

CONFIDENTIAL OFFERING MEMORANDUM

27310
MADISON AVE
TEMECULA CA 92590



FOR SALE



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EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

This strategically located commercial building offers unparalleled accessibility in a high-traffic corridor directly adjacent to Interstate 15 freeway. Positioned for maximum exposure, the property benefits from exceptional visibility to thousands of daily commuters, making it an ideal hub for retail, office, or commercial businesses. Key highlights include:



Flexible Zoning: Accommodates a wide range of commercial uses, providing versatility for adaptive redevelopment or tenant remerchandising.



Expansive Parking Field: Ample on-site parking supports high-volume operations, ensuring convenience for customers and employees.



Superior Accessibility and Visibility: Direct freeway proximity facilitates seamless ingress/egress, with prominent signage opportunities that capitalize on heavy vehicle traffic for enhanced brand exposure.



Rent Upside: Current below-market rents present immediate opportunities for value enhancement through lease renegotiations, property upgrades, or market-driven adjustments.





APN:	910-282-011
BUILDING SIZE:	± 31,377 SF 4 Wheel Parts: ± 14,490 SF America's Finest Carpet: ± 5,629 SF Holy Martyrs Church: ± 11,258 SF
LOT SIZE:	± 2.15 AC (93,654 sq. ft.)
ZONING:	Specific Plan SP-14
PROPERTY TYPE:	Commercial
PARKING:	± 100 Dedicated Spaces
CEILING HEIGHT:	~35 ft.
NNN:	Estimated at \$0.59/sf Monthly

PRICING SNAPSHOT

OFFERING PRICE:	\$10,275,000
CAP RATE (YEAR 1):	7.0%
NOI (YEAR 1):	\$719,450
CURRENT OCCUPANCY:	100%
PRICE PSF:	\$327





TENANT PROFILES





HOLY MARTYRS OF ENGLAND & WALES CATHOLIC CHURCH

Well established Church that has been a staple in Riverside County for many years. The main chapter known as Forty Martyrs of England & Wales was established in 1970.

<https://www.hmcatholic.org>



AMERICA'S FINEST CARPET

Privately owned corporation established in 1988 that specializes in sales, installation, and design of various flooring products. There is a total of five locations in the Southern California area, and the Temecula location has been open since 2018. AFC is known as one of the top flooring businesses in Southern CA and has never permanently closed a location.

<https://www.americasfinestcarpet.com>





4WHEEL PARTS

Sells, consults, and installs performance parts & accessories for vehicles, including trucks, Jeeps & SUVs. They offer products like wheels, tires, lift kits, suspension upgrades, and lighting in their retail locations. 4WP has been in business since 1961, has an A+ rating with the BBB and has been in this building since 2007. They currently have 90 locations across the USA & Canada with the most stores 17, being in California.

<https://www.4wheelparts.com>



INVESTMENT HIGHLIGHTS



ALTAIR PROJECT

Brookfield Residential Master planned community approved for 1,750 residential units across 271 acres among 15 neighborhoods. Anticipated Grand Opening of First Phase Summer '26.

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PRADO MERITAGE PROJECT

237 detached homes in Gated Neighborhood First Phase is Built with construction ongoing to finish the remainder of the project.

FRENCH VALLEY PARKWAY IMPROVEMENTS PROJECT

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AVE
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WINCHESTER ROAD
(SR-79N) INTERCHANGE

FRENCH VALLEY
PARKWAY INTERCHANGE

- PHASE 1 - COMPLETE (2014)
- PHASE 2 - CONSTRUCTION
- PHASE 3 - DESIGN
- PHASE 4 - FUTURE

*Source via temeculaca.gov



MARKET



DEMOGRAPHICS - 2025



74K+
3 MILE RADIUS

POPULATION

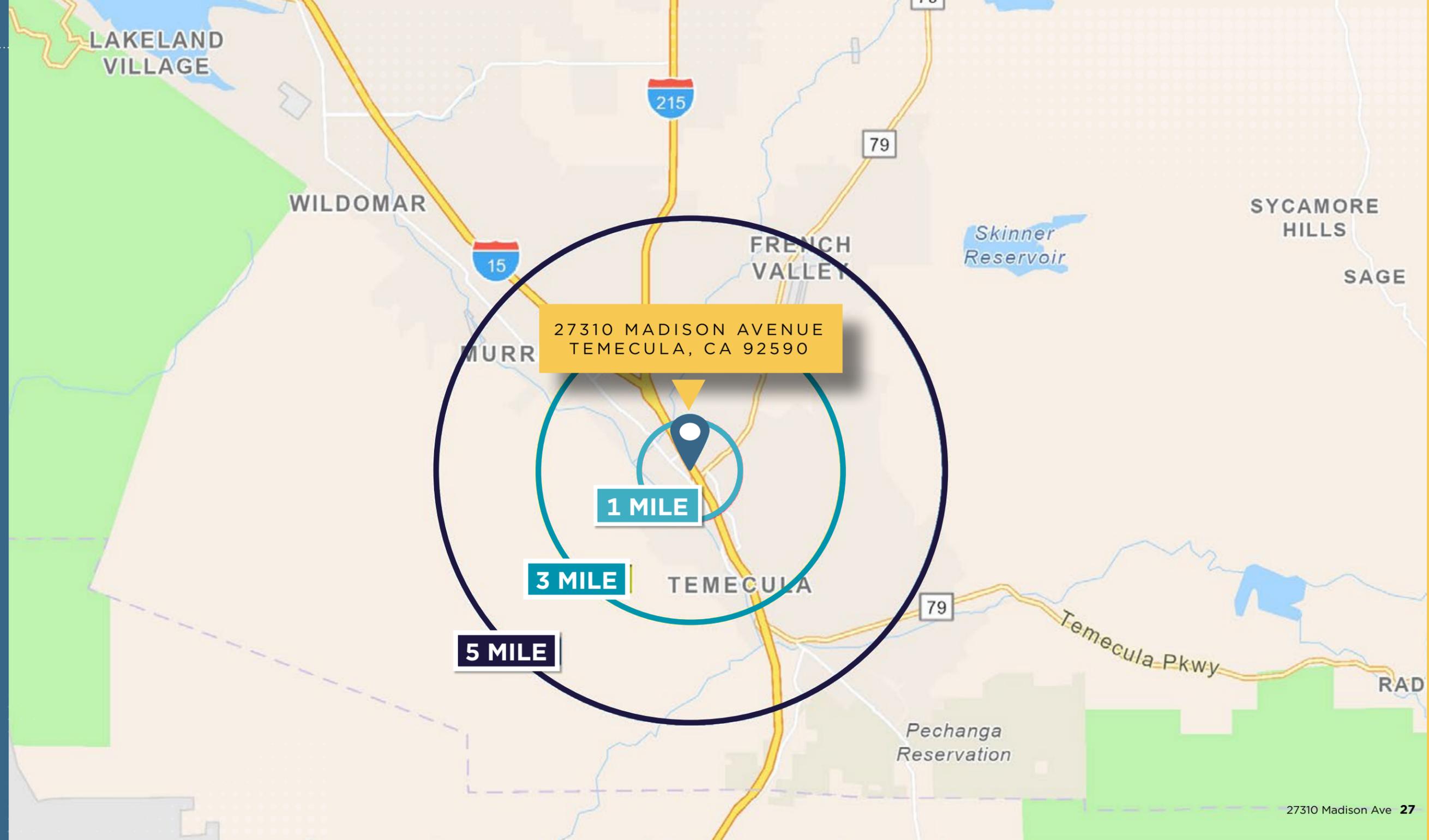
1 MILE	3 MILE	5 MILE
4,488	74,528	176,142



\$124K+
3 MILE RADIUS

AVERAGE HH INCOME

1 MILE	3 MILE	5 MILE
\$153,947	\$124,378	\$138,587



TEMECULA, CA

The city of Temecula, forming the southwestern anchor of the Inland Empire region, is approximately 58 miles north of downtown San Diego and 85 miles southeast of downtown Los Angeles. Temecula is part of the Greater Los Angeles area. Temecula is bordered by the city of Murrieta to the north and the Pechanga Indian Reservation and San Diego County to the south. Temecula is also the principal city of the Temecula-Murrieta-Menifee, CA urban area, which had a population of 528,991 as of the 2020 census.

Temecula is well known for its championship golf courses, a climate perfect for serene and beautiful hot-air ballooning adventures, and award-winning wineries nestled in 3,000 acres of picturesque wine country, but that's just the beginning. The community's mix of entertaining activities and friendly residents makes visitors want to return again and again.

Public schools in Temecula are operated by the Temecula Valley Unified School District, whose schools are consistently ranked as having the highest Academic Performance Indices within Riverside County. Great Oak, Chaparral, and Temecula Valley high schools have all received silver medals in the U.S. News Best High Schools rankings awarded by U.S. News & World Report. Temecula is also home to a satellite campus for California State University San Marcos (CSUSM), which offers several online and certificate programs. National University, University of Redlands, Concordia University, and San Joaquin Valley College also have education centers in Temecula. Temecula is also home to Professional Golfers Career College, a vocational school for those wishing to enter the golf industry.



110,878

TEMECULA POPULATION



\$112K

MEDIAN HOUSEHOLD INCOME



49,700

TEMECULA EMPLOYEES



RETAIL ADVISORY GROUP:

PHIL LYONS

+1 760 431 4210
CA Lic #01093731
phil.lyons@cushwake.com

CHAD IAFRATE

+1 760 431 4234
CA Lic #01329943
chad.iafrate@cushwake.com

VINCE PROVENZANO

+1 760 431 4212
CA Lic #01926894
vince.provenzano@cushwake.com

