

VENTURE COMMERCE CENTER | WEST TEMECULA

FOR SALE OR LEASE

±3,364 SF INDUSTRIAL CONDO

42245 REMINGTON AVENUE, UNIT B-3 | TEMECULA, CA 92590



\$992,500

±3,364 SF | ±\$295 / SF | LEASE RATE UPON REQUEST

ZONED LI - LIGHT INDUSTRIAL

High-Image Concrete Tilt-Up Construction just West of I-15 at Winchester Road



32823 Temecula Parkway | Temecula, CA 92592 | Fax 888.513.6920

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THE OPPORTUNITY



42245 Remington Avenue, Unit B-3 | Temecula, CA 92590

Tobias Commercial is pleased to present, For Sale or Lease, this Premier Industrial Property in the Venture Commerce Center in West Temecula. This high-image industrial condominium offers excellent visibility and access, is front loaded with a large 10'w x 12'h grade-level door (including electric opener), a spacious loading area and an open floor plan for ease of configuration.

Office improvements include a reception area, large private office, large climate-controlled workroom and a kitchenette/storage room. Typical clear height is $\pm 18'$ and upgraded power (verify) has been nicely distributed throughout the warehouse.



Open warehouse with $\pm 18'$ clear height and exhaust fan.

Address	42245 Remington Ave, Unit B-3
Unit Size	$\pm 3,364$ SF
Clear Height	$\pm 18'$ Typical
Loading	One 10'w x 12'h Grade-Level Door
Year Built	2007 - Concrete Tilt-Up
Zoning	LI - Light Industrial, City of Temecula
Sale Price	\$992,500 ($\pm \295 / SF)
Lease Rate	Upon Request



Private office with natural light.

PROPERTY HIGHLIGHTS



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PRIME LOCATION WITH EXCELLENT ACCESS

Prominent, highly visible location in the Venture Commerce Center with excellent access from Winchester Road, just west of Interstate 15.

NEWER CONCRETE TILT-UP CONSTRUCTION

Attractive, high-image concrete tilt-up building in a professionally maintained business park.

FRONT LOADED GRADE-LEVEL DOOR

Powered 10'w x 12'h grade-level door with electric opener and a spacious loading area.

OPEN FLOOR PLAN, ±18' CLEAR

Open warehouse with ±18' clear height and an exhaust fan — easy to configure for a range of users.

AMPLE POWER, WELL DISTRIBUTED

Upgraded power (verify) with excellent distribution throughout the warehouse.

ZONED LI - LIGHT INDUSTRIAL

City of Temecula Light Industrial zoning accommodates a broad range of industrial, service and flex uses.



Front-loaded warehouse with power distributed throughout.

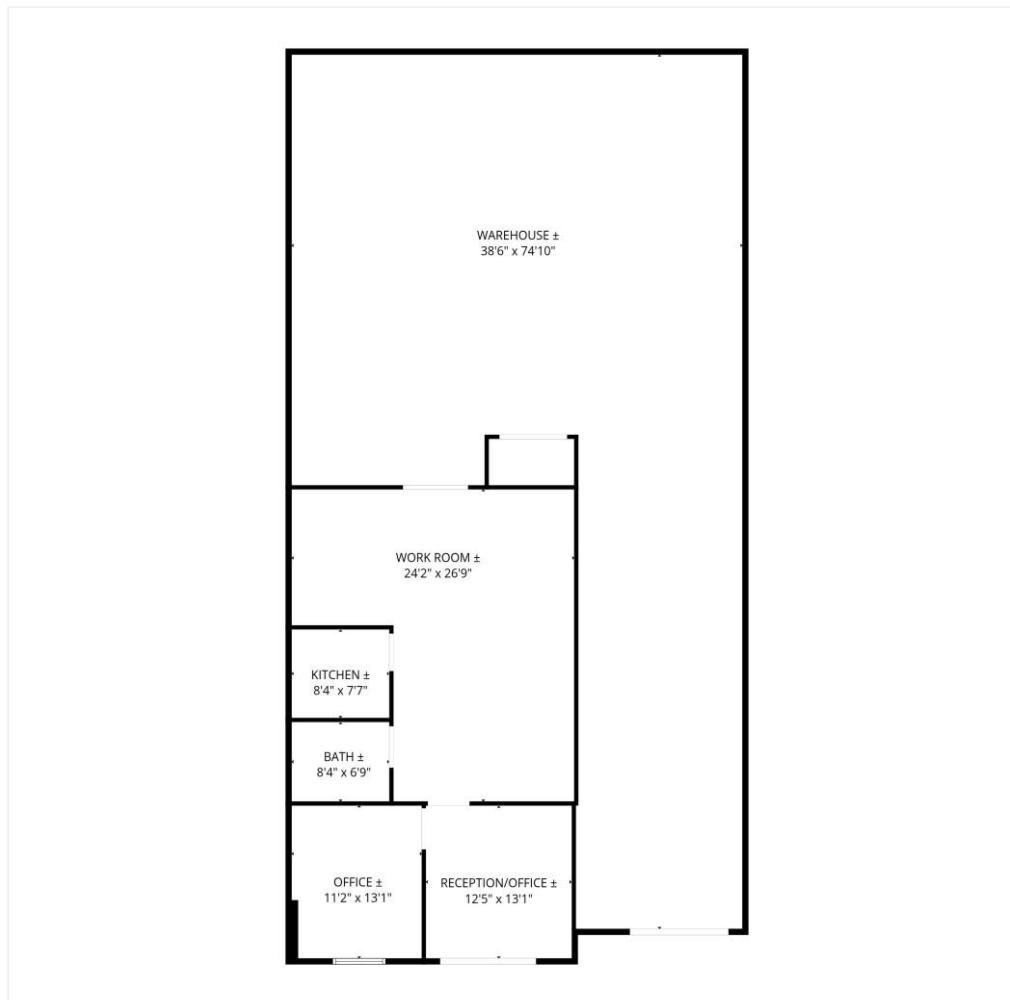
±3,364 SF

High-image industrial unit with reception, private office, climate-controlled workroom and kitchenette

FLOOR PLAN



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Unit B-3 floor plan — not to scale; dimensions approximate.

Warehouse is situated behind a climate-controlled workroom, reception/office, private office, kitchenette/storage and restroom.

Front-loaded with 10'w x 12'h grade-level door.



Climate-controlled workroom.



Kitchenette / storage room.

LOCATION & ACCESS



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This building is strategically located in one of the fastest growing commercial markets in Riverside County and has the unique ability to serve San Diego, Riverside and Orange Counties. Situated in a prominent, highly visible and accessible location just west of Interstate 15 in the business-friendly City of Temecula. Easily accessed from Interstate 15 via the Winchester Road exit or Rancho California Road to the south.



Unit B-3 entry and grade-level door at Venture Commerce Center.

±45,900 ADT

Winchester Road e/o Jefferson Ave (2025)

±34,000 ADT

Rancho California Rd e/o Jefferson Ave (2025)

±60 / 40 MI

to Downtown San Diego / Downtown Riverside

CENTRAL TO THREE COUNTIES

At the I-15 / I-215 junction — an easy drive to San Diego, the Inland Empire and Orange County.

TEMECULA AT A GLANCE



42245 Remington Avenue, Unit B-3 | Temecula, CA 92590

114,865

City population (Census, 2025 est.)

\$121,063

Median household income (2020–2024)

38.8%

Bachelor's degree or higher

2007

Venture Commerce Center built

RIVERSIDE COUNTY'S FASTEST-GROWING MARKET

Temecula is a business-friendly city of ±115,000 residents at the I-15 / I-215 junction, anchored by the Promenade Temecula regional mall at Winchester Road and Ynez Road, Old Town Temecula and the Temecula Valley Wine Country.

ESTABLISHED INDUSTRIAL CONDO COMMUNITY

Venture Commerce Center is a 2007-built concrete tilt-up industrial condominium project in west Temecula's Remington Avenue / Winchester Road industrial corridor, with a professionally managed owners' association.

FREEWAY INVESTMENT UNDERWAY

Caltrans' \$33.8M I-15 Auxiliary Lane project between Winchester Road and Temecula Parkway is wrapping up in 2026, and RCTC's \$33M I-15 Smart Freeway pilot launched in May 2026 — both improving access to the site.



Unit B-3 at Venture Commerce Center.

SERVES THREE COUNTIES

San Diego, Riverside and Orange Counties via the I-15.

PROPERTY PHOTOS



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