

27321 & 27327 VIA INDUSTRIA
TEMECULA, CA 92590

FOR SALE OR FOR LEASE
TWO FLEX-TECH/INDUSTRIAL CONDOS
+/-4,410 SF - +/-4,919 SF OR
COMBINED FOR +/- 9,329 SF



FOR MORE INFORMATION, PLEASE CONTACT:

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CalDRE License # 01403298



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EXECUTIVE SUMMARY

High-Image Flex Condominiums for Sale – Temecula, California
Located within the professionally managed Temecula Corporate Center, this exceptional opportunity offers two high-image flex condominiums designed for businesses seeking a strong corporate presence combined with functional warehouse capabilities. Each building provides a rare blend of modern two story office space, efficient warehouse layout, and breathtaking valley views, making them ideal for owner-users, investors, or growing companies looking to establish operations in one of Southern California's most desirable business communities.

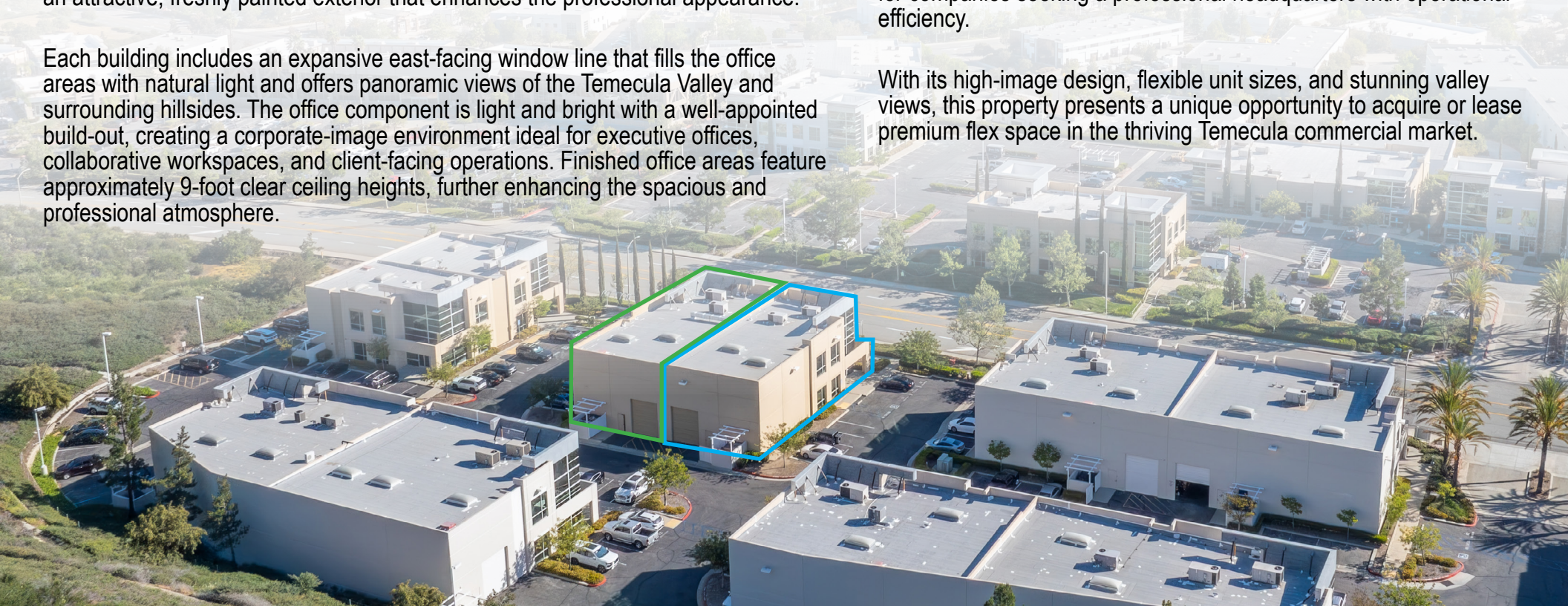
The buildings are available in sizes ranging from approximately 4,410 square feet to 4,919 square feet, with the option to combine both buildings for a total of approximately 9,329 square feet. The buildings feature high-image construction and an attractive, freshly painted exterior that enhances the professional appearance.

Each building includes an expansive east-facing window line that fills the office areas with natural light and offers panoramic views of the Temecula Valley and surrounding hillsides. The office component is light and bright with a well-appointed build-out, creating a corporate-image environment ideal for executive offices, collaborative workspaces, and client-facing operations. Finished office areas feature approximately 9-foot clear ceiling heights, further enhancing the spacious and professional atmosphere.

The warehouse component is equally impressive, offering approximately 24-foot clear height to accommodate a wide range of industrial and flex uses. Each building is equipped with a 12-foot wide by 14-foot high grade-level roll-up door, allowing efficient loading and operational flexibility. The entire building is fully fire-sprinklered for safety and compliance.

Additional property highlights include eight reserved parking spaces per unit, a private trash enclosure, and convenient access throughout the professionally maintained business park. The combination of modern design, functional layout, and premium location within the Temecula Corporate Center makes these units particularly attractive for companies seeking a professional headquarters with operational efficiency.

With its high-image design, flexible unit sizes, and stunning valley views, this property presents a unique opportunity to acquire or lease premium flex space in the thriving Temecula commercial market.



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27321 VIA INDUSTRIA

- +/- 4,919 SF 2 story Flex-Tech / Industrial Condo
- +/- 3,133 SF office and 1,786 SF warehouse
- Expansive east facing window line with panoramic views of the Temecula Valley and beyond
- High image construction
- Well-appointed office build-out
- 200 AMP 120/208 3 phase electrical service panel
- Freshly painted exterior – March 2026
- Fully sprinklered
- 24' warehouse clear height
- 9' finished office height
- 12'w x 14' h grade level roll up door
- Private trash enclosure
- Professionally managed business park (Temecula Corporate Center)
- Located within the Westside Business Center – Master Association
- Offered for sale at \$1,400,000
- Offered for lease at \$6,445.00 base rent + \$1,427.00 est. NNN per month

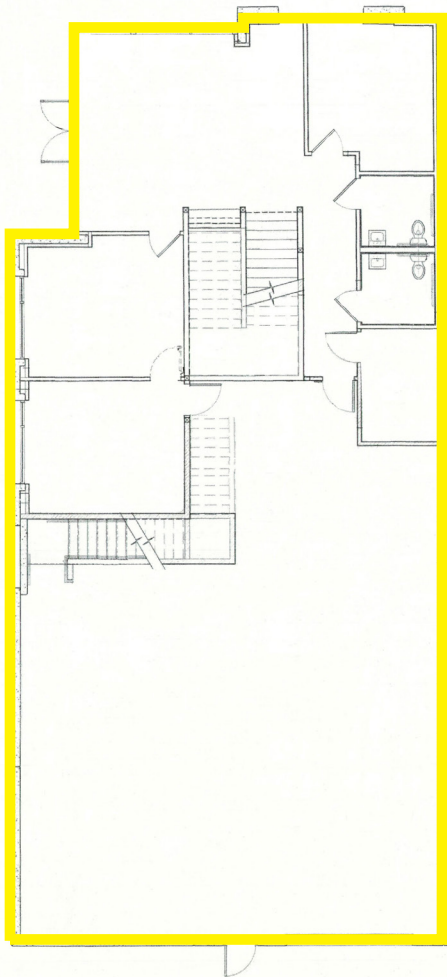
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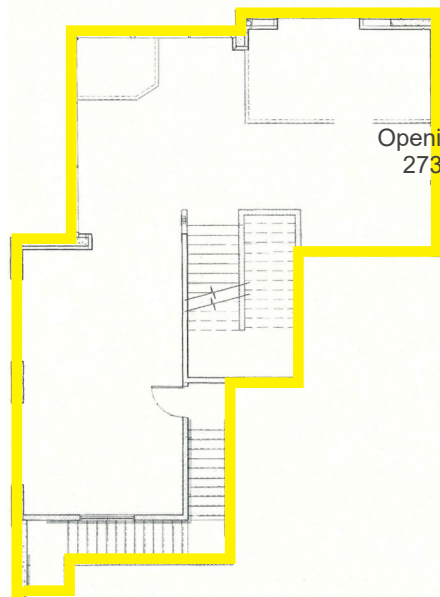
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27321 VIA INDUSTRIA - FLOOR PLANS

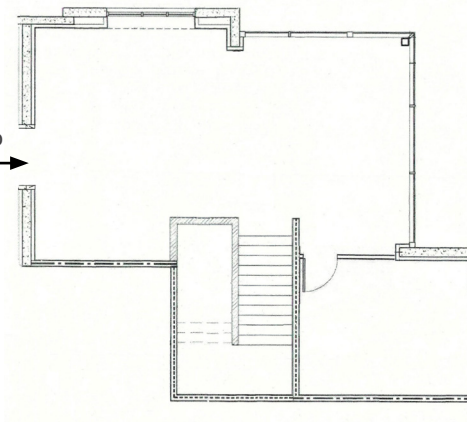
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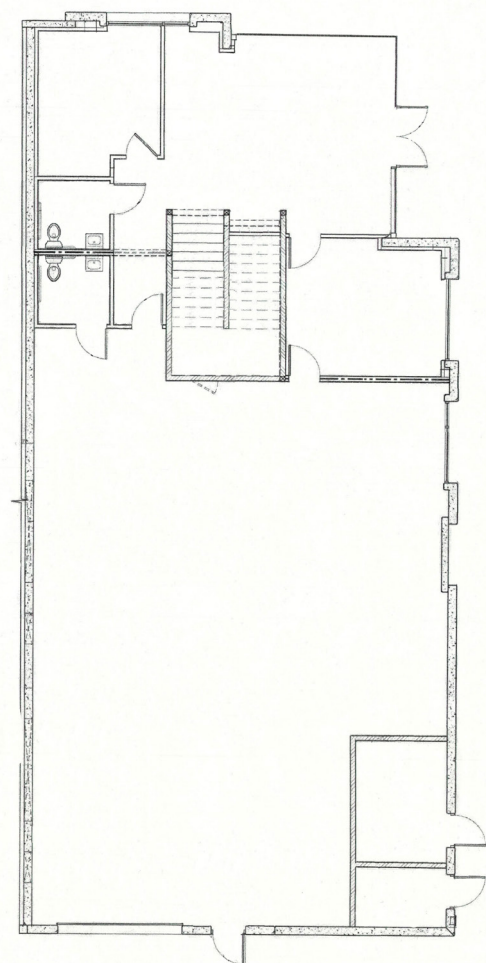
**27321 VIA INDUSTRIA
2ND FLOOR**



**27327 VIA INDUSTRIA
2ND FLOOR**



**27327 VIA INDUSTRIA
1ST FLOOR**

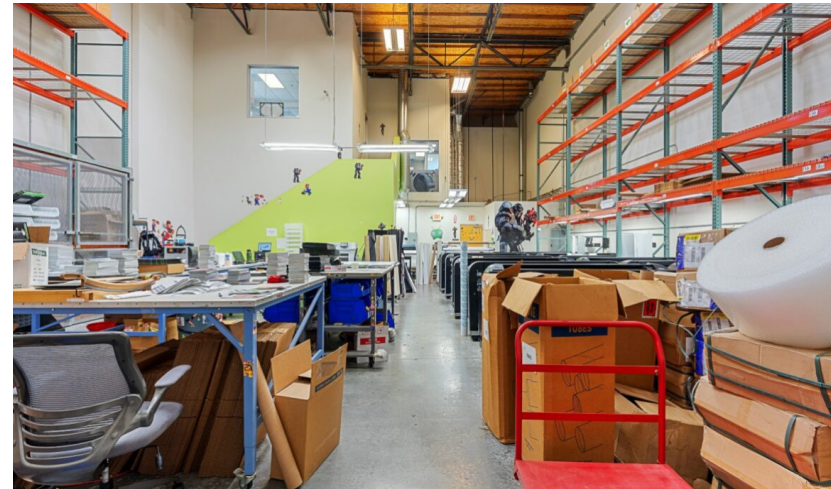


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27321 VIA INDUSTRIA - INTERIOR PHOTOS



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- +/- 4,410 SF 2 story Flex-Tech / Industrial Condo
- +/- 2,389 SF office and 2,021 SF warehouse
- Expansive east facing window line with panoramic views of the Temecula Valley and beyond
- High image construction
- Well-appointed office build-out
- 200 AMP 120/208 3 phase electrical service panel
- Freshly painted exterior – March 2026
- Fully sprinklered
- 24' warehouse clear height
- 9' finished office height
- 12'w x 14' h grade level roll up door
- Private trash enclosure
- Professionally managed business park (Temecula Corporate Center)
- Located within the Westside Business Center – Master Association
- Offered for sale at \$1,257,000
- Offered for lease at \$5,557.00 base rent + \$1,500.00 est. NNN per month

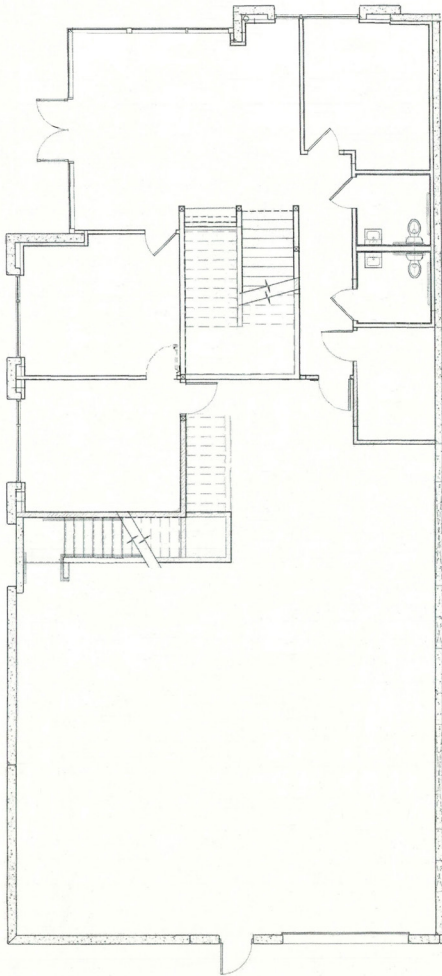
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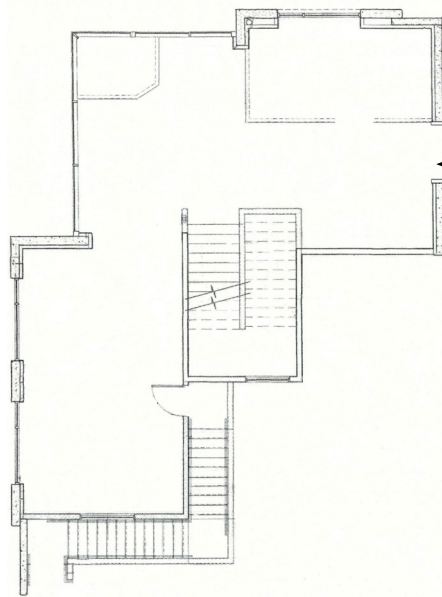
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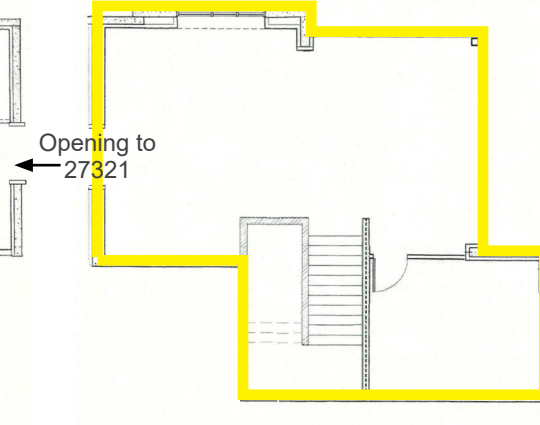
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1ST FLOOR**



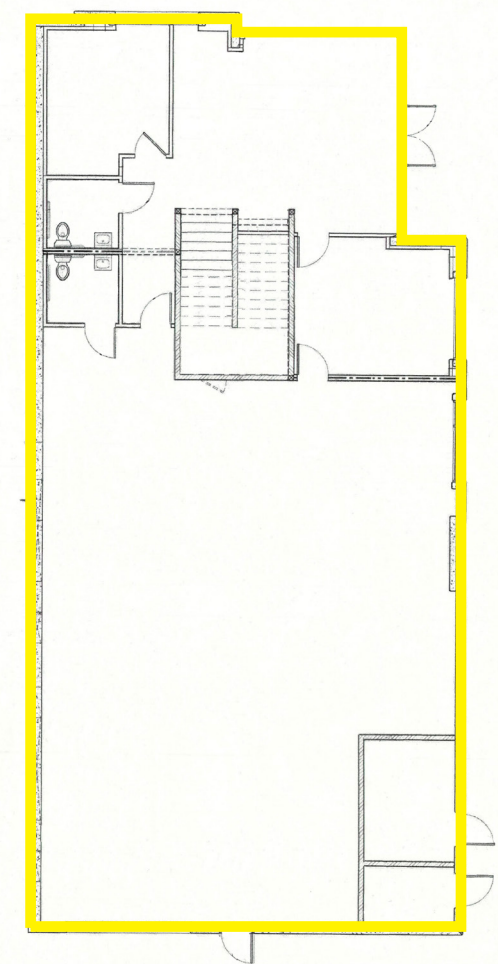
**27321 VIA INDUSTRIA
2ND FLOOR**



**27327 VIA INDUSTRIA
2ND FLOOR**



**27327 VIA INDUSTRIA
1ST FLOOR**



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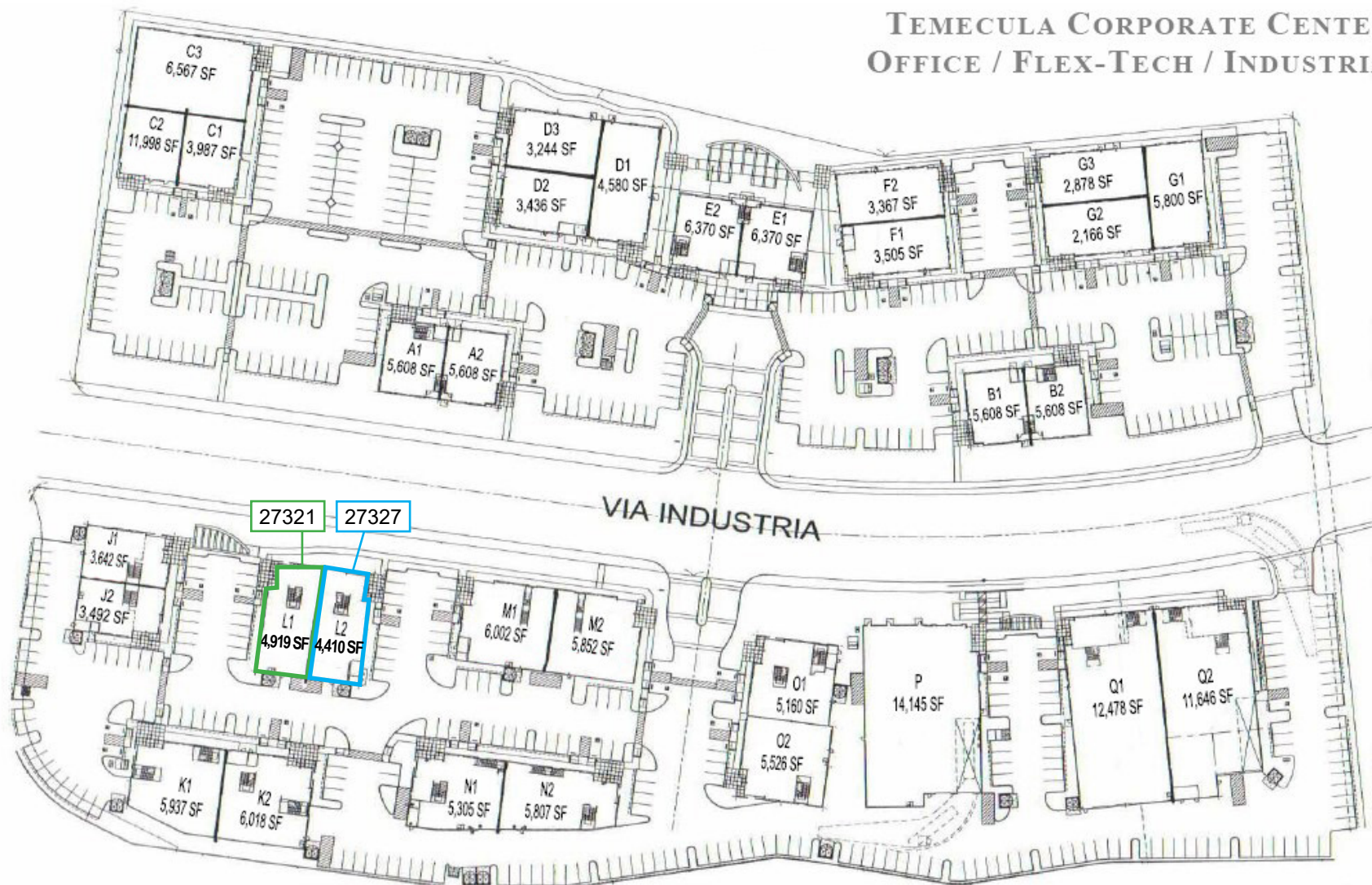


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SITE PLAN



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AERIAL



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REGIONAL MAP



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TEMECULA OVERVIEW

Temecula is one of Southern California's most desirable suburban markets, known for its award-winning schools, established master planned communities, thriving Wine Country, and high quality of life. Positioned between San Diego and Orange County, Temecula attracts families seeking strong schools, safe neighborhoods, and a more affordable alternative to coastal markets while maintaining convenient access to major job centers via Interstate 15.

The city continues to experience strong demographic and economic growth driven by in-migration from San Diego, Orange County, and Los Angeles. With limited remaining residential land available, South Temecula remains one of the top-performing housing submarkets in the Inland Empire.

2025 SUMMARY

Population	111,752
Households	36,147
Median Age	36.2
Median Household Income	\$112,399
Average Household Income	\$141,899

KEY MARKET STRENGTHS

- High-performing public schools (top 10% state-wide)
- Strong retail, employment, medical, and recreational amenities
- Established master-planned neighborhoods with strong price support
- Direct access to Wine Country, Pechanga Resort, Old Town Temecula
- Attractive lifestyle and value alternative to coastal markets

Temecula's balanced demographics, high incomes, and exceptional quality of life make it one of Southern California's most resilient and enduring residential markets.



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