



Office Suite For Lease

41911 5TH STREET, SUITE 103, TEMECULA, CALIFORNIA 92590

FOR MORE INFORMATION, CONTACT:

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CalDRE License # 02089395



**COLDWELL
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41911 5th Street, Suite 103, Temecula, CA

PROPERTY HIGHLIGHTS

- Highly desirable office space in heart of Old Town Temecula
- ±1,508 square foot office space (three offices with large bullpen)
- Asking Rate: \$3.55/psf Modified Gross
- Off of I-15 and Rancho California Road
- Corner of 5th Street and Mercedes Street in Old Town
- Walking distance to restaurants and shops
- Close to City Hall and public parking garage



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 Polo Club, 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.

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.

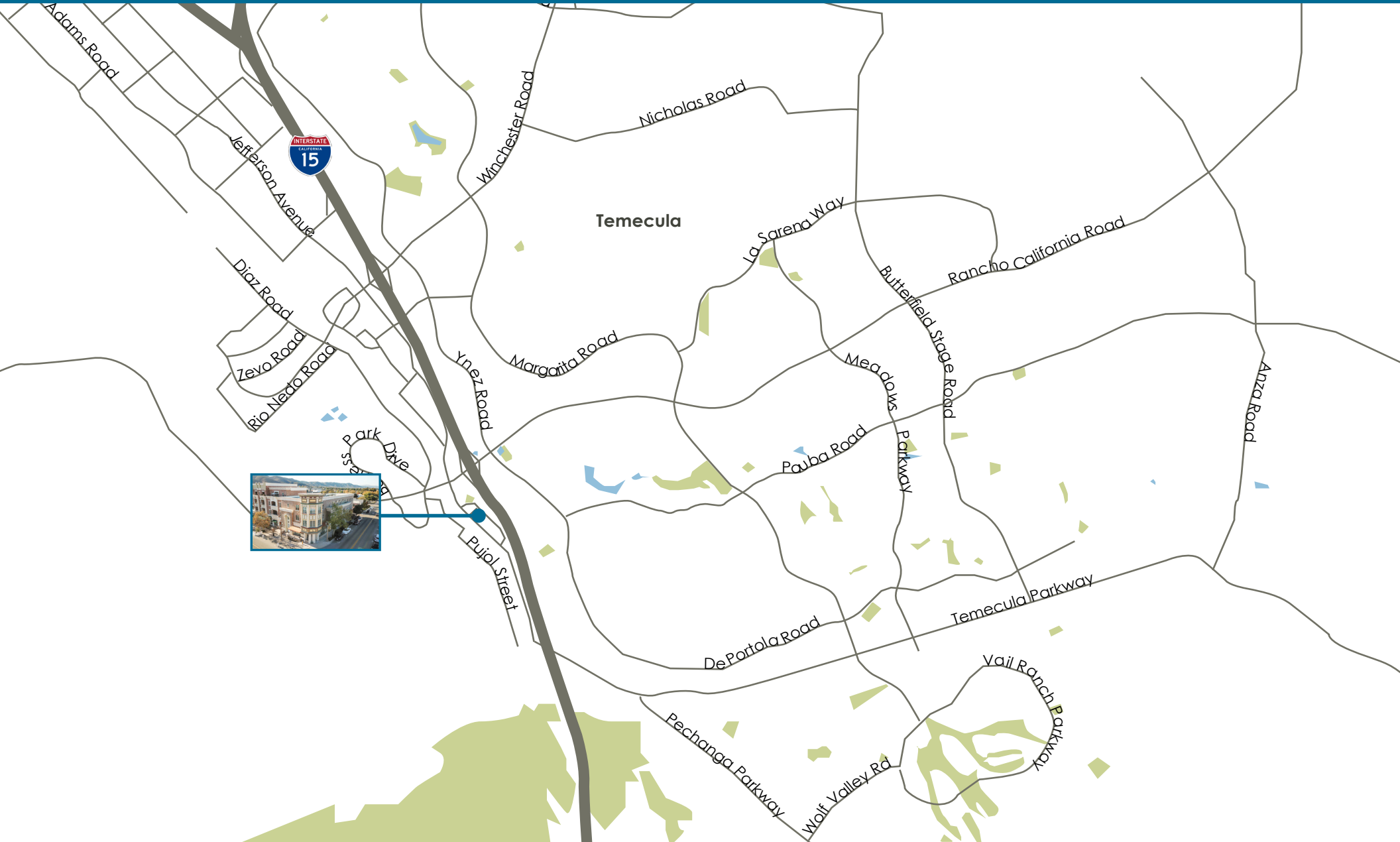


DEMOGRAPHICS

Current Population	111,013
Population (Five Year Projection)	116,686
Current Number of Households	35,532
Number of Households (Five Year Projection)	37,438
Average Household Income 2022	\$113,499
Median Household Income 2022	\$87,353



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