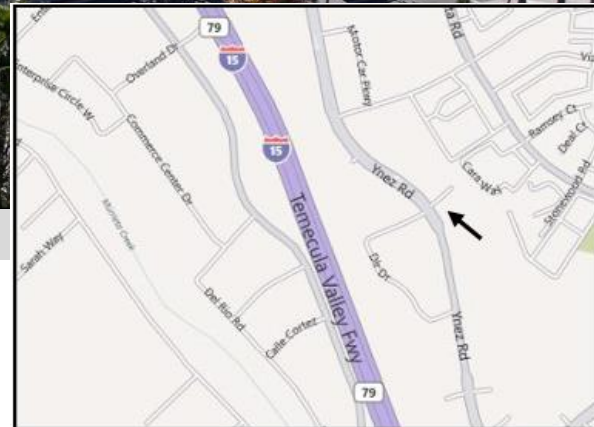


Ynez Business Center

26770 Ynez Court
Temecula, CA - FOR SALE

26770 Ynez Court | Temecula, CA 92591



PROPERTY HIGHLIGHTS:

- +/- 16,700 SF Freestanding Office/Retail Building
- +/- 1.55 Acre Lot with Additional +/- 840 SF Garage
- Strategically Located Between Rancho California Rd and Winchester Rd Offramps
- Corner Location, Signalized Interchange at Ynez Road and Ynez Court.
- Owner/User Opportunity with Tenant Revenue Support
- 56 Parking Spaces
- Brand New HVAC units
- Building Exterior Freshly Painted
- Built in 2000
- APN # 921-750-014
- ASKING: \$5,500,000
- Call Broker to Tour

Offered By:

Ryan Jensen lic # 01930235
Ryan@tobiascommercial.com

Office: (951) 676-6677

Cell: (951) 710-7937

Fax: (951) 677-7787



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Executive Summary: Centrally located in the City of Temecula, east of I-15 on the east side of Ynez Road which runs parallel to I-15. Located just across from the Temecula Auto Center and between the major east-west thoroughfares of Rancho California Road to the south and Winchester Road to the north. Costco and the Temecula Promenade Mall are just 1/2 mile to the north, making this a PRIME retail/office/commercial property with easy freeway access close to the largest retail and automotive center in Temecula.

- Sales Price: \$5,500,000
- 65% leased by Fusion Church
- Current Annual Gross Rents: \$215,405.88 (3% Annual Escalations)
- Cap Rate: Projected at 100% occupancy (5.64%)
- +/- 16,700 SF with Additional +/- 840 SF Garage
- +/- 1.55 Acre Lot
- Below Market Rents / Value Add Opportunity
- Owner/User or Investment Opportunity
- Call Broker To Tour

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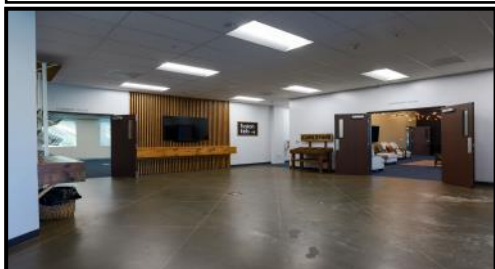
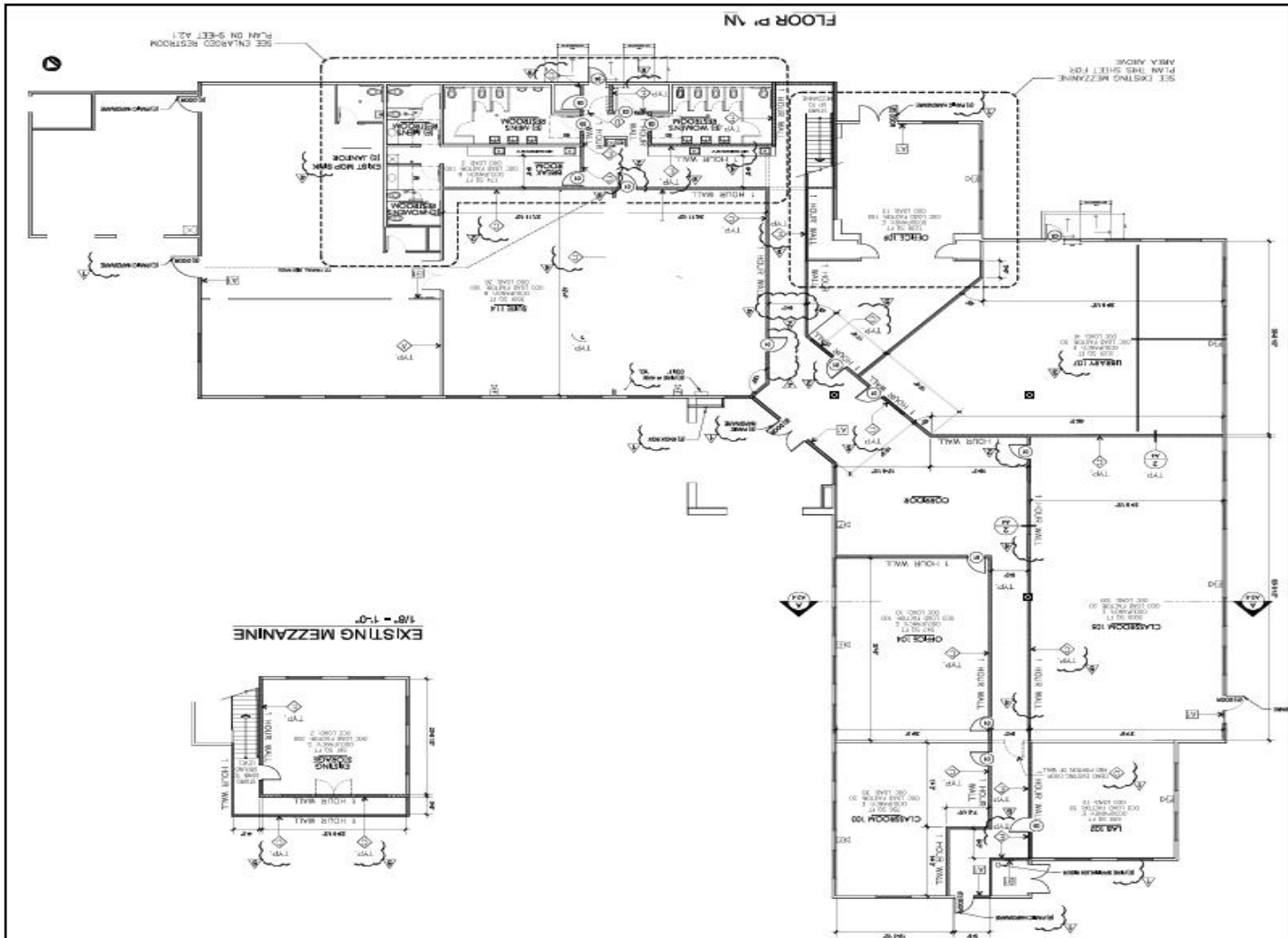
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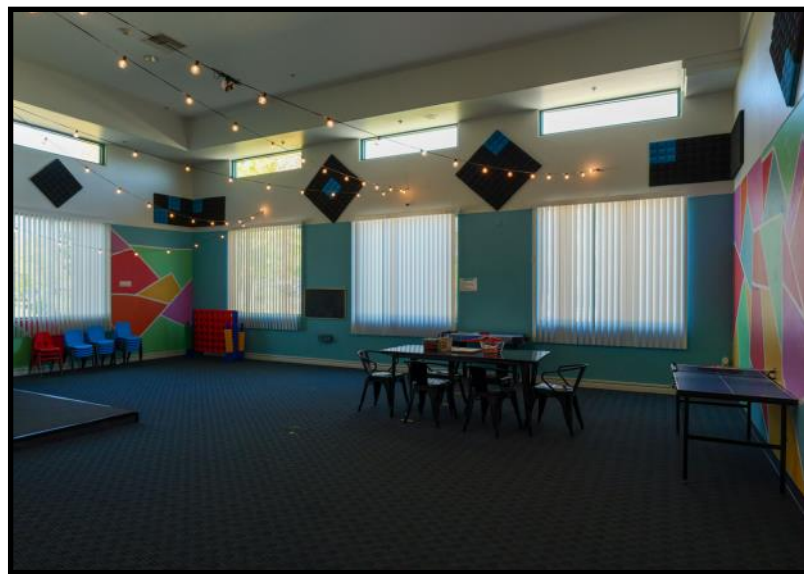
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32823 Temecula Parkway | Temecula, CA 92592 Tel: 951.676.6677 Fax: 951.677.7787

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