

42250 Baldaray Cir

Temecula, CA 92590

Industrial Owner User
Opportunity

Offering Memorandum



MATTHEWS™

Exclusively Listed By



Jack DeLine
Associate
(858) 964-4505
[jackson.deline@matthews.com](mailto:jack.deline@matthews.com)
License No. 1 (ST)



Chris Nelson
FVP & Senior Director
(858) 257-4562
chris.nelson@matthews.com
License No. 1 (ST)

David Harrington
Broker of Record | Lic. No. 02168060 (CA)

MATTHEWS™



Property Overview

42250 Baldaray Cir
Temecula, CA 92590



\$3,940,000

List Price

\$269.67

Price Per SF

±14,610 SF

GLA

±0.9 AC

Lot Size

1983

Year Built

±18'

Clear Height

4 (14' - 16')

Grade Level Doors

LI - Light Industrial

Zoning

Sprinklered



Executive Summary

The Opportunity

42250 Baldaray Circle offers a compelling opportunity for an expanding owner user in Temecula's highly sought-after industrial market. The ±14,610 SF building is predominantly warehouse, designed to support a wide range of operational needs with four drive in loading doors, efficient circulation, and a secure ±9,750 SF private yard ideal for outdoor storage, fleet parking, or equipment staging.

Positioned on a ±0.90 acre parcel, the property features a functional footprint and flexible layout well suited for manufacturing, distribution, construction services, or specialized industrial uses. The asset is currently configured with two suites, providing optionality for an owner user to occupy the entire building or retain rental income by maintaining a tenant in place while gradually expanding operations. **Prospective users interested in occupying only a portion of the building are encouraged to contact the brokers** for additional details on potential configurations.

Located just minutes from Interstate 15, the site offers excellent regional connectivity throughout Southwest Riverside County and into San Diego and Orange Counties. Temecula continues to benefit from strong industrial demand, a business friendly environment, and a growing skilled labor pool, attracting companies across logistics, fabrication, and building related trades.





Property Photos



Market Overview

42250 Baldaray Cir
Temecula, CA 92590



Temecula, CA

Market Demographics



110,404
Total Population

\$117,840
Median HH Income

35,883
of Households

65.4%
Homeownership Rate

50,330
Employed Population

32.1%
% Bachelor's Degree

36.3
Median Age

\$640,400
Median Property Value

Local Market Overview

Temecula, located in southwestern Riverside County, offers industrial users access to the Inland Empire logistics network with more favorable costs than coastal California markets. In recent years, the city has experienced consistent population growth and rising household incomes, reflecting a shift toward a more diversified local economy. With a skilled workforce, younger median age, and expanding infrastructure, Temecula supports industrial real estate needs such as distribution, light manufacturing, and last-mile facilities.

This area benefits from its proximity to the I-15 corridor and a growing employment base across sectors like healthcare, logistics, and professional services. For industrial tenants and investors, Temecula provides connectivity, labor availability, and relative affordability. Although regional industrial fundamentals have softened, the local market remains attractive for occupiers seeking access without the premium of larger metro areas.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	5,743	46,709	149,685
Current Year Estimate	5,583	46,626	148,434
2020 Census	5,810	46,945	148,384
Growth Current Year-Five-Year	2.88%	0.18%	0.84%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,356	17,090	50,448
Current Year Estimate	2,226	16,629	48,862
2020 Census	2,210	16,634	48,352
Growth Current Year-Five-Year	5.85%	2.77%	3.25%
Growth 2020-Current Year	0.73%	-0.03%	1.05%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$107,367	\$126,114	\$146,409

MATTHEWS™

Exclusively Listed By



Jack DeLine

Associate

(858) 964-4505

[jackson.deline@matthews.com](mailto:jack.deline@matthews.com)

License No. 02206575 (CA)



Chris Nelson

FVP & Senior Director

(858) 257-4562

chris.nelson@matthews.com

License No. 02055962 (CA)

David Harrington | Broker of Record | Lic. No. 02168060 (CA)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 42250 Baldaray Cir, Temecula, CA, 92590 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™, or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.