

Overland Business Park

27470 COMMERCE CENTER DRIVE, UNIT G, TEMECULA, CA 92590



Property Highlights

- ±4,000 Sq. Ft. light industrial showroom/warehouse
- Base Rent: \$5,000 (\$1.25 sq. ft)
- NNN (est.): \$760 (\$.19 sq. ft)
- Total Monthly Rent: \$5,760.00
- Two roll-up doors for efficient loading
- Large open warehouse layout
- Located in Temecula's established light industrial corridor
- Excellent freeway access

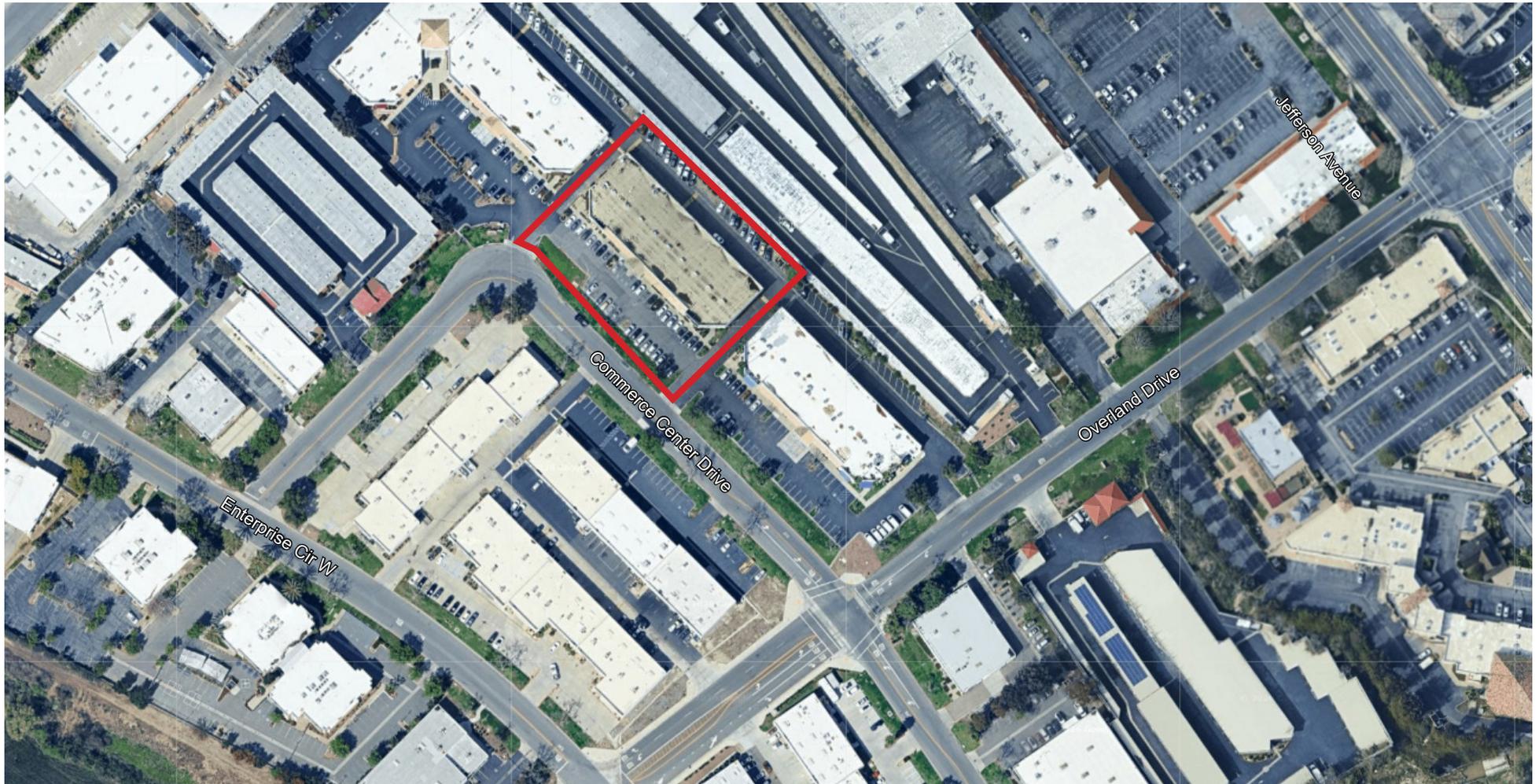
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Temecula, Ca

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

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|------------------------------|-----------|
| Current Population | 113,458 |
| Current Number of Households | 36,536 |
| Average Household Income | \$122,000 |
| Median Household Income | \$121,063 |



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