



CLICK HERE FOR  
A VIDEO TOUR

**±6,019 SF FREESTANDING  
FLEX BUILDING  
FOR SALE  
OR LEASE**



**27313**

**VIA INDUSTRIA**

TEMECULA, CA 92590

**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

# PROPERTY OVERVIEW

- High end Two (2) story office with fully floor to ceiling glass offices conference room.
- Located just west of I-15 freeway, the offering delivers sweeping foothill views and expansive views of the surrounding valley
- 24' warehouse clear height
- 225amps 120v 3 phase power
- 12ft W x 14ft H warehouse rollup door
- Easy freeway access via Winchester Road and close proximity to numerous restaurants and professional services
- Located within Temecula Corporate Center, a ±186,687 square foot premier master planned business park in a campus style setting
- **LEASE RATE: \$1.75 PSF PLUS \$.55 PSF PER MONTH NNN**
- **SALES PRICE: CONTACT AGENT**

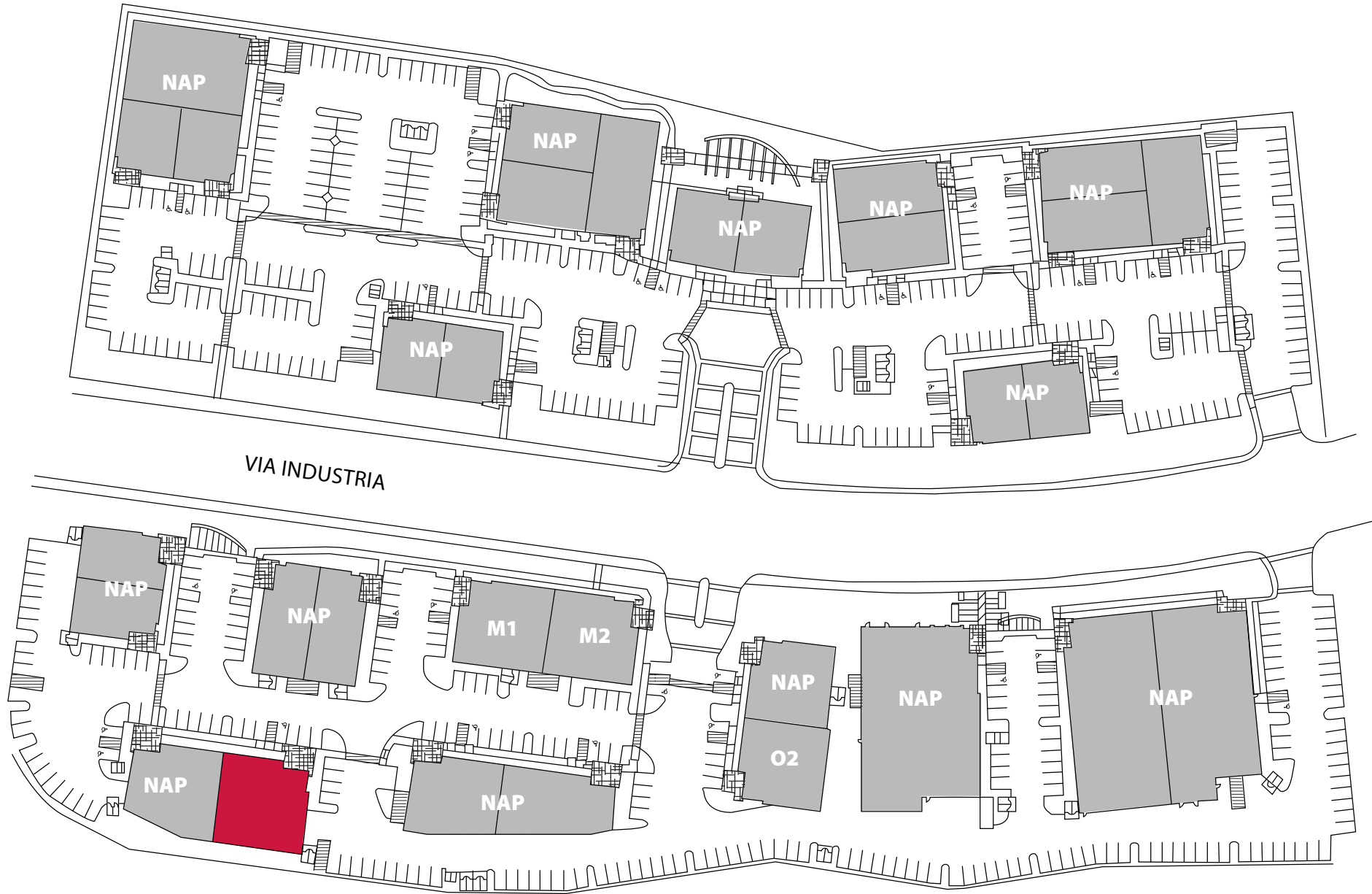


WINCHESTER RD

VIA INDUSTRIA

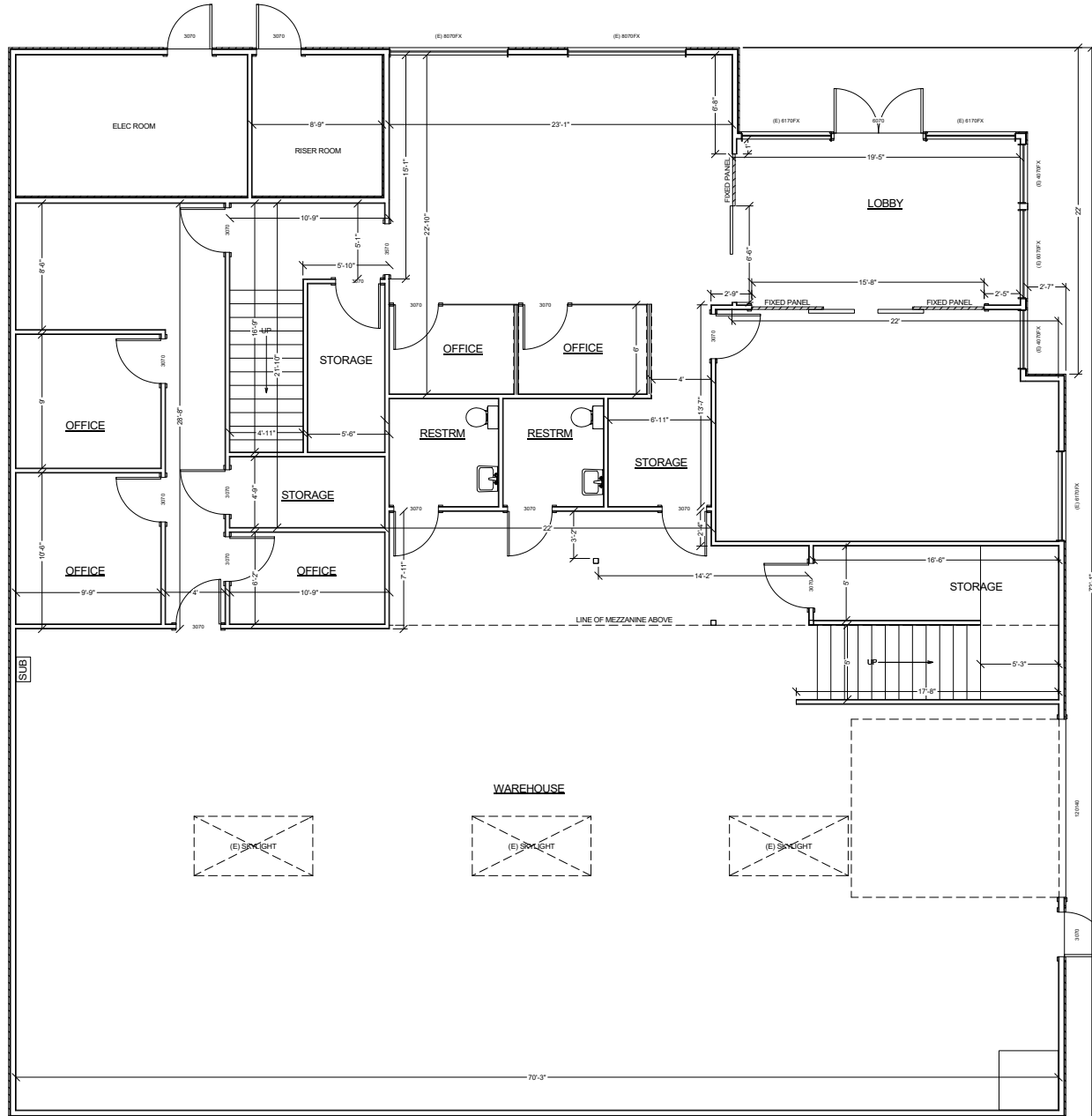


# SITE PLAN



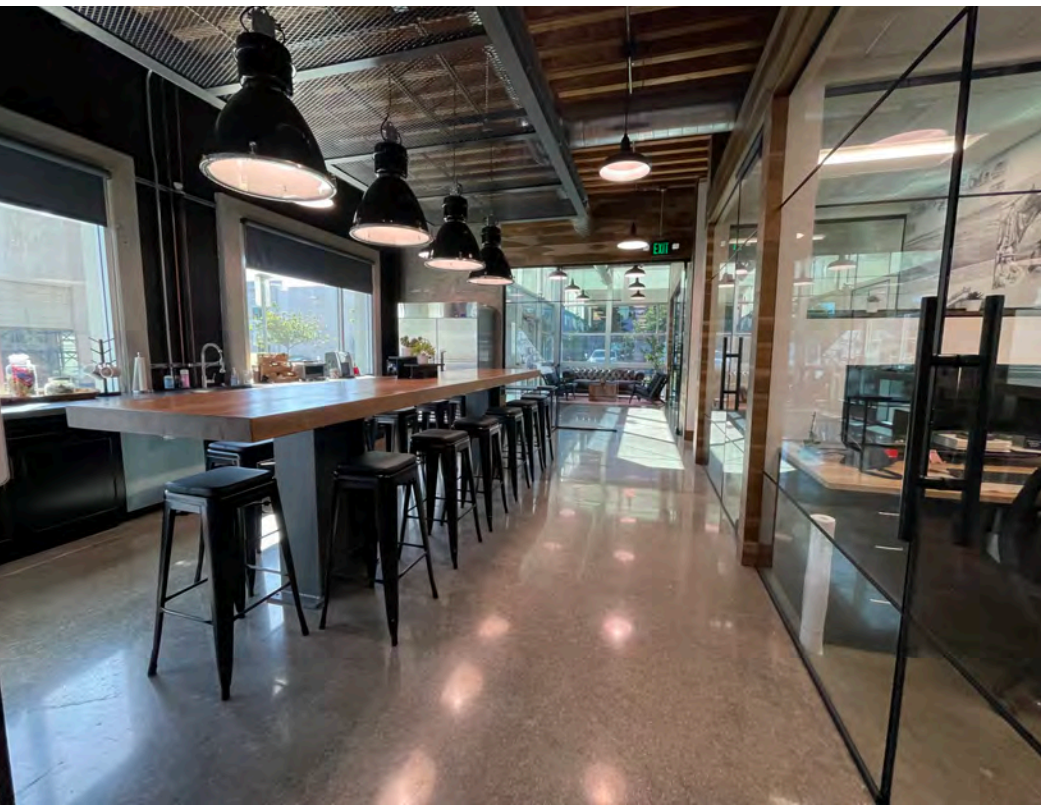
# AVAILABILITY

## 1ST FLOOR PLAN

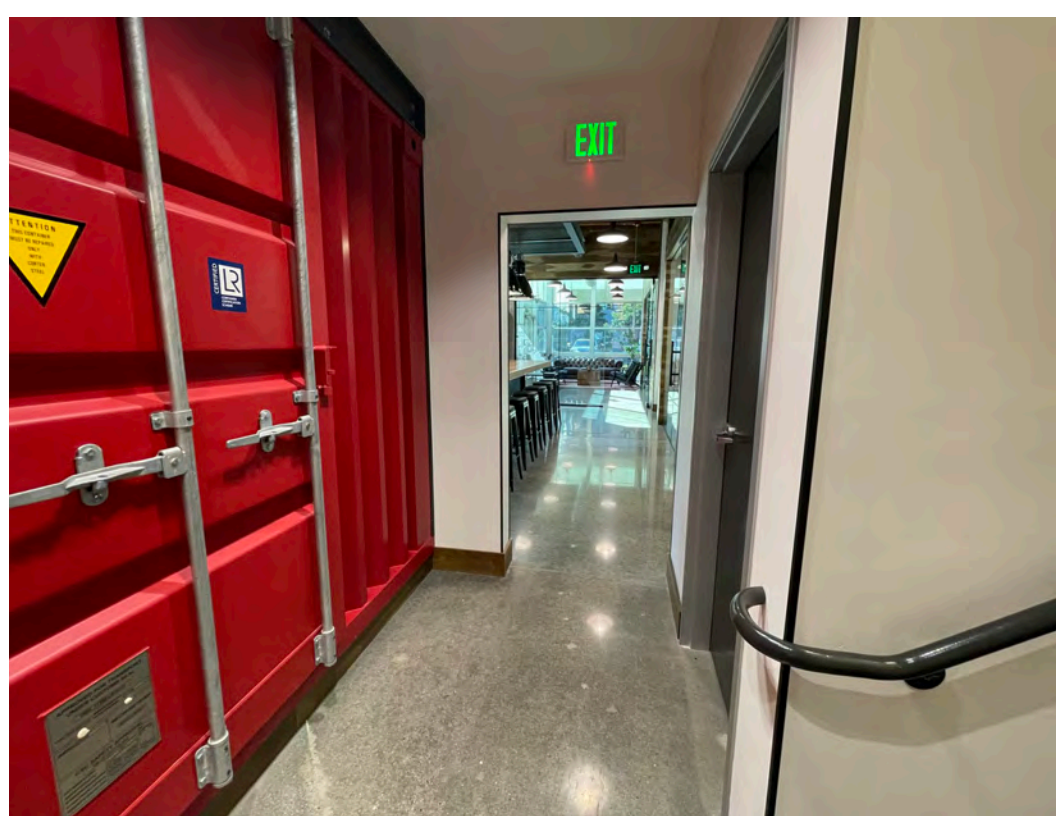
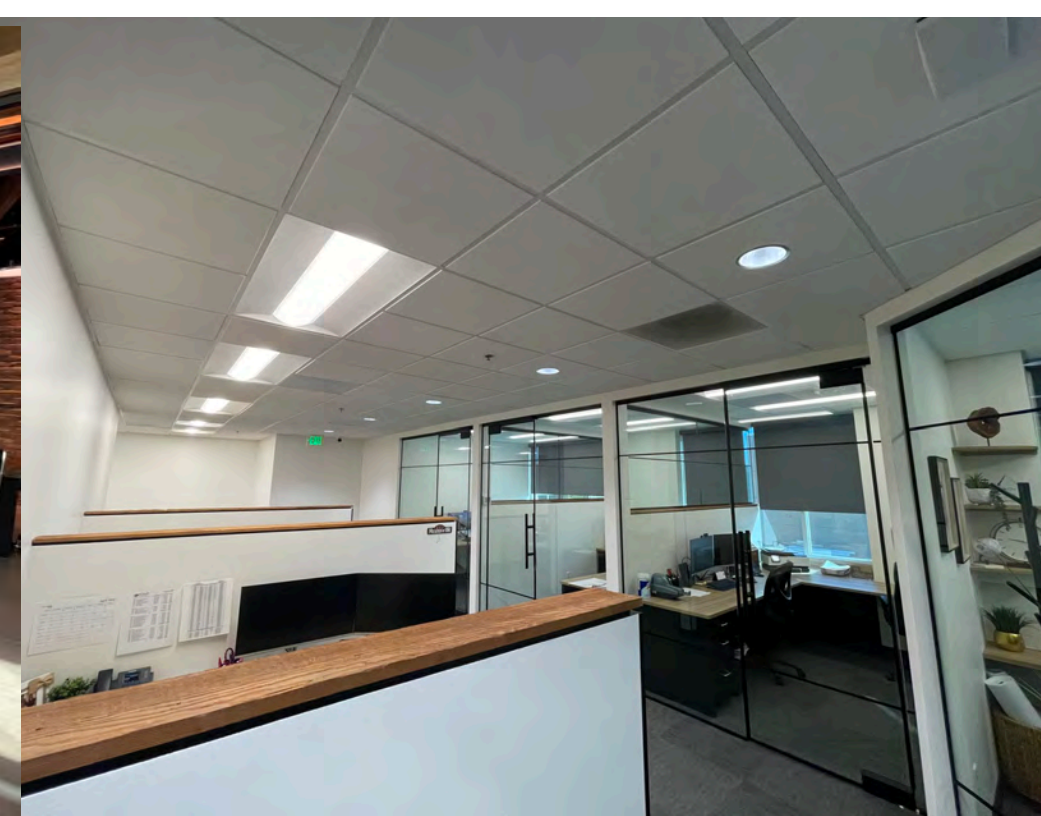


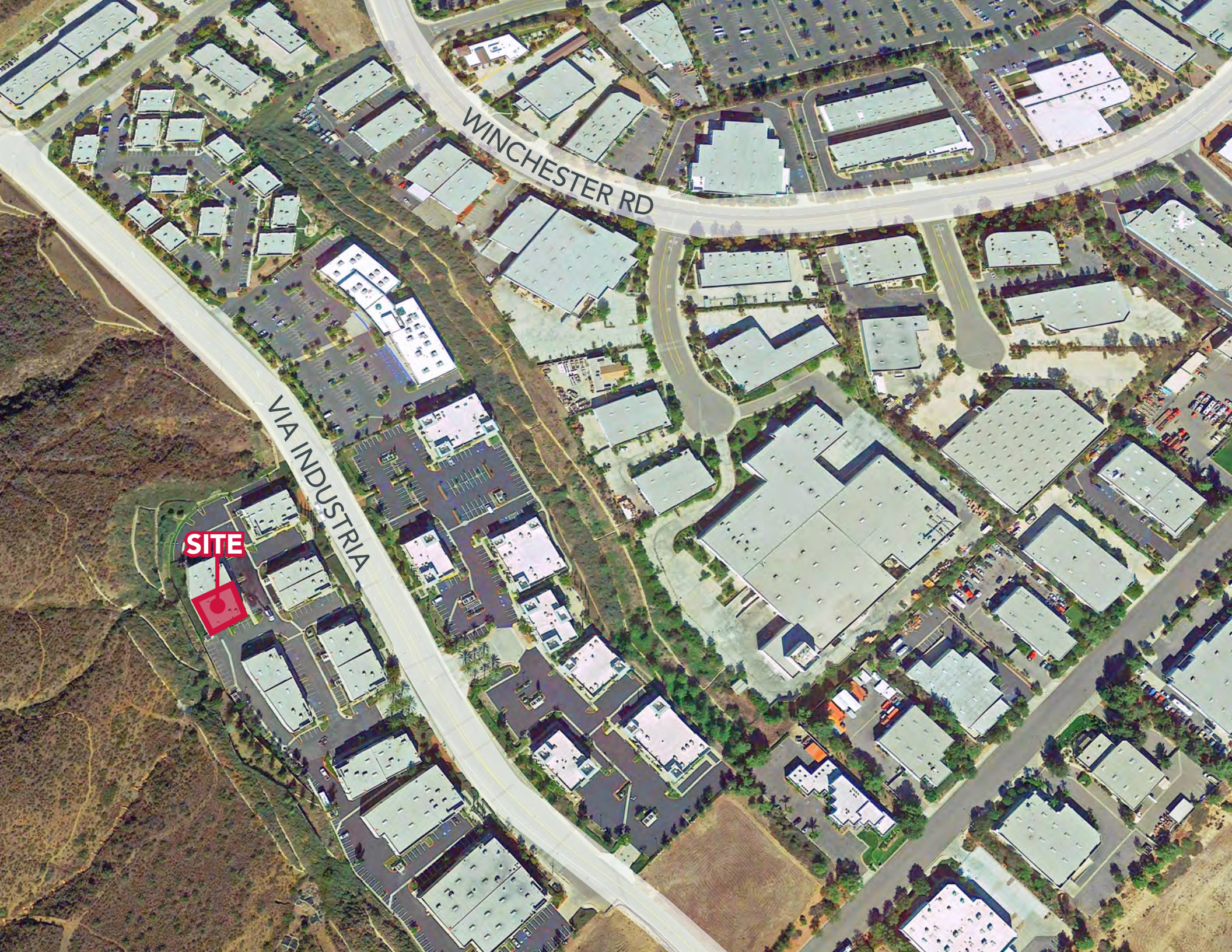


# PROPERTY PHOTOS



# PROPERTY PHOTOS



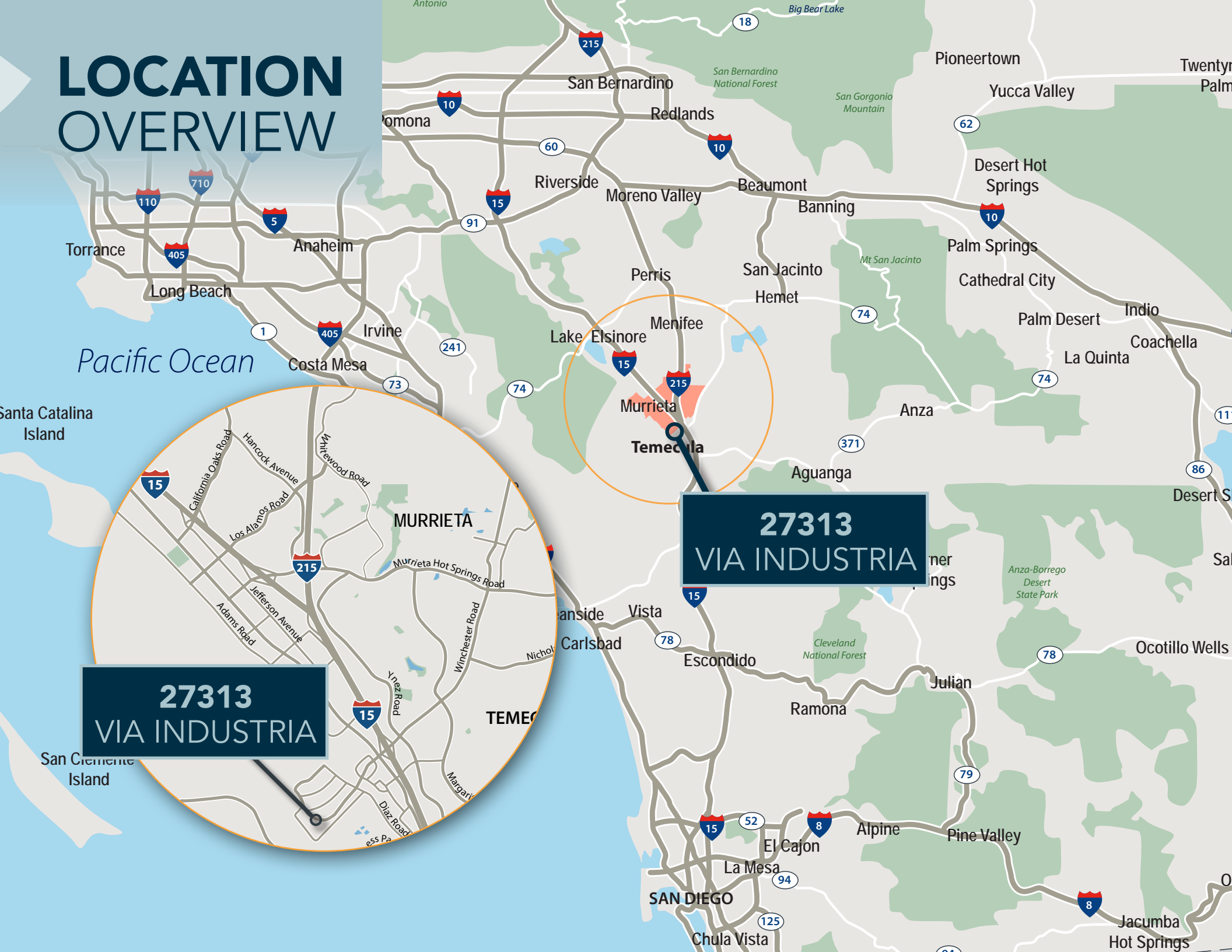


WINCHESTER RD

VIA INDUSTRIA

**SITE**

# LOCATION OVERVIEW



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# 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.

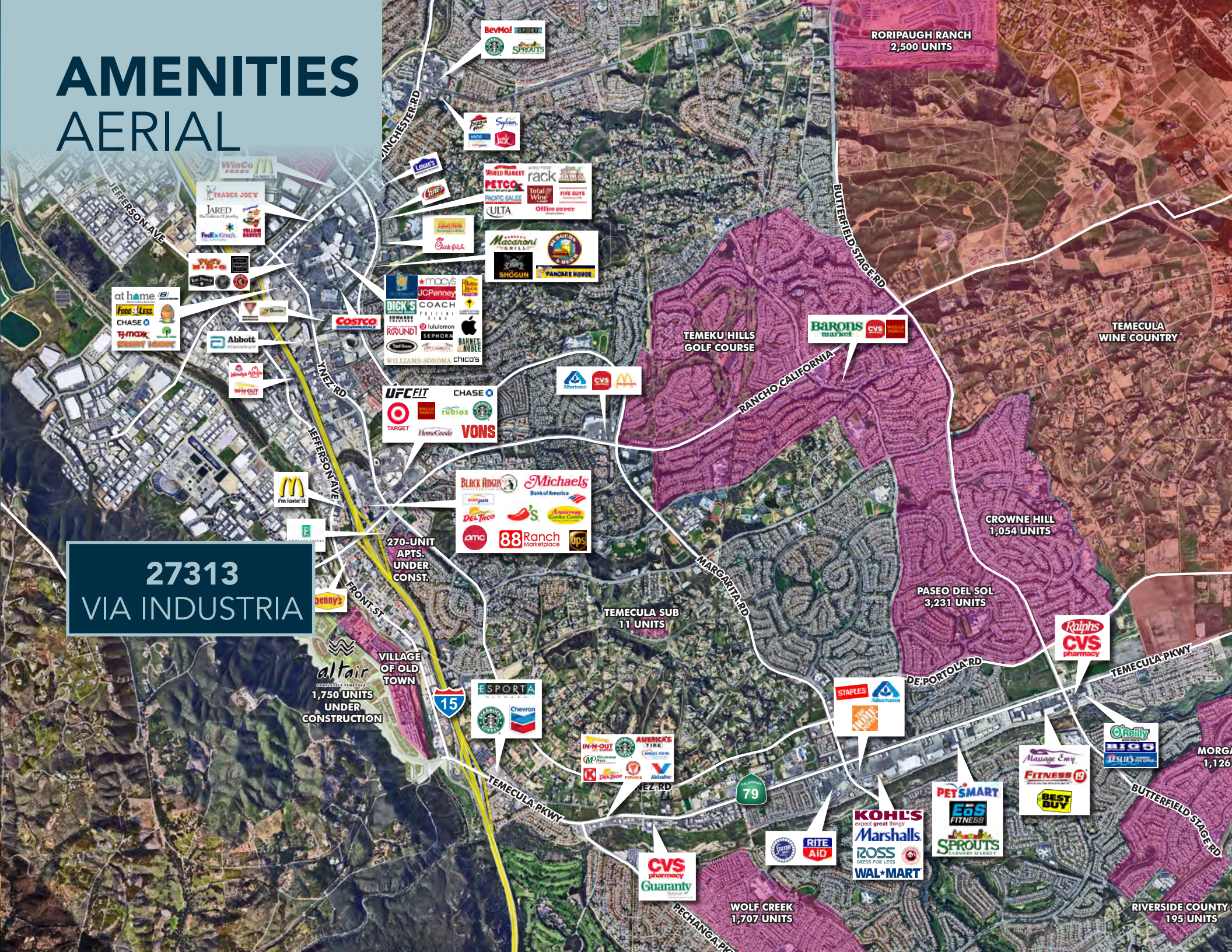
The Temecula / Murrieta Twin Cities area has emerged as a center for job growth due to the migration of new residents to this area from neighboring San Diego. As is common in newly developing areas of Southern California, this and initially caused the growth of retail and other population - serving businesses 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

	5 Mile	10 Mile	15 Mile
 POPULATION	<b>135,279</b>	<b>359,140</b>	<b>567,899</b>
 MEDIAN HOUSEHOLD INCOME	<b>\$110,296</b>	<b>\$122,699</b>	<b>\$116,848</b>
 HIGH SCHOOL DEGREE OR HIGHER	<b>19,430</b>	<b>51,958</b>	<b>86,867</b>
 GRADUATE DEGREE OR HIGHER	<b>30,790</b>	<b>83,078</b>	<b>121,950</b>
 TOTAL EMPLOYEES	<b>63,846</b>	<b>96,077</b>	<b>128,733</b>
 TOTAL BUSINESSES	<b>8,896</b>	<b>14,408</b>	<b>19,318</b>

# AMENITIES AERIAL

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RORIPAUGH RANCH  
2,500 UNITS

TEMEKU HILLS  
GOLF COURSE

TEMECULA  
WINE COUNTRY

CROWNE HILL  
1,054 UNITS

PASEO DEL SOL  
3,231 UNITS

TEMECULA SUB  
11 UNITS

altair  
VILLAGE OF OLD TOWN  
1,750 UNITS  
UNDER  
CONSTRUCTION

270-UNIT  
APTS.  
UNDER  
CONST.

MORNING  
1,126

RIVERSIDE COUNTY  
195 UNITS

WOLF CREEK  
1,707 UNITS

ESPORTA  
Starbucks  
Chevron

STAPLES  
Home Depot

O'Reilly  
BESS  
LESIE'S

IN-N-OUT  
AMERICA'S TIRE  
CAROL'S VIEW  
Kwik-Fill  
Popovers  
AdvantEdge

RITE AID

KOHL'S  
expect great things  
Marshalls  
ROSS  
SIZES FOR LESS  
WAL\*MART

PET SMART  
E55  
FITNESS  
SPROUTS  
FRESH MARKET

Best Buy

CVS  
pharmacy  
Guaranty

Massage Envy  
FITNESS 19

UFCFIT  
CHASE  
TARGET  
HomeGoods  
VONS

BLACK ANGLUS  
Michaels  
Bank of America  
DEL TACO  
Santitas  
AMERICAN GARDEN CENTER  
amc  
88Ranch  
Marketplace  
UPS

Costco  
DICK'S  
SPORTS & SHIRT  
COACH  
PERFORMANCE  
ROUNDI  
lululemon  
TELEPHONE  
BARNES  
& NOBLE  
WILLIAMS-SONOMA  
chico's

McDonald's  
JCPenney  
Macy's  
MAGNOLIA  
SHOGUN  
PANCAKE HOUSE

World Market  
rack  
PETCO  
Total Wine  
OFFICE DEPOT  
ULTA  
FIVE GUYS

BevMo! BEV MO!  
SPROUTS  
Sylvan  
Lowe's  
WORLD MARKET

WinCo  
McDonald's  
TRADER JOE'S  
JARED  
The Galleria OK Jewelry  
FedEx KNOX  
WAL\*MART  
at home  
Food 4 Less  
CHASE  
T-MAXX  
BUNNY LAUNDRY

at home  
Food 4 Less  
CHASE  
T-MAXX  
BUNNY LAUNDRY

McDonald's  
Fry's  
benny's

altair  
VILLAGE OF OLD TOWN  
1,750 UNITS  
UNDER  
CONSTRUCTION

CVS  
pharmacy  
Guaranty

WOLF CREEK  
1,707 UNITS

## 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 \$135,539 within a 5-mile trade area and \$126,457 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



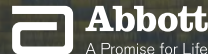
TEMECULA VALLEY UNIFIED  
SCHOOL DISTRICT

**3,238**  
EMPLOYEES



PECHANGA  
RESORT CASINO

**4,500**  
EMPLOYEES



Abbott  
A Promise for Life

**1,700**  
EMPLOYEES



**1,270**  
EMPLOYEES



**530**  
EMPLOYEES



Save money. Live better.

**500**  
EMPLOYEES



**500**  
EMPLOYEES



**484**  
EMPLOYEES



**370**  
EMPLOYEES



**366**  
EMPLOYEES

# 27313 VIA INDUSTRIA

TEMECULA, CA 92590



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