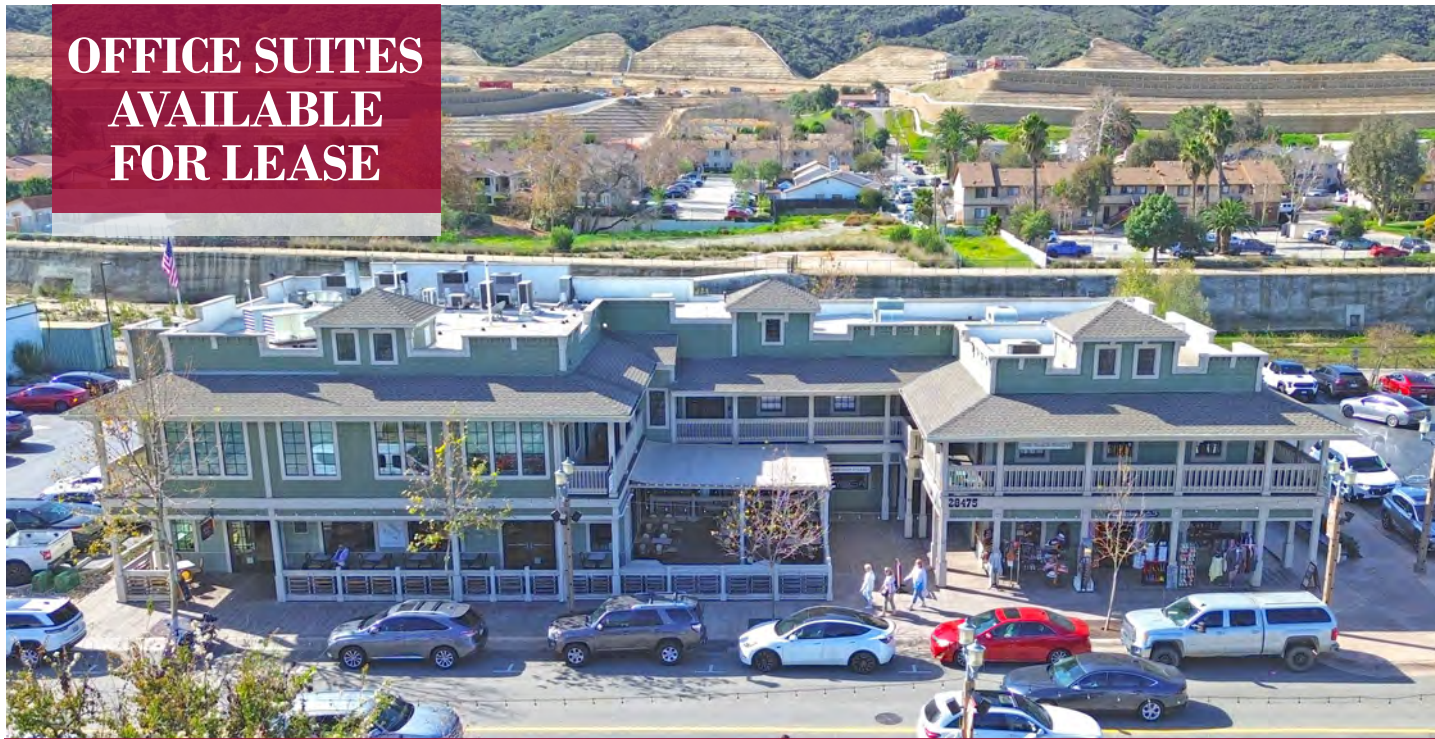


**OFFICE SUITES
AVAILABLE
FOR LEASE**



CHAPARRAL CENTER

28475 OLD TOWN FRONT STREET
TEMECULA

PROPERTY FEATURES

- Suites K, M & N: ±606 RSF - ±1,843 RSF Immediately 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
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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

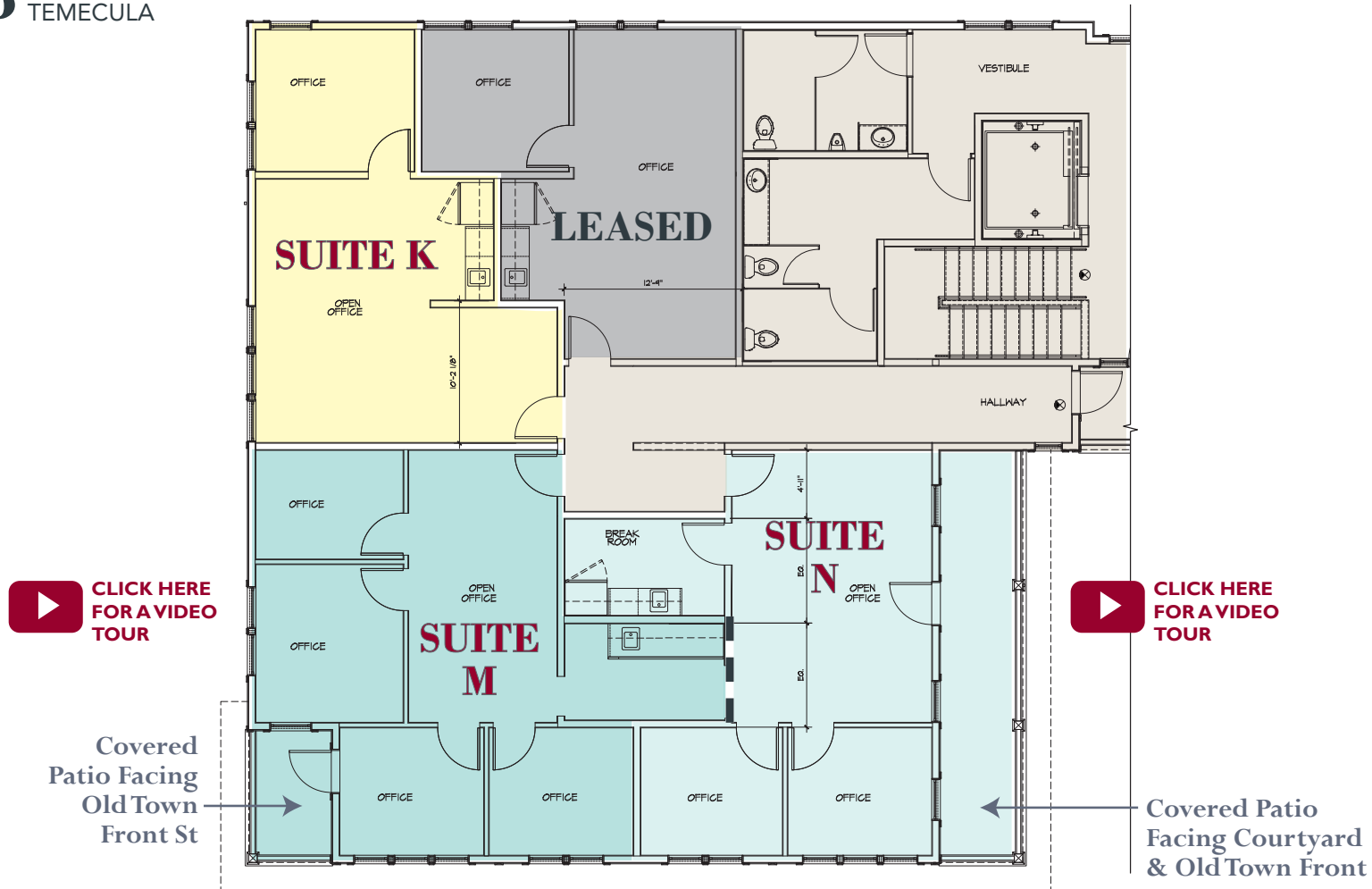
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BUILDING #	SUITE	RSF	MONTHLY RENT	DESCRIPTION	AVAILABLE
Center Building 28475 Old Town Front St.	M	956 RSF	\$2.60 PSF/MG*	Open Office, 4 Private Offices, Coffee Bar and Covered Patio Facing Old Town Front St	Immediately Available
Center Building 28475 Old Town Front St.	N	887 RSF	\$2.60 PSF/MG*	Large Open Office, 2 Private Offices, Break Room, Large Covered Patio Facing Courtyard and Old Town Front St	Immediately Available
Center Building 28475 Old Town Front St.	K	606 RSF	\$2.55 PSF/MG*	Large Open Office, 1 Private Office & Coffee Bar	Available 7/1/26

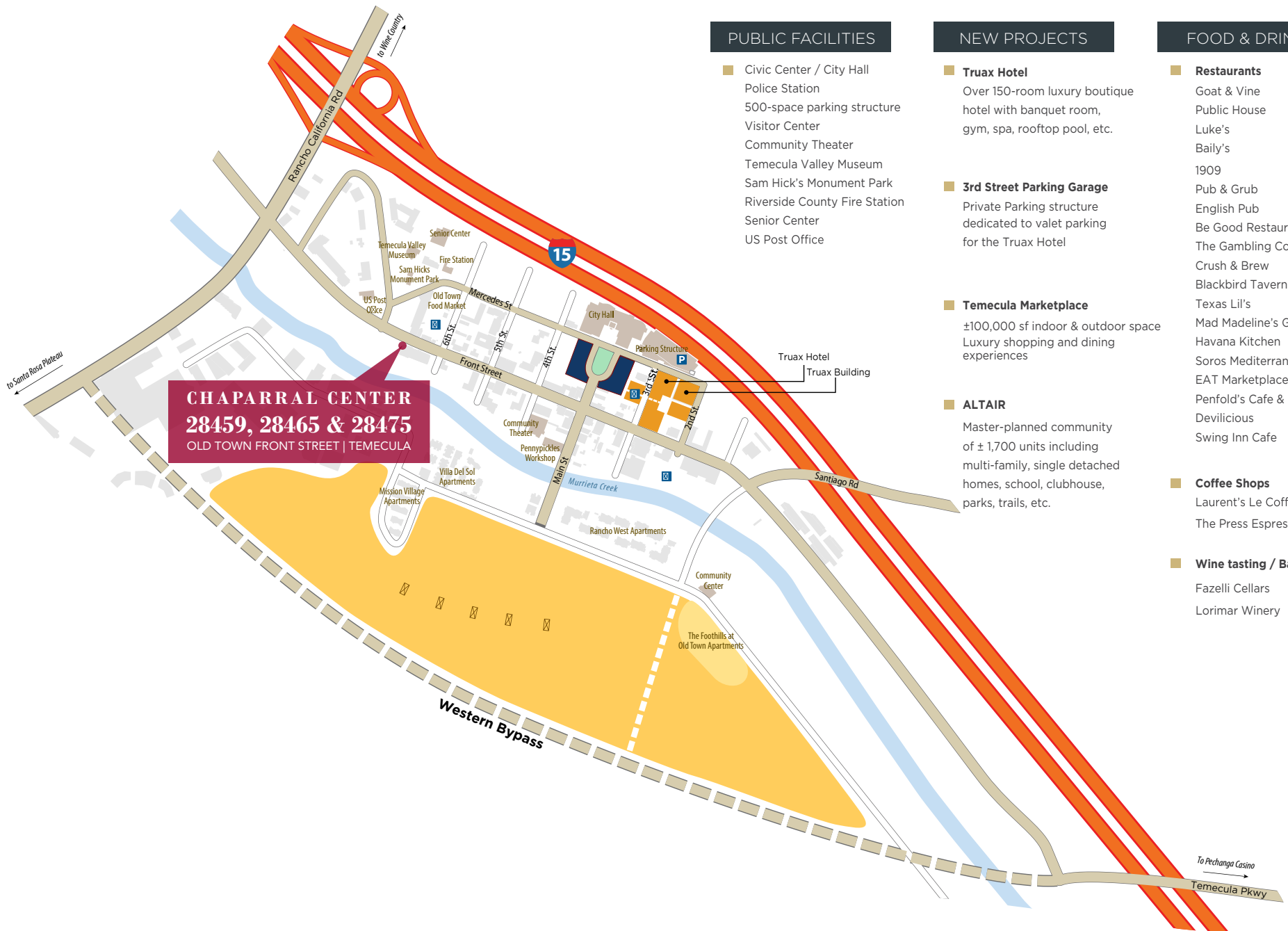
SUITES CAN BE COMBINED

(MG - Modified Gross excludes electricity & janitorial to premises)
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



MERCEDES ST

6TH ST

OLD TOWN FRONT ST

TEMECULA WINE & BEER GARDEN

ENTRANCE TO OLD TOWN TEMECULA

EST. EAT 2010
Extraordinary ARTISAN TABLE

TRUAX GROUP
102,000 SF
RETAIL CENTER

Temecula
WINE COMPANY

Swing Inn
CAFE

BAILY'S

Luke's
ON FRONT

TEMECULA
OLIVE OIL
COMPANY

OLD TOWN TEMECULA
COMMUNITY THEATER
City of Temecula

GAUCHO GRILL
ARGENTINE STEAKHOUSE

THE
GAMBLING
COWBOY
Claphouse Saloon

Sweet Shop

RODEO CAFE

CRUSH & BREW
Crafted Beer, Best Food

Mad Madeline's
GRILL

TEXAS LIT'S
MESQUITE GRILL

ESPADIN

Havana
KITCHEN
CASUAL CUBAN

BAKESHOP
THE
Crafted Scape
RESPIRO

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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