

ICONIC CLASS A BUILDING IN OLD TOWN TEMECULA

THE TRUAX BUILDING

41923 2nd Street Temecula, CA 92590



Jeff Kane

(760) 518-4900

CalDRE #01915649

Nick Kane

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CalDRE #01968022

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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:	2
Available SF:	749 - 2,032 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

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LEASE INFORMATION

Lease Type:	NNN; MG	Lease Term:	Negotiable
Total Space:	749 - 2,032 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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
Suite 202	Available	1,442 SF	Modified Gross	\$3.30 SF/month	Fully built out office with great views. Has own conference room.

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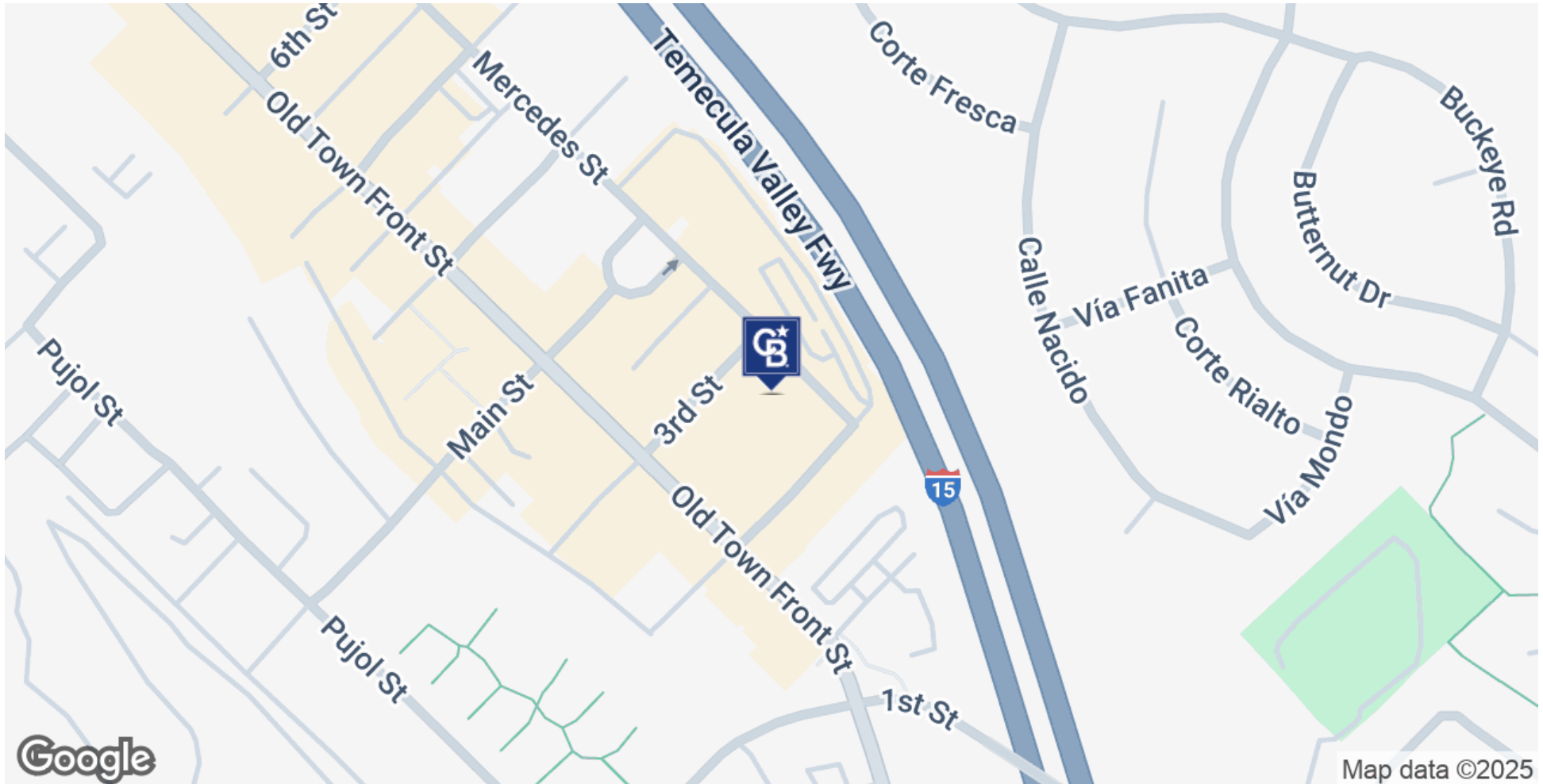


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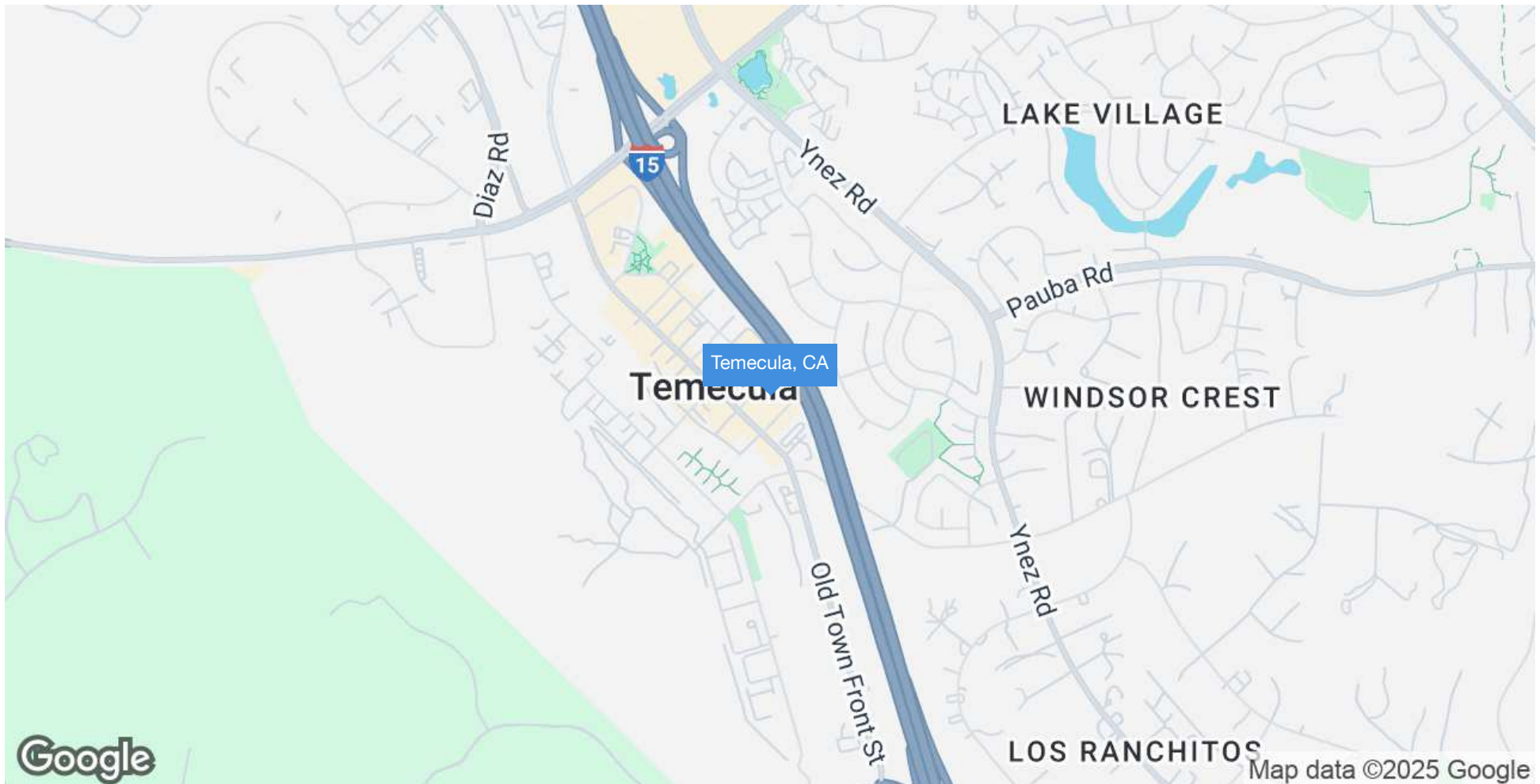
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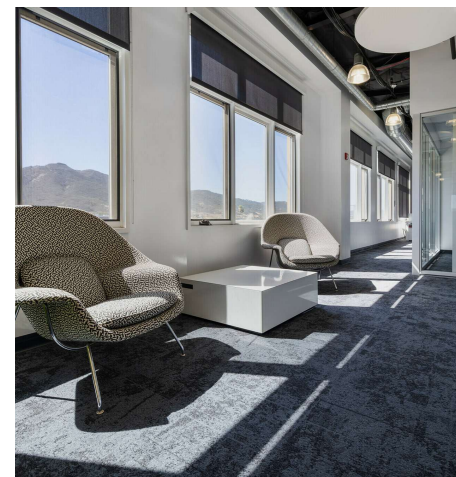
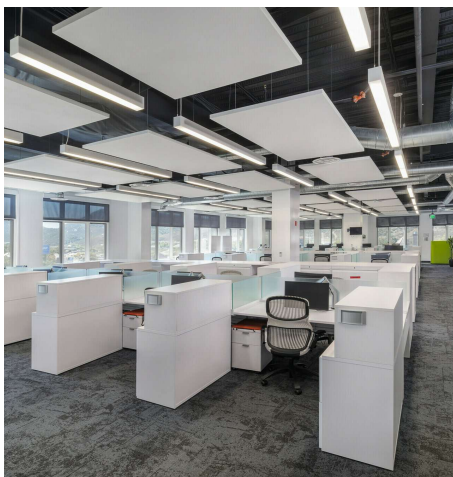
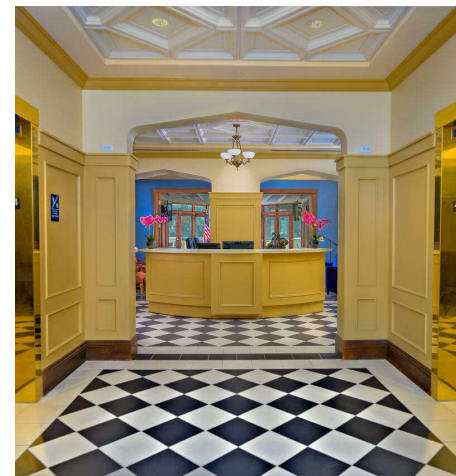
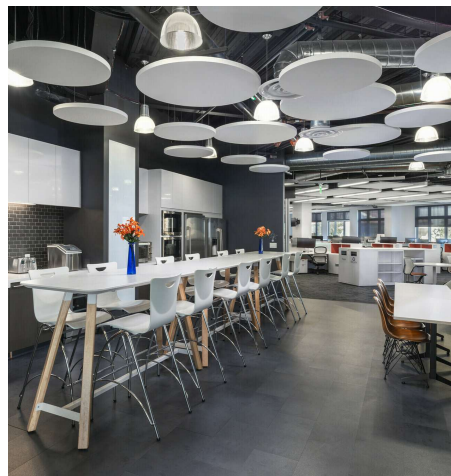


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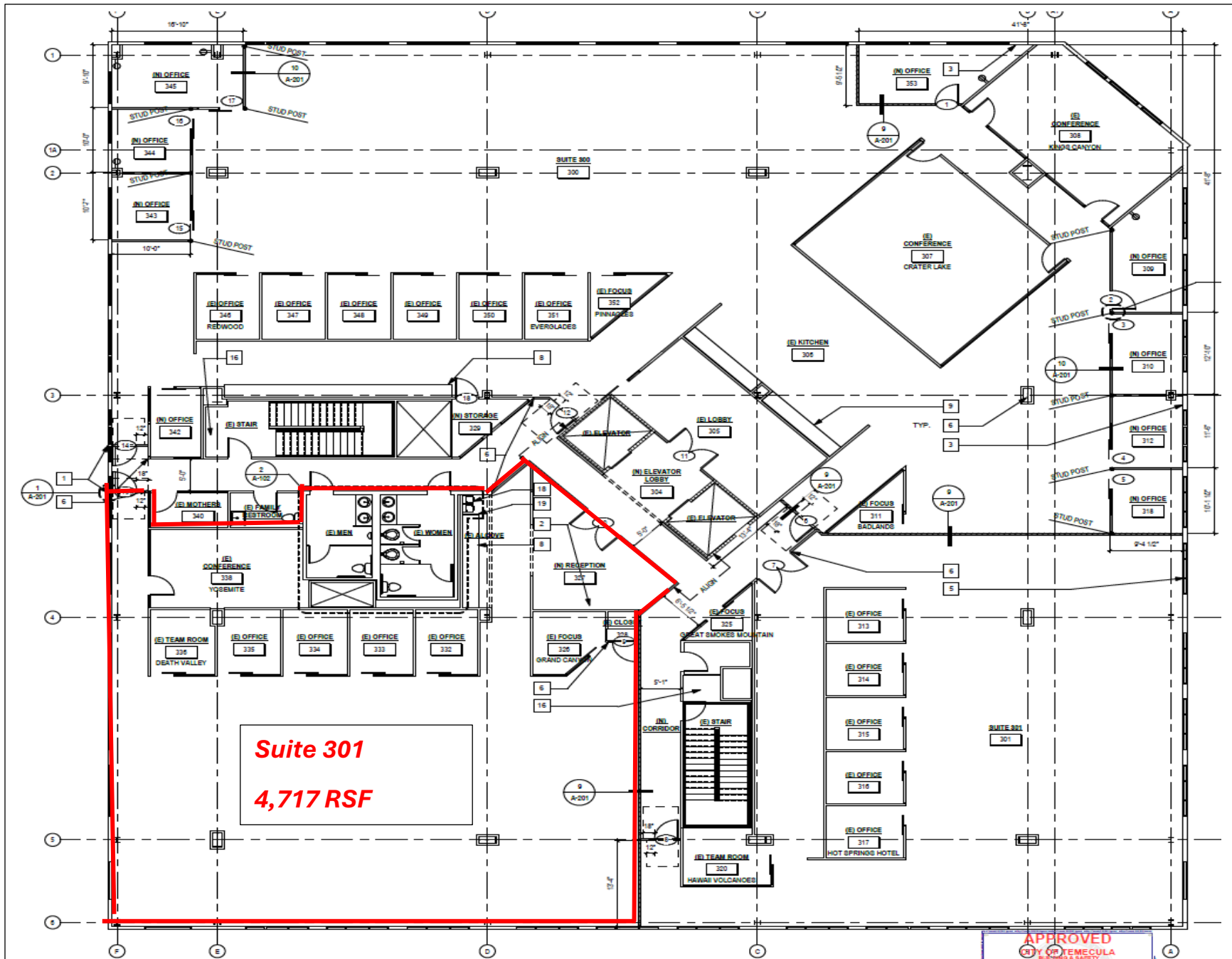


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Suite 301
4,717 RSF

1 PROPOSED FLOOR PLAN
Scale: 1/8" = 1'-0"

APPROVED
BY CITY OF TEMECULA
PLANNING & SAFETY
Margo Board
10/18/2014

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

Rancho Santa
 Margarita



- 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

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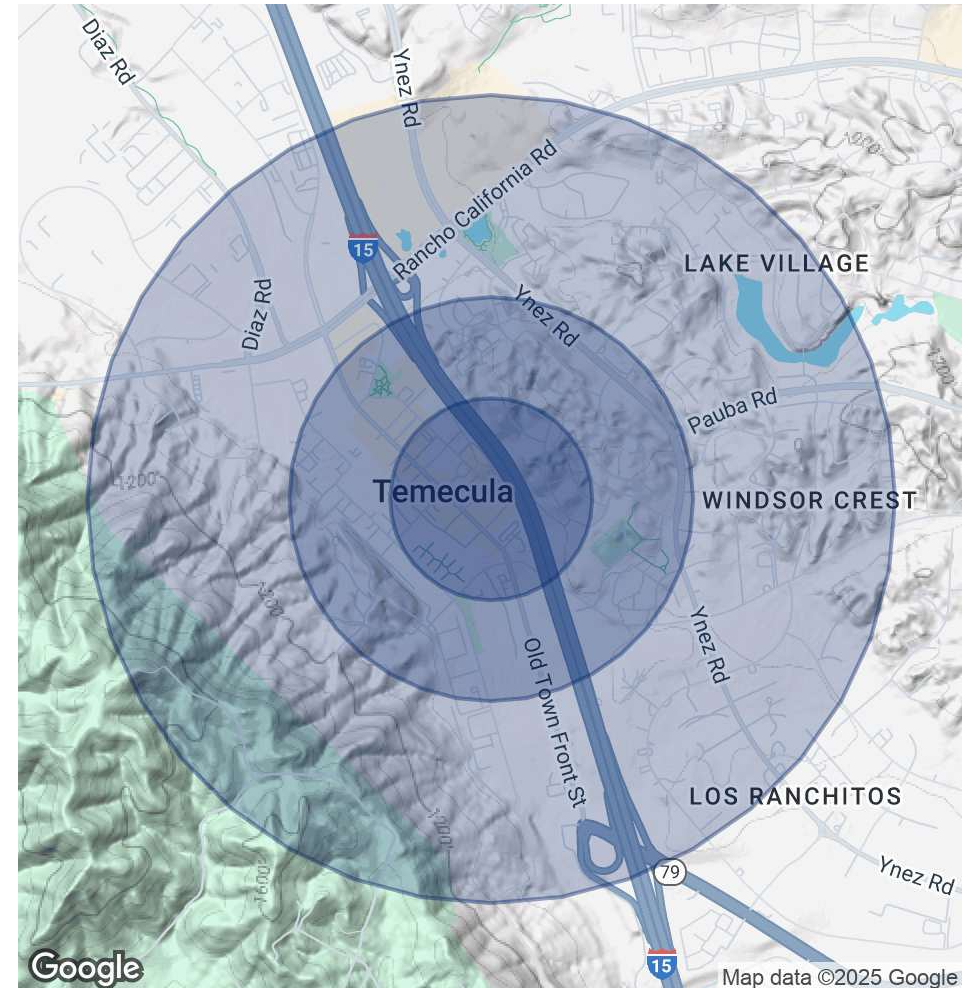
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	705	2,247	6,439
Average Age	36.2	36.9	34.4
Average Age (Male)	37	37.4	33.8
Average Age (Female)	35.2	35.9	34.8

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

2020 American Community Survey (ACS)



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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.

