

# PLAZA RIO VISTA

**43015 Blackdeer Loop, Temecula CA 92590**



Beautiful Two Story Office Building with VIEW, located on the corner of Diaz Road and Blackdeer Loop across from the Murrieta Creek Trail (Walk, Bike and Equestrian). Upstairs / Downstairs Common Area Restrooms, Nicely Landscaped Surroundings w/ Outdoor Patio Sitting Area, (No Elevator). PARKING LOT SECURITY CAMERAS!!

## FOR LEASE

### Available Immediately

**UPSTAIRS: #204 (780 RSF) @ \$1.65 PSF = \$1,287.00\***

**Security Deposit \$2,000.00**

**Consists of:** *Carpeted Reception Area and 2 Offices; Closet; Break Room*

*2 Unreserved Parking Space (additional parking on Street)*

**SUITE(S) Include:** *Central HVAC; CAT 5 VOICE and DATA (**FIOS** to building); Vertical Blinds; Break Room with Sink, Upgraded Cabinets and space for over the counter Microwave (downstairs suites have space for under the counter refrigerator)*

**\*ABOVE Rental Rates INCLUDE:** Common Area Expenses and Maintenance to HVAC Unit.  
**TENANT Responsible for:** Own Liability Insurance, Utilities, Phone/Data, In-Suite Cleaning and Certificate of Occupancy (2024 Estimate \$174).

**If you have questions or are interested in viewing any of these units please call:**

***Viola's Management Company LLC*** (DRE #01431832) **(951) 296-2996 or (951) 326-9478**

**43015 Blackdeer Loop #105, Temecula CA**

(Updated: April 2, 2025)

# EXHIBIT B

## Suite 204

Plaza Rio Vista  
43015 Blackdeer Loop  
Temecula, CA 92590

Revised:  
Feb. 20, 2010

Usable Area: 728 SF  
Rentable Area: 780 SF

0 1 2 4 8 feet

