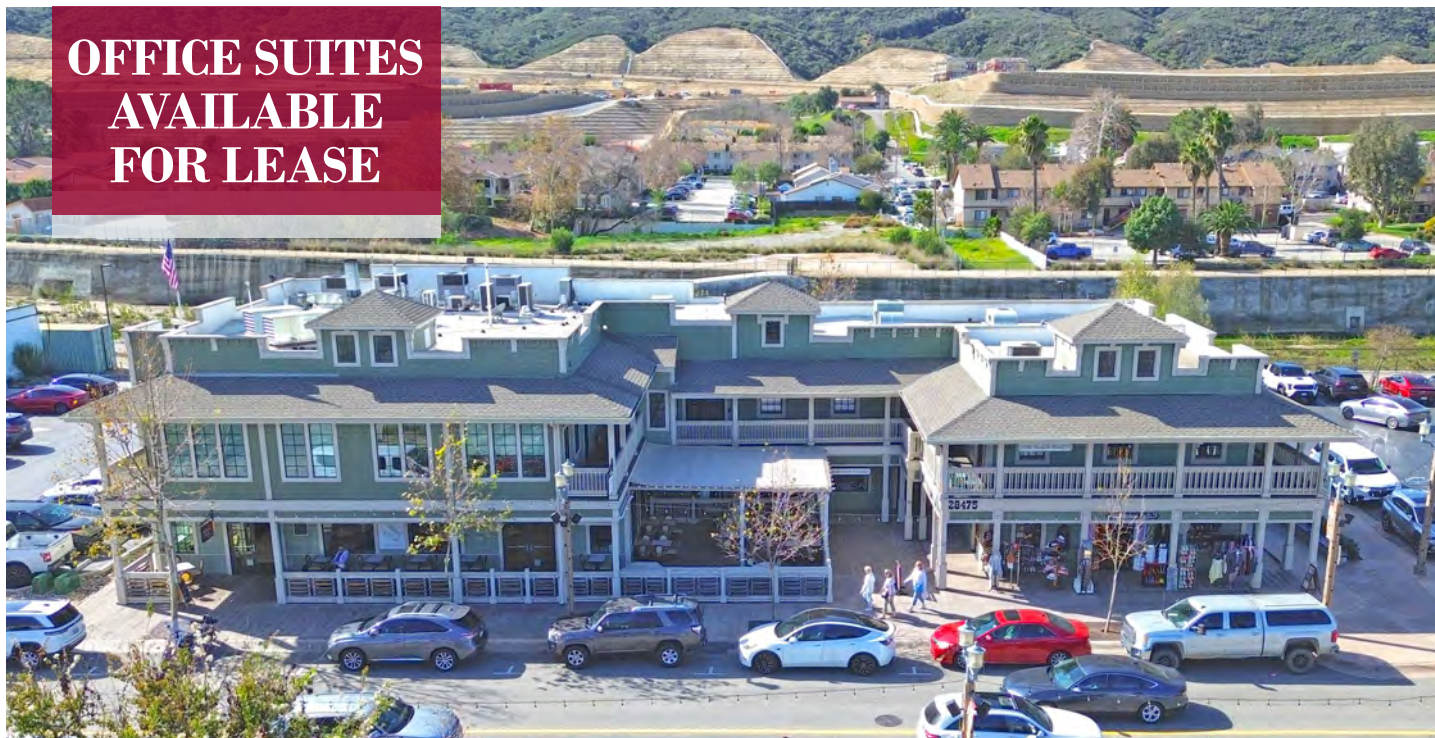


**OFFICE SUITES
AVAILABLE
FOR LEASE**



CHAPARRAL CENTER

28475 OLD TOWN FRONT STREET
TEMECULA

PROPERTY FEATURES

- Suites K, N: ±606 RSF - ±887 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

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DRE# 01456055

MARY PIPER

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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


altair
COMPLETELY TEMECULA
**1,750 UNITS
UNDER CONSTRUCTION**

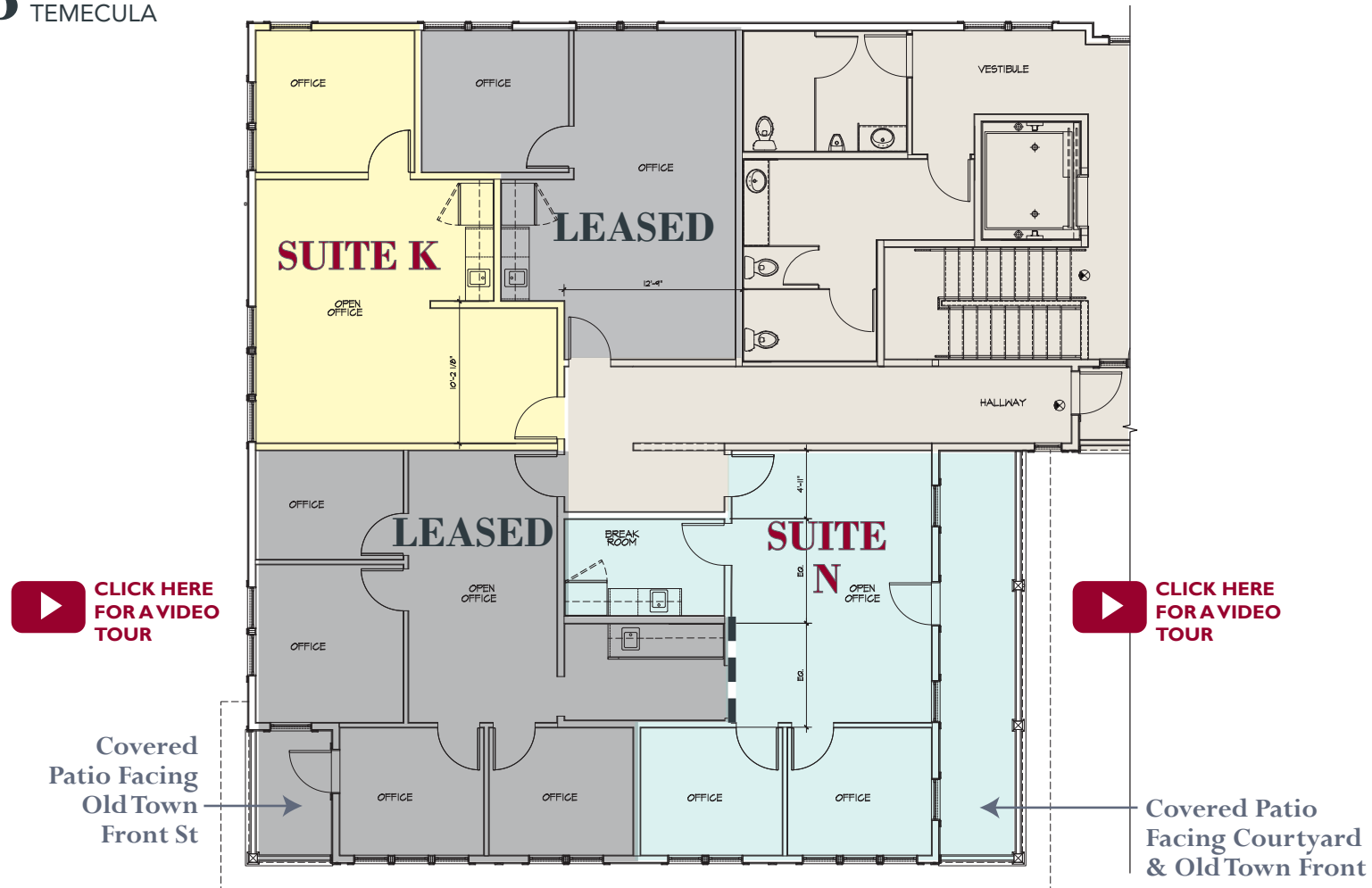


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BUILDING #	SUITE	RSF	MONTHLY RENT	DESCRIPTION	AVAILABLE
Center Building 28475 Old Town Front St.	N	887 RSF	\$2.60 PSF/MG*	Large Open Office, 2 Private Offices, Break Room, Large Covered Patio Facing Courtyard and Old Town Front St	Immediately Available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

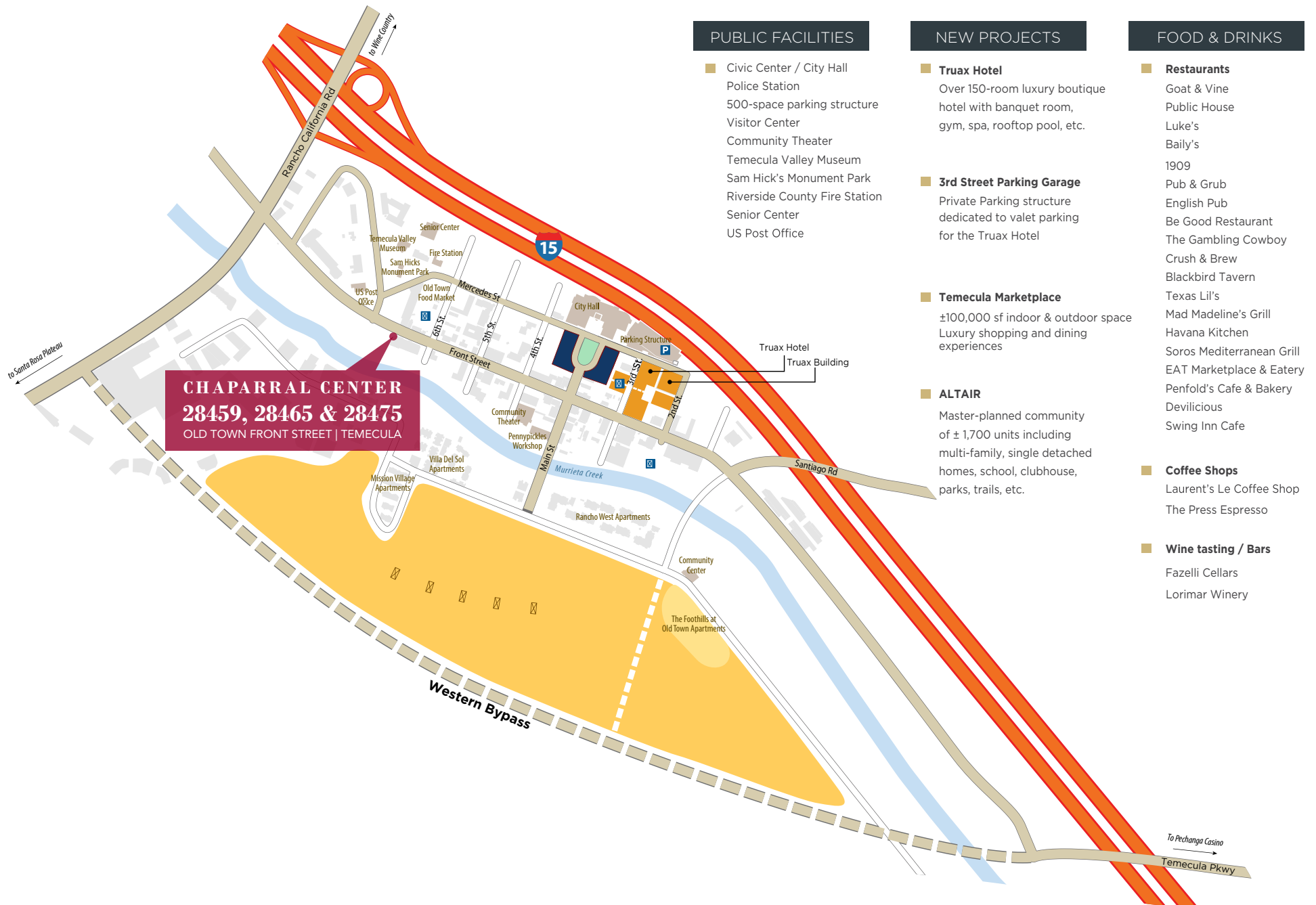
SUITES CAN BE COMBINED

(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





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