



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: 1.35 PSF PLUS \$.73PSF PER MONTH NNN**
- **SALES PRICE: CONTACT AGENT**

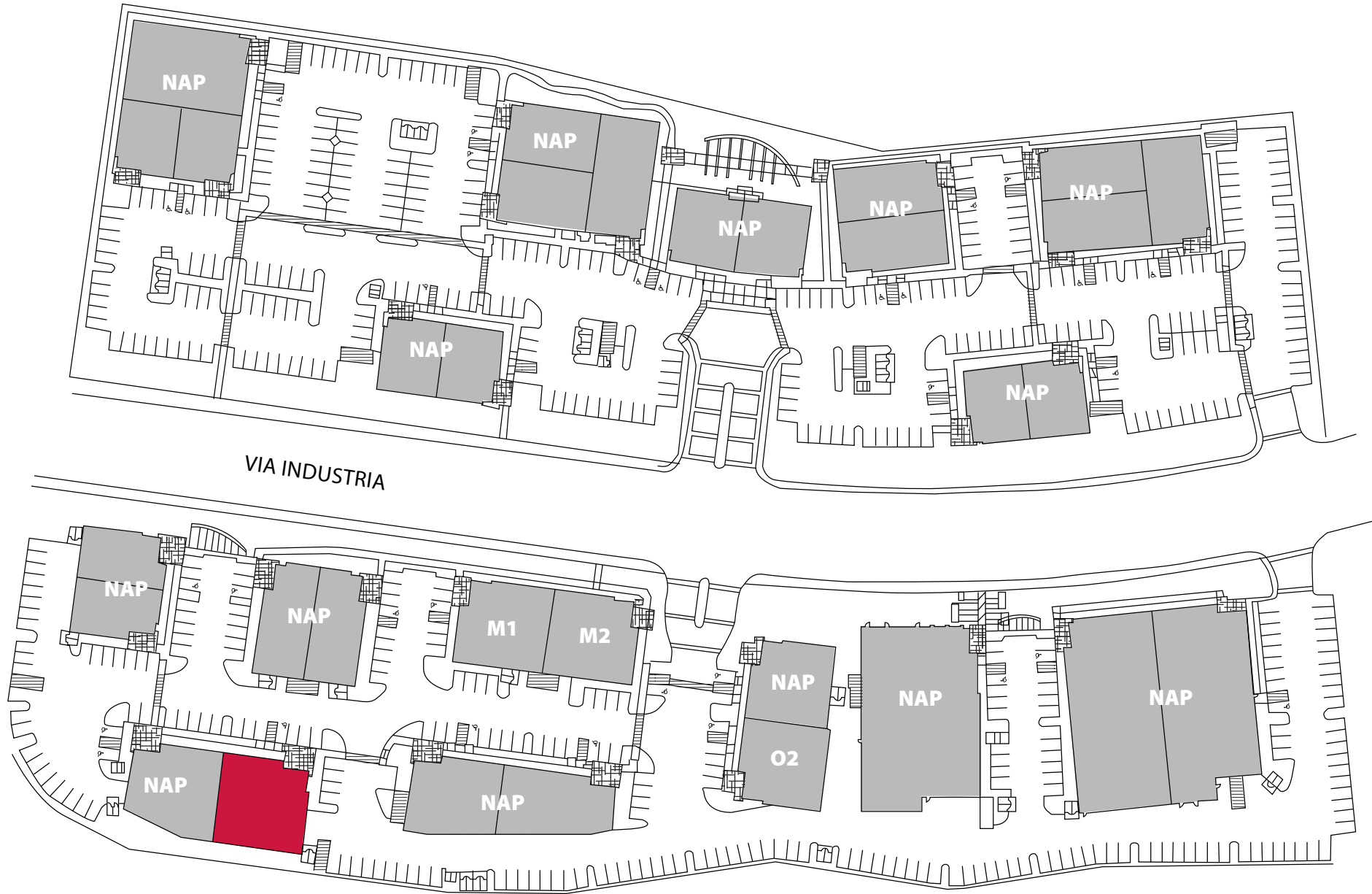


WINCHESTER RD

VIA INDUSTRIA

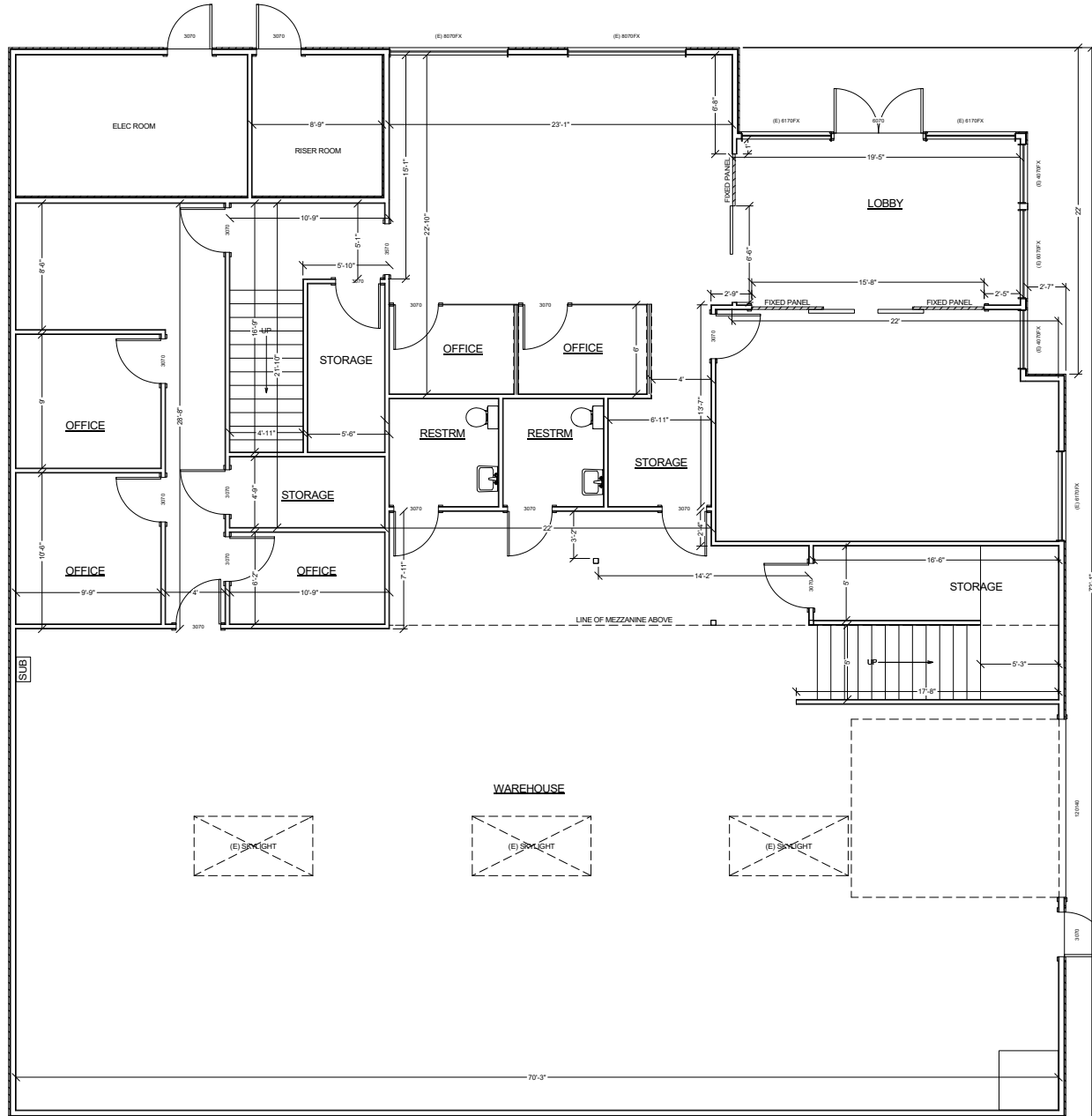


SITE PLAN



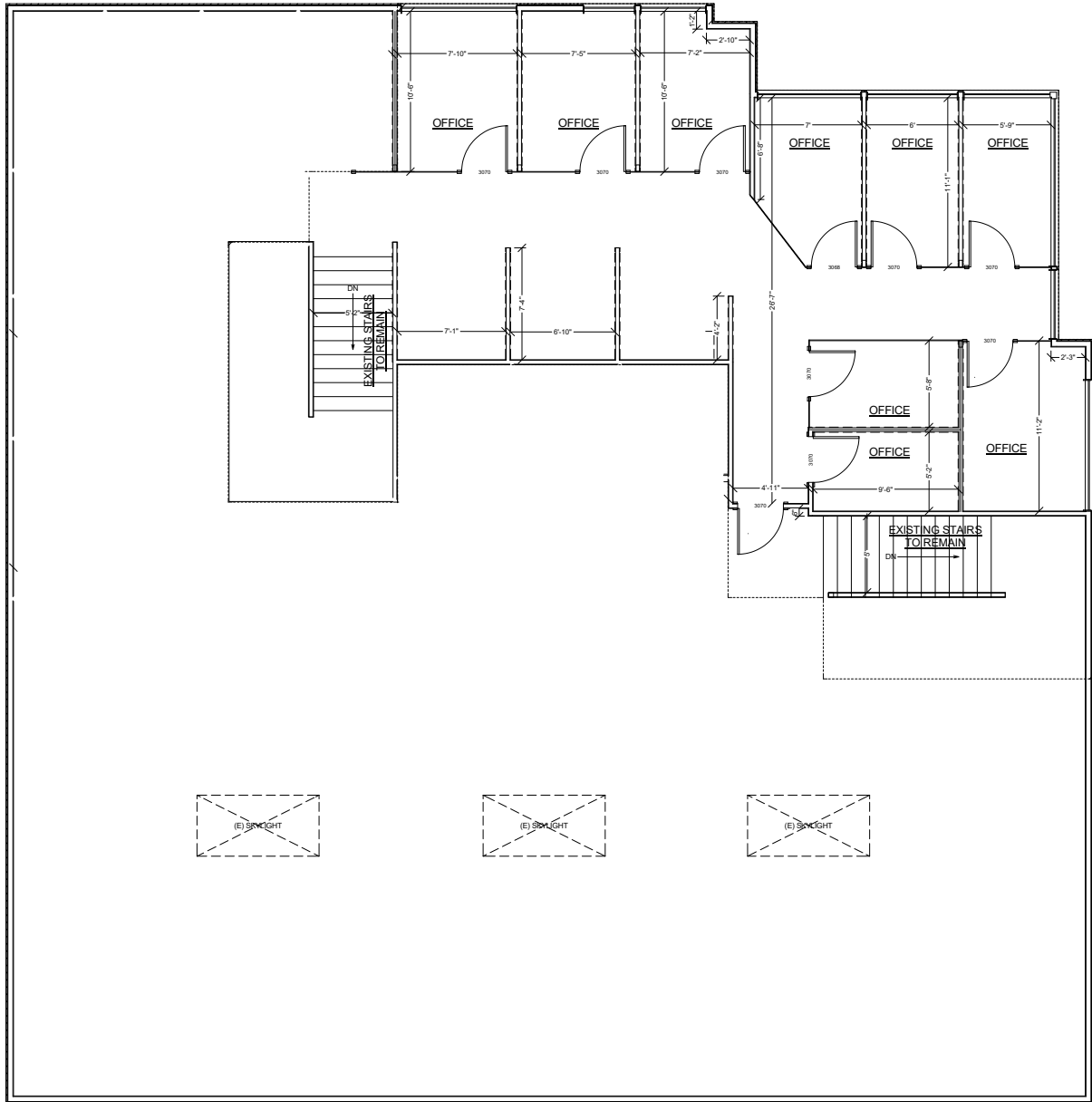
AVAILABILITY

1ST FLOOR PLAN

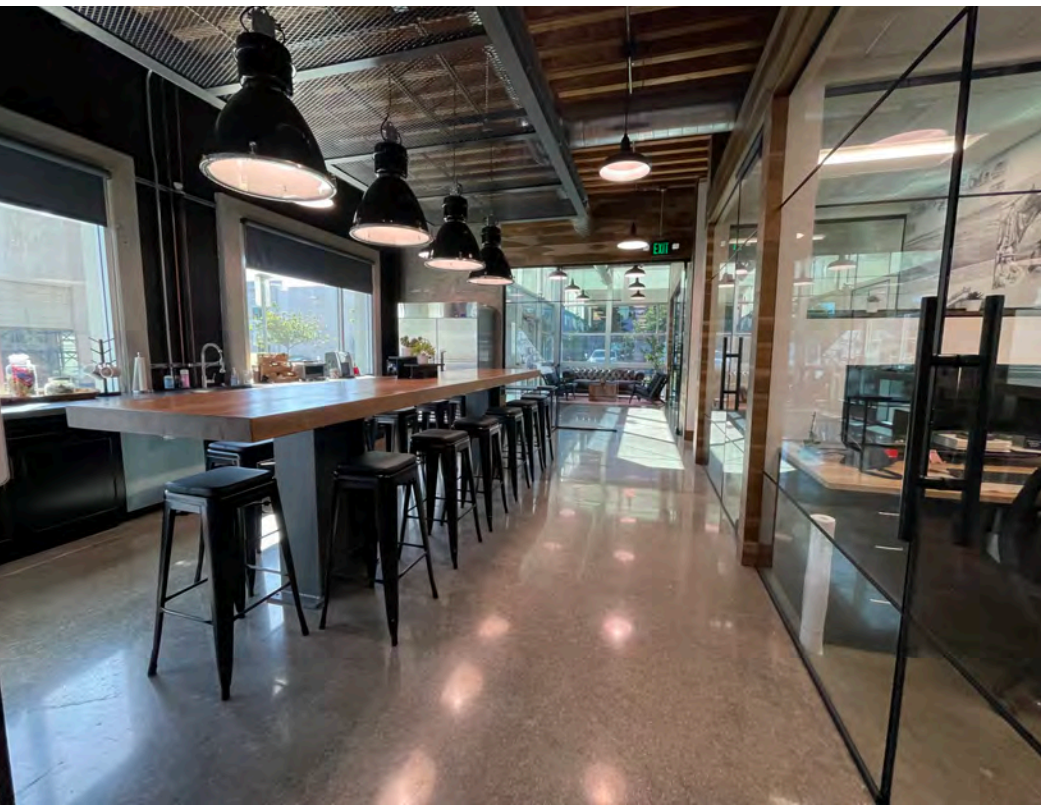


AVAILABILITY

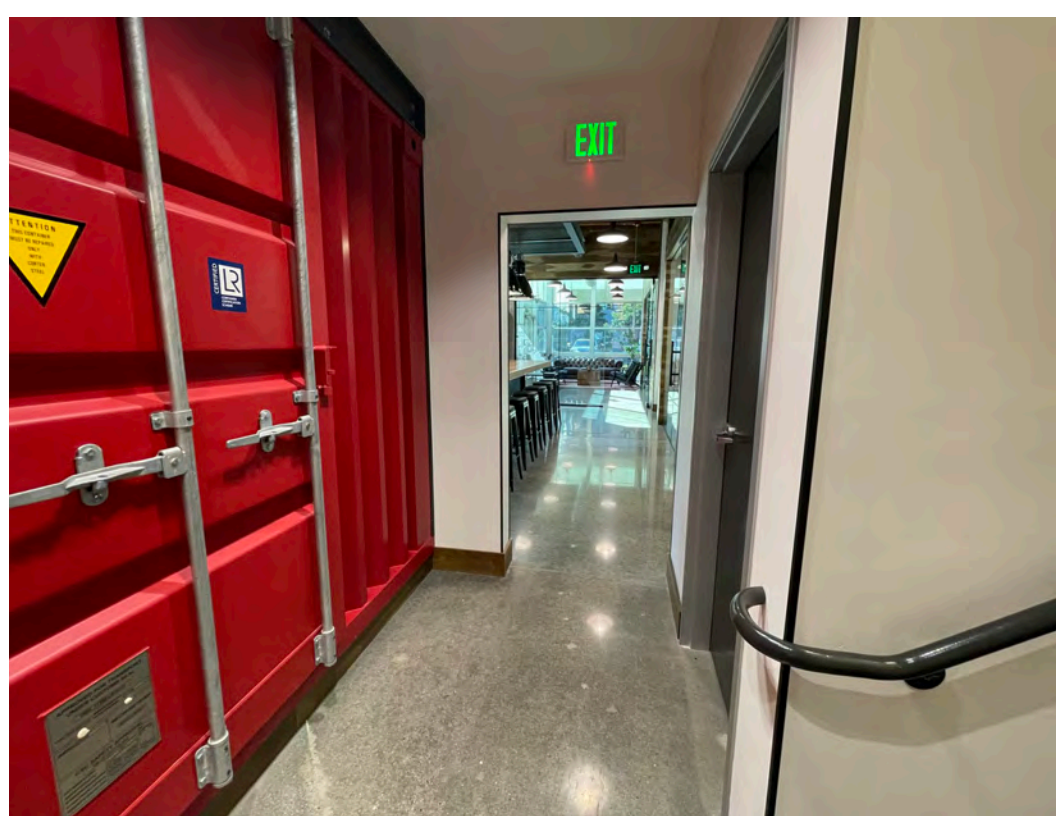
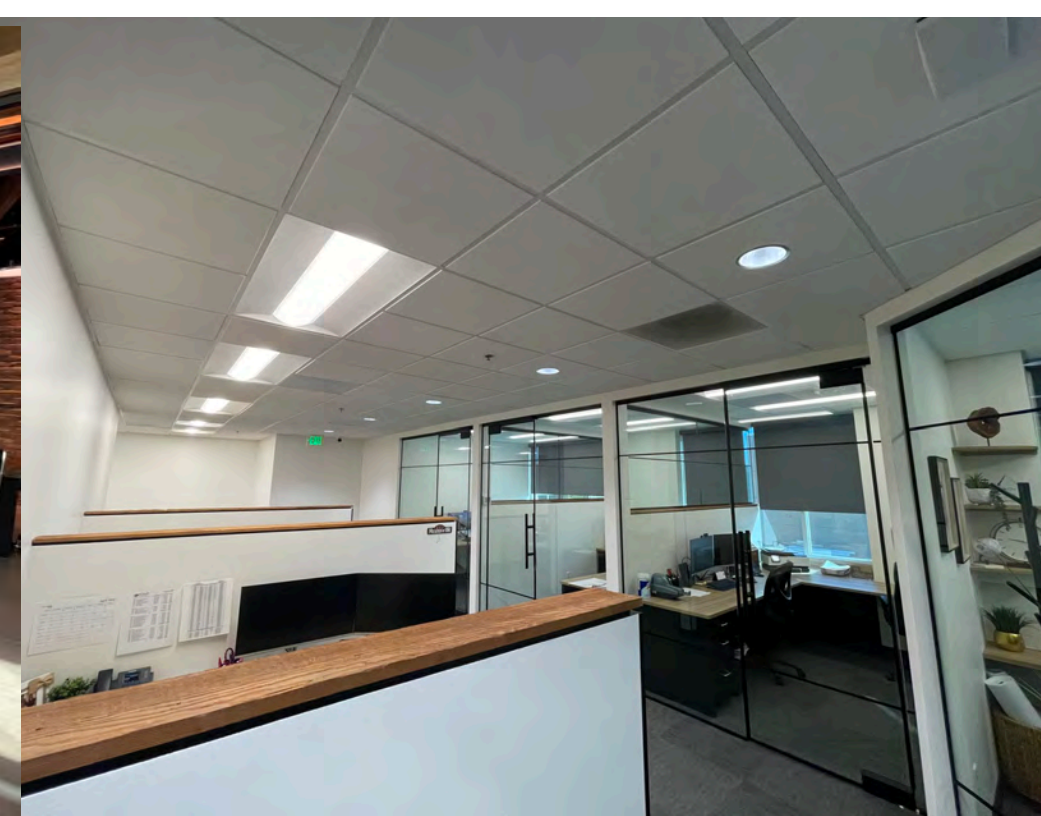
MEZZANINE FLOOR PLAN

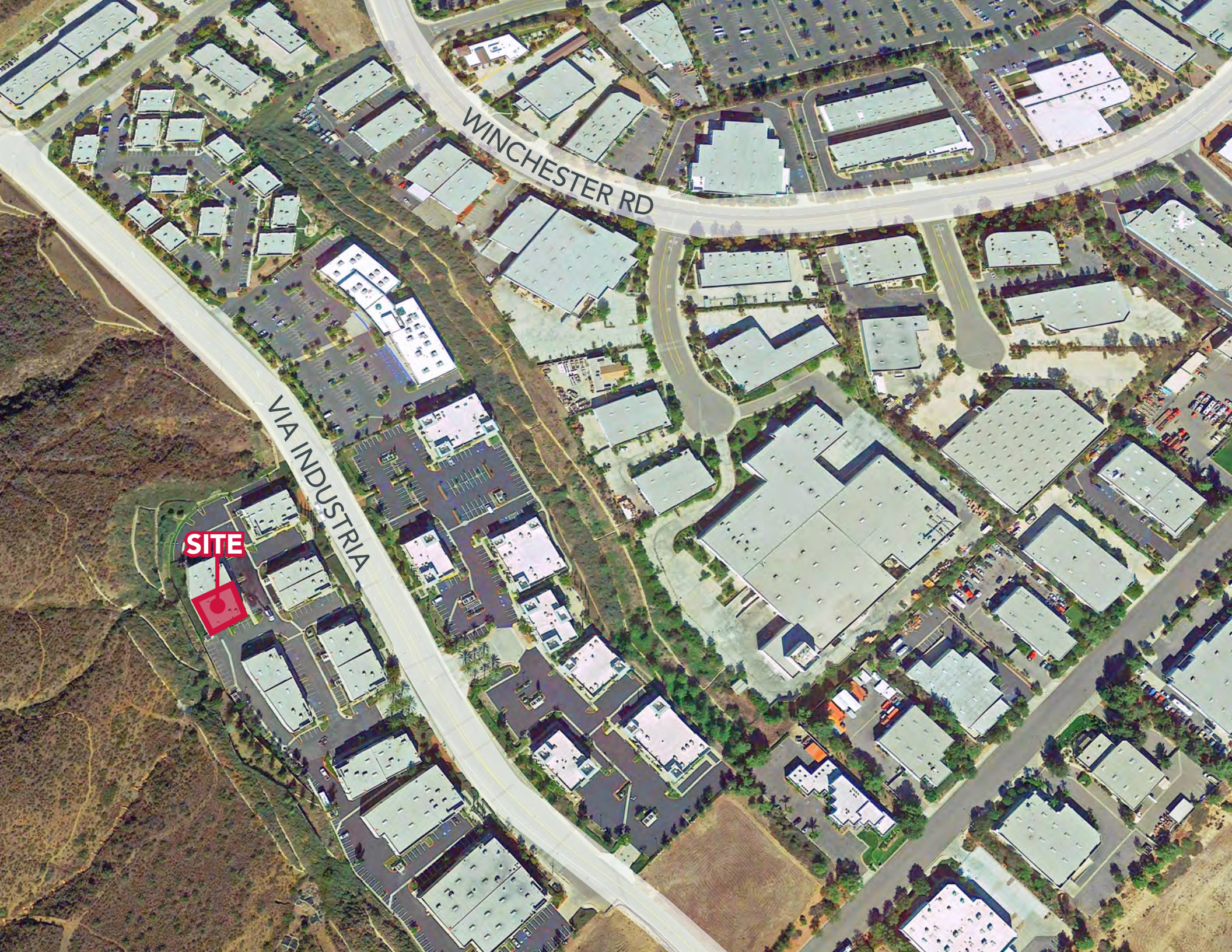


PROPERTY PHOTOS



PROPERTY PHOTOS



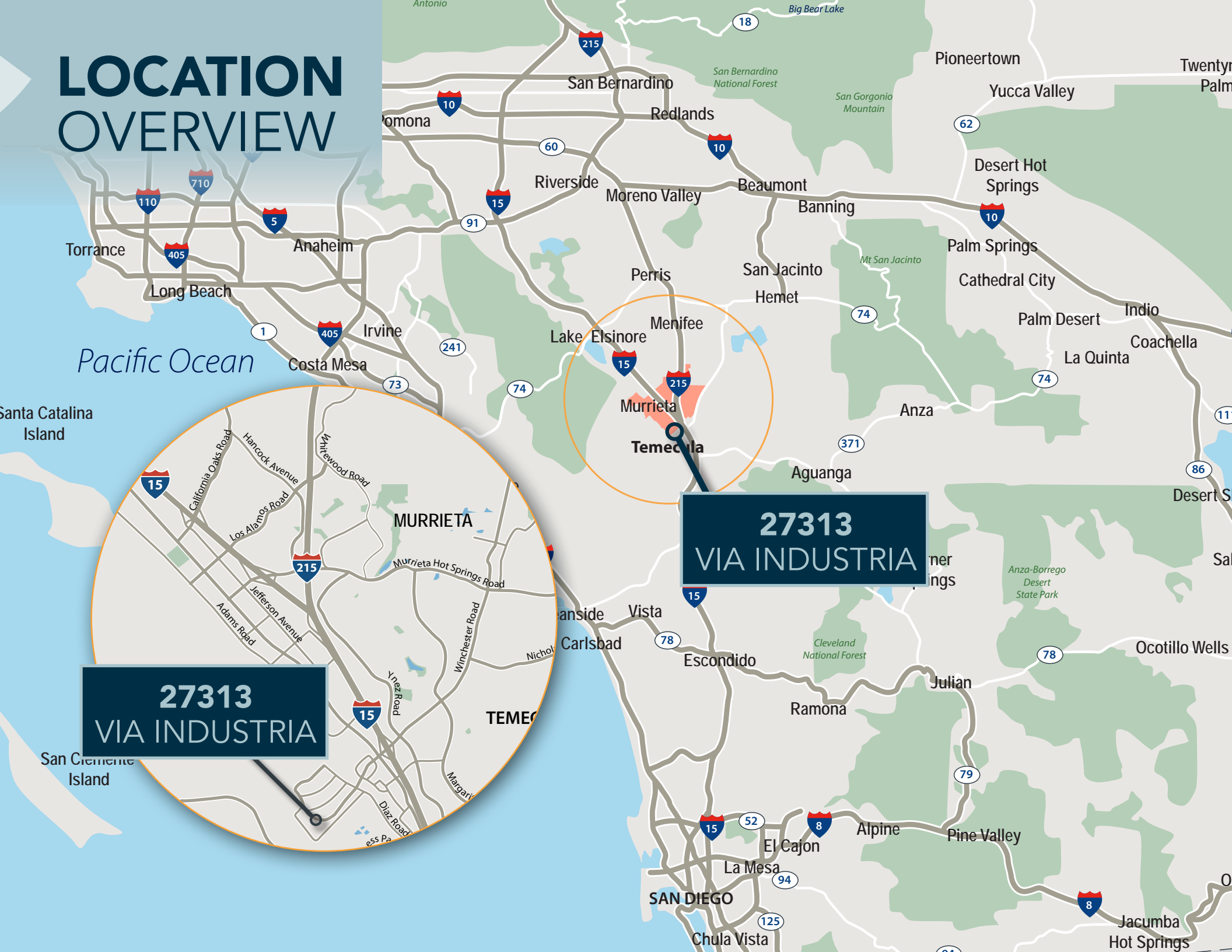


WINCHESTER RD

VIA INDUSTRIA

SITE

LOCATION OVERVIEW



Pacific Ocean

27313
VIA INDUSTRIA

27313
VIA INDUSTRIA







LOCATION OVERVIEW

TEMECULA

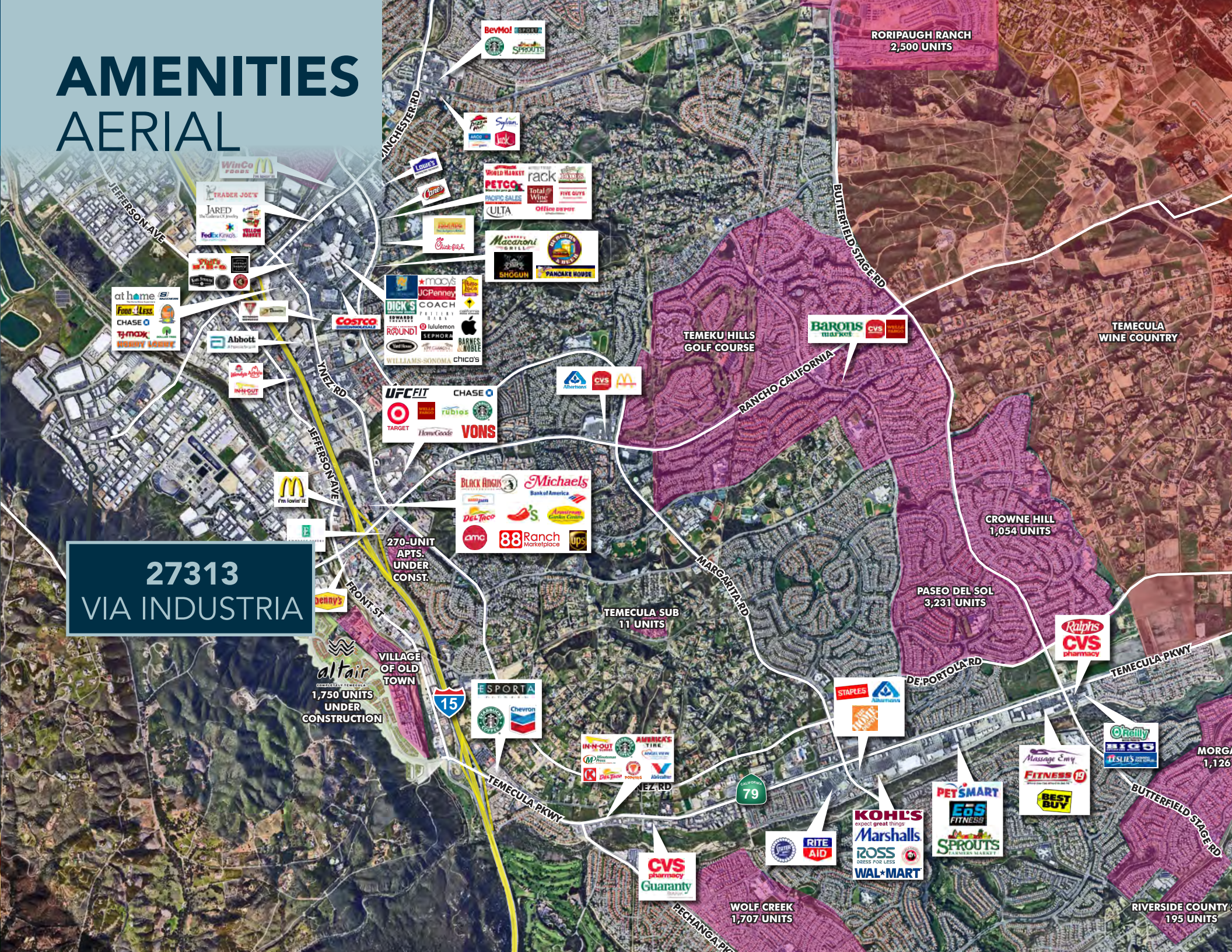
Over the past two decades, the City of Temecula has evolved into a innovative, dynamic City and a regional economic center for Southwest Riverside County, all while retaining its small town feel and character. Many families began to move to the area from San Diego and Orange County drawn by the affordable 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	135,279	359,140	567,899
 MEDIAN HOUSEHOLD INCOME	\$110,296	\$122,699	\$116,848
 HIGH SCHOOL DEGREE OR HIGHER	19,430	51,958	86,867
 GRADUATE DEGREE OR HIGHER	30,790	83,078	121,950
 TOTAL EMPLOYEES	63,846	96,077	128,733
 TOTAL BUSINESSES	8,896	14,408	19,318

AMENITIES AERIAL



27313
VIA INDUSTRIA

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

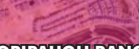
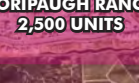
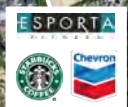
altair
1,750 UNITS
UNDER
CONSTRUCTION

270-UNIT
APTS.
UNDER
CONST.

MORNING HILLS
1,126 UNITS

WOLF CREEK
1,707 UNITS

RIVERSIDE COUNTY
195 UNITS



WINCHESTER RD

BUTTERFIELD STAGE RD

RANCHO CALIFORNIA

MARGARITA RD

DE-PORTOLA RD

TEMECULA PKWY

TEMECULA PKWY

PECHANGA PKWY

BUTTERFIELD STAGE RD

JEFFERSON AVE

JEFFERSON AVE

FRONT ST

I-15

I-79

RIVERSIDE COUNTY

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



Temecula Valley
HOSPITAL

1,270
EMPLOYEES



Milgard Windows
WM

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

27313 VIA INDUSTRIA

TEMECULA, CA 92590



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



No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055