

**BROKER BONUS**  
**\$1,000 FOR A 5 YEAR LEASE**  
**\$500 FOR A 3-4 YEAR LEASE**



## For Lease - Office

26790 YNEZ COURT, TEMECULA, CALIFORNIA 92591

### FOR MORE INFORMATION, CONTACT:

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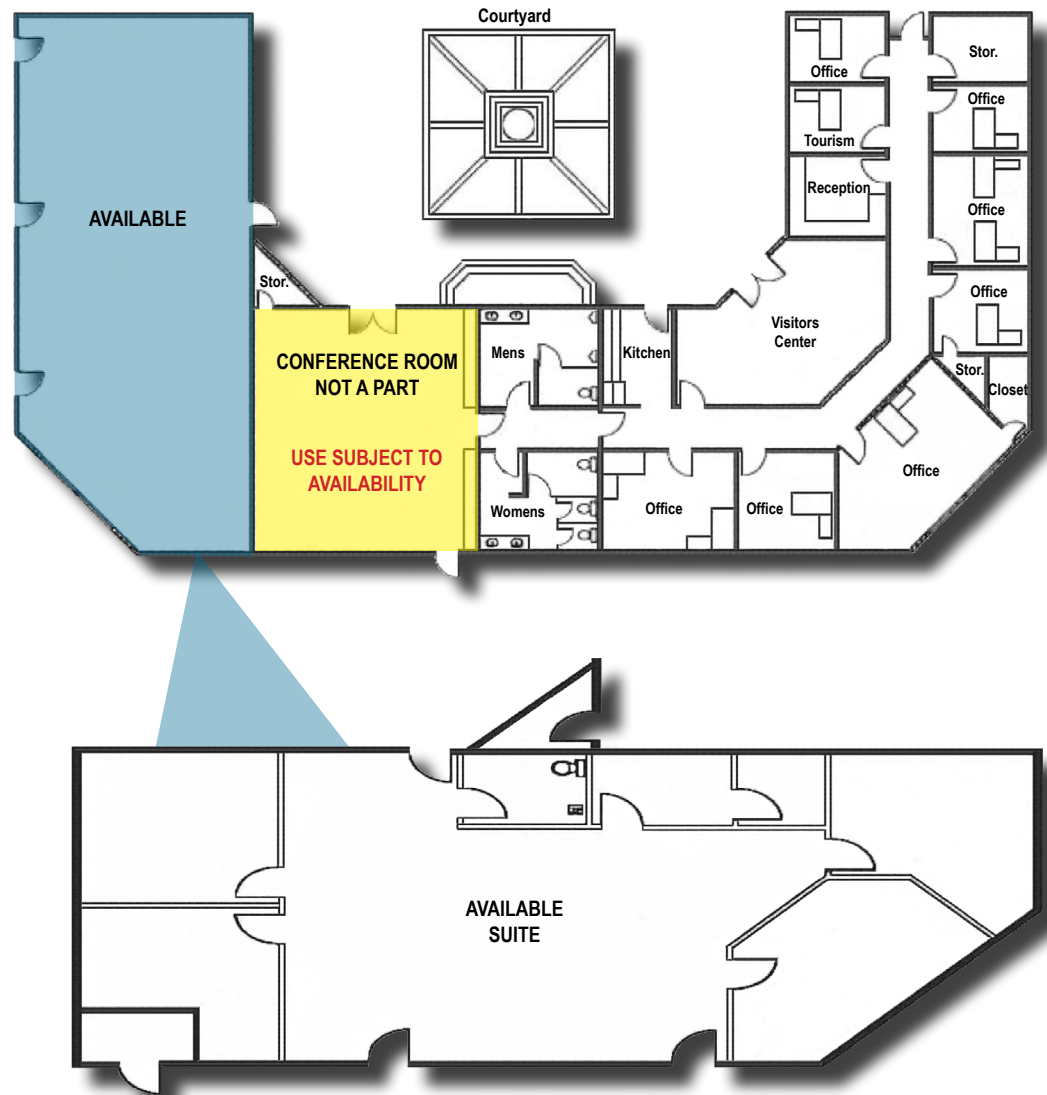


**COLDWELL  
BANKER  
COMMERCIAL  
SC**

# 26790 Ynez Court, Temecula, CA

## PROPERTY HIGHLIGHTS

- ±1,838 SF suite with four (4) offices, kitchenette, bathroom and open bullpen
- Month Rate: \$1.85/PSF MG (Tenant responsible for utilities, phone & internet)
- Located adjacent to the Temecula Valley Chamber of Commerce with visibility of over 2,000 visitors per month
- Located on Ynez Court, just east of Ynez Road





# 26790 Ynez Court, Temecula, CA



## WINCHESTER INFORMATION

Temecula is a city in southwestern Riverside County, California, United States. The city is a tourist and resort destination, with the Temecula Valley Wine Country, Old Town Temecula, the Temecula Valley Polo Club, the Temecula Valley Balloon & Wine Festival, the Temecula Valley International Film Festival, championship golf courses, and resort accommodations for tourists which contribute to the city's economic profile.

The city of Temecula, forming the southwestern anchor of the Inland Empire region, is approximately 58 miles (93 km) north of downtown San Diego and 85 miles (137 km) southeast of downtown Los Angeles. Temecula is bordered by the city of Murrieta to the north and the Pechanga Indian Reservation and San Diego County to the south.



## DEMOGRAPHICS

Current Population	111,013
Population (Five Year Projection)	116,686
Current Number of Households	35,532
Number of Households (Five Year Projection)	37,438
Average Household Income 2019	\$113,499
Median Household Income 2019	\$87,353



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