

FOR SALE

PROFESSIONAL OFFICE CONDO



TEMECULA OFFICE CENTRE

43422 BUSINESS PARK DRIVE
TEMECULA, CA 92590

PROPERTY OVERVIEW

- Free Standing Office Condo in the Temecula Office Centre
- Reception Area, Conference Room, 10 Offices, & Break Room
- Fantastic Location with Close Proximity to I-15 via Rancho California Road
- Zoned Light Industrial- Medical Uses allowed.
- Professionally Managed with Common Area Covered Seating and Walk Ways
- High End Modern Feel. Tasteful Upgrades to the Interior of the Unit



SALE PRICE: \$1,347,850

ADDRESS	43422 Business Park Dr.
CITY	Temecula
STATE, ZIP	California 92590
PROPERTY SIZE	3,851 SF
YEAR BUILT	2006
STORIES	Single
PARKING RATIO	4 per 1,000 square feet; reserved spaces available
CONSTRUCTION TYPE	Free standing wood frame and stucco
CLEAR HEIGHTS	10' finished
ZONING	LI - Light Industrial

PROPERTY

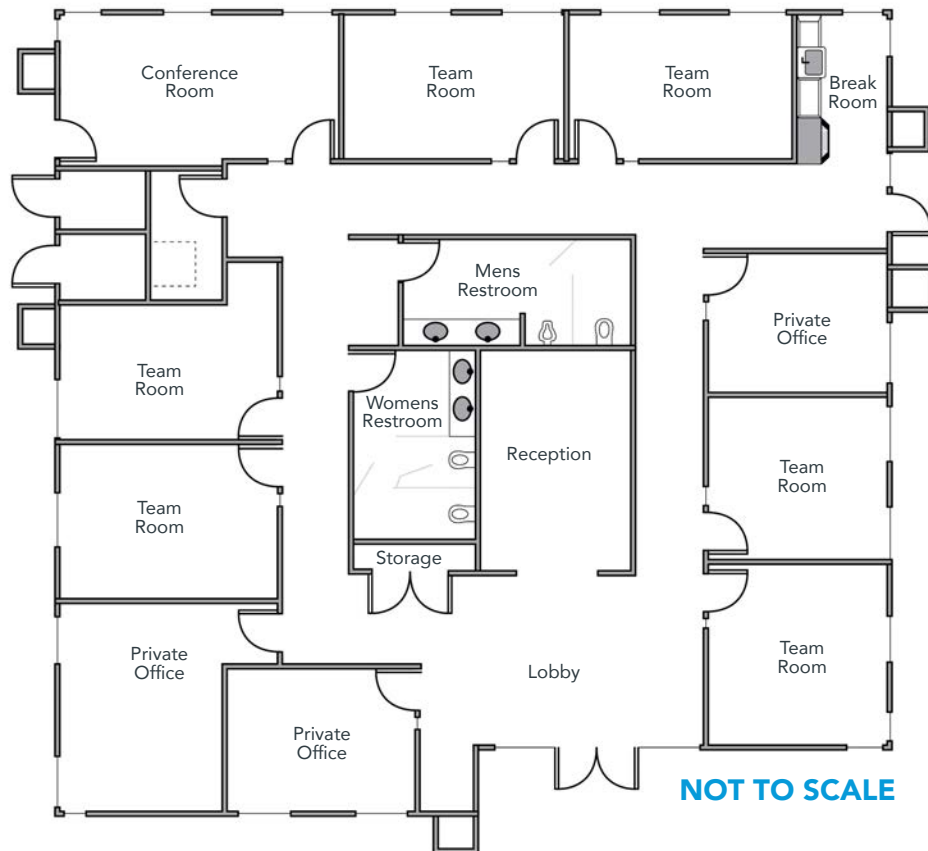
FLOOR PLAN/SITE PLAN

TEMECULA

OFFICE CENTRE

43422 BUSINESS PARK DRIVE
TEMECULA, CA 92590

43422
3,851 SF





IDIQ

43422

43422

IDIQ

RESERVED
43 42 2

RESERVED
43 42 2

RESERVED
43 42 2

RESERVED
43 42 2

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.

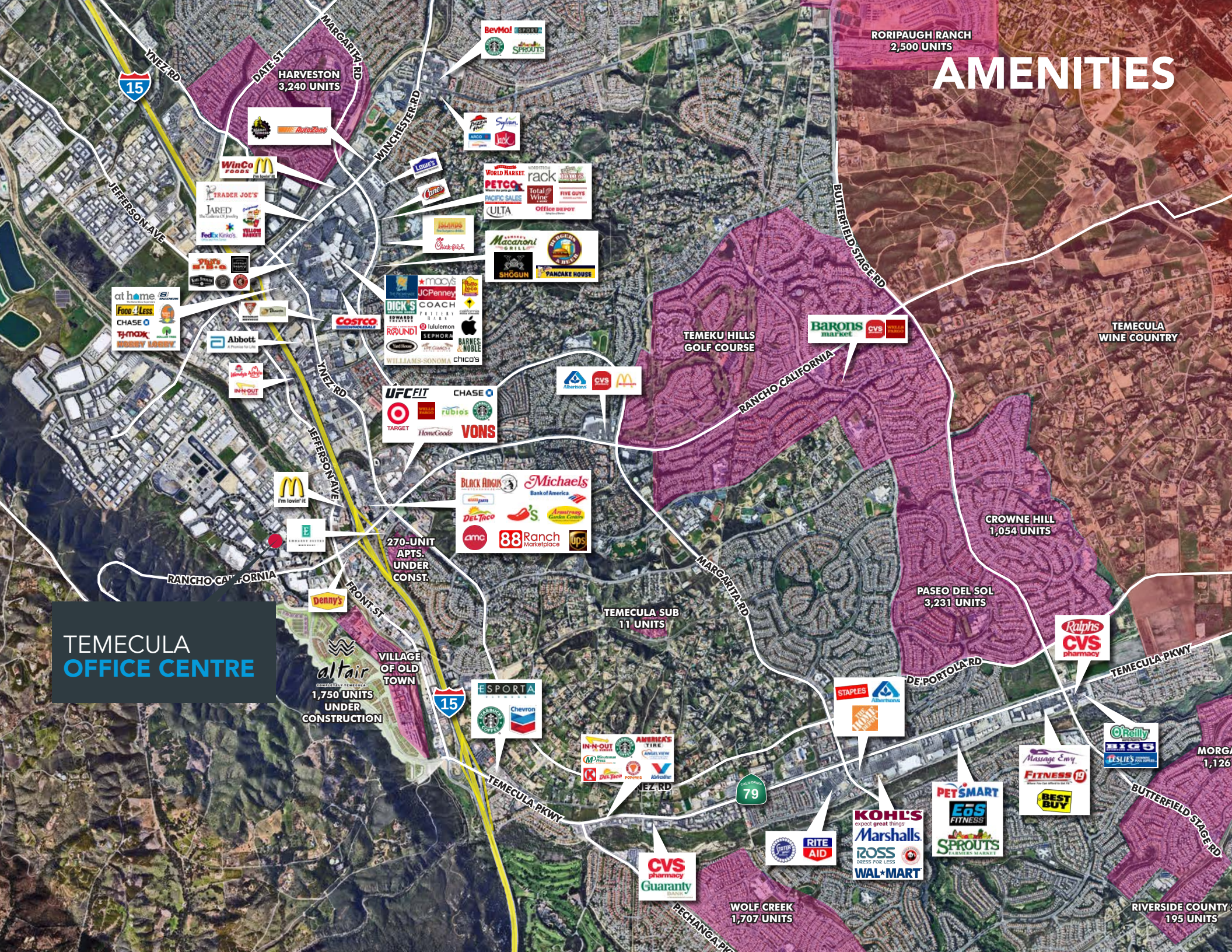


Affluent trade area demographics with an average household income of \$142,083 within a 5-mile trade area and \$129,372 in a 3-mile trade area.



Temecula has strong future business growth potential and is poised to benefit from the influence of growing technology and biotechnology companies in the area.

AMENITIES



RORIPAUGH RANCH
2,500 UNITS

HARVESTON
3,240 UNITS

TEMEKU HILLS
GOLF COURSE

TEMECULA
WINE COUNTRY

CROWNE HILL
1,054 UNITS

PASEO DEL SOL
3,231 UNITS

TEMECULA SUB
11 UNITS

270-UNIT
APTS.
UNDER
CONST.

altair
1,750 UNITS
UNDER
CONSTRUCTION

TEMECULA
OFFICE CENTRE

MORAGA
1,126

RIVERSIDE COUNTY
195 UNITS

WOLF CREEK
1,707 UNITS



TOP EMPLOYERS



3,000
EMPLOYEES



900
EMPLOYEES



353
EMPLOYEES



404
EMPLOYEES



2,000
EMPLOYEES



1,800
EMPLOYEES



3,050
EMPLOYEES



650
EMPLOYEES



408
EMPLOYEES



1,400
EMPLOYEES



697
EMPLOYEES



5,000
EMPLOYEES



375
EMPLOYEES

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

	3 Mile	5 Mile	10 Mile
 POPULATION	44,255	154,803	350,076
 MEDIAN HOUSEHOLD INCOME	\$109,131	\$120,738	\$129,366
 HIGH SCHOOL DEGREE OR HIGHER	7,778	26,386	59,252
 GRADUATE DEGREE OR HIGHER	10,428	36,074	81,945
 TOTAL EMPLOYEES	41,606	70,419	102,011
 TOTAL BUSINESSES	5,208	9,274	14,203



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



TEMECULA **OFFICE CENTRE**

43422 BUSINESS PARK DRIVE
TEMECULA, CA 92590

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