

# For Lease

MEDICAL AND PROFESSIONAL  
OFFICE SPACE



## Plaza Del Rio

28991 - 28999 OLD TOWN FRONT ST  
TEMECULA



# Property Features



CLICK HERE TO VIEW VIDEO OF THE PROPERTY

## Medical and Professional Office Space Opportunity

Plaza Del Rio is recently updated, elevator served, office building in a convenient location boasting **excellent** access to Interstate 15.

**Timeless** Spanish style architecture.

Flexible to accommodate **medical and professional** uses due to extensive in-place wet and dry utility distribution throughout plus ample on-site and street parking.

Monument signage at Old Town Front Street which is visible to over 10,000+ cars daily and placement on buildings electronic directory.

**Within walking distance** to various retail, professional, hotel and restaurant amenities.

## Extensive Capital Improvements

Recent interior / exterior renovations include: complete exterior paint job, Luxury Vinyl Tile flooring, modern and highly visible monument signage, tasteful landscape upgrades and new irrigation system as well as interior common area paint, artwork and decor, electronic suite directory signage, electronically controlled door locks at building entries for enhanced security, upgraded LED common area lighting and more.





# Location Overview

## Plaza Del Rio

### Premier South West Riverside Location

Plaza Del Rio is strategically situated near the convergence of the interstate 215 and 15 freeways with direct access to the Orange County and Riverside County and the San Diego 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, night-life and entertainment options.

### Public Works Circulation Improvement Project

The Temecula Parkway /I15 interchange improvement project greatly improved southbound access to the project in 2018. Currently, phase 2 of the I-15 improvement plan is underway with improved northbound traffic flow.

To learn more about the project, click here:

<https://www.youtube.com/watch?v=w6yi8--6Efs>  
and

[https://www.youtube.com/watch?v=EW\\_1gKpzALM](https://www.youtube.com/watch?v=EW_1gKpzALM)



# Nearby Altair Project



Plaza Del Rio



RIDGE PARK DR.

  
**altair**  
COMPLETELY TEMECULA.  
1,750 Units  
Under Construction

# Availability



## 28999 Old Town Front Street

## 2nd Floor

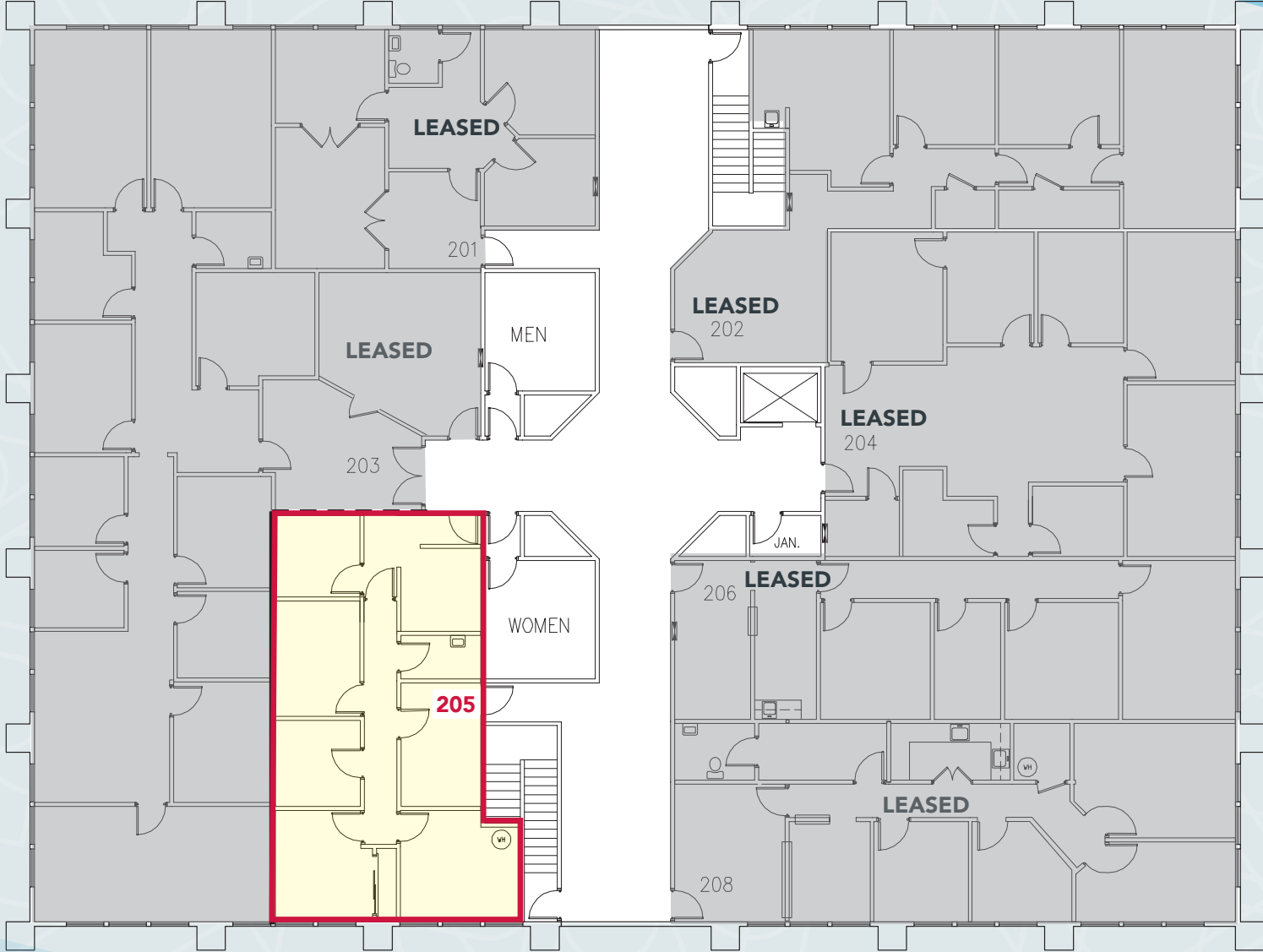
SUITE	RENTABLE SQUARE FOOTAGE	PROFESSIONAL OFFICE RATE PER SF	MEDICAL OFFICE RATE PER SF	COMMENTS
205	1,216	\$1.75* MG	\$2.50* MG	6 Private Offices. Reception. Occupancy - 30 days notice. Do not disturb Tenant. Contact broker for touring instructions.

\*Introductory Professional Office Lease rate is subject to a three year term, OAC, "As Is" or make ready and is subject to \$.10 psf annual increases. Medical Office Rates start at \$2.50psf Modified Gross and are subject to Tenant's credit, minimum 5 year term, and Tenant Improvement needs.

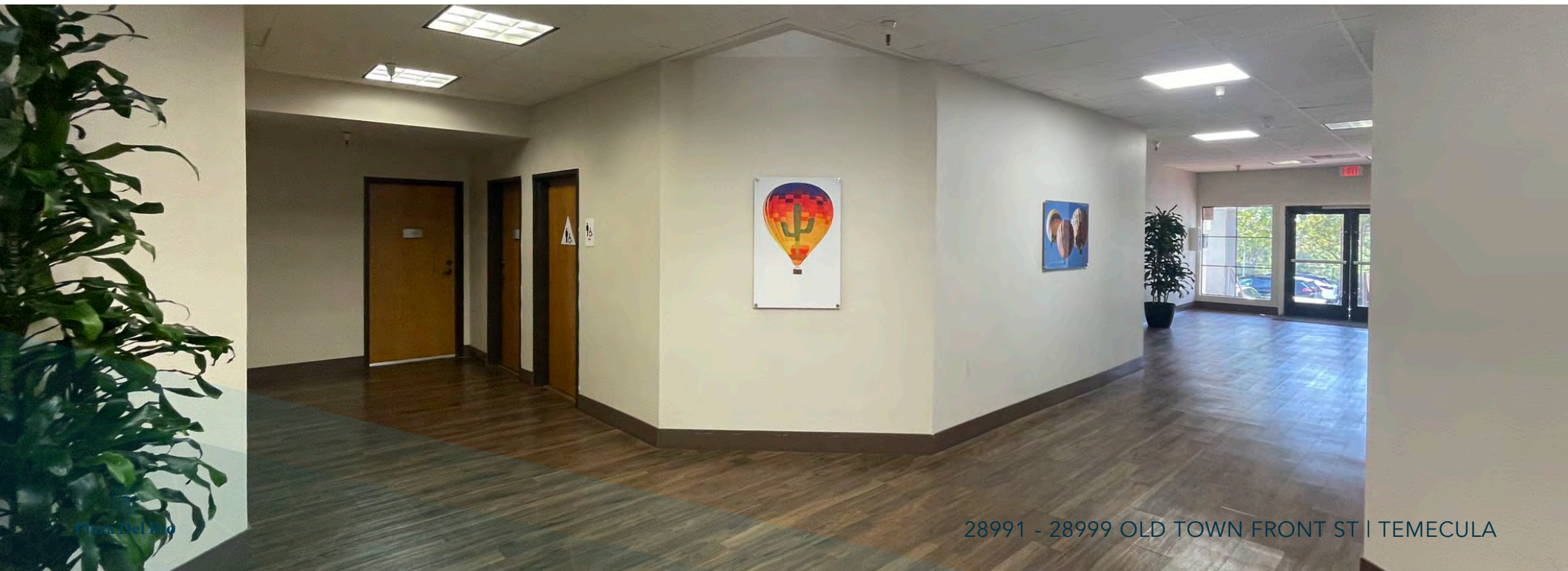
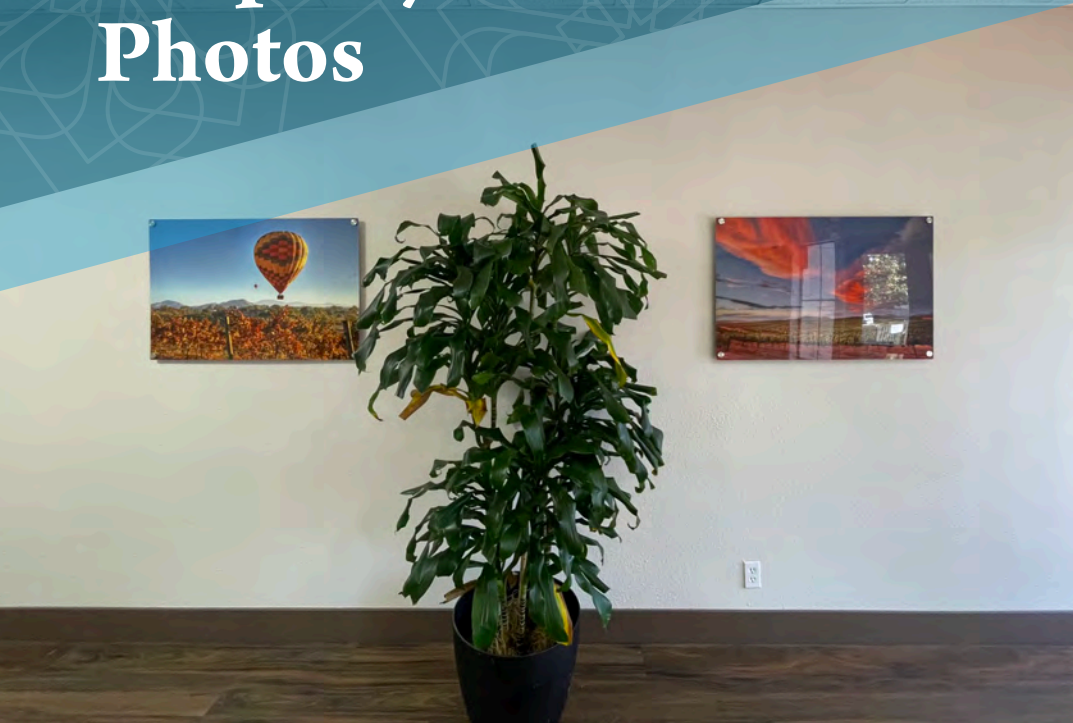
\*Contact Broker for details.

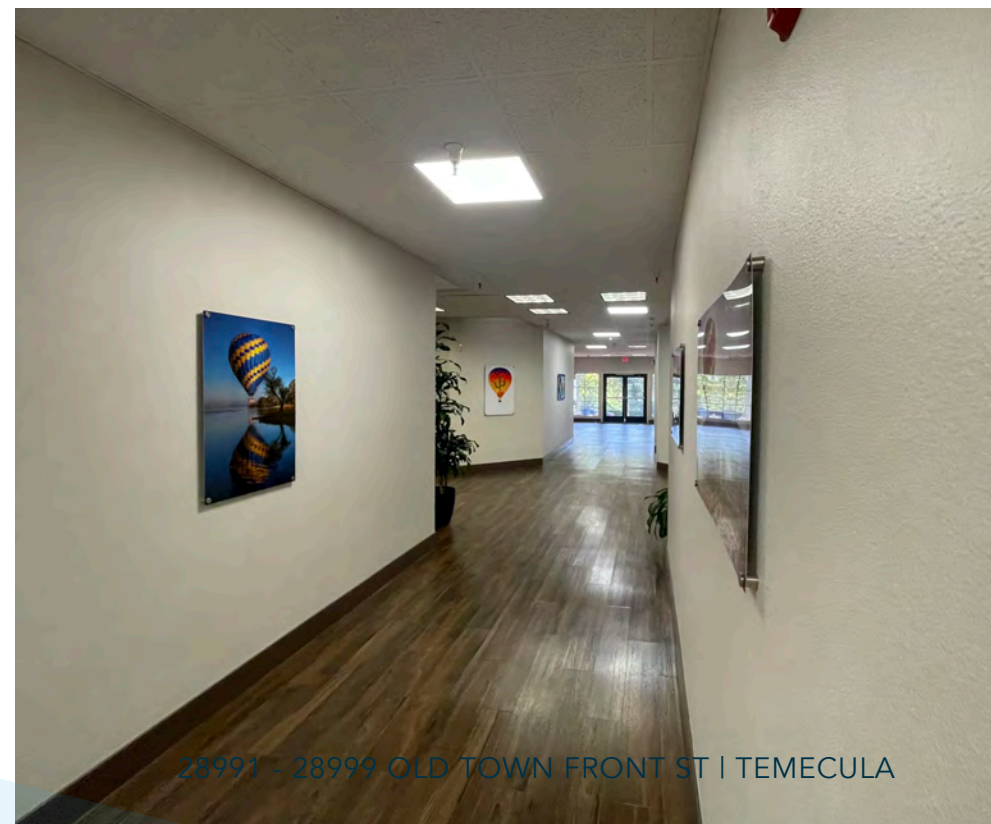


# 28999 Old Town Front St 2nd Floorplan

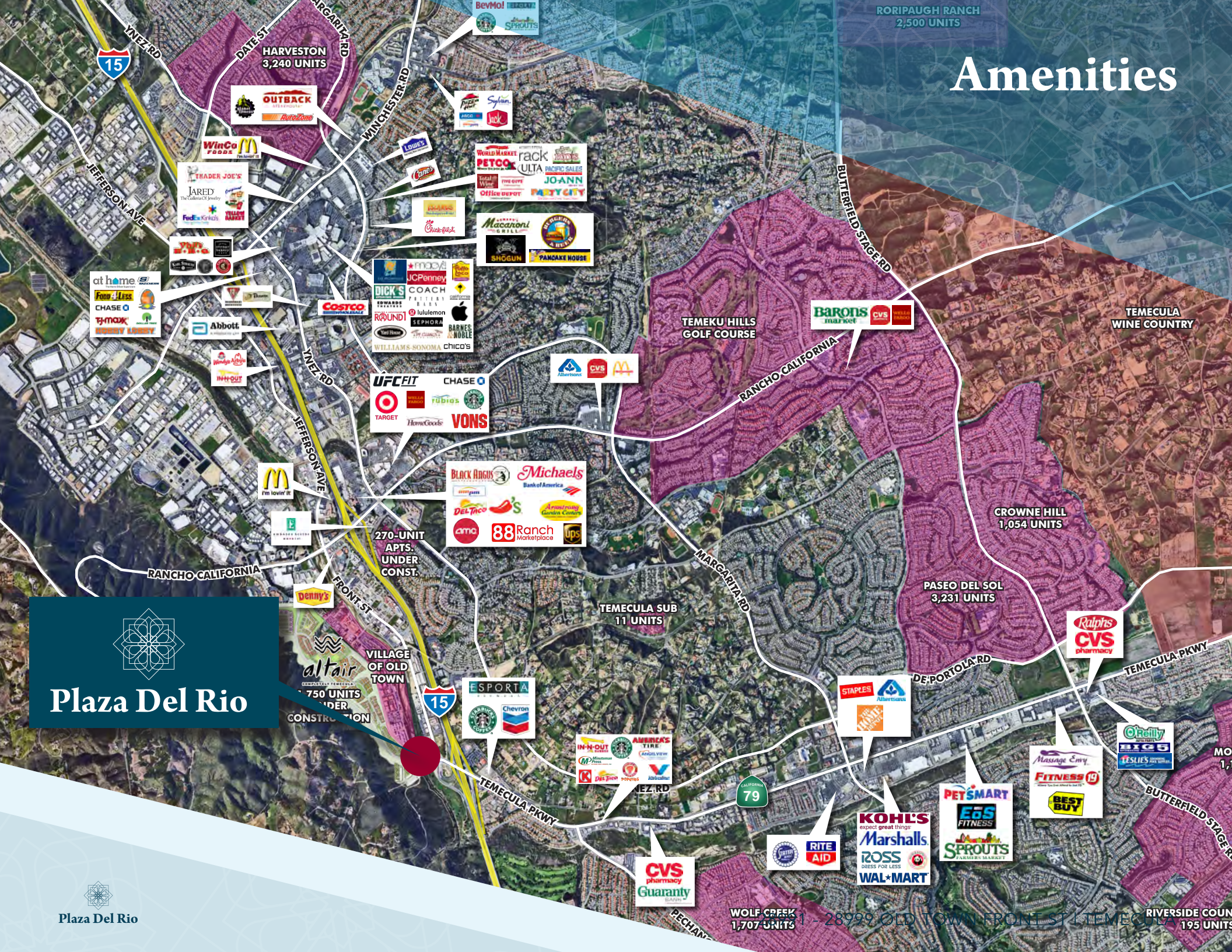


# Property Photos





# Amenities



RORIPAUGH RANCH  
2,500 UNITS

HARVESTON  
3,240 UNITS

TEMECULA  
WINE COUNTRY

TEMEKU HILLS  
GOLF COURSE

CROWNE HILL  
1,054 UNITS

PASEO DEL SOL  
3,231 UNITS

TEMECULA SUB  
11 UNITS

VILLAGE OF OLD TOWN  
750 UNITS  
UNDER  
CONSTRUCTION

WOLF CREEK  
1,707 UNITS

RIVERSIDE COUN  
195 UNITS









## Plaza Del Rio

# 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 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.



	3 Mile	5 Mile	10 Mile
 POPULATION	<b>61,489</b>	<b>168,505</b>	<b>348,093</b>
 MEDIAN HOUSEHOLD INCOME	<b>\$84,989</b>	<b>\$94,257</b>	<b>\$97,344</b>
 HIGH SCHOOL DEGREE OR HIGHER	<b>9,937</b>	<b>25,566</b>	<b>52,369</b>
 GRADUATE DEGREE OR HIGHER	<b>12,479</b>	<b>35,343</b>	<b>72,202</b>
 TOTAL EMPLOYEES	<b>45,355</b>	<b>77,668</b>	<b>104,566</b>
 TOTAL BUSINESSES	<b>5,644</b>	<b>9,584</b>	<b>13,651</b>



# MATT SHAW, CCIM

Vice President  
951.445.4502  
mshaw@leetemecula.com  
DRE# 01917622

# BLAKE VALDEZ

Vice President  
951.445.4509  
bvaldez@leetemecula.com  
DRE# 02107941



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TEMECULA



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