

42612 AVENIDA ALVARADO

FOR LEASE | INDUSTRIAL WAREHOUSE / DISTRIBUTION SPACE | ± 17,329 SF



FOR MORE INFORMATION PLEASE CONTACT

ZANE RIHAN
zane.rihan@ip-cre.com
858.205.7376
Lic. #02218149

AIDAN JAMES
aidan.james@ip-cre.com
619.631.8661
Lic. #02060510



42612 AVENIDA ALVARADO



PROPERTY HIGHLIGHTS



42612 Avenida Alvarado, Temecula CA 92590



2 Dock-Level Doors; 1 Grade-Level Door



± 17,329 SF



Ceiling Height: 20'



1 Acre



Power: 400 Amps



Year Built: 2022



Sprinklered: ESRF



Lease Rate: Contact Broker



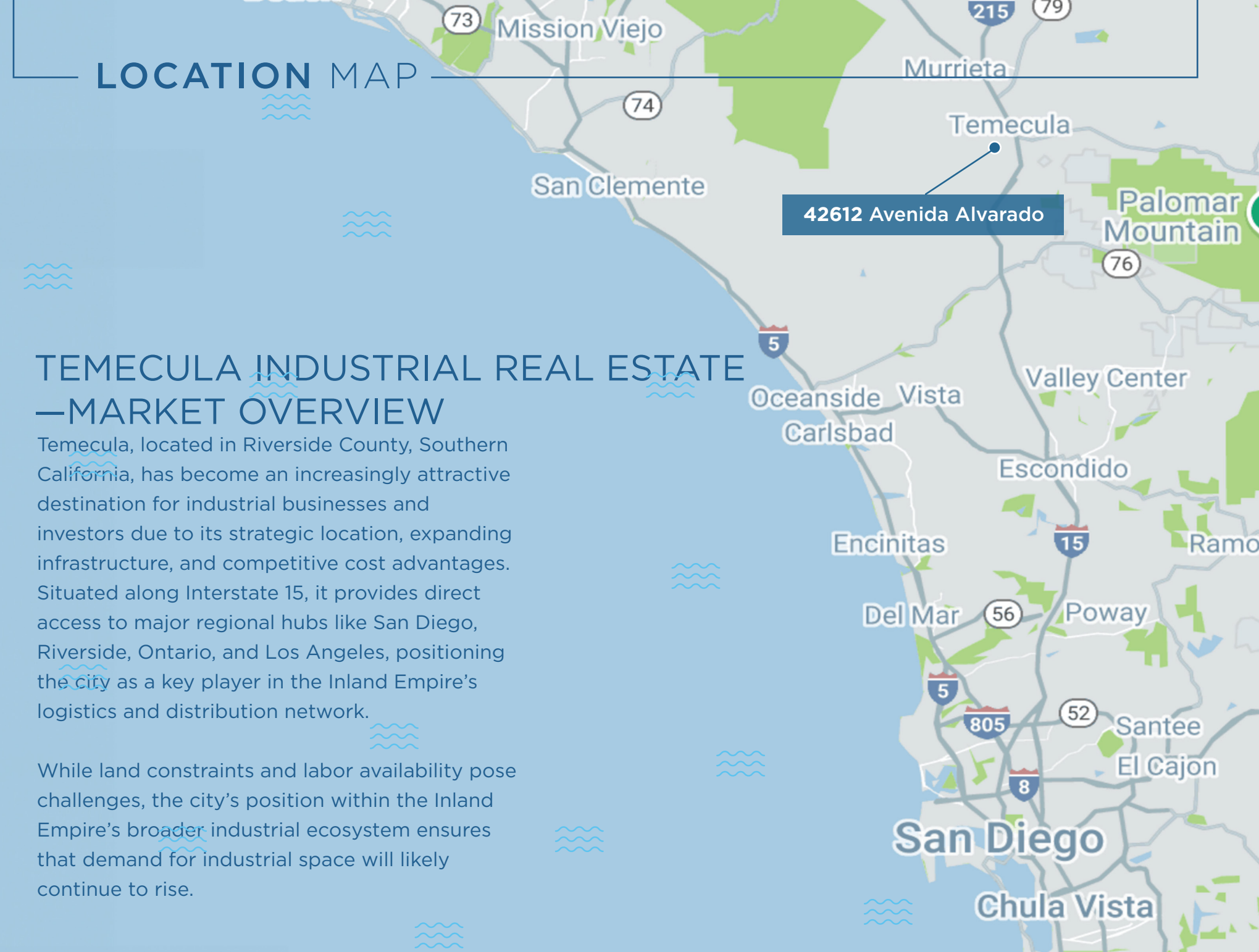
Zoning: Light Industrial (L-1)



Proximity to I-5, I-215 and I-15

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

LOCATION MAP



TEMECULA INDUSTRIAL REAL ESTATE —MARKET OVERVIEW

Temecula, located in Riverside County, Southern California, has become an increasingly attractive destination for industrial businesses and investors due to its strategic location, expanding infrastructure, and competitive cost advantages. Situated along Interstate 15, it provides direct access to major regional hubs like San Diego, Riverside, Ontario, and Los Angeles, positioning the city as a key player in the Inland Empire’s logistics and distribution network.

While land constraints and labor availability pose challenges, the city’s position within the Inland Empire’s broader industrial ecosystem ensures that demand for industrial space will likely continue to rise.

TEMECULA INDUSTRIAL REAL ESTATE—KEY MARKET DRIVERS

Key Drivers of Demand:

1. Proximity to Major Markets: Temecula's location provides easy access to Southern California's consumer markets and ports (about 60 miles from the Port of Los Angeles and Long Beach), making it ideal for distribution, e-commerce fulfillment, and manufacturing operations.
 2. E-Commerce Growth: The surge in e-commerce has driven demand for warehousing and distribution centers. With strong connectivity and more affordable rents than coastal cities like San Diego or Orange County, Temecula is increasingly seen as a viable alternative for logistics operations seeking last-mile delivery solutions.
 3. Light Manufacturing: The area is also becoming home to light manufacturing facilities, catering to industries like electronics, medical devices, and consumer goods. The city's growing workforce and proximity to skilled labor further support these sectors.
- Rent Growth: Industrial rents have been rising due to strong demand, though they remain more affordable than neighboring urban areas. This makes Temecula attractive to companies seeking to lower operational costs while still maintaining access to key Southern California markets.
 - Development Pipeline: New construction activity is somewhat limited due to a lack of available land for large-scale industrial projects. However, there are ongoing developments in smaller business parks, warehouses, and flex spaces.

Investment and Economic Outlook:

- Investment Activity: Temecula's industrial market is drawing attention from investors seeking higher returns compared to saturated markets like Orange County and Los Angeles. The market is poised for continued growth as demand for logistics and warehouse space in Southern California remains robust.
- Labor Force: Temecula benefits from a growing and diverse labor pool, though competition for skilled workers is rising, particularly in logistics and manufacturing sectors. Local educational institutions provide workforce training to support these industries.

Market Trends:

- Vacancy Rates: The Temecula industrial market has relatively low vacancy rates, with limited available space, particularly for logistics and distribution needs. This reflects high demand coupled with slower development compared to more densely populated areas.

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