

**±6,002 SF FLEX/INDUSTRIAL CONDO
FOR SALE**



27375
VIA INDUSTRIA M1
TEMECULA, CA 92590

PROPERTY OVERVIEW

**SALES PRICE:
\$295.00 PSF**

- Temecula Corporate Center is a Master Planned Business Park consisting of seven single and two two-story office buildings and eight flex buildings
- Convenient I-15 and I-215 freeway access via Winchester Road.
- Beautiful Office Build-out with a functional layout.
- 6 Private Offices, Beautiful Conference Room, Break Area/Kitchenette, Open work spaces for cubicles, and Two Bathrooms.
- Convenient access to the Roll-up Door and Dumpster area.
- Located in one of the most prestigious and newest business parks in the valley.
- Peaceful setting placed up against the Temecula Foothills with impeccable views of the Valley.
- Elevated view of the entire Temecula Valley



WINCHESTER RD

VIA INDUSTRIA



PROPERTY DETAILS

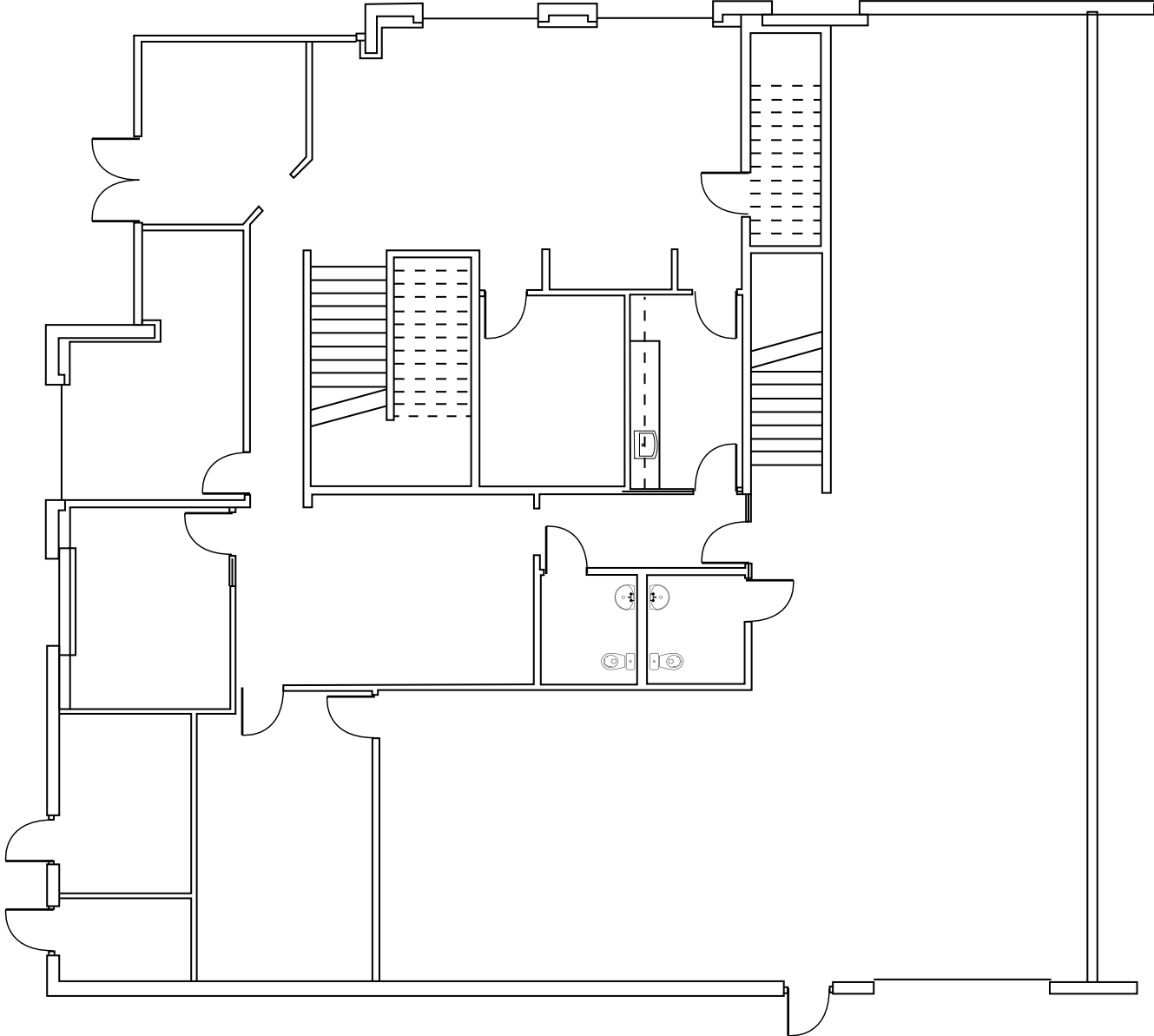


PROPERTY SUMMARY

Address	27375 Via Industria Temecula, CA 92590
Unit #	M1
Assessors Parcel #	909-325-007
Net Rentable Area	6,002 SF
Minimum Clear Height	24'
Number of Stories	2
Grade Level Door	(1) 12'w x 14'h
Year Built	2008
Parking Ratio	2.7/1,000
Land Area	4,260 SF

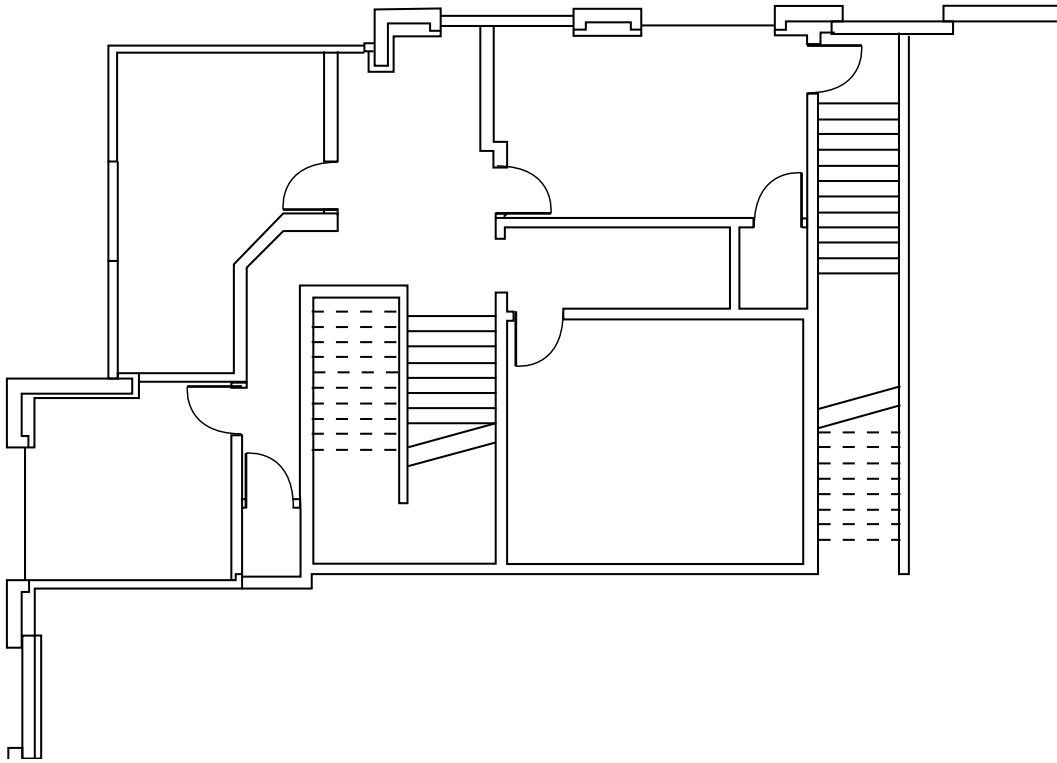
AVAILABILITY

FIRST FLOOR



AVAILABILITY

SECOND FLOOR



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION AERIAL



WINCHESTER RD

SITE







VIA INDUSTRIA

TEMECULA

Over the past two decades, the City of Temecula has evolved into a innovative, dynamic City and a regional economic center for Southwest Riverside County, all while retaining its small town feel and character. Many families began to move to the area from San Diego and Orange County drawn by the affordable housing prices and the popular wine country. Temecula is an affluent community. Supported by high median and mean income levels as well as the city's favorable tourist and resort industries, the city is a prominent tourist destination. Temecula remains the ideal city for relocating, expanding and developing a new project in Southern California.

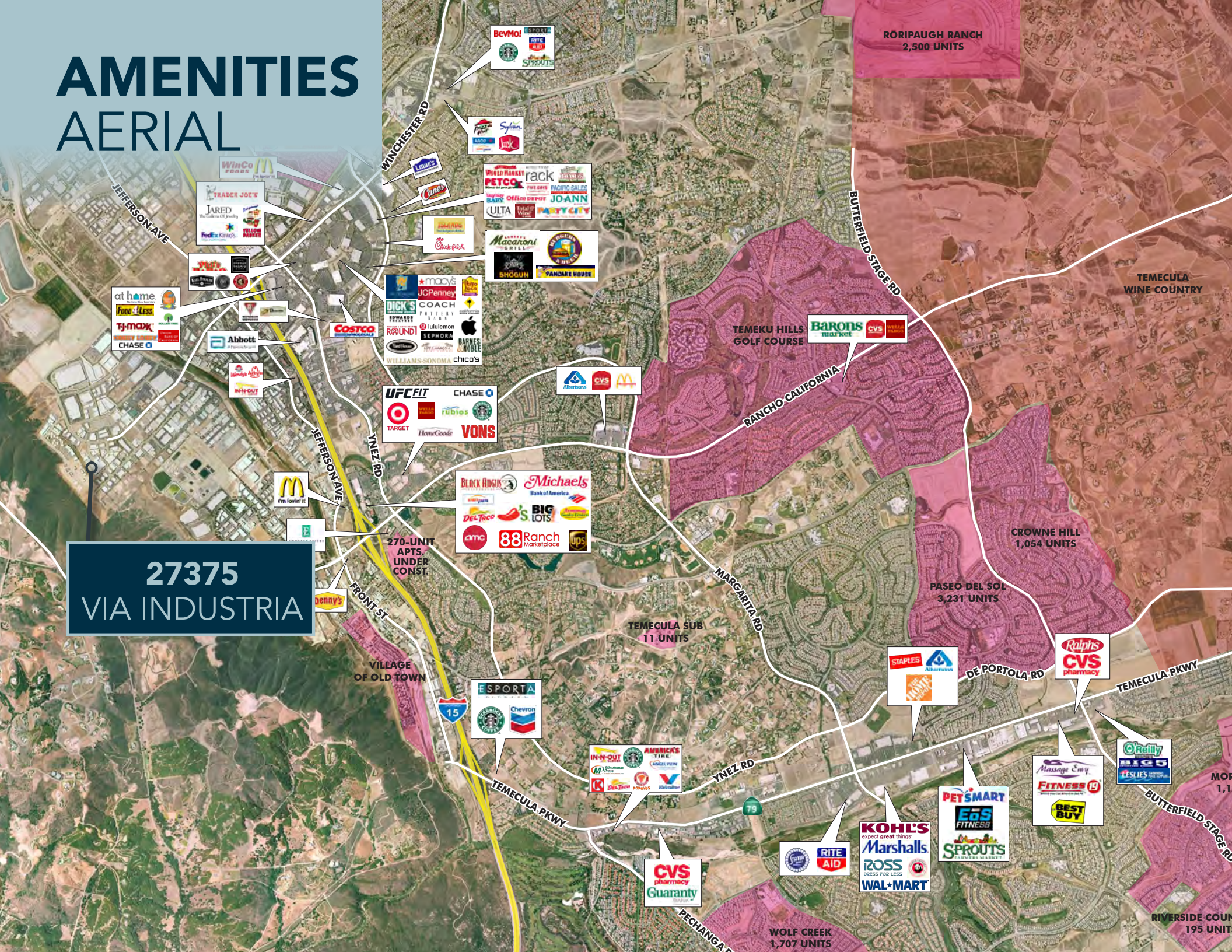
The Temecula / Murrieta Twin Cities area has emerged as a center for job growth due to the migration of new residents to this area from neighboring San Diego. As is common in newly developing areas of Southern California, this and initially caused the growth of retail and other population - serving businesses to grow in the community. The City of Temecula - in conjunction with the City of Murrieta - have since begun to undertake a proactive joint program to attract additional high technology firms and advanced manufacturing firms to the Twin Cities area. These efforts have been supported by the proximity to San Diego, the high quality of life, the affordable housing, affordable land and buildings, the highly acclaimed school system, the well-educated work force as well as the moderating effect of the sea breezes passing over the mountains between Southwest Riverside County and San Diego compared to other inland areas.

DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
 POPULATION	32,375	131,766	351,652
 MEDIAN HOUSEHOLD INCOME	\$98,783	\$142,605	\$111,165
 HIGH SCHOOL DEGREE OR HIGHER	4,278	19,838	52,125
 GRADUATE DEGREE OR HIGHER	7,148	28,386	79,145
 TOTAL EMPLOYEES	37,570	62,670	92,696
 TOTAL BUSINESSES	4,835	8,586	13,770

AMENITIES AERIAL

**27375
VIA INDUSTRIA**



**RORIPAUGH RANCH
2,500 UNITS**

TEMECULA
WINE COUNTRY

TEMEKU HILLS
GOLF COURSE

BARONS
MARKET

RANCHO CALIFORNIA

CROWNE HILL
1,054 UNITS

PASEO DEL SOL
3,231 UNITS

TEMECULA SUB
11 UNITS

VILLAGE
OF OLD TOWN

270-UNIT
APTS.
UNDER
CONST.

RIVERSIDE COUN
195 UNITS

WOLF CREEK
1,707 UNITS

WINCHESTER RD

BUTTERFIELD STAGE RD

JEFFERSON AVE

JEFFERSON AVE

YNEZ RD

FRONT ST

MARGARITA RD

DE PORTOLA RD

TEMECULA PKWY

15

YNEZ RD

TEMECULA PKWY

79

PECHANGATE

BUTTERFIELD STAGE RD

WinCo FOODS

TRADER JOE'S

JARED

FedEx KNOX

at home

Food 4 Less

TJ-maxx

CHASE

Abbott

IN-N-OUT

McDonald's

benny's

BevMo! Starbucks Sprouts

Lowes

World Market PETCO rack

Mezzoni Grill SHOGUN PANCAKE HOUSE

macy's JCPenney COACH DICK'S SPORTS & OUTDOORS ROUND1 lululemon LEPHONE BARNES & NOBLE WILLIAMS-SONOMA chico's

UFCFIT CHASE TARGET HomeGoods VONS

Albertsons CVS McDonald's

BLACK ANGIOUS Michaels Bank of America DEL TACO BIG LOTS amc 88Ranch UPS

ESPORTA Starbucks Chevron

IN-N-OUT AMERICA'S TIRE

CVS pharmacy

RITE AID

KOHL'S Marshalls ROSS WAL-MART

PETSMART EoS FITNESS SPROUTS

Massage Envy FITNESS BEST BUY

O'Reilly LESLIE'S

PREMIER SOUTH WEST RIVERSIDE LOCATION



Strategically situated near the convergence of Interstate 215 & I-15 freeways with direct access to the Orange County, Riverside County and San Diego County marketplaces. Only 15 miles east of the Pacific Ocean and 4 miles south of the French Valley Airport.



Old Town Temecula is less than a mile away and offers some of the area's best retail, restaurant and night life entertainment for the entire family. Additional area comforts include golf, resorts, wine country, Pechanga Resort and Casino and the Promenade Regional Mall.



Pechanga Resort and Casino offers hotel rooms, a resort-style pool complex, a large showroom which attracts A-list stars, a huge new spa, two new restaurants and abundant space for special events.



One of the fastest-growing and centrally-located business districts on the West Coast. The City of Temecula offers a cost-effective and business-friendly environment which provides access to a highly skilled labor force, high quality of living and a surplus of available affordable housing, making it a successful location for a wide variety of professional service firms and high technology companies.



Affluent trade area demographics with an average household income of \$107,218 within a 5-mile trade area and \$90,205 in a 3-mile trade area.



Temecula has strong future business growth potential and is poised to benefit from the influence of growing technology and biotechnology companies in the area.

TOP EMPLOYERS



3,000
EMPLOYEES



900
EMPLOYEES



353
EMPLOYEES



404
EMPLOYEES



2,000
EMPLOYEES



1,800
EMPLOYEES



TEMECULA VALLEY UNIFIED
SCHOOL DISTRICT

3,050
EMPLOYEES



650
EMPLOYEES



408
EMPLOYEES



1,400
EMPLOYEES



697
EMPLOYEES



PECHANGA
RESORT CASINO

5,000
EMPLOYEES



375
EMPLOYEES

27375 VIA INDUSTRIA M1

TEMECULA, CA 92590



MATT SHAW, CCIM

Vice President

951.445.4502

mshaw@leetemecula.com

DRE# 01917622

BLAKE VALDEZ

Vice President

951.445.4509

bvaldez@leetemecula.com

DRE# 02107941



COMMERCIAL REAL ESTATE SERVICES

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside, 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055