

**±41,716 SF  
PROFESSIONAL OFFICE  
FOR LEASE**



**27356-27362, 27440-27446,  
27398-27404, 27518-27530**

**VIA INDUSTRIA**

**TEMECULA, CA 92590**

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# PROPERTY OVERVIEW

- **Property Address:** 27356, 27362, 27368, 27398, 27404, 27440, 27446, 27518, 27524 and 27530 Via Industria, Temecula, CA 92590
- Four free-standing buildings - three single-story and one two-story office buildings  
Concrete Tilt-up
- 3.45/1,000 (144 stalls)
- Built in 2008
- 41,716 Square Feet:  
Building D = 11,260 SF,  
Building E = 12,740 SF,  
Building F = 6,872 SF,  
Building G = 10,844 SF
- **Available March 1, 2022**
- **Lease Rate: \$1.75 PSF, MG**



WINCHESTER RD

VIA INDUSTRIA



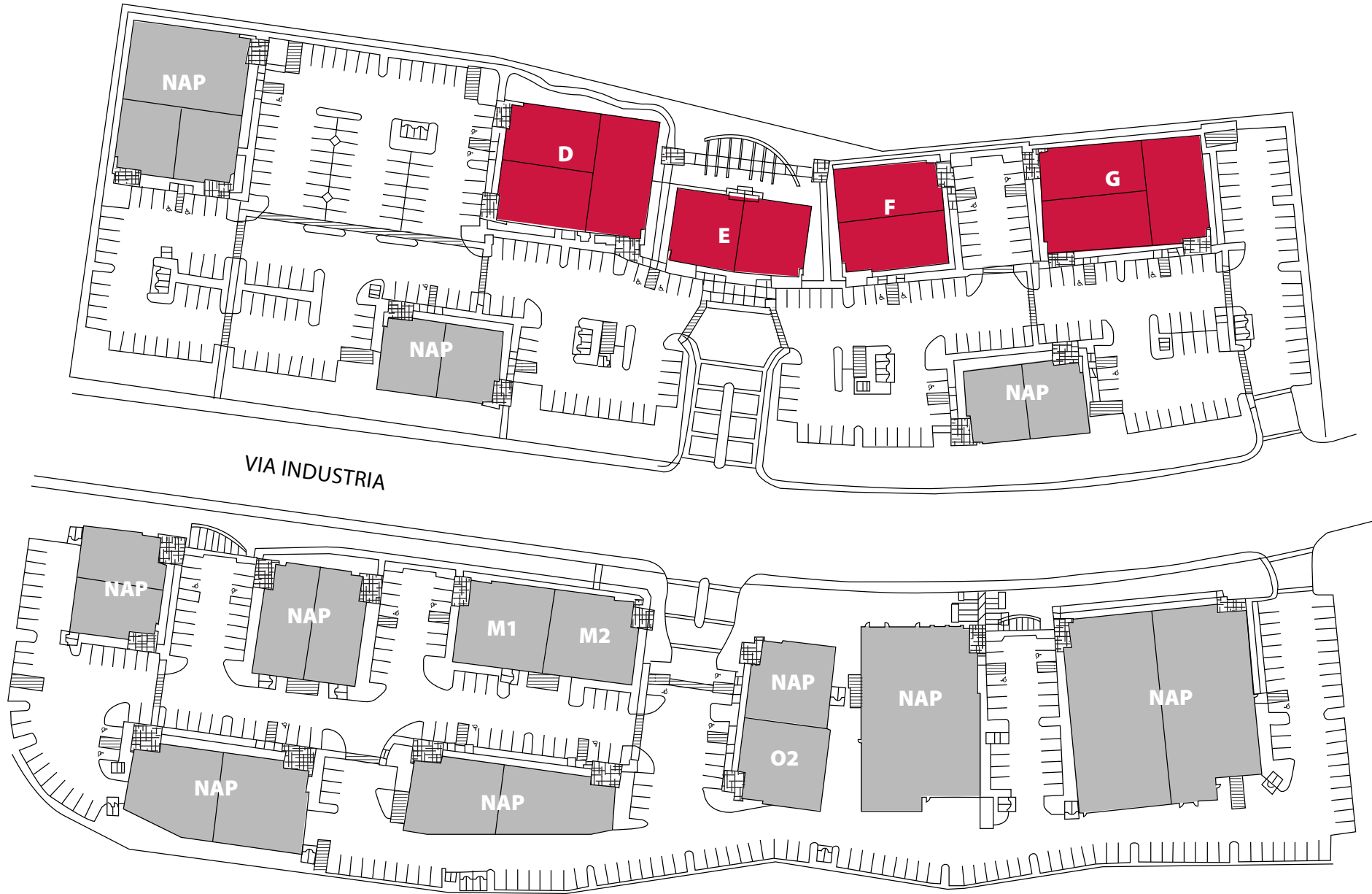


# PROPERTY HIGHLIGHTS

Located just west of I-15 freeway, on the plateau of Temecula, the offering delivers expansive views of the surrounding valley. Temecula Corporate Center provides easy freeway access via Winchester Road and close proximity to numerous restaurants and professional services. Temecula is home to several large employers such as technology based: Abbot and Medline; distribution: Scotts; manufacturing: Milgard Windows.

These freestanding office buildings range from 6,872 square feet to 12,740 square feet. All four buildings possess a condo map offering up to eleven individual units from 2,166 square feet to 6,370 square feet. Constructed in 2008 the project delivers modern design and architecture, elegant lobbies, lush landscaping with trellis lunch areas and a magnificent sculpture by internationally acclaimed Sculpturist Brad Howe.

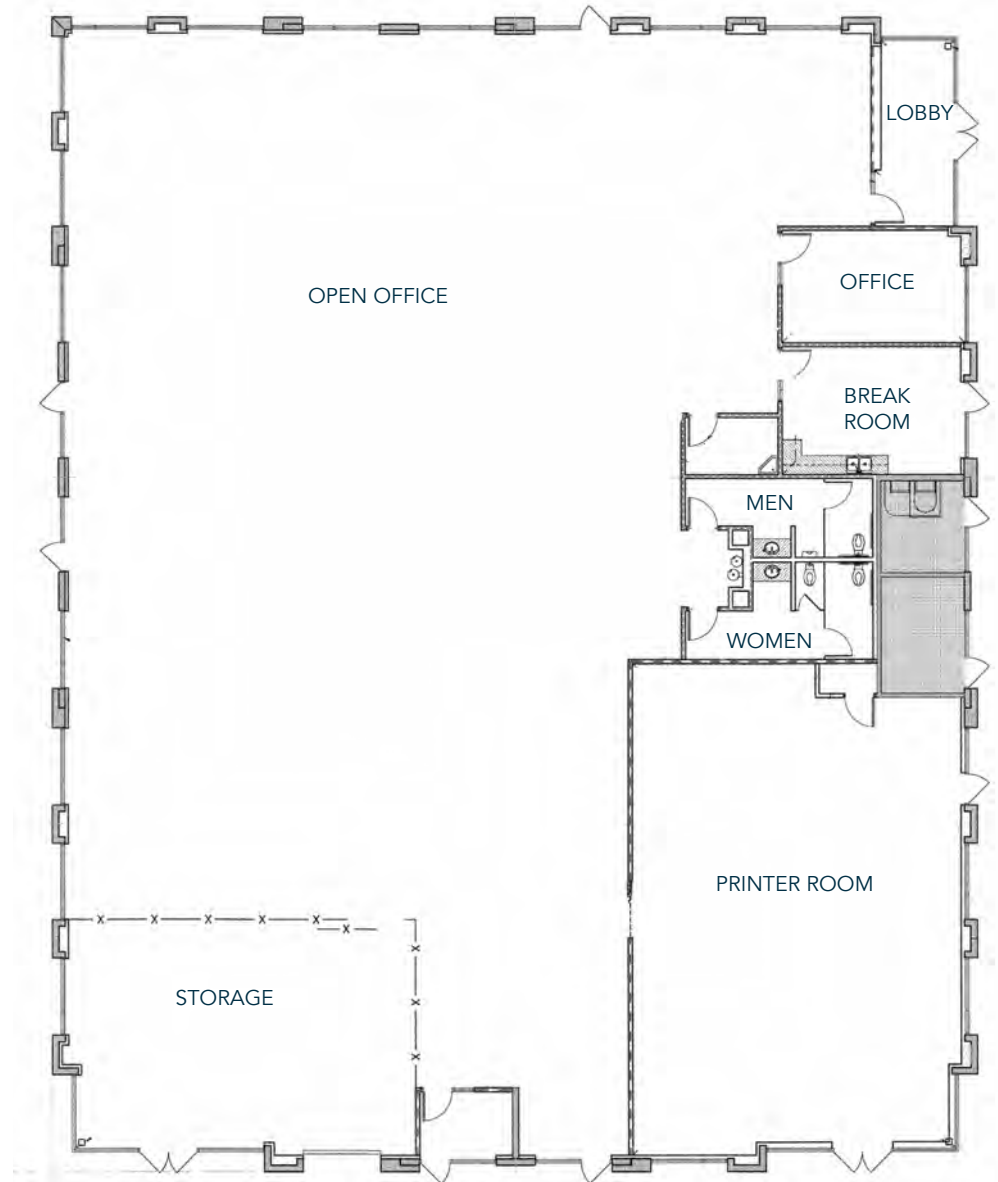
# SITE PLAN



# BUILDING D

27356-27362 VIA INDUSTRIA  
TEMECULA, CA 92590

<b>SQ FT</b>	11,269
<b>STORIES</b>	1
<b>CURRENT CONFIGURATION</b>	Lobby area, large printer room, private office, large storage area, 2 restrooms, break/copy room and large open office space



# BUILDING E

27398-27404 VIA INDUSTRIA  
TEMECULA, CA 92590

**SQ FT**

12,740

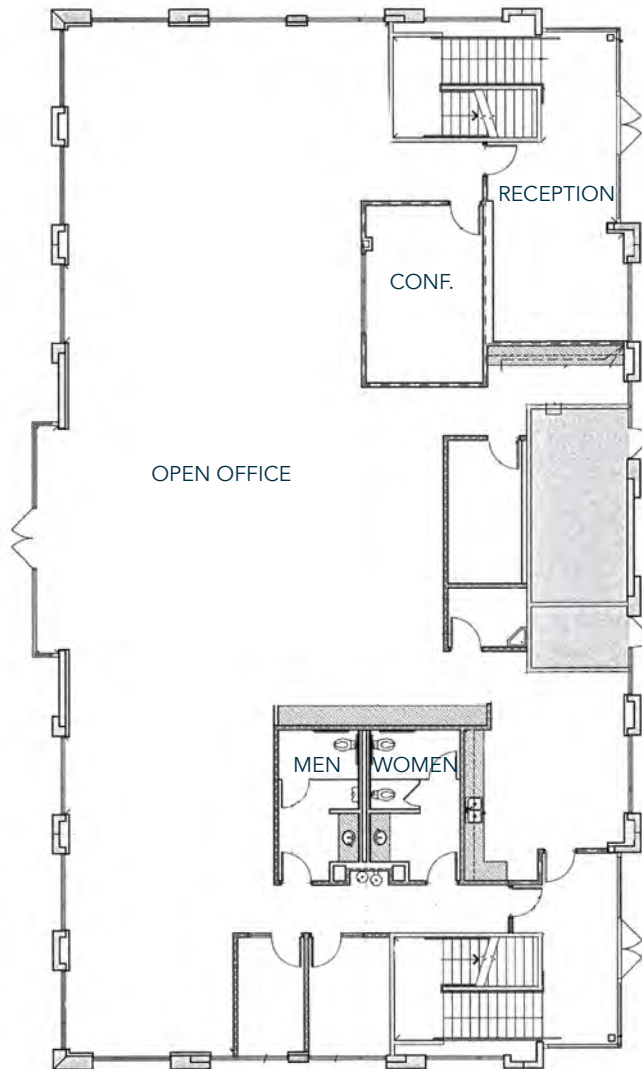
**STORIES**

2

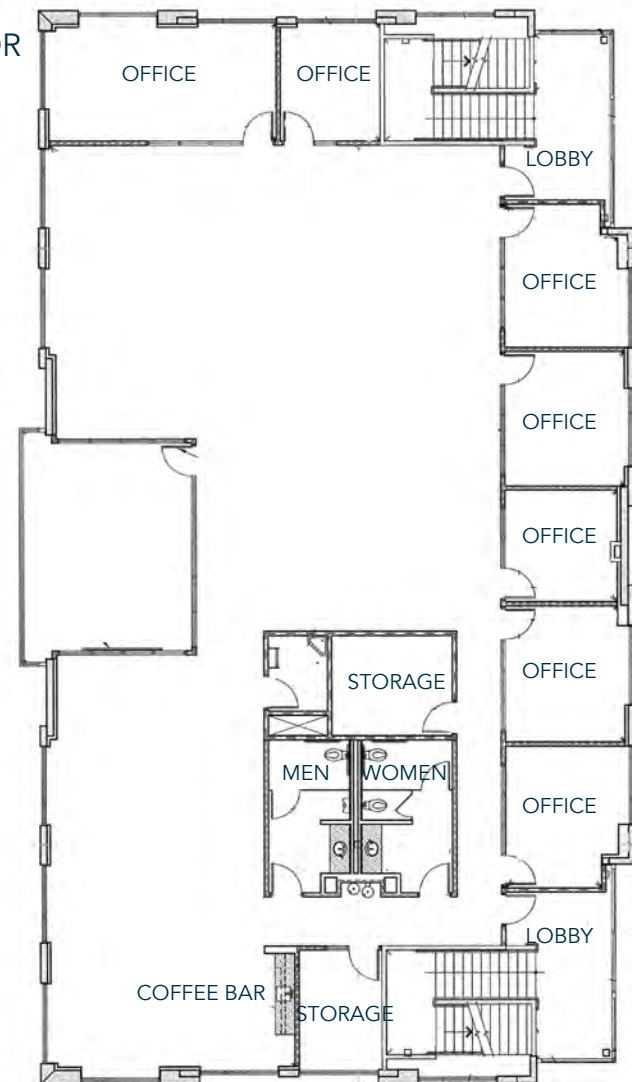
**CURRENT  
CONFIGURATION**

Reception area, 2 additional lobby areas, 2 conference rooms, 4 restrooms, 7 private offices, break room, open office, storage and filing areas.

FIRST FLOOR



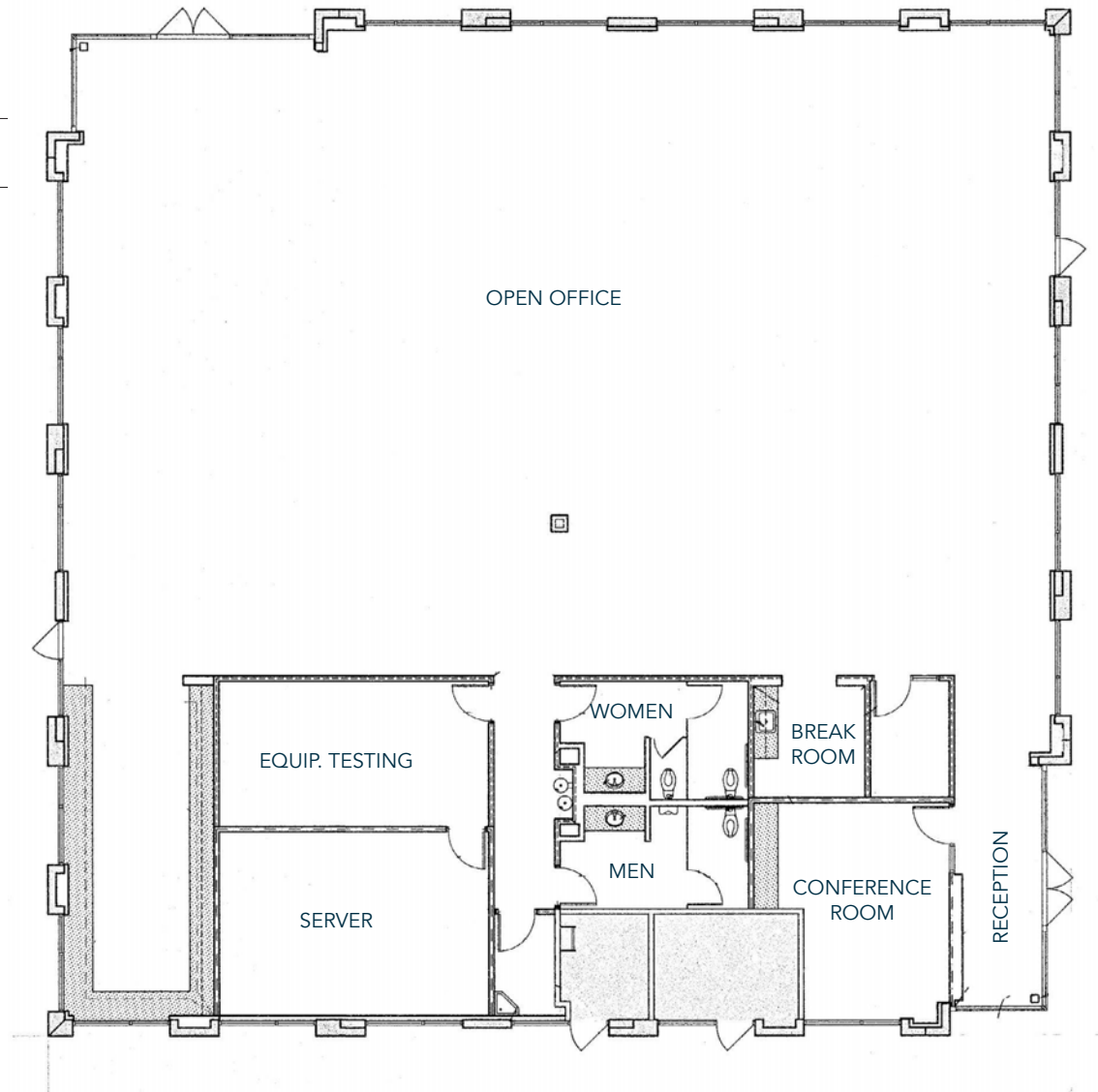
SECOND FLOOR



# BUILDING F

27440-27446 VIA INDUSTRIA  
TEMECULA, CA 92590

<b>SQ FT</b>	6,872
<b>STORIES</b>	1
<b>CURRENT CONFIGURATION</b>	Reception, conference room, large server room, large equipment testing room, 2 restrooms, break/copy room and large open office space



# BUILDING G

27518-27530 VIA INDUSTRIA  
TEMECULA, CA 92590

**SQ FT**

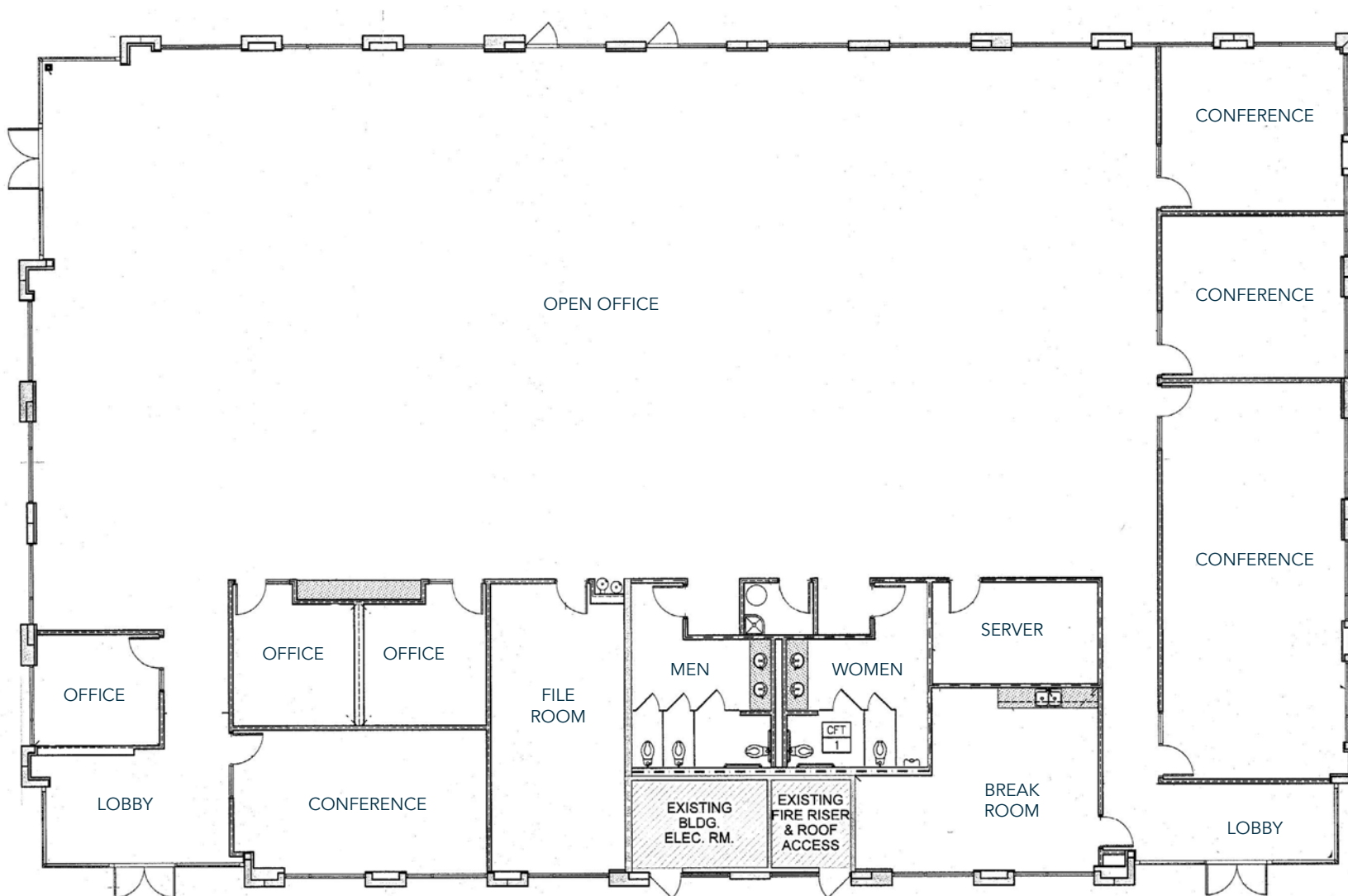
10,844

**STORIES**

1

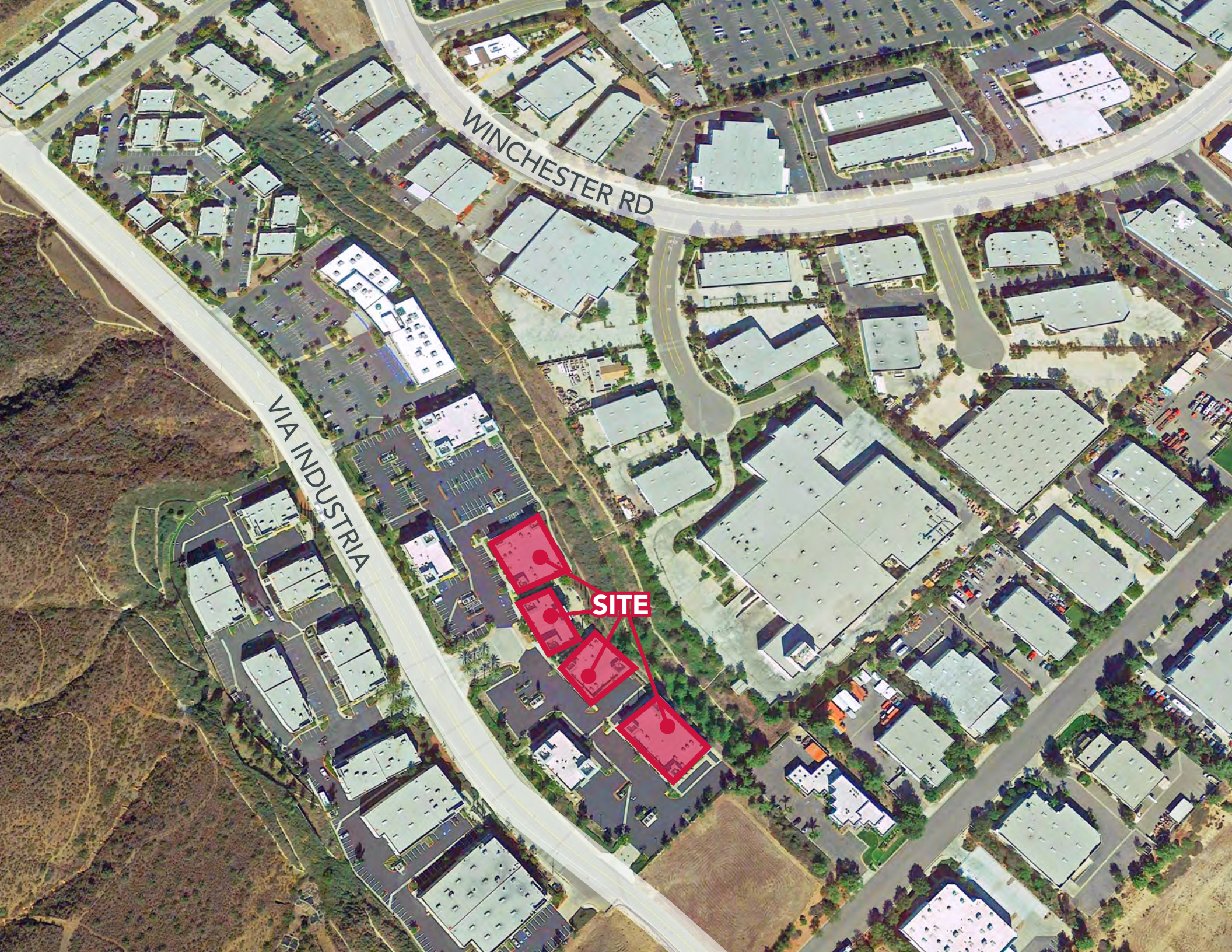
**CURRENT  
CONFIGURATION**

Two lobbies, 4 conference rooms, 3 private offices, 2 restrooms, large file storage room, break room, server room and open office space



# PROPERTY PHOTOS





WINCHESTER RD

VIA INDUSTRIA

**SITE**

# LOCATION OVERVIEW



**TEMECULA  
CORP. CENTER**







**TEMECULA  
CORP. CENTER**

# 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.

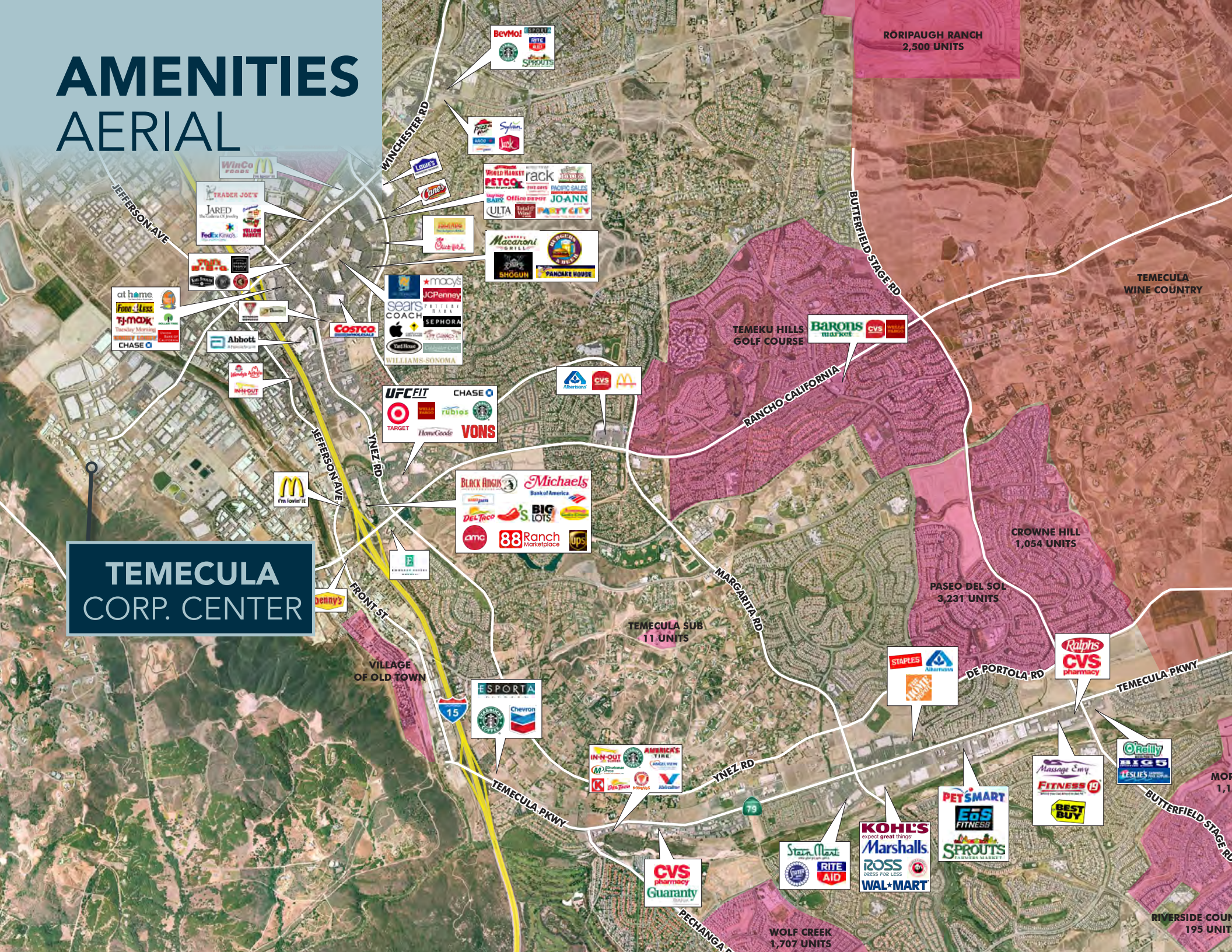
The Temecula / Murrieta Twin Cities area has emerged as a center for job growth due to the migration of new residents to this area from neighboring San Diego. As is common in newly developing areas of Southern California, this and initially caused the growth of retail and other population - serving businesses 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

	1 Mile	3 Mile	5 Mile
 POPULATION	<b>2,721</b>	<b>43,931</b>	<b>153,896</b>
 MEDIAN HOUSEHOLD INCOME	<b>\$72,262</b>	<b>\$78,567</b>	<b>\$92,409</b>
 HIGH SCHOOL DEGREE OR HIGHER	<b>506</b>	<b>7,913</b>	<b>27,357</b>
 GRADUATE DEGREE OR HIGHER	<b>1,079</b>	<b>18,830</b>	<b>69,017</b>
 TOTAL EMPLOYEES	<b>12,899</b>	<b>44,968</b>	<b>75,374</b>
 TOTAL BUSINESSES	<b>1,855</b>	<b>5,584</b>	<b>9,229</b>

# AMENITIES AERIAL

## TEMECULA CORP. CENTER



RORIPAUGH RANCH  
2,500 UNITS

TEMECULA  
WINE COUNTRY

TEMECU HILLS  
GOLF COURSE

RANCHO CALIFORNIA

CROWNE HILL  
1,054 UNITS

PASEO DEL SOL  
3,231 UNITS

TEMECULA SUB  
11 UNITS

VILLAGE  
OF OLD TOWN

TEMECULA PKWY

WOLF CREEK  
1,707 UNITS

RIVERSIDE COUN  
195 UNITS



## 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 \$107,218 within a 5-mile trade area and \$90,205 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



**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

**27356-27362, 27440-27446,  
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# VIA INDUSTRIA

TEMECULA, CA 92590



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