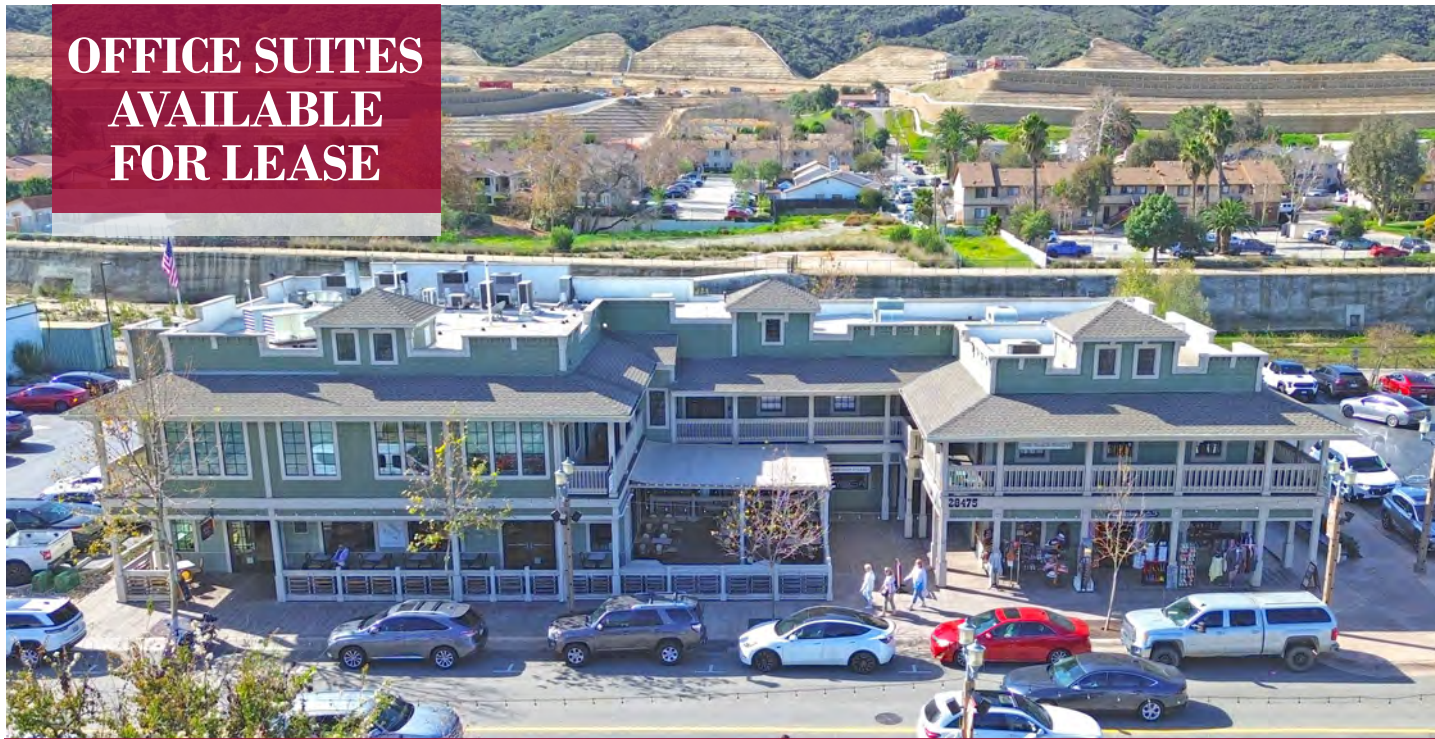


**OFFICE SUITES  
AVAILABLE  
FOR LEASE**



## CHAPARRAL CENTER

**28475** OLD TOWN FRONT STREET  
TEMECULA

### PROPERTY FEATURES

- Suites M & N: ±887 RSF - ±1,843 RSF Available
- Premier Old Town Temecula Location
- Elevator Served
- On-Site Parking
- Walking Distance From Crafted Scone Restaurants, Shopping & Post Office
- Views of Old Town and Santa Rosa Foothills
- Strategically Located At The Gateway to Old Town Temecula & At The Heart Of The Activity & In Close Proximity To Public Parking
- The City of Temecula Attracts Approximately 3.1 Million Visitors On Average Annually Throughout Southern California Making It Old Town Temecula A Prime Destination For Travelers & Locals Alike

### MIKE HANNA

951.445.4503  
mhanna@leetemecula.com  
DRE# 01456055

### MARY PIPER

951.445.4516  
mpiper@leetemecula.com  
DRE# 01268829



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### DEMOGRAPHICS

*3-mile radius*

Population	52,875
Average Household Income	\$128,087
Households	18,776
Median Household Income	\$108,119
Daytime Population	53,890
Median Age	37.1

### TRAFFIC COUNTS

**16,210 CPD**

Old Town Front St.

**CHAPARRAL CENTER**

**28475** OLD TOWN FRONT STREET  
TEMECULA



**1,750 UNITS  
UNDER CONSTRUCTION**



**MIKE HANNA**

951.445.4503  
mhanna@leetemecula.com  
DRE# 01456055

**MARY PIPER**

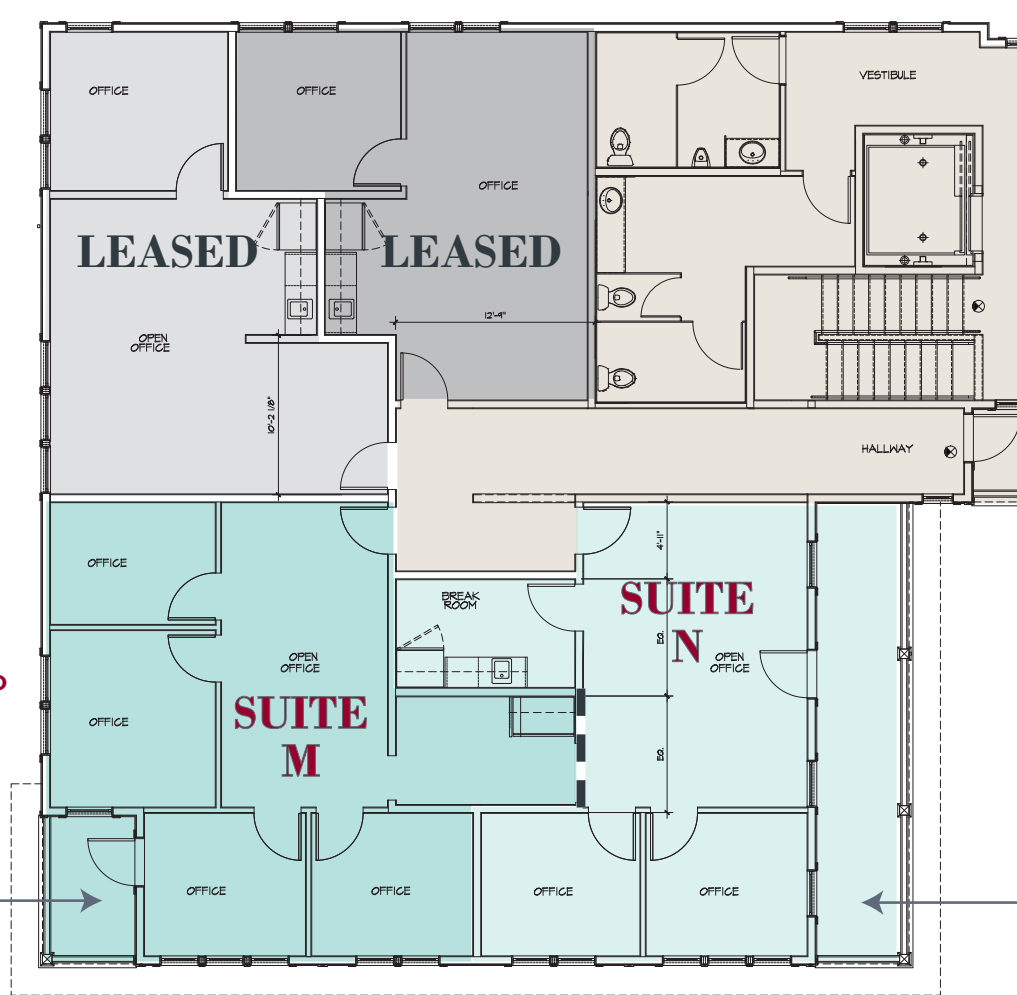
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 [CLICK HERE FOR A VIDEO TOUR](#)

Covered  
Patio Facing  
Old Town  
Front St



Covered Patio  
Facing Courtyard  
& Old Town Front

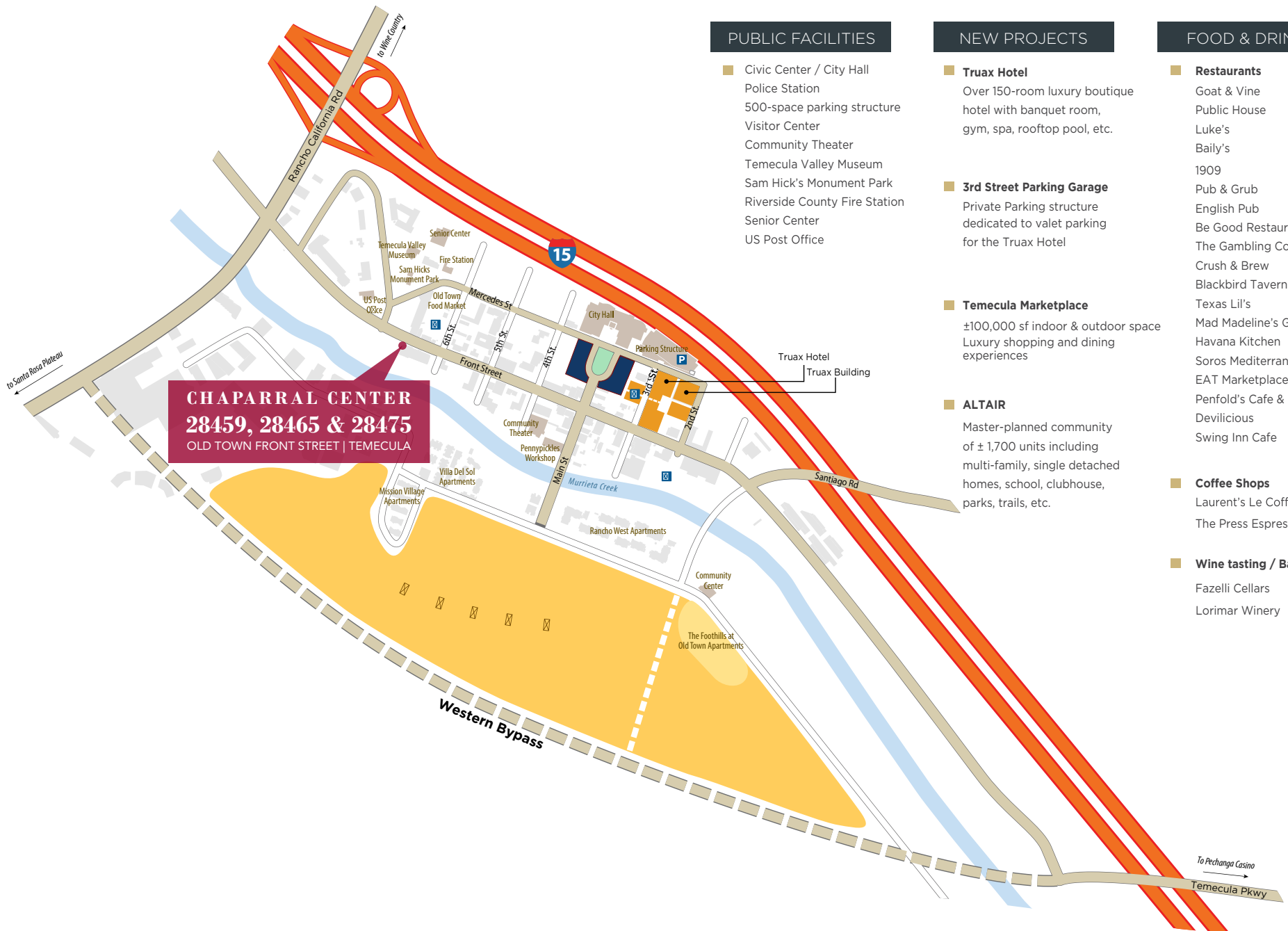
BUILDING #	SUITE	RSF	MONTHLY RENT	DESCRIPTION	AVAILABLE
Center Building 28475 Old Town Front St.	M	956 RSF	\$2.60 PSF	Open Office, 4 Private Offices, Coffee Bar and Covered Patio Facing Old Town Front St	2/1/2026
Center Building 28475 Old Town Front St.	N	887 RSF	\$2.60 PSF	Large Open Office, 2 Private Offices, Break Room, Large Covered Patio Facing Courtyard and Old Town Front St	2/1/2026
Center Building 28475 Old Town Front St.	M & N	1,843 RSF	\$2.50 PSF	See Descriptions Above	2/1/2026

Do Not Disturb Tenant - Contact Agent for Touring Instructions.

**CHAPARRAL CENTER**

**28475** OLD TOWN FRONT STREET  
TEMECULA

**AMENITIES**



**CHAPARRAL CENTER**  
**28459, 28465 & 28475**  
OLD TOWN FRONT STREET | TEMECULA

**PUBLIC FACILITIES**

- Civic Center / City Hall
- Police Station
- 500-space parking structure
- Visitor Center
- Community Theater
- Temecula Valley Museum
- Sam Hick's Monument Park
- Riverside County Fire Station
- Senior Center
- US Post Office

**NEW PROJECTS**

- **Truax Hotel**  
Over 150-room luxury boutique hotel with banquet room, gym, spa, rooftop pool, etc.
- **3rd Street Parking Garage**  
Private Parking structure dedicated to valet parking for the Truax Hotel
- **Temecula Marketplace**  
±100,000 sf indoor & outdoor space  
Luxury shopping and dining experiences
- **ALTAIR**  
Master-planned community of ± 1,700 units including multi-family, single detached homes, school, clubhouse, parks, trails, etc.

**FOOD & DRINKS**

- **Restaurants**  
Goat & Vine  
Public House  
Luke's  
Baily's  
1909  
Pub & Grub  
English Pub  
Be Good Restaurant  
The Gambling Cowboy  
Crush & Brew  
Blackbird Tavern  
Texas Lil's  
Mad Madeline's Grill  
Havana Kitchen  
Soros Mediterranean Grill  
EAT Marketplace & Eatery  
Penfold's Cafe & Bakery  
Devilicious  
Swing Inn Cafe
- **Coffee Shops**  
Laurent's Le Coffee Shop  
The Press Espresso
- **Wine tasting / Bars**  
Fazelli Cellars  
Lorimar Winery



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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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