

42210

ZEVO DRIVE | TEMECULA

FOR SALE



24,574± SF
on 1.50± Acres



\$6,963,000



FREESTANDING INDUSTRIAL WITH YARD

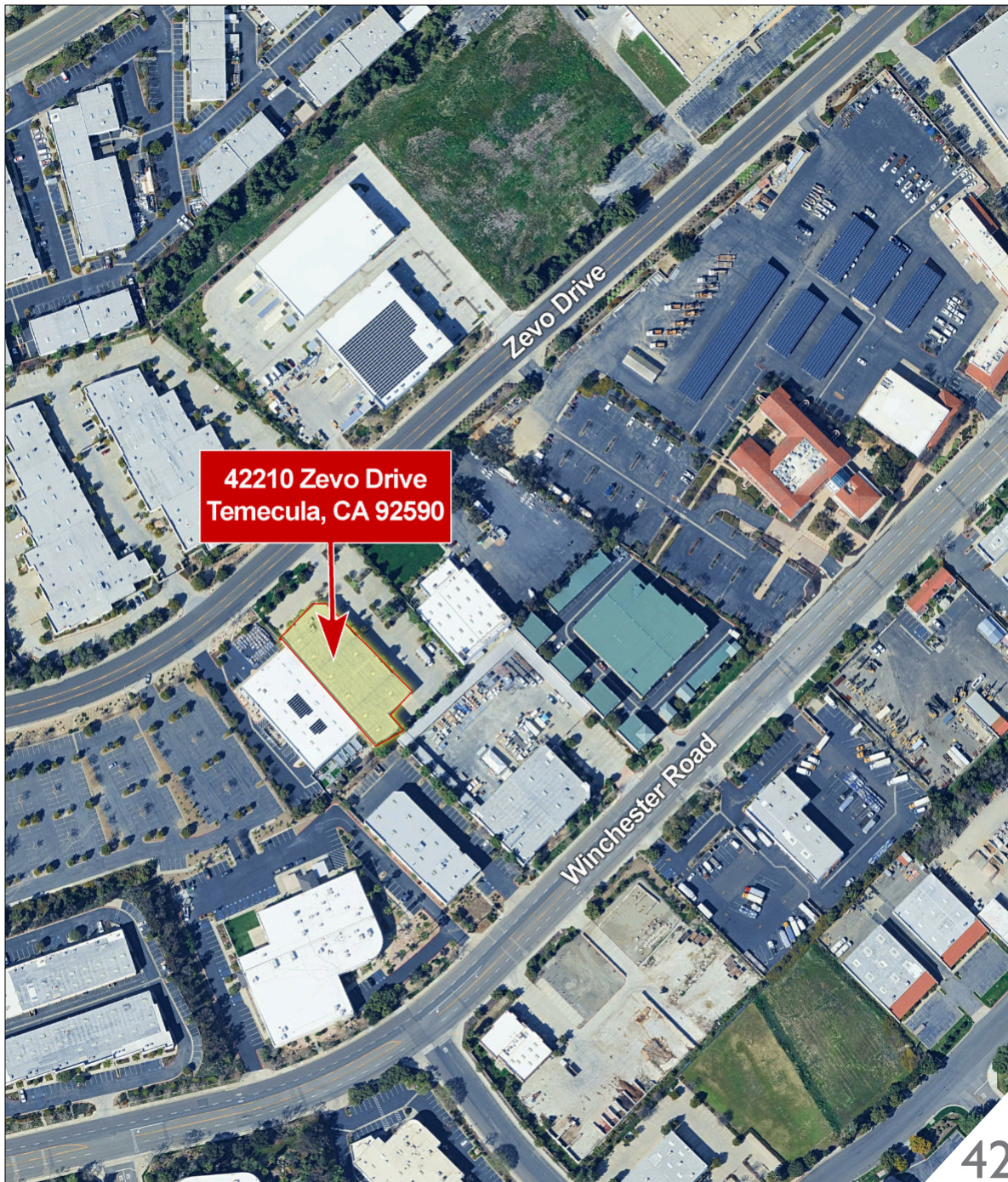
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The above information, while not guaranteed, has been secured from sources we believe to be reliable. Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

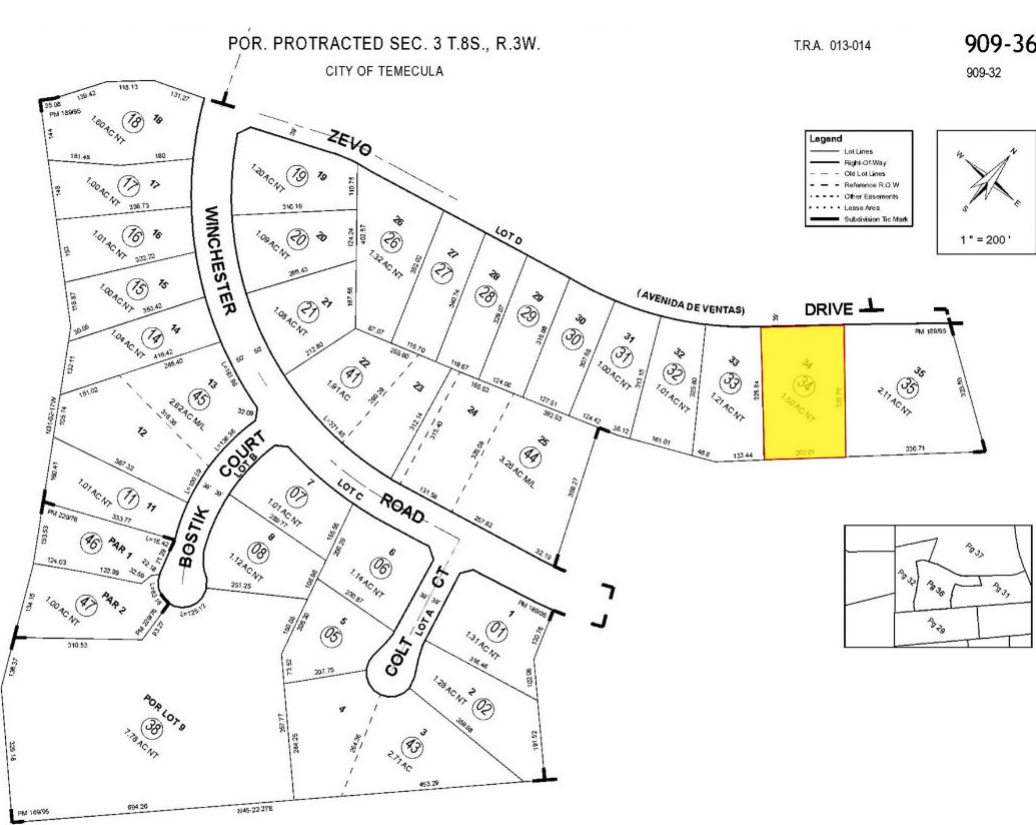


OVERVIEW

Address	42210 Zevo Drive Temecula, CA 92590
Offering Price	\$6,963,000
Building Size	±24,574 SF
Land Area (Net)	1.50 Acres
Office/Mazzanine	±3,417 of 2-Story Office Area
Warehouse	±20,915 SF with 22-24' Clearance
Electrical/Mechanical	242 SF
Construction Type	CTU
Dock High Doors	2; 10 x 10
Ground Level Doors	2; 12 x 14
Electrical	400A 277/480V 3 Phase 4 Wire
Sprinklers	.45/200 GPM (Verify)
Year Built	2004
Zoning	LI - Temecula (Verify)

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PARCEL MAP: APN 909-360-034

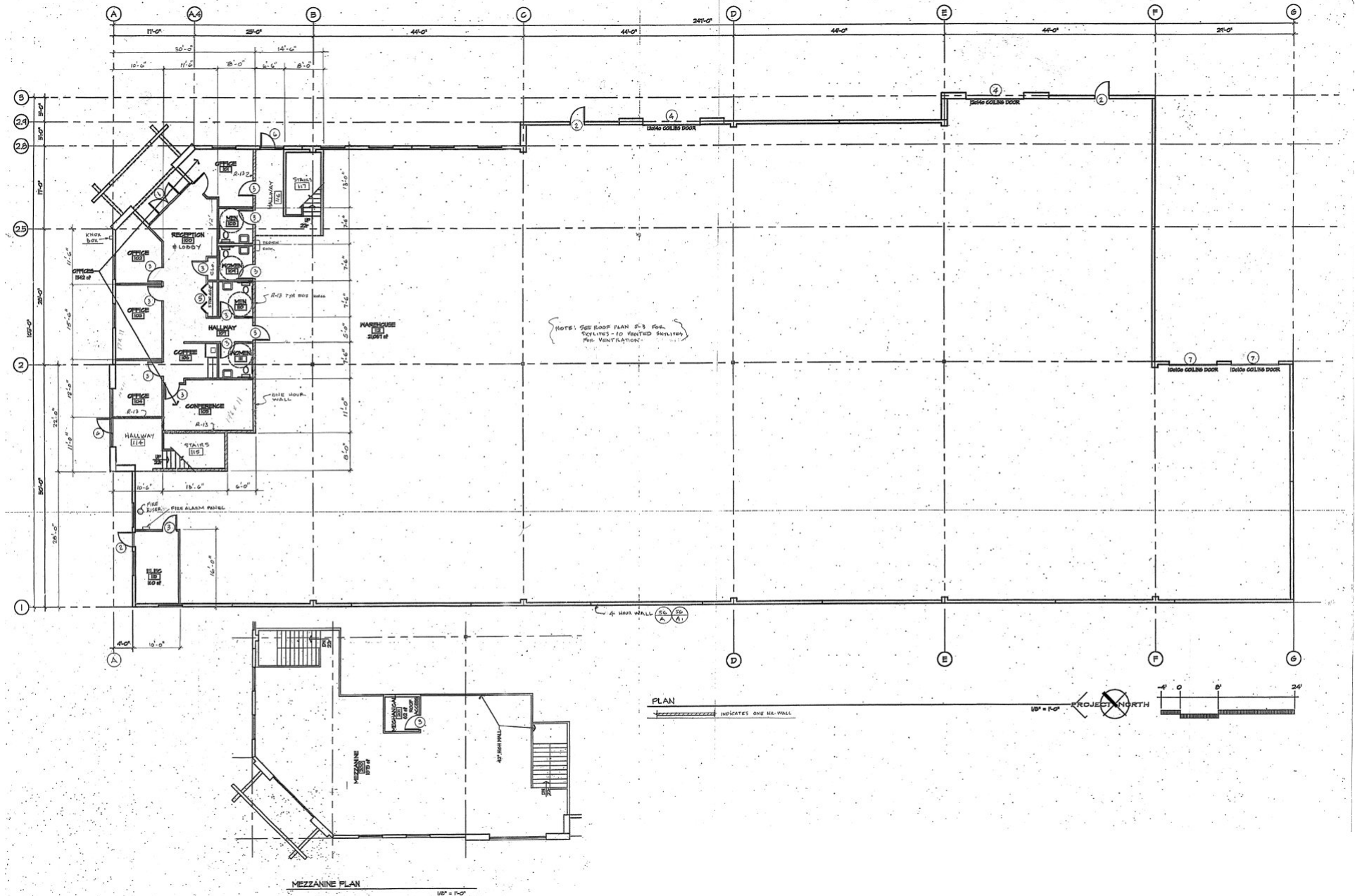


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CURRENT FLOOR PLAN



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City of Temecula Overview

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 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. Although Temecula is geographically closer to downtown San Diego than downtown Los Angeles, it is considered part of the Greater Los Angeles area. ^[1]

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. With a population of 110,003 during the 2020 census, Temecula is the 5th most populous city in Riverside County. ^[1]

Location & Cost ^[2]

- Centrally located between Los Angeles, Orange County and San Diego, Temecula boasts designation in California's Innovation hub (IHub) and the San Diego Foreign Trade Zone.
- Rated one of the top 20 least expensive cities to do business in California by the Kosmont-Rose Institute, Temecula remains the ideal city for relocating, expanding, and developing a new project in Southern California

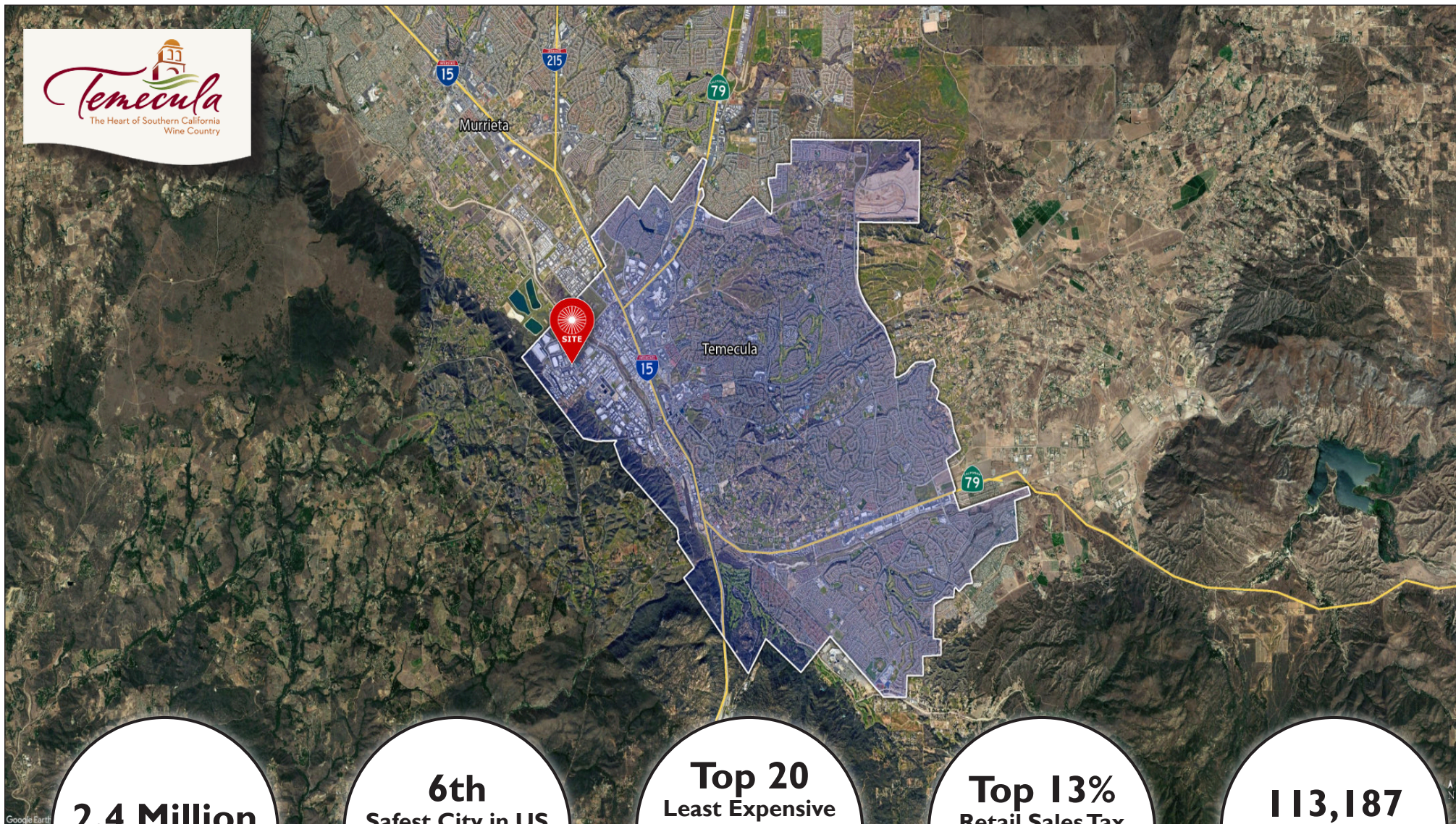
Quick Facts ^[2]

- Current Population: 113,187 (*City of Temecula, 2023*)
- City Limits: 37.18 sq. miles
- Retail Sales Tax Generation: Ranked Top 13% in CA
- Sales Tax Rate: 8.75%
- Median Age: 36
- Number of Households: 36,626
- Number of jobs: 55,400
- Median Household Income: \$143,718
- 2.4 Annual Million Visitors / \$614 Million Travel Spending
- Average Daily Temperature: mid 70s
- 6th Safest City in the USA (population 100,000+)



^[1] Wikipedia - https://en.wikipedia.org/wiki/Temecula,_California; ^[2] City of Temecula Office of Economic Development - https://en.wikipedia.org/wiki/Temecula,_California

City of Temecula Overview



2.4 Million
Annual Visitors

6th
Safest City in US
(FBI, 2018, Cities over
100k Residents)

Top 20
Least Expensive
Cities to do
Business in
California

Top 13%
Retail Sales Tax
Generation in
California

113,187
Population
(2023)



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EXCLUSIVE AGENTS

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