

**±5,852 SF FREESTANDING
FLEX BUILDING
FOR LEASE**



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

27381
VIA INDUSTRIA
TEMECULA, CA 92590

PROPERTY OVERVIEW

- 2 Story Office with reception, 3 private offices, open area, break room, private restroom.
- 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
- Available August 1, 2026
- **\$1.60 MG Net of utilities on the building**

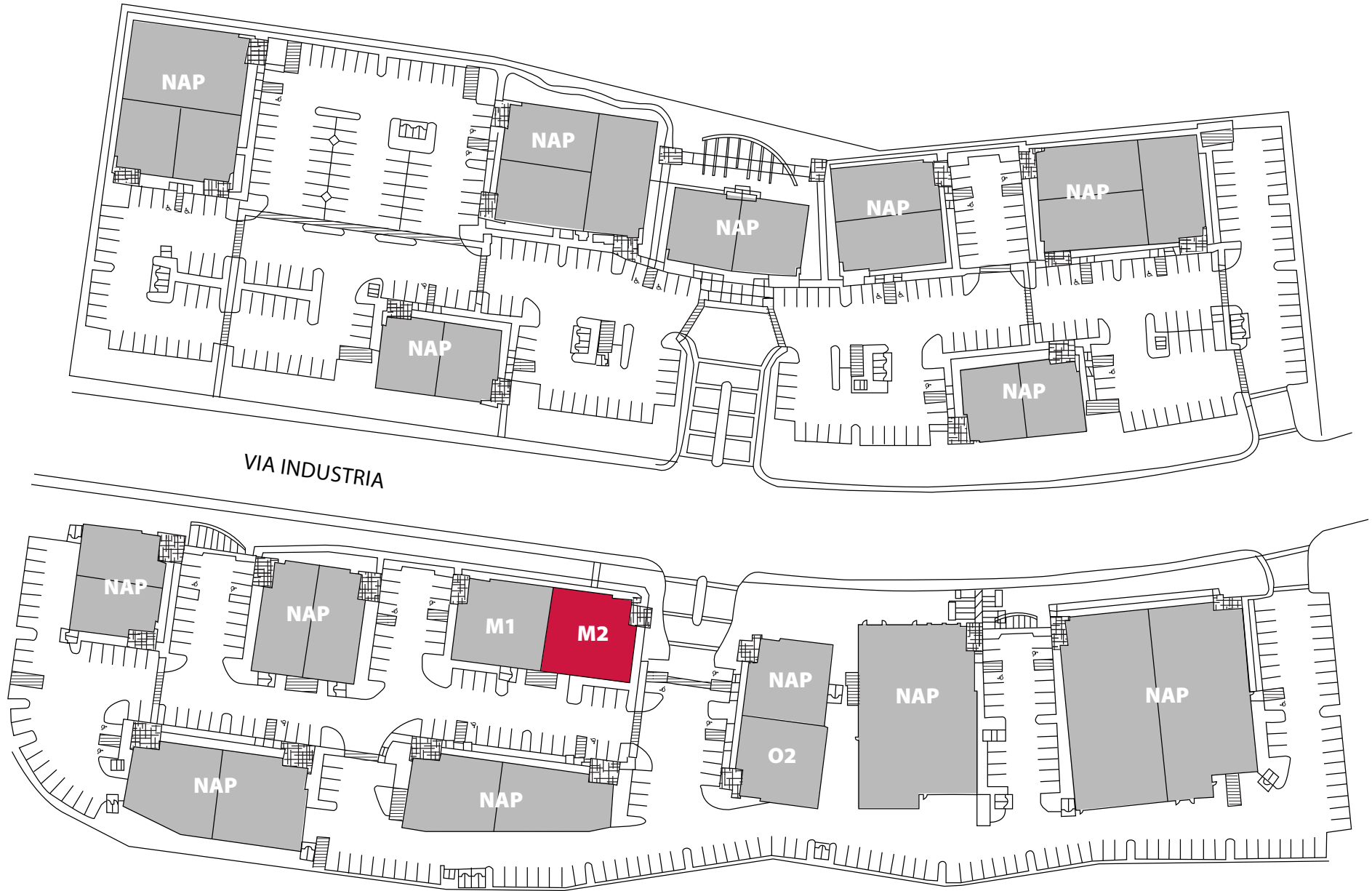


WINCHESTER RD

VIA INDUSTRIA



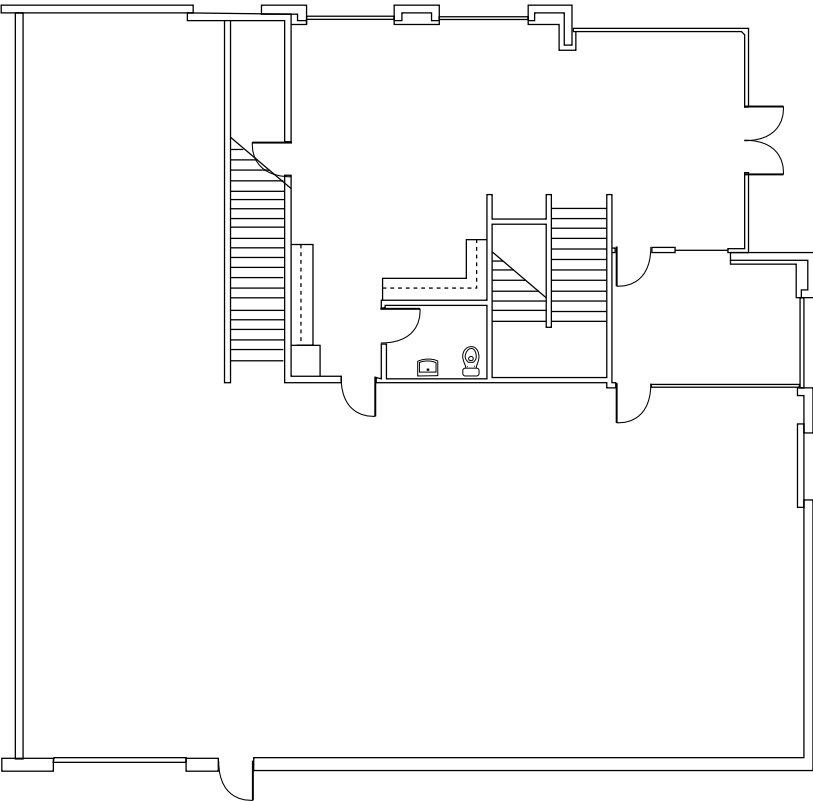
SITE PLAN



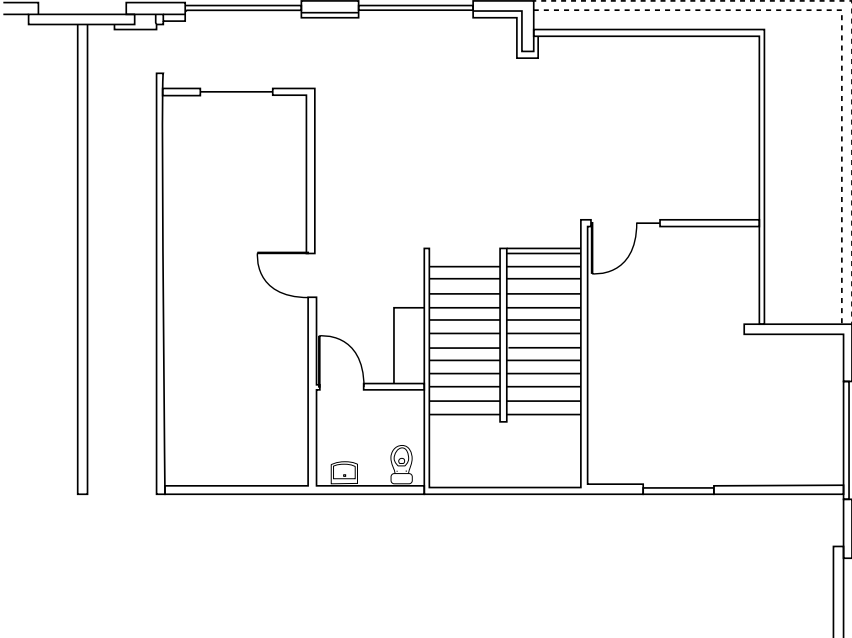
AVAILABILITY

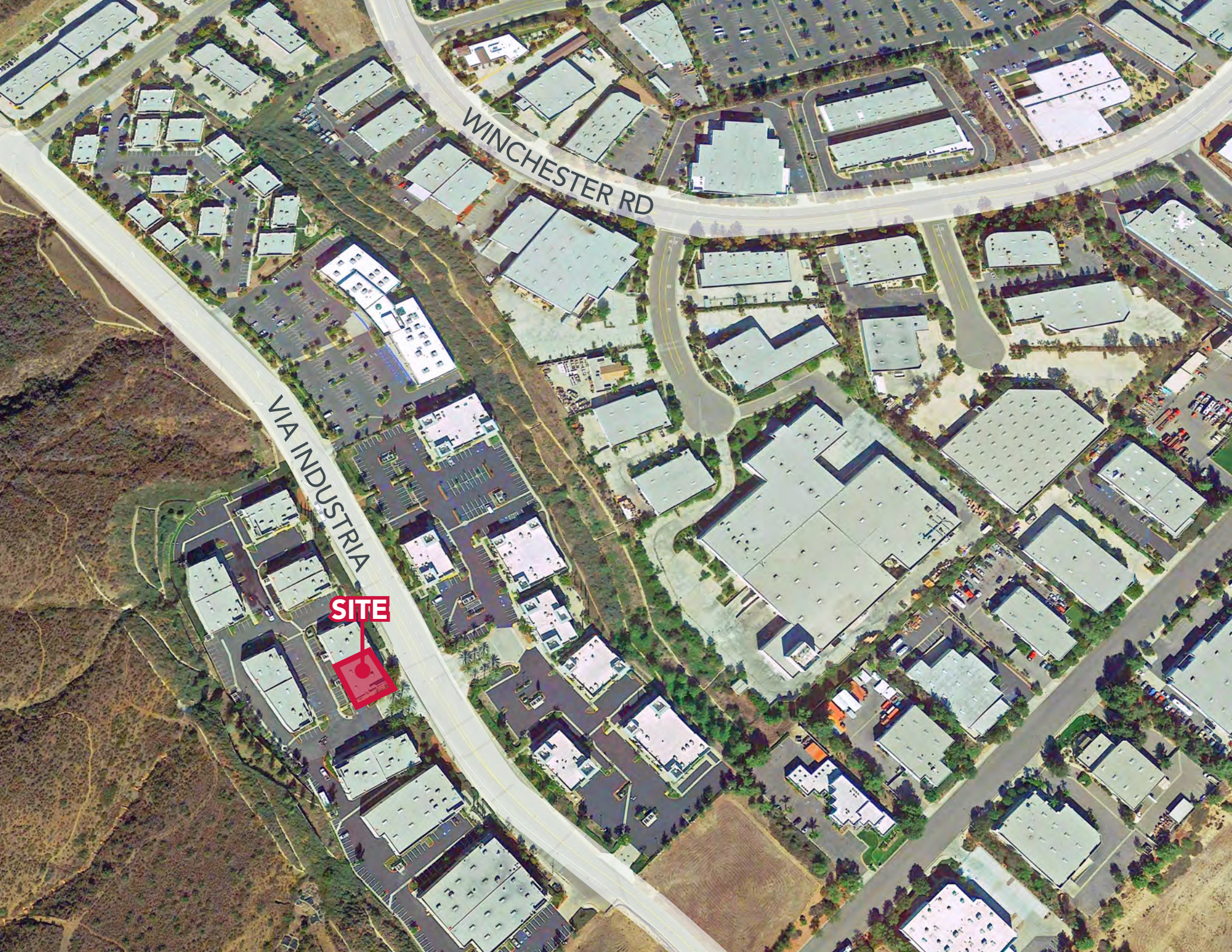
FIRST & SECOND FLOOR

1ST FLOOR



2ND FLOOR





WINCHESTER RD

VIA INDUSTRIA

SITE

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	136,115	358,812	567,192
 MEDIAN HOUSEHOLD INCOME	\$110,543	\$122,712	\$116,888
 HIGH SCHOOL DEGREE OR HIGHER	19,527	51,886	86,731
 GRADUATE DEGREE OR HIGHER	31,005	83,032	121,862
 TOTAL EMPLOYEES	64,427	96,024	128,637
 TOTAL BUSINESSES	8,980	14,400	19,307

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 \$135,793 within a 5-mile trade area and \$126,710 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



Temecula Valley
HOSPITAL

1,270
EMPLOYEES



Milgard Windows
MWM

530
EMPLOYEES



Walmart
Save money. Live better.

500
EMPLOYEES



COSTCO
WHOLESALE

500
EMPLOYEES



SOUTHWEST
TRADERS, INC

484
EMPLOYEES



370
EMPLOYEES



FFF enterprises
Helping Healthcare Care*

366
EMPLOYEES

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TEMECULA, CA 92590



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