

# 28975

OLD TOWN FRONT ST

TEMECULA, CALIFORNIA



**EXCLUSIVE  
LISTING  
ASSOCIATES:**



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# Executive Summary

PRICE:	Contact Broker
PROPERTY ADDRESS:	28975 Front St. Temecula, California 92590
BUILDING SIZE:	± 14,500 SF
LAND SIZE:	± 49,223 SF
YEAR BUILT / RENOVATED:	2005
PARKING:	50 available (Surface); Ratio of 3.45/1,000 SF
STORIES:	Two (2)
BUILDING AMENITIES:	Fenced Lot / Signage
TYPICAL FLOOR:	7,250 SF





# Executive Summary

Situated in the bustling city of Temecula, California, 28975 Front St. stands as a prominent commercial property offering versatile office spaces for businesses of all sizes. This 3-star office building spans approximately 14,500 square feet across two stories, providing a conducive environment for multi-tenancy. Constructed in 2005, the property has been thoughtfully designed to meet the needs of modern businesses while maintaining a timeless aesthetic.

With its expansive land size of approximately 49,223 square feet, the property offers ample space for outdoor activities and parking. Featuring 50 surface parking spaces, with a ratio of 3.45 spaces per 1,000 square feet, convenience and accessibility are prioritized for both tenants and visitors. The fenced lot adds an extra layer of security and privacy, while prominent signage opportunities allow businesses to showcase their presence and identity within the vibrant Temecula business community.

Each floor of 28975 Front St. offers a typical layout of around 7,250 square feet, providing tenants with flexible configurations to accommodate various office setups and workflows. Whether for traditional offices, collaborative workspaces, or mixed-use layouts, the property offers the adaptability needed to support diverse business operations. With its strategic location, modern amenities, and spacious design, 28975 Front St. presents an exceptional opportunity for businesses seeking a dynamic and well-equipped office space in Temecula's thriving commercial landscape.

## PROPERTY SUMMARY (CONTINUED)

TYPE:	3 Star Office
TENANCY:	Multi
CONSTRUCTION:	Reinforced Concrete
PARCELS:	922-110-041
AIRPORT:	46 min drive to McClellan Palomar Airport
WALK SCORE:	Somewhat Walkable (55)
TRANSIT SCORE:	Minimal Transit (23)
TENANTS:	Zahra Surgery Center Caffee Italiano I Heart Donuts Reza Cafe Perpetual Motion Physical Therapy Foundation Medical Group Lil Miss Short Cakes The Bite





# Investment Highlights

## Attractive Medical Location With Incredible Freeway Access



**Prime Location in South Riverside Submarket:** Situated in the vibrant South Riverside submarket of Temecula, 28975 Front St - Ahmed Medical Center enjoys a strategic location within close proximity to major transportation arteries and key amenities. This prime location offers excellent visibility and accessibility, attracting a steady flow of foot traffic and ensuring high exposure for tenants, making it an ideal investment opportunity in a growing area.



**Specialized Medical Center:** As Ahmed Medical Center, this property caters specifically to the healthcare sector, providing specialized medical facilities and services. With a focus on healthcare, the property benefits from a stable and recession-resistant tenant base, offering investors a reliable income stream and mitigating risks associated with market fluctuations. Healthcare properties often exhibit strong demand, making this investment appealing to those seeking long-term stability.



**Attractive Building Features and Amenities:** Boasting a 3-star office building designation, 28975 Front St - Ahmed Medical Center offers modern and well-appointed facilities to tenants and patients alike. With approximately 14,500 square feet of space spread across two stories, the property provides ample room for medical offices, examination rooms, and support facilities. Additionally, amenities such as a fenced lot and prominent signage enhance the property's appeal and functionality, further adding value to the investment.



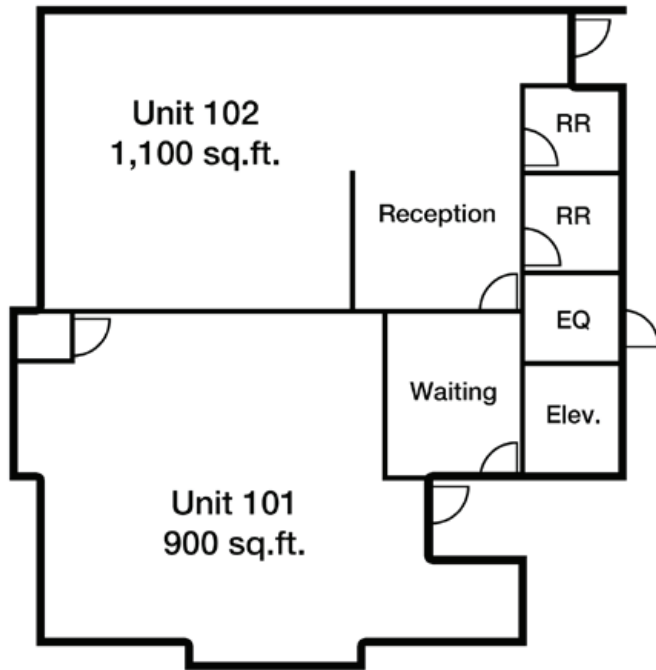
**Strong Parking Ratio and Versatile Space:** With 50 surface parking spaces available, equating to a ratio of 3.45 spaces per 1,000 square feet, parking convenience is prioritized for both tenants and visitors. This generous parking provision enhances accessibility and convenience, contributing to tenant satisfaction and retention. Moreover, the property's versatile layout, with a typical floor size of 7,250 square feet, allows for flexible configurations to accommodate various medical specialties and practices, maximizing occupancy potential and rental income.



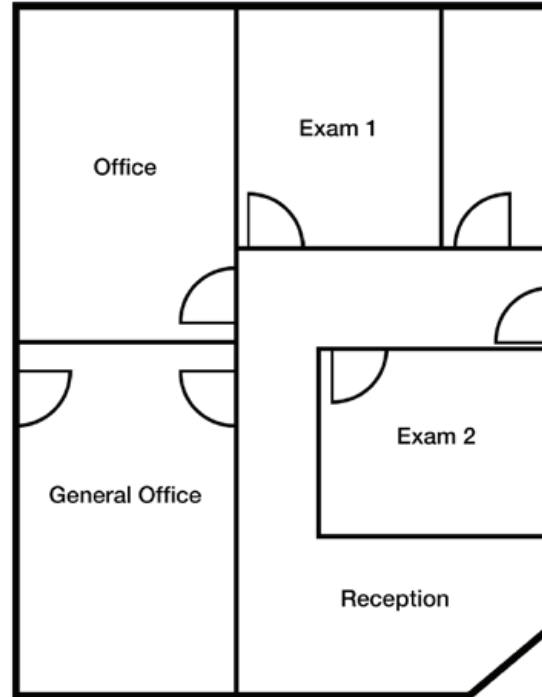
# Floor Plan



1st Floor



2nd Floor: 1,150 sq.ft.



\*Not drawn to scale





# Rent Roll

NAME	SUITE	SPECIALTY	DAYS USED	RENT /MONTH	LEASE
Zahra Surgery Center	Suite 100	Surgery Center	Mon-Fri	\$16,000	Month to Month
RCCG Harvest House Temecula	Suite 101 & 102	Church	Every Sunday, Some Saturdays	\$3,000	DR. WILL SEND THE LEASE
Foundation Medical Group	Suite 200	Orthopedic Dr.	Every other Monday	\$4,500	Month to Month
Perpetual Motion Physical Therapy	Suite 201	Physical Therapy	Mon-Fri	\$3,000	Month to Month
SHARED UNIT					
Baar Chiropractic	Suite 200	-Chiropractor -Massage therapy -Acupuncture	Mon-Fri	\$3,000	Lease wil Terminate on July 1, 2025
Dr. James Fait	Suite 200	Orthopedic Dr.	1 Tuesday a month	\$200	Month to Month
Dr. Jean-Jacques Abitbol	Suite 200	Orthopedic Dr.	2 Tuesday's a month	\$700	Month to Month
Dr. Vrijesh Tantuwaya	Suite 200	Neurosurgeon Dr.	1 Thursday a month	\$200	Month to Month
Dr. Arul Doraiswamy	Suite 200	Pain Management Dr.	Every Wednesday	\$800	Month to Month
Rccg Harvest House Temecula	Lobby only of Suite 200	Church	Every Sunday	\$200	Month to Month

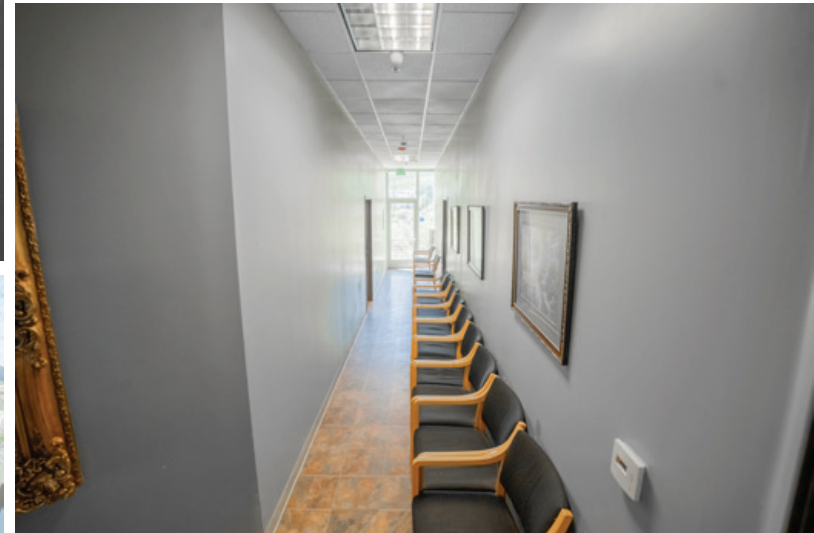






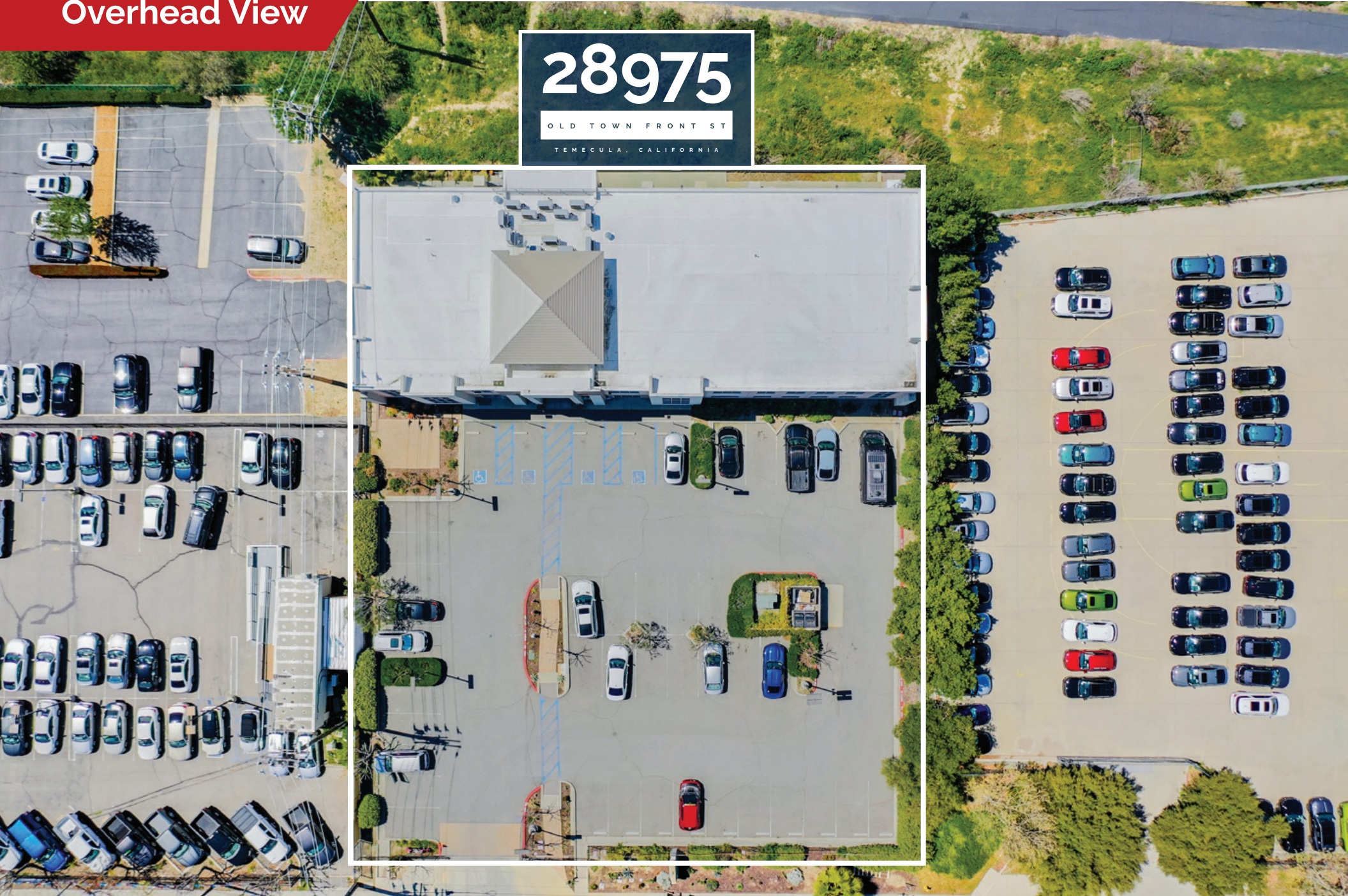








Overhead View



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TEMECULA, CALIFORNIA



Nearby Map





# Regional Map



## Promenade Temecula Shopping Mall



## Temecula Town Center



## Vail Ranch Center



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