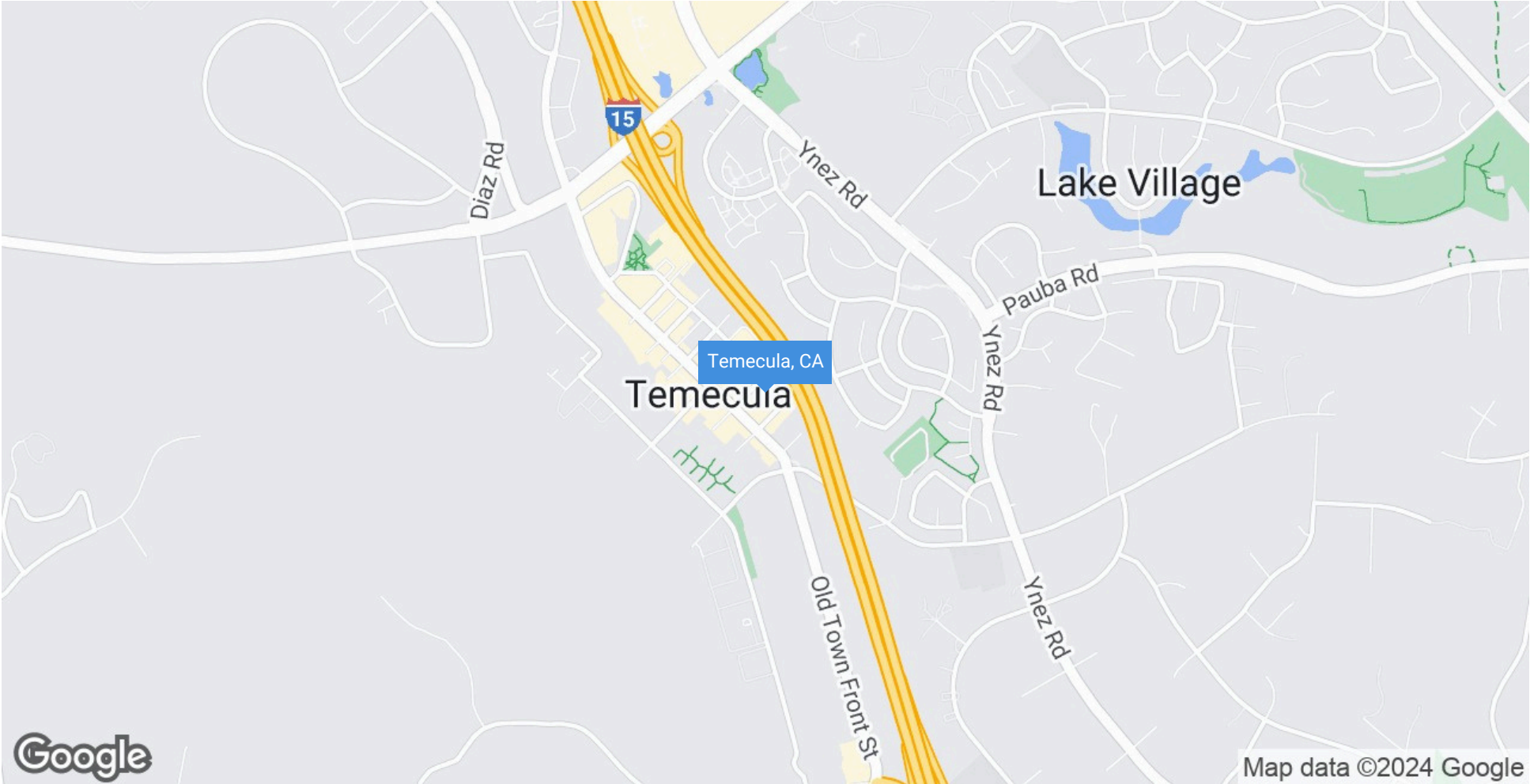
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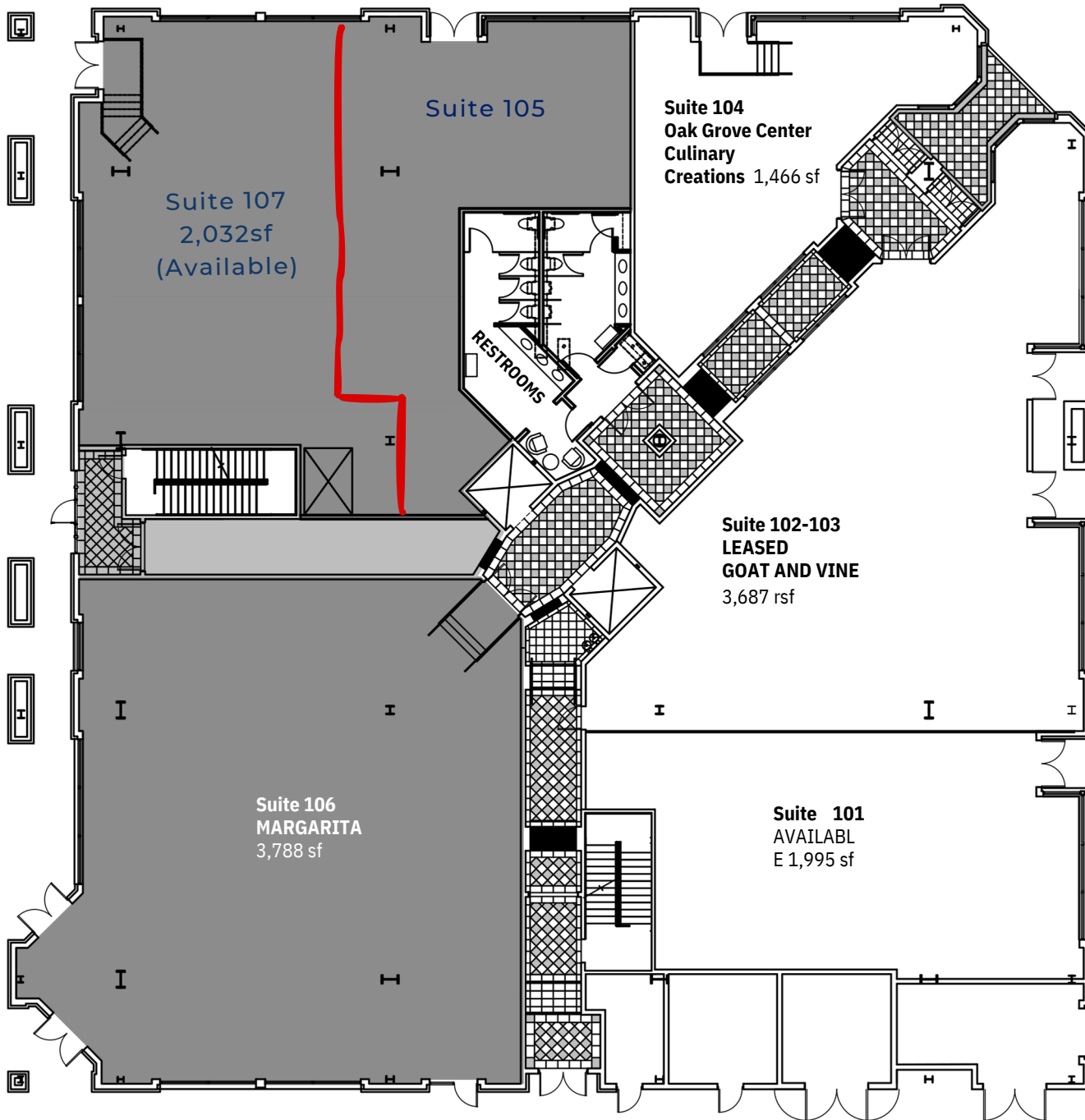
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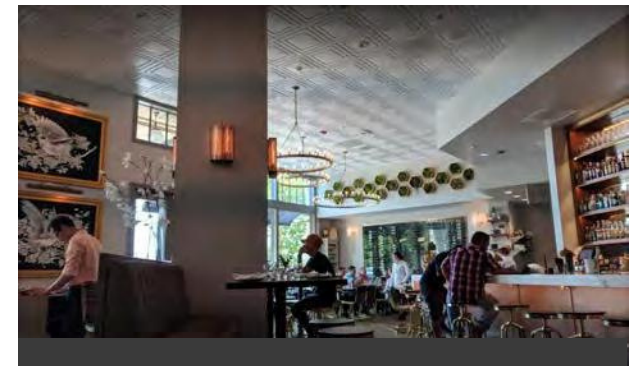


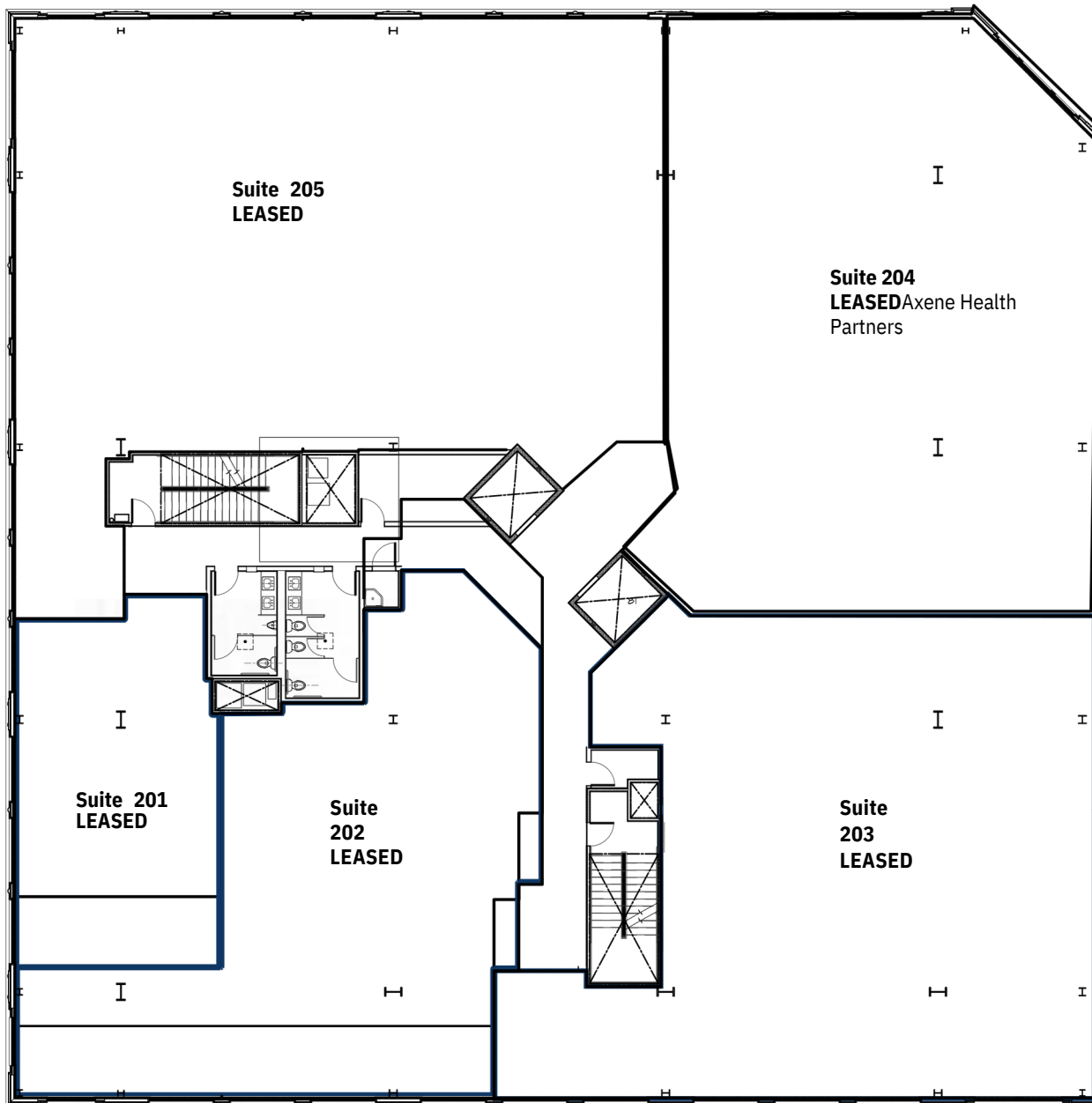


FIRST FLOOR SUITE LAYOUT

Suite 101	1,995 sf
Suite 102/103	3,687 sf
Suite 104	1,466 sf
Suite 105	3,457 sf
Suite 106	3,788 sf

Total Floor Area: 15,657 sf





SECOND FLOOR SUITE LAYOUT

Suite 201	Lease
Suite 202	d
Suite 203	Lease
Suite 204	d
Suite 205	Lease
	Leased
	d
	Lease
Total Floor Area : 19,530 sf	
	d



Third Floor

Total space: 19,400 sf

Rented to :

Employees:

Activity:

Fourth Floor

Total space: 10,779 sf

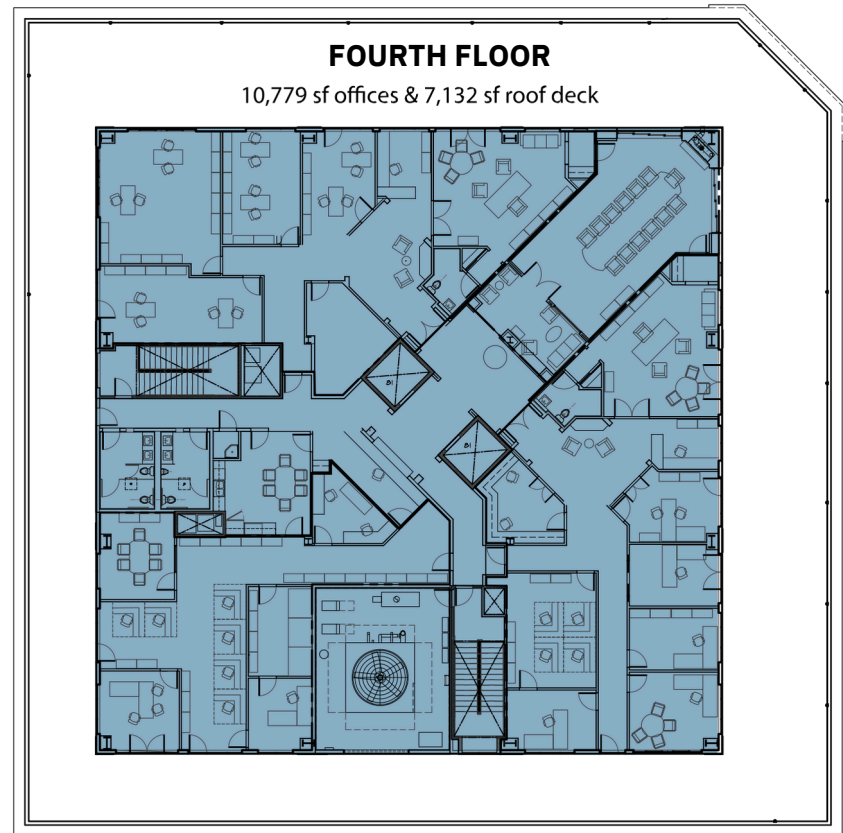
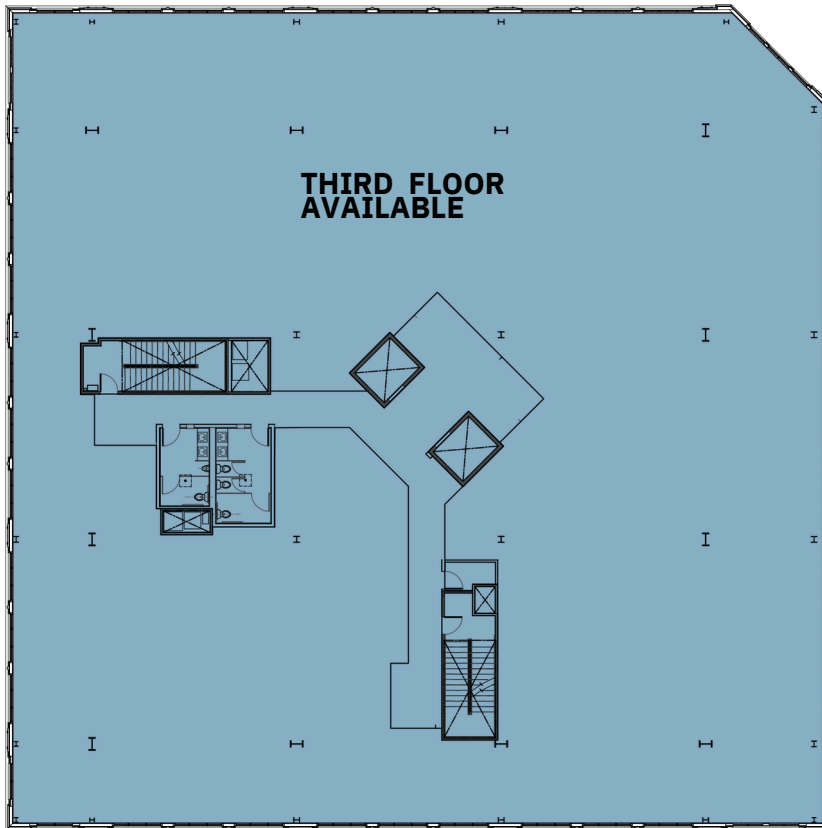
Rented to : **Ameriprise Financial / Truax Family of Companies**

Watermark Associates

Employees:
Approx. 60

Activity:

Real Estate Development, Finance and Services



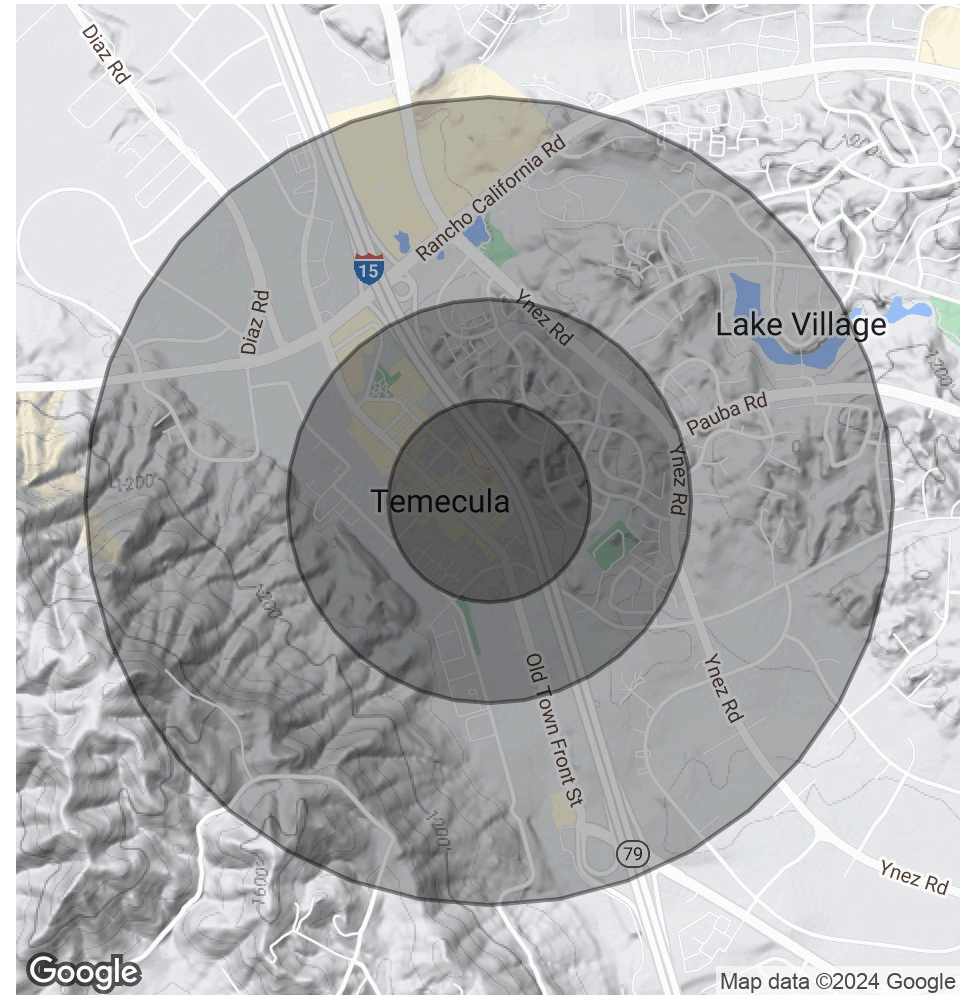
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POPULATION

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	0.25 MILES	0.5 MILES	1 MILE
Total Population	705	2,247	6,439
Average Age	36.2	36.9	34.4
Average Age (Male)	37	37.4	33.8
Average Age (Female)	35.2	35.9	34.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	244	784	2,331
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$69,370	\$79,275	\$79,520
Average House Value	\$177,810	\$269,750	\$362,231

* Demographic data derived from 2020 ACS - US Census



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DEMOGRAPHICS

5 MILE

Population 153,505
 Median HH Income \$96,719

10 MILE

Population 276,839 Median HH
 Income \$79,158

20 MILE

Population 720,839 Median HH
 Income \$63,540

- 2.7 Million Visitors Annually
- \$712 Million Annual Spending by tourists
- Average Daily Temperature: mid 70s
- Home of Pechanga Resort & Casino
- Home of 6-time Golden Bear Winery, South Coast Winery

Rancho Santa Margarita





TEMECULA VALLEY SOUTHERN CALIFORNIA WINE COUNTRY

Welcoming more than 2.9 million visitors each year spending nearly 700 million. Temecula Valley Southern California Wine Country is a beautiful wine region most engaging and approachable wine regions. Perhaps because of the sunny, relaxed spirit synonymous with Southern California, Temecula Valley Wine Country is one of California's winemakers; and is home to the wine regions four-time, award-winning California State Winery of the Year, South Coast Winery. There are more than 40 wineries currently in the Temecula Valley with plans for over 40 more underway.

Visitors from throughout California and beyond are attracted to this Valley by its natural gifts of climate and geography. Many return to enjoy the region's welcoming wineries; learning experiences and wine education programs; concerts and signature wine-and-live-music events; outdoor activities; vintage relaxation for body, mind, and soul at the GrapeSeed Spa; and dining in excellent winery restaurants amidst the vineyards. Less-busy weekdays provide potential opportunities to converse with talented winemakers and gracious and friendly, winemaking family members.

The region's premiere event is the Temecula Valley Balloon and Wine Festival. The celebration launches the summerfest season with glorious, dawn balloon ascensions; dramatic evening hot air balloon glows; tasting of award-winning Temecula Valley wines; wine and food pairings; and top-name bands and musicians in concert.

