

# 42250 Baldaray Cir

Temecula, CA 92590

Industrial Owner User  
Opportunity

Offering Memorandum



**MATTHEWS**™



# Exclusively Listed By



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# 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  $\pm 14,610$  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  $\pm 9,750$  SF private yard ideal for outdoor storage, fleet parking, or equipment staging.

Positioned on a  $\pm 0.90$  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.







### Driving Distance From Subject Property

Interstate 15.....	±0.6 Miles
Interstate 215.....	±4.7 Miles
Riverside.....	±41 Miles
San Diego.....	±59 Miles
Los Angeles.....	±85 Miles



# 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



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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.

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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.

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