



For Sale - 2 Flex Suites / Currently Combined into 1 Large Suite

41636 ENTERPRISE CIRCLE, SUITE D&E, TEMECULA, CALIFORNIA 92590

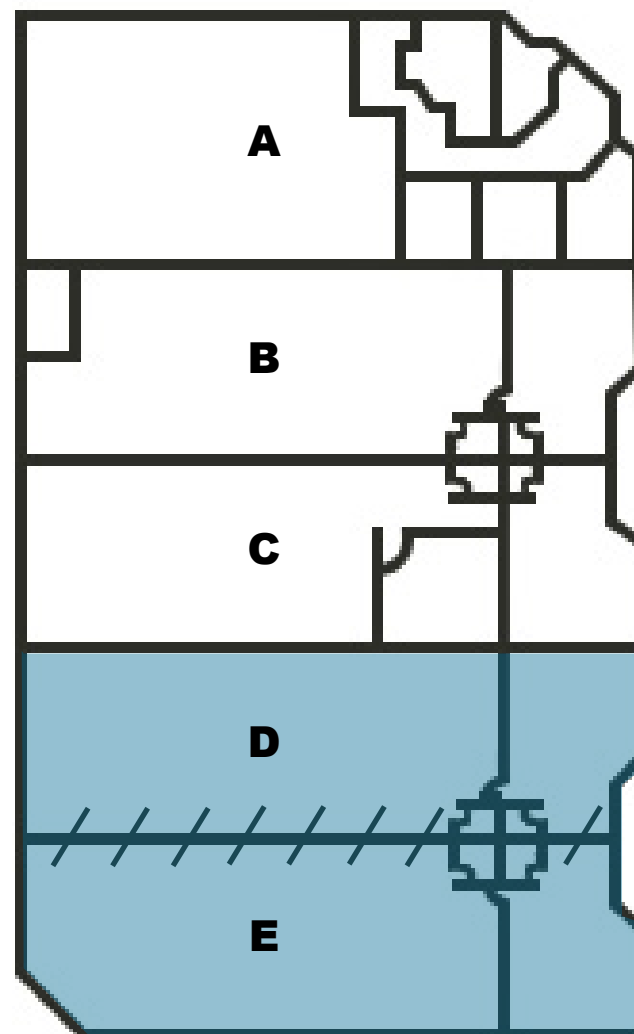
FOR MORE INFORMATION, CONTACT:

CYNDI LIGHT | Senior Vice President
(951) 452-3000 | cyndil@cbcsocalgroup.com
CalDRE License # 02089395



PROPERTY HIGHLIGHTS

- 2 flex suites combined into one suite with approximately $\pm 7,200$ SF
- Two separate APN's could be demised
- Reception, large sanctuary, kidsroom, 2 large offices, kitchen, storage room, 4 restrooms
- Two roll up doors
- Approved Conditional Use Permit for a church
- HVAC throughout both suites
- Ample parking
- Close to I-15 and Winchester Road
- Central location for Temecula and Murrieta
- Asking Price: \$1,692,000 (\$235/psf)
- Call Cyndi for touring instructions 951-452-3000



PROPERTY PHOTOS



WINCHESTER INFORMATION

Temecula is a city in southwestern Riverside County, California, United States. The city is a tourist and resort destination, with the Temecula Valley Wine Country, Old Town Temecula, the Temecula Valley Polo Club, the Temecula Valley Balloon & Wine Festival, the Temecula Valley International Film Festival, championship golf courses, and resort accommodations for tourists which contribute to the city's economic profile.

The city of Temecula, forming the southwestern anchor of the Inland Empire region, is approximately 58 miles (93 km) north of downtown San Diego and 85 miles (137 km) southeast of downtown Los Angeles. Temecula is bordered by the city of Murrieta to the north and the Pechanga Indian Reservation and San Diego County to the south.

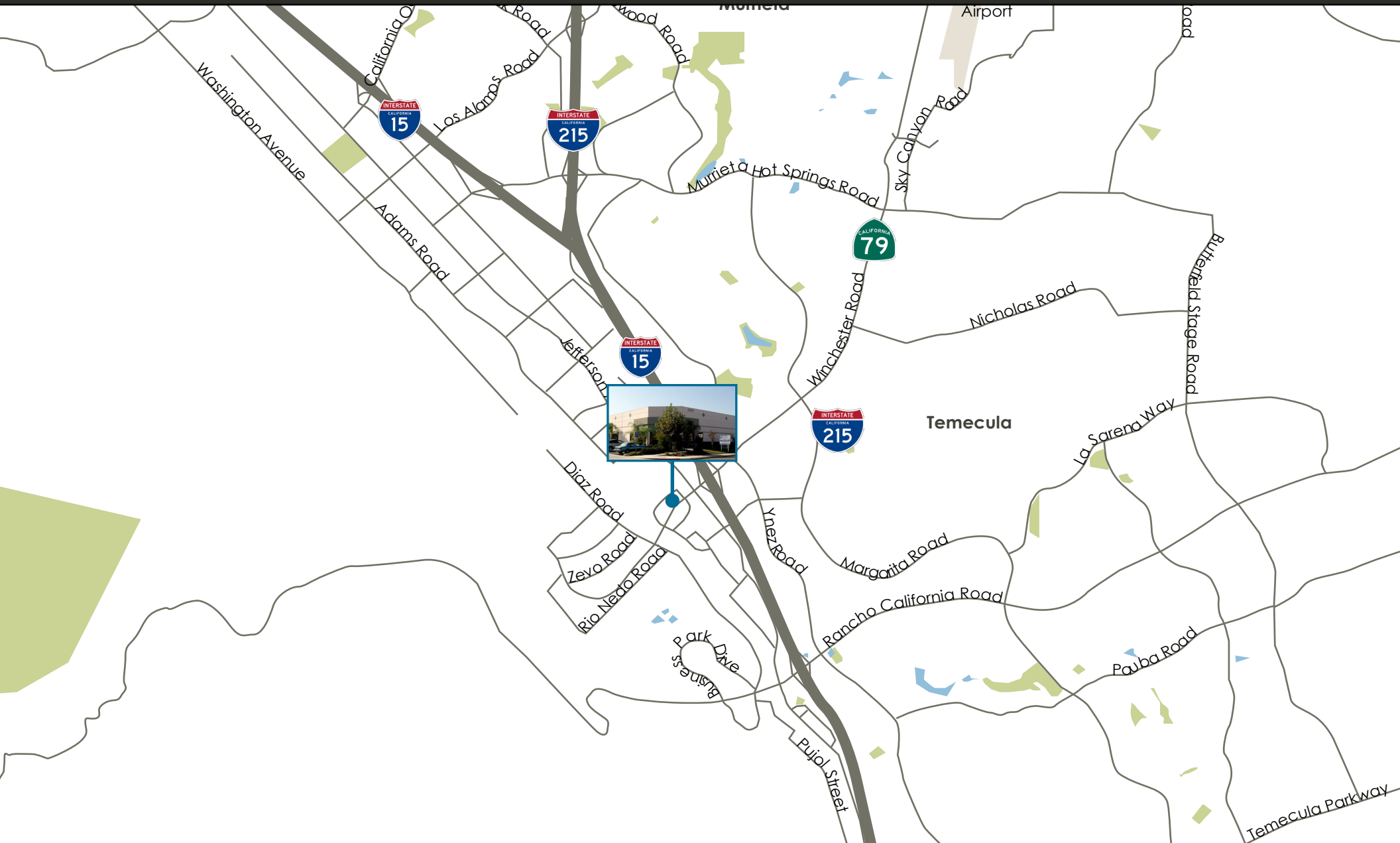


DEMOGRAPHICS

Current Population	111,013
Population (Five Year Projection)	116,686
Current Number of Households	35,532
Number of Households (Five Year Projection)	37,438
Average Household Income 2023	\$113,499
Median Household Income 2023	\$87,353



41636 Enterprise Circle, Suites D&E, Temecula, CA



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