

For Lease

OFFICE SUITES AVAILABLE

TIERRA ALTA

27455 TIERRA ALTA WAY
TEMECULA, CA 92580



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY FEATURES

- Up to ±12,410 RSF 2nd Floor Suites (Refer to Attached Floor Plan)
- Monument Signage Available
- Freeway Access via Winchester Road, Temecula's Major Commercial Thoroughfare with Close Proximity to Numerous Restaurants and Amenities
- Fully Built-Out with Multiple Offices and Open Floorplan
- Elevator Served
- Located Just West of I-15 Freeway with Expansive Views of the Surrounding Mountains and Temecula Valley

LEASE RATE STARTING AT:
\$1.25 PSF, MG*

*MG (Modified Gross) Leases, Does Not Include Premises Janitorial and Electric.



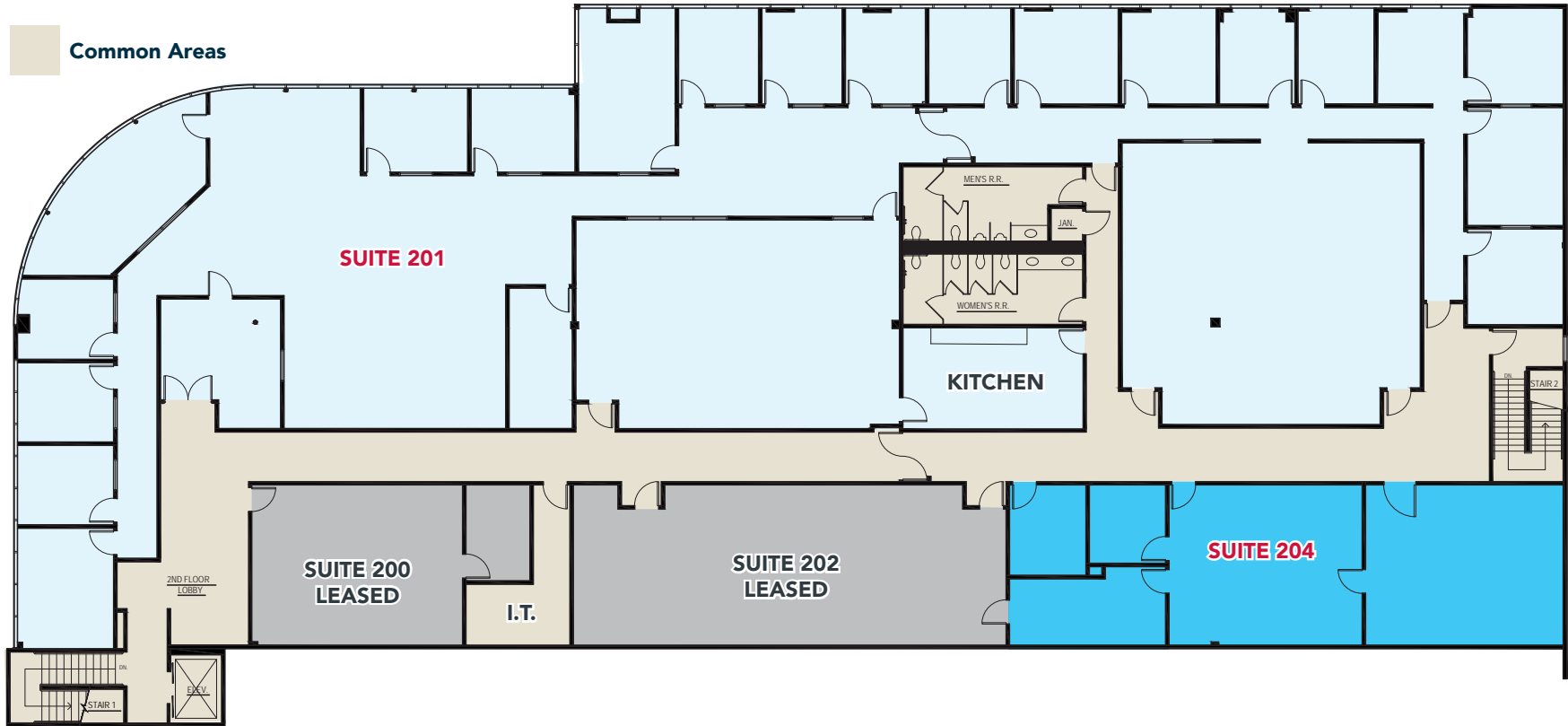




**EXISTING PLAN OF SUITES 201-204
CONTACT AGENT FOR LEASE RATES**

COLOR	SUITE #	OFFICES	RSF	RATE	AVAILABLE
	Suite 201	1-24 + Kitchen	±10,853 RSF	\$1.25 BASED ON MINIMUM 3 YEAR TERM. AS IS, ON APPROVED CREDIT.	IMMEDIATELY
	Suite 204	2 private offices, conference room, and 1-2 open bull pen spaces with temporary demising wall	±1,557 RSF	CONTACT AGENT	IMMEDIATELY
TOTAL AVAILABLE			±12,410 RSF		

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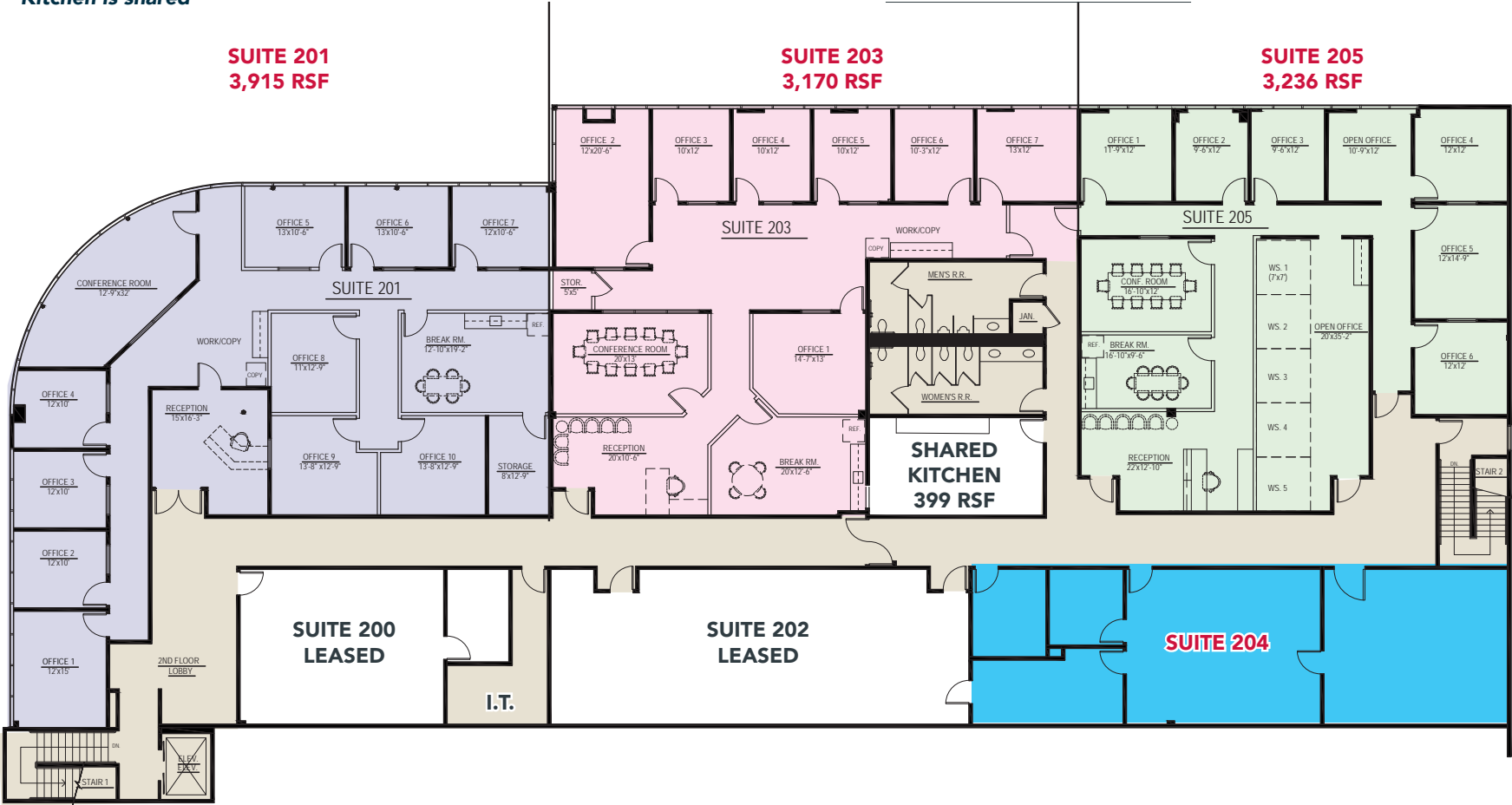
POTENTIAL DEMISING PLAN OF SUITES 201-204 LEASE RATES TBD

DEMISING RENTAL RATES

Suite 201	\$1.65
Suite 203	\$1.55
Suite 204	Contact Agent
Suite 205	\$1.50

Common Areas
 3,915 RSF
 3,170 RSF
 3,236 RSF

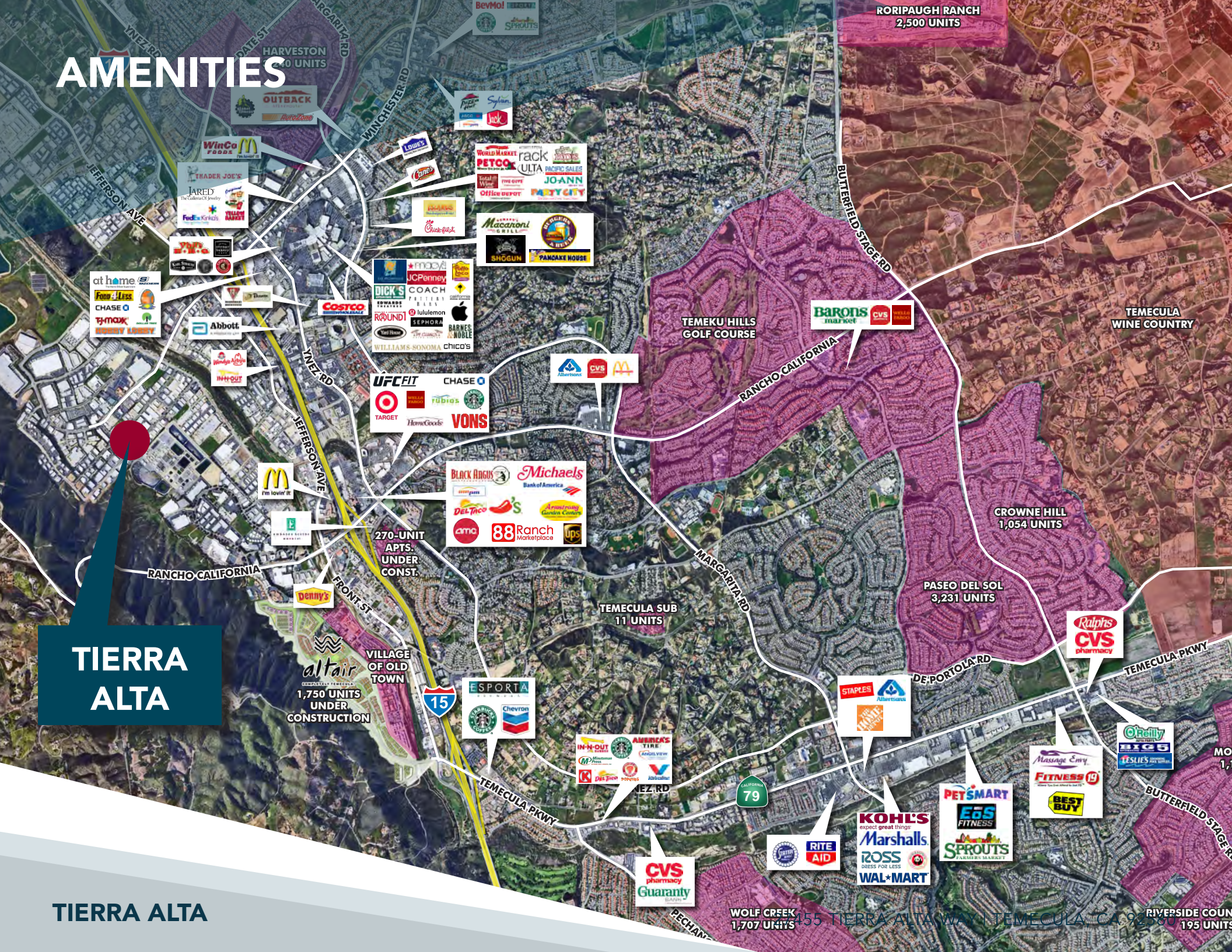
*Kitchen is shared



AMENITIES

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RORIPAUGH RANCH
2,500 UNITS

TEMECULA
WINE COUNTRY

TEMEKU HILLS
GOLF COURSE

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.

WOLF CREEK
1,707 UNITS

RIVERSIDE COUN
195 UNITS







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DEMOGRAPHICS

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.



	3 Mile	5 Mile	10 Mile
 POPULATION	44,130	152,444	353,928
 MEDIAN HOUSEHOLD INCOME	\$109,250	\$113,624	\$123,020
 HIGH SCHOOL DEGREE OR HIGHER	5,609	21,151	51,008
 GRADUATE DEGREE OR HIGHER	10,419	35,500	82,402
 TOTAL EMPLOYEES	40,473	67,304	95,011
 TOTAL BUSINESSES	5,348	9,452	14,262

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COMMERCIAL REAL ESTATE SERVICES

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