

42624 AVENIDA ALVARADO

FOR SALE | INDUSTRIAL WAREHOUSE / DISTRIBUTION SPACE | ± 19,919 SF



FOR MORE INFORMATION PLEASE CONTACT

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INLAND PACIFIC

PROPERTY HIGHLIGHTS



42624 Avenida Alvarado, Temecula CA 92590



Dock-Level Doors: 2; Grade-Level Doors: 1



± 19,919 SF



Ceiling Height: 24'



1.17 Acres



Power: 400 Amps



Year Built: 2022



Solar: Yes



Total Sale Price: \$6,488,369 (\$327 PSF)



Sprinklered: ESRF

Building: \$5,995,619 (\$301 PSF)



Zoning: Light Industrial (L-1)

Solar: \$492,750 (\$25 PSF)



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.

SOLAR DETAILS

Total Invested: \$492,750

Output: Approximately 299,797 KWH annually

Equipment:

3qty Sungrow Inverters or Equal (Equipment Data - SG60KTL)

338qty Canadian Solar Panels or Equal (Equipment Data - 540 Watt)

1qty Inverter Level Monitoring (Equipment Data - Sungrow)

1qty Ballast Mounted Racking System

Warranty Information: Contact Broker

ENGINEERING – PROCUREMENT – CONSTRUCTION - AGREEMENT

THIS ENGINEERING-PROCUREMENT-CONSTRUCTION-AGREEMENT (“*Agreement*”) is made and entered into effective February 8, 2023 (“*Effective Date*”) by and between Renewable Energy Partners, Inc. (“*Contractor*”) and Tri State General Contractors, Inc. (“*Owner*”). Contractor and Owner may be referred to sometimes collectively herein as the “*Parties*” or individually as a “*Party*.” Exhibits A, B, C, D, & E are included in this agreement.

The Parties hereby agree as follows:

SERVICES. CONTRACTOR WILL PROVIDE OWNER ALL NECESSARY LABOR, EQUIPMENT, AND MATERIALS NECESSARY TO INSTALL A 182.5 /DC KW SOLAR PHOTOVOLTAIC GENERATING SYSTEM (THE “*PROJECT*”), ACCORDING TO SPECIFICATIONS AS SET FORTH IN THIS DOCUMENT AND IN **EXHIBIT A (“STATEMENT OF WORK”)** ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE. THE PROJECT IS LOCATED AT 42624 AVENIDA ALVARADO TEMECULA, CA 92590 (“*PROJECT SITE*”).

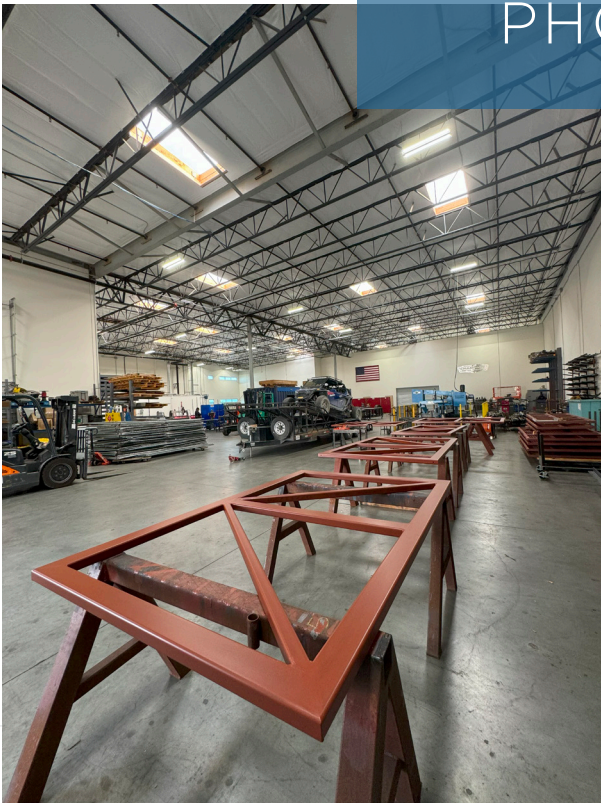
2. **Changes.** If the Project may require changes, additions, deletions, modifications, or enhancements (“*Changes*”). Such Changes shall be authorized through the Change Order procedure set forth in **Exhibit B** attached hereto and made a part hereof by this reference.

1. **Fees and Expenses.** In consideration for the work on the Project as set forth in this Agreement and subject to any changes due to Change Orders approved by owner. ~~or changes in the cost of materials or labor,~~ Owner, or Owner’s Assignee or designee, will pay contractor **Four Hundred Ninety Two Thousand Seven Hundred and Fifty Dollars (\$492,750.00)**
2. **Payment.** Contractor shall bill the Owner, or Owner’s Assignee or Designee, according to the following schedule (subject to adjustment as a result of Change Orders or changes in the cost of materials or labor).

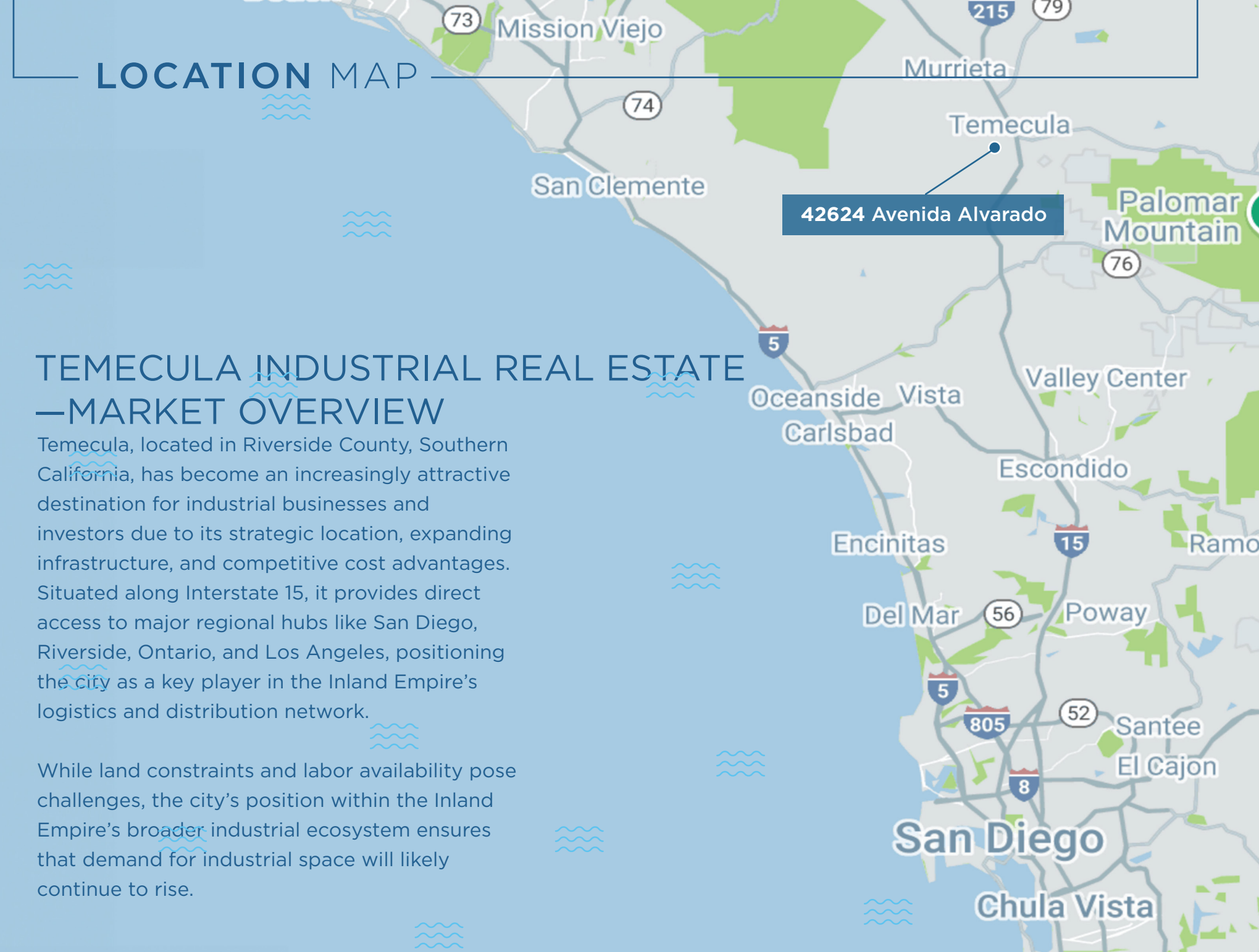
1. Due Upon Contract Signing	10%	\$49,275
2. Due Upon Permit Acquisition	10%	\$49,275
3. Due Upon Delivery of System Components	50%	\$246,375
4. Due Upon Installation of Modules	20%	\$98,550
5. Due Upon Permission to Operate	10%	\$49,275
Total	100%	\$492,750



— PROPERTY
PHOTOS —



LOCATION MAP



42624 Avenida Alvarado

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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