



NOW PRE-LEASING RETAIL SPACE



TRUAX
DEVELOPMENT

AUTOGRAPH
COLLECTION®
HOTELS



THE TRUAX GROUP
Commercial Real Estate Services
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HOTEL HIGHLIGHTS



Front and Third View



Porte-Cochère View

Demographics

Average Income	1 Mile	5 Mile
	\$75,963	\$97,051
Population	7,651	153,878



Paseo View

Traffic Counts

15,000 CPD
Old Town Front Street

151,000 CPD
1-15 Freeway at Rancho
California rd. Exit

Highlights

- Anchored by The Truax Hotel, a Marriott Autograph Collection Hotel
- 185 – Room 4 Star Luxury Hotel
- Located along Old Town Front, 3rd and Mercedes Street
- Boutique Retail Spaces Available from 506 SF - 4160 SF
- On-Site Fine Dining
- On-Site Wedding Facilities
- On-Site Banquet Facilities
- 500+ Space Parking Garage
- Freeway Visibility

Date	Revisions
08-05-18	REVIEW SET
09-07-18	BID SET
11-15-18	RESUBMITTAL
01-05-19	RESUBMITTAL
01-29-19	CONSTRUCTION SET

DATE 2-4-2019

**BASEMENT
FLR PLAN
WEST**

A-3.2

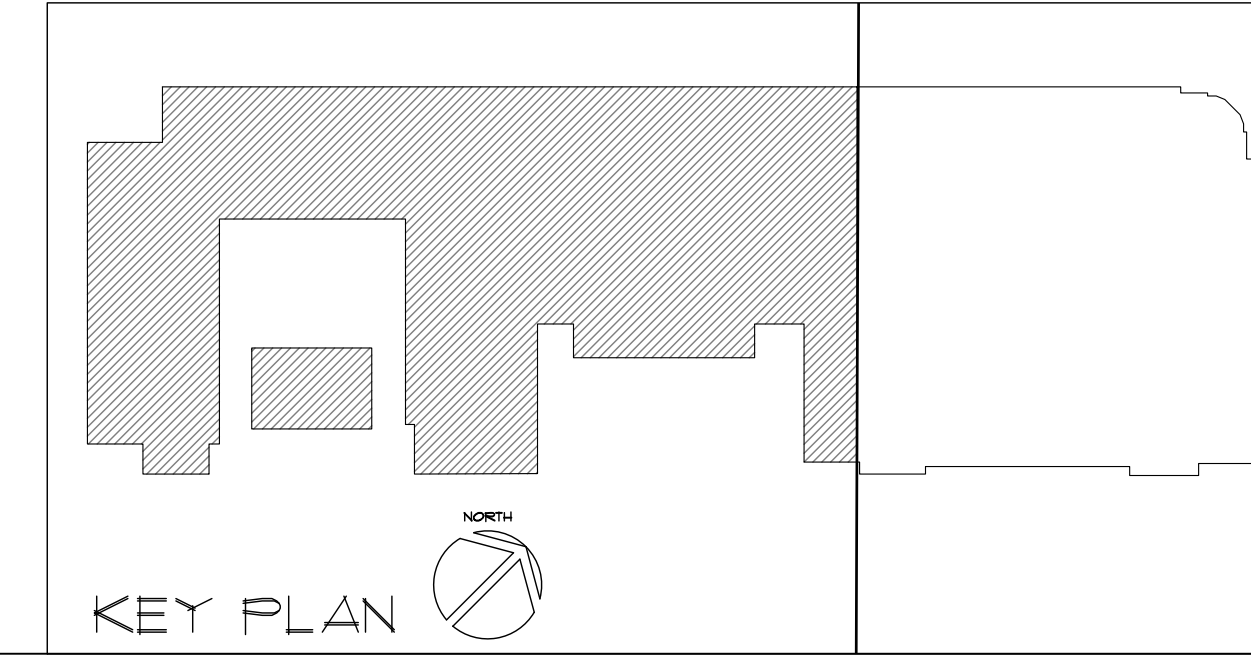


AVAILABLE FOR LEASE

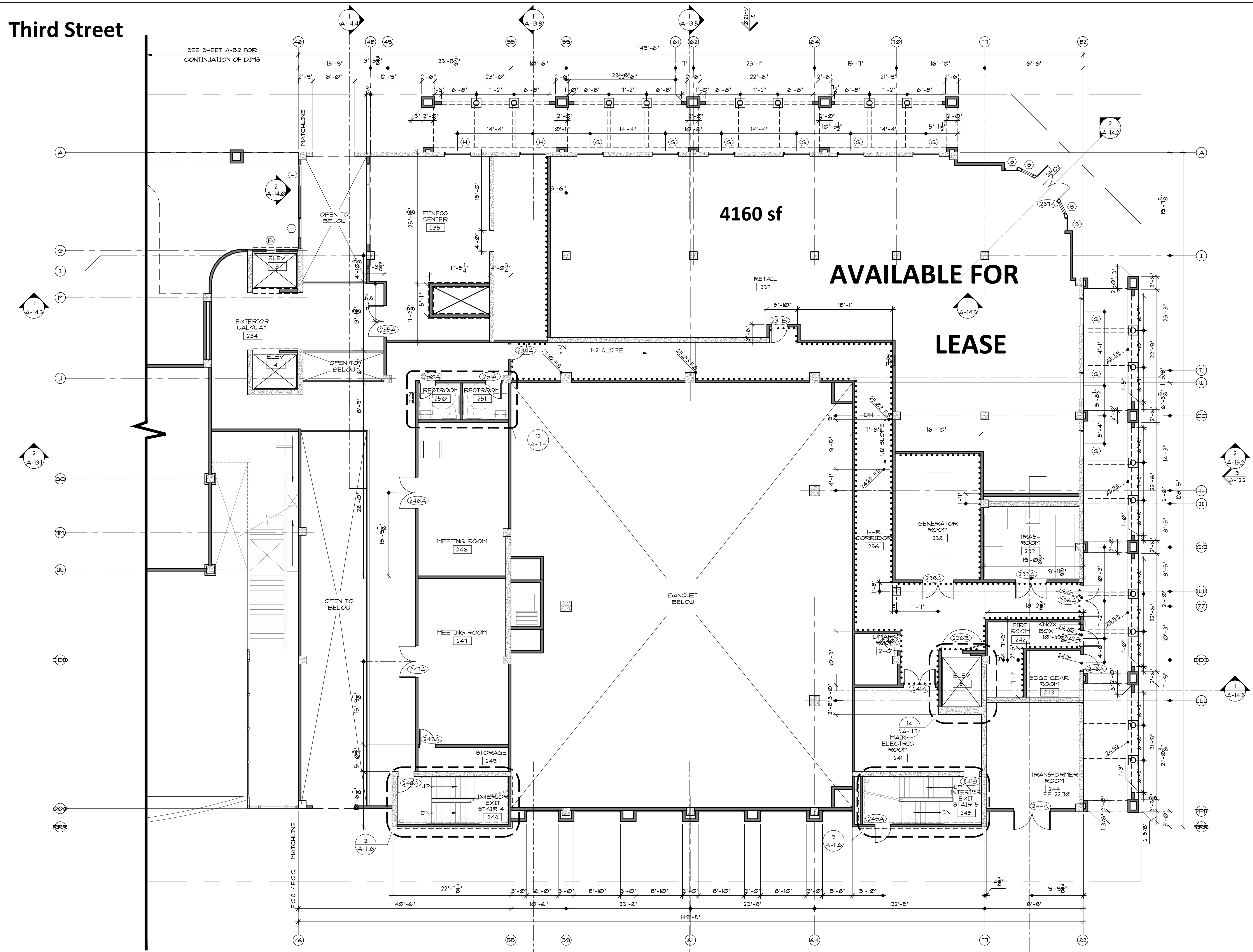
1 BASEMENT - WEST
SCALE: 1/8" = 1'-0"

- WALL LEGEND:**
- CONCRETE WALL (THICKNESS VARIES)
 - 6" STU. STD WALL PER DETAIL 17/A-16.0
 - 3 3/4" STU. STD WALL PER DETAIL 17/A-16.0
 - 1-HR WALL PER DETAIL 17/A-16.0
 - 2-HR WALL PER DETAILS 16 & 17/A-16.0
 - 1-HR CORRIDOR WALL PER DETAIL 5/A-16.1
 - 1-HR DEMISING WALL PER DETAIL 33/A-16.0
 - RECESSED FIRE EXTINGUISHER PER DETAIL 35/A-16.0
- SEE DOOR SCHEDULE SHEETS A-15.0 TO A-15.2
- SEE WINDOW SCHEDULE SHEET A-15.3
- FNI ΔRATED UNIT FI ΔN4
- PENETRATIONS OF FIRE RESISTIVE WALLS, FLOOR-CEILING AND ROOF CEILING SHALL BE PROTECTED AS REQUIRED IN IBC SECTION 714

- CONSTRUCTION NOTES:**
- 1 PERIMETER FOUNDATION/RETAINING WALL DRAINAGE PER 8/A-16.0 W/CONNECTION TO UNDERGROUND DRAINS PER CIVIL.
 - 2 RETAIL WALLS TO BE SEALED, TAPPED & MUDDED, BUT NOT PAINTED. FINISH PER FUTURE TI.
 - 3 SEALED CONC. FLOOR W/ FINISH. FINISH PER FUTURE TI.
 - 4 AT INTERSECTION OF METAL STU. WALLS AND CONC. WALLS/COLUMNS AT EXTERIOR WALLS OF BUILDING, STU. WALLS TO BE 1 3/8" OFFSET FROM CONC. SO FOAM BOARD WILL BE FLUSH W/ CONC. TYP.
 - 5 PROVIDE WALL FURRING AT CONC. WALL TO ALLOW FOR INSTALLATION OF UTILITIES.
 - 6 6'-0" TALL METAL GATE W/ PANIC BAR & RFID CONTROLLED ACCESSIBLE COMPLIANT HARDWARE.
 - 7 CUSTOM FOUNTAIN PER POOL / L.S. DRAWINGS.
 - 8 DOWNSPOUT FROM ABOVE. CONNECT TO UNDERGROUND STORM DRAIN PER CIVIL.
 - 9 ROOFING O/ 40 LB ROOF VENT O/ 3/8" SUREBOARD O/ ROOF JOISTS PER STRUCTURAL.
 - 10 GALV. GUTTER & DOWNSPOUT. PAINT.
 - 11 ELEVATOR OPENING AT MAIN FLOOR ARE NOT REQ'D TO PROVIDE ELEVATOR LOBBIES.
 - 12 ELEVATORS 3 & 4 OPEN TO EXTERIOR @ 2ND FLOOR & THEREFORE NO RATED ELEVATOR LOBBY REQ'D.
 - 13 FIRE SPRINKLER STANDPIPE. VERIFY EXACT LOCATION W/ FIRE SPRINKLER DRAWINGS.
 - 14 ALL FINISHES TO BE CLASS B MIN.
 - 15 2-HOUR RATED AREA SEPARATION WALL. FIRE SEPARATION MUST EXTEND FROM EXTERIOR BLDG WALL TO EXTERIOR BLDG WALL AND PODIUM TO TOP OF ROOF.
 - 16 PROVIDE 2-HOUR RATED FLOOR/CEILING CONSTRUCTION FOR A MINIMUM OF 4'-0" ON EACH SIDE OF DEMISING WALL BELOW FOR 2-HR AREA SEPARATION.
 - 17 3 3/8" STU. STD 4 FURRING AROUND COLUMN W/ GYP. BOARD. SEE ID FOR SPECIFICS.



Third Street

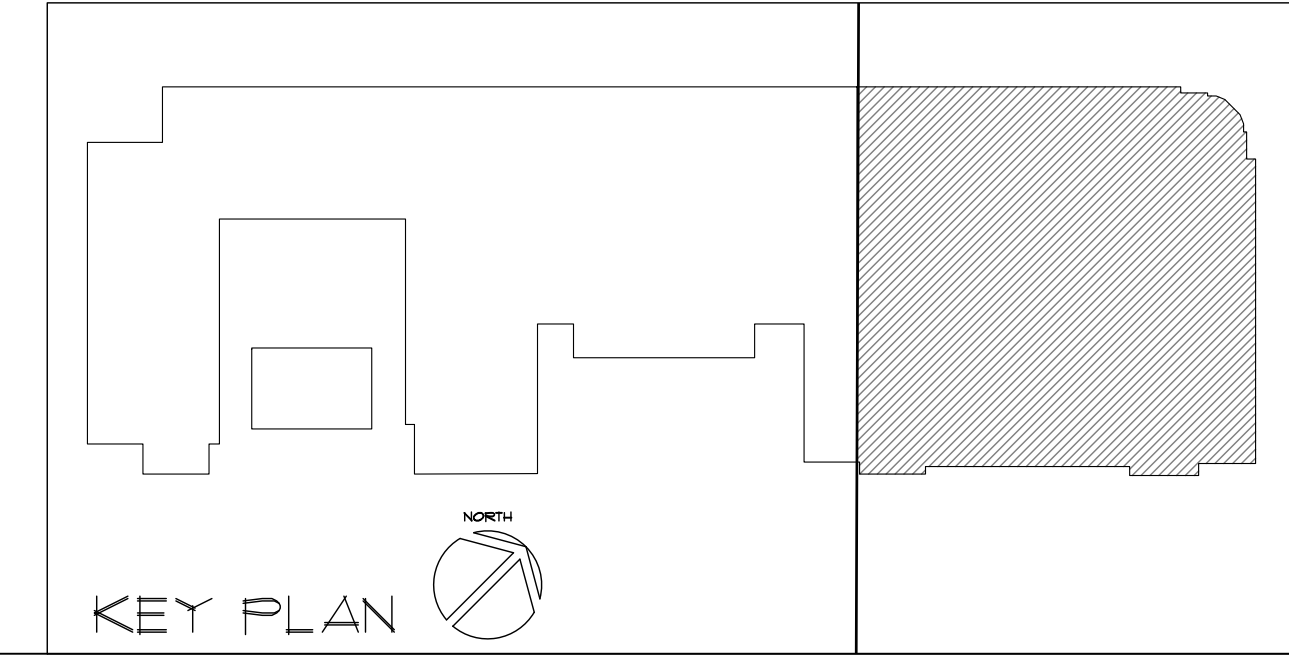


Mercedes Street

1 SECOND FLOOR - EAST
SCALE: 1/8" = 1'-0"

- XXX SEE DOOR SCHEDULE SHEETS A-15.0 TO A-15.2
- SEE WINDOW SCHEDULE SHEET A-15.3
- ENLARGED UNIT PLANS**
- STANDARD A-11.0
 - WEDDING SUITE A-11.1
 - UNIT C A-11.2
 - FENTHUSE A-11.3
 - FENTHUSE E A-11.4
 - FENTHUSE F A-11.5
 - FENTHUSE G A-11.6
 - SUITE K A-11.7
 - A-2 A-11.8
 - A-3 A-11.9
- PENETRATIONS OF FIRE RESISTIVE WALLS, FLOOR-CEILINGS AND ROOF CEILINGS SHALL BE PROTECTED AS REQUIRED IN IBC SECTION 714
- WALL LEGEND:**
- CONCRETE WALL (THICKNESS VARIES)
 - 6" STL. STD WALL PER DETAIL 11-1
 - 3 3/8" STL. STUD WALL PER DETAIL 11-2
 - 1-HR WALL PER DETAIL 11-3
 - 2-HR WALL PER DETAIL 11-4
 - 1-HR CORRIDOR WALL PER DETAIL 11-5
 - 1-HR DEMISING WALL PER DETAIL 11-6
 - RECESSED FIRE EXTINGUISHER PER DETAIL 11-7

- CONSTRUCTION NOTES:**
- 1 PERIMETER FOUNDATION/RETAINING WALL DRAINAGE PER 5/4-16.0 W/ CONNECTION TO UNDERGROUND DRAINS PER CIVIL.
 - 2 RETAIL WALLS TO BE SEALED, TARRIFIED & MUDDED, BUT NOT PAINTED, FINISH PER FUTURE TI.
 - 3 SEALED CONC. FLOOR W/ FINISH, FINISH PER FUTURE TI.
 - 4 AT INTERSECTION OF METAL STUD WALLS AND CONC. WALLS/COLUMNS AT EXTERIOR WALLS OF BUILDING, STUD WALLS TO BE 1 3/8" OFFSET FROM CONC. SO FOAM BOARD WILL BE FLUSH W/ CONC. TYP.
 - 5 PROVIDE WALL FURRING AT CONC WALL TO ALLOW FOR INSTALLATION OF UTILITIES.
 - 6 6'-0" TALL METAL GATE W/ PANIC BAR & RFID CONTROLLED ACCESSIBLE COMPLIANT HARDWARE.
 - 7 CUSTOM FOUNTAIN PER POOL / L.S. DRAWINGS.
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 - 17 3 3/8" STL. STUD & FURRING AROUND COLUMN W/ GYP. BOARD, SEE ID FOR SPECIFICS.



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TRUAX HOTEL

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Visit Parkville







City Hall
Opened
2011

Truax Marketplace
102,000 sf retail
center
Opening 2022

Old Town
Parking Garage
480-Car
Opened 2011

Truax Parking
Garage 516-Car
Opening 2022

Truax Building
65,000 sf Class A
Office & Retail
Opened 2014

Truax Annex
Class A Office &
Retail Building
Opening 2022

Truax Hotel
185-Room
Luxury Hotel
Opening 2022



Truax Marketplace
102,000 sf
retail center
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City Hall
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**Old Town
Parking Garage**
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location

MARKET DESCRIPTION

LOCATION & MARKET DESCRIPTION

MARKETS WE SERVE

Visitors – Just under 3 million tourists spending \$700 million annually are already coming to Temecula. The majority are wine tourists visiting Temecula’s 40+ wineries with multiple wineries in planning and development. Wineries continue to open, with the land and zoning to accommodate up to 100+ wineries. This long-term growth of wineries ensures long term growth of wine tourists. The profile of “wine tourists” shows that their preference is for luxury accommodations, rather than motels, select and limited service hotels.

Visitors to Temecula are seeking one or more of the experiences offered in our area:

Winery Experience - 40+ wineries now, growing to 100+, with several currently in planning and development.

Gambling Experience - Pechanga Casino & Resort – voted the #1 casino in the US by USA Today

Entertainment Experience - Old Town provides a dining, shopping experience in a historic setting.

Golf Experience - the most golf courses per capita of any city in Southern California.

Nature Experience - Hiking, biking, rock climbing and extreme sports; several hundred miles of trails and nature preserves

Each Experience has substantial followings in numbers and income/lifestyle demographics throughout our local region, the United States and Internationally, ensuring that there is an experience for everyone on their first visit and many more to enjoy during their next visit.



Temecula Morning Mist - La Cresta

LOCATION & MARKET DESCRIPTION

Conferences & Business Travelers – Temecula has a very active corporate market and continues to grow each year. However, reported “Missed Conference Business” by the Temecula Visitor & Convention Bureau, “Visit Temecula Valley”, indicates a consistent and substantial excess, unmet demand that fits very well with the features and amenities that The Truax Hotel is designed to provide. Up to 400 conference attendees can be accommodated by The Truax Hotel, with its state-of-the-art conference facilities, second only to Pechanga Casino in Temecula Valley. This market is local, national and international. Local corporate headquarters include Abbott Labs, Loma Linda Hospital Network, American Merchant Association, EMD Millipore, Professional Hospital Supply, and others that have not had a local high-end property at which to hold their business conferences and host their corporate travelers.

Evolution Hospitality and our Flag have significant presence and marketing resources in the corporate traveler and group markets that will add to our local market to ensure that the Sunday to Thursday occupancies reach or exceed our projections.

Weddings – up to a 2-year waiting list exists at wineries for weekend weddings. Many have \$20,000 minimums. The Truax Hotel Wedding Venue is designed to be an extremely desirable wedding venue to tap into this existing unmet demand, as well as generate new wedding business. The Wedding Floor is designed with the rooftop wedding ceremony venue circled by the wedding party’s hotel rooms and pre-wedding rooms. This design has a WOW factor that will ensure high demand for weddings at The Truax Hotel.



Truax Building Boardroom



Temecula Wedding at Lorimar Winery

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