

# FOR LEASE

## PROFESSIONAL OFFICE SPACE



TEMECULA  
OAKS

**28765 SINGLE OAK DRIVE**  
TEMECULA, CA 92590



## **BUILDING HIGHLIGHTS**

- Up to 2,836 SF contiguous space available
- Convenient access to I-15 via Rancho California Road
- Newly renovated common areas
- Excellent parking ratio in excess of 4.7 per 1,000 SF
- High speed data transfer available
- Highly flexible floor plans and suite sizes
- Extensive window line ensures high ratio of window-lined offices
- Fully mature landscaping
- Located next to Home 2 Suites by Hilton hotel

**28765 SINGLE OAK DRIVE**  
TEMECULA, CA 92590



Temecula Oaks is a two-story, 33,306 square foot professional office building located within the prestigious Rancho California Business Park. Excellent location at the corner of Rancho California Road and Business Park Drive gives this property excellent access to the I-15 freeway and numerous retail and professional services.



# CURRENT AVAILABILITY

## FIRST FLOOR

SUITE	SF	LEASE RATE	COMMENTS
			100% Leased

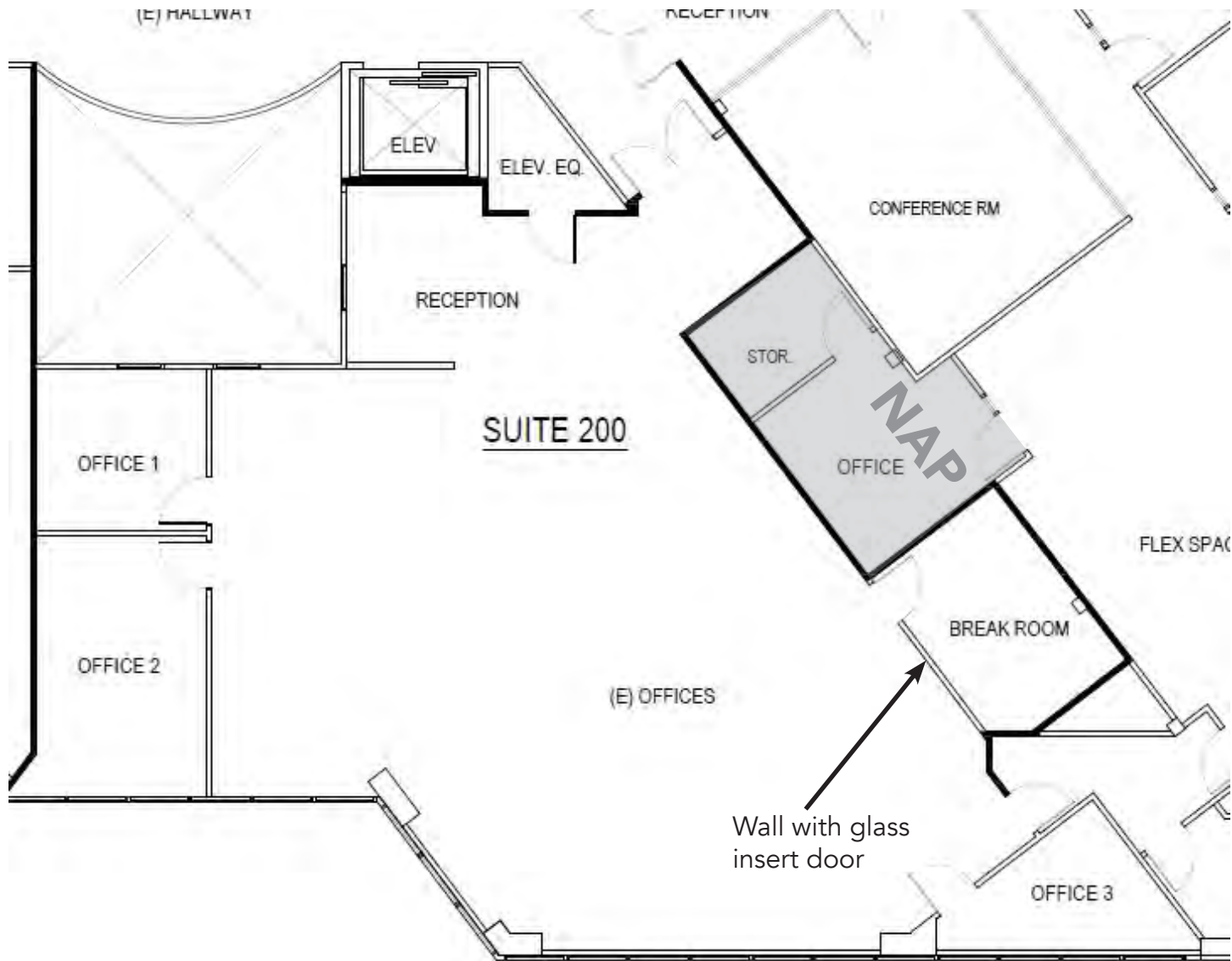
## SECOND FLOOR

SUITE	SF	LEASE RATE	COMMENTS
200	2,836	\$2.35 FSG	3 offices featuring floor to ceiling glass and extensive window line with beautiful natural light. Open work area and breakroom. <i>Available with 30 days written notice. Contact broker for details.</i>

\*Full Service Gross (FSG) includes electricity and janitorial



# SECOND FLOOR



**SUITE 200**  
**2,836 RSF**  
Spec Drawing/Not  
Reflecting Current Build-Out



Pacific Ocean

LOS ANGELES

San Bernardino

Pioneertown

Yucca Valley

Pomona

Redlands

Desert Hot Springs

Torrance

Anaheim

Riverside

Moreno Valley

Beaumont

Banning

Palm Springs

Long Beach

Perris

San Jacinto

Mt San Jacinto

Cathedral City

Irvine

Menifee

Palm Desert

1

Costa Mesa

241

Lake Elsinore

15

215

La Quinta

73

74

74

74

MURRIETA

Murrieta

Temecula

Anza

Aguanga

Palomar Mountain

Warner Springs

Pala

76

79

Anza-Borrego Desert State Park

Escondido

Vista

Escondido

Julian

Ramona

79

TEMECULA OAKS

Escondido

Vista

Escondido

Julian

Ramona

79

SAN DIEGO

52

8

Alpine

Pine Valley

La Mesa

94

125

Chula Vista

8







Jacu Ho

# DEMOGRAPHICS

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 are from neighboring San Diego. As is common in newly developing ares 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 suppurated 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

	1 Mile	3 Mile	5 Mile
 POPULATION	<b>2,958</b>	<b>41,777</b>	<b>145,759</b>
 MEDIAN HOUSEHOLD INCOME	<b>\$73,120</b>	<b>\$98,892</b>	<b>\$114,283</b>
 HIGH SCHOOL DEGREE OR HIGHER	<b>568</b>	<b>7,354</b>	<b>25,214</b>
 GRADUATE DEGREE OR HIGHER	<b>1,363</b>	<b>19,646</b>	<b>69,697</b>
 TOTAL EMPLOYEES	<b>12,057</b>	<b>38,867</b>	<b>63,007</b>
 TOTAL BUSINESSES	<b>1,702</b>	<b>4,885</b>	<b>8,726</b>



## 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

TEMECULA  
OAKS

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