



Professional
Office Space
For Lease



28765 SINGLE OAK DRIVE
TEMECULA | CALIFORNIA 92590

Building Highlights

- Professional office space available from approx. 2,310 SF
- Convenient access to I-15 via Rancho California Road
- Newly renovated common areas
- Excellent parking ratio in excess of 4.7 per 1,000 SF
- High speed data transfer available
- Highly flexible floor plans and suite sizes
- Extensive window line ensures high ratio of window-lined offices
- Fully mature landscaping
- Build-to-suit option available
- Under new ownership and management
- Located next to future Home 2 Suites by Hilton hotel currently under construction



Temecula Oaks is a two-story, 33,306 square foot professional office building located within the prestigious Rancho California Business Park. Excellent location at the corner of Rancho California Road and Business Park Drive gives this property excellent access to the I-15 freeway and numerous retail and professional services.



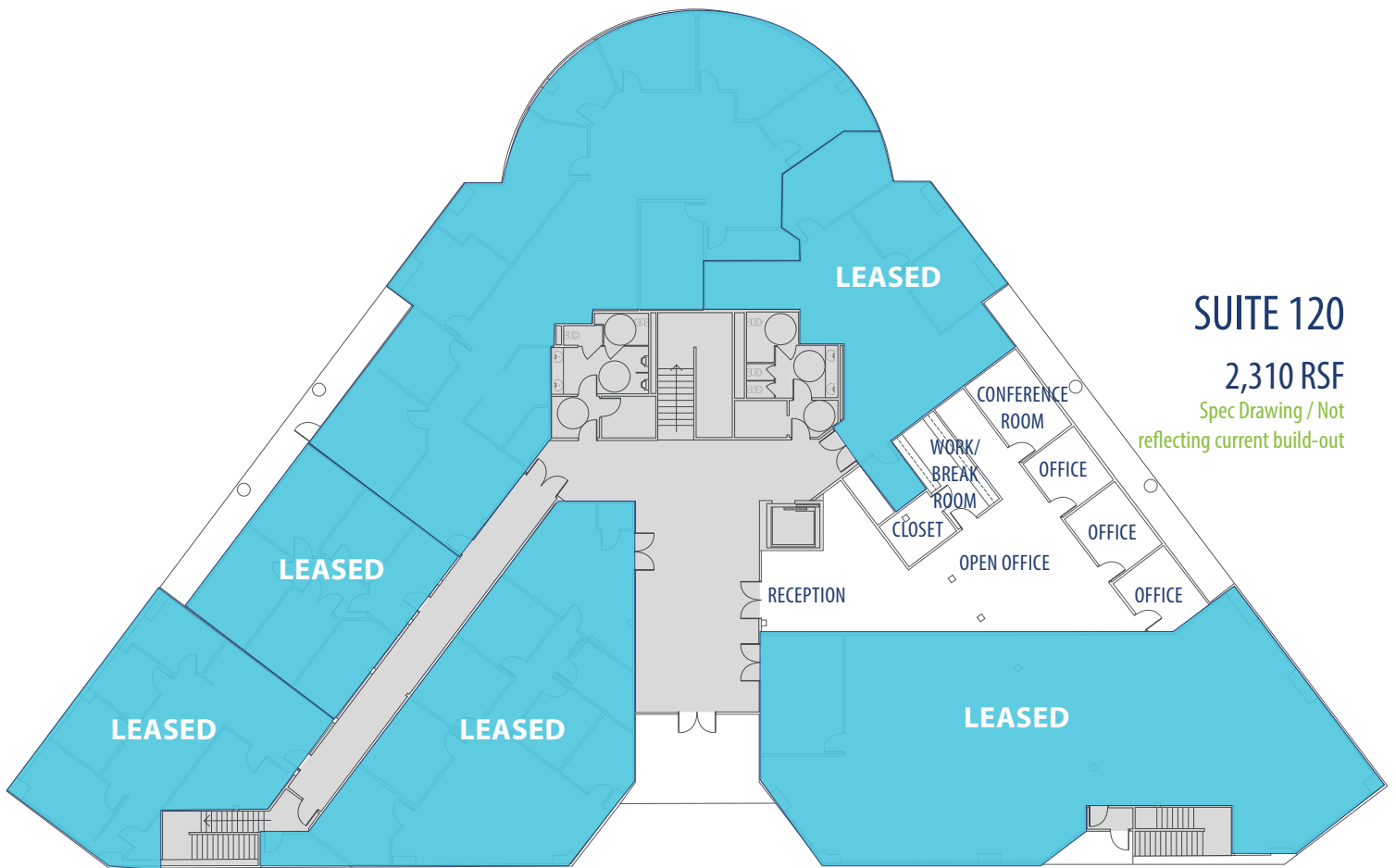
Current Availability

SUITE	SF	LEASE RATE	COMMENTS
FIRST FLOOR			
120	~2,310	Call for pricing	Build-to-Suit
SECOND FLOOR			
FULLY LEASED			



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First Floor



SUITE 120

2,310 RSF

Spec Drawing / Not reflecting current build-out



LOS ANGELES

Pomona

Santa Monica

Torrance

Long Beach

Anaheim

Irvine

Costa Mesa

Pacific Ocean

Santa Catalina Island

MURRIETA

Dana Point

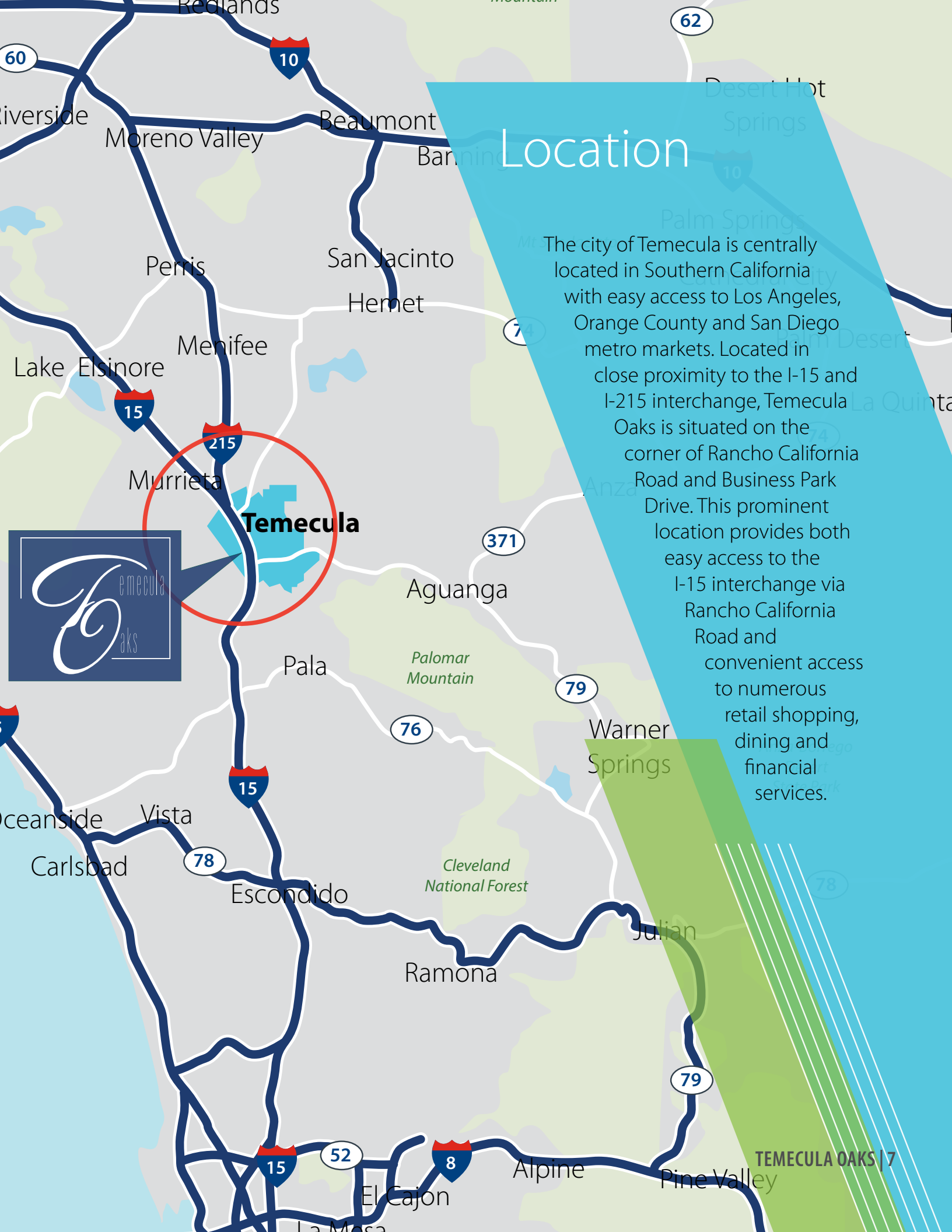
San Clemente

TEMECULA

San Clemente Island



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Location

The city of Temecula is centrally located in Southern California with easy access to Los Angeles, Orange County and San Diego metro markets. Located in close proximity to the I-15 and I-215 interchange, Temecula Oaks is situated on the corner of Rancho California Road and Business Park Drive. This prominent location provides both easy access to the I-15 interchange via Rancho California Road and convenient access to numerous retail shopping, dining and financial services.



Nearby Amenities

1

PALM PLAZA



Kmart // Food For Less // Hobby Lobby // Pier One Imports // Union Bank // See's Candy // Rent A Car // TJ Maxx

2

PROMENADE MALL



Macy's // JCP // Sears // P.F. Changs // Lazy Dog // The Yard House // California Pizza Kitchen // Islands Restaurant // Romano's Macaroni Grill // TGI Firdays // Cusi's // Red Robin // Souplantation // Office Depot // Party City // Petco // Barnes & Noble // Men's Warehouse // Costco // Red Lobster // Starbucks // El Torito // JoAnn // Buy Buy Baby



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3

TOWER PLAZA CENTER



Chili's // Black Angus // Big Lots // Michael's // Bank Of America // Pacific Western Bank // Pacific Trust Bank // Del Taco // Ultra Star Cinemas // Armstrong Garden Center

4

TEMECULA TOWN CENTER



Target // Vons // CVS // Claim Jumper // Home Goods // Rubio's // Daphne's Greek Restaurant // Starbucks // Style For Less // 24 Hour Fitness // Subway // Golden Spoon

5

OLD TOWN TEMECULA



Starbucks // Front Street Bar & Grill // The Edge Restaurant // Mad Madeline's // The Bank Mexican Restaurant // City Hall // Numerous Antique Stores



3

4

5



13,490 ADT (2017)
RANCHO CALIFORNIA ROAD

Traffic Count Source:
City of Temecula

City of Temecula

Temecula is a place of rolling vineyards, historic traditions and modern conveniences combined to offer entertainment for people of all ages. Covering 30,169 square miles, Temecula is centrally located along the I-15 and I-215 freeway corridor in Southwest California, just north of the San Diego county line. Branded as Southern California Wine Country, Temecula has award winning schools, higher educational opportunities, vast array of parks and trails, diverse shopping and dining options and beautiful residential communities. With its beautiful wine country, charming Old Town and four-diamond Pechanga Resort & Casino, Temecula remains a premier city within Southwest Riverside County. With a population of more than 100,000, this city continues to build on its success; it attracts those who demand a high quality of life.

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.



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Located in the heart of Temecula, Old Town Temecula blends historic 1880's buildings with over 640 antique dealers, unique shopping and restaurants. Old Town Temecula is the site of many special events including car shows, semi-annual Road Runs, Western Days and summer weekend entertainment and also home to the Temecula Museum which features exhibits about the local band of Native Americans and the local natural history and city development.



The Temecula Valley boasts 153 holes at eight golf courses, including seven championship courses. The well-bunkered Oaks at Temecula Creek Inn is known for its tree-lined beauty and playability, while Pechanga's Journey will take your breath away on the sixth hole, where the intimidating 175-yard drop may make your knees quiver during your tee shot.

Top Employers of Temecula



3,050
Employees



2,000
Employees



900
Employees



697
Employees



650
Employees



600
Employees



408
Employees



404
Employees



375
Employees



353
Employees



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Temecula and Murrieta Valley

WORK FORCE



The Murrieta / Temecula 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 initially caused the growth of retail and other population-serving businesses to grow in the community. The City of Murrieta - in conjunction with the City of Temecula - 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. According to a report prepared by the firm of Economics and Politics, Inc. in 2013, the average pay per worker in the area is below levels in neighboring San Diego. The area's pay per worker was \$28,876. This contrasts favorably with the San Diego County figure of \$49,084.

INCENTIVES AND BUSINESS SUPPORT SERVICES*



NO UTILITY USE TAX

There is no utility tax including electric, telephone, cellular, gas and water for businesses located in Temecula.



BUSINESS RETENTION PROGRAM

Temecula's Business Retention Program includes site visitations to local businesses on a regular basis. City and Temecula Chamber representatives meet with businesses and learn more about the company and it also provides an opportunity for the committee to respond to any questions the company may have. Information on labor / education needs and available training programs that can be utilized as well as business issues relating to city services, permits and city programs are discussed.



INDUSTRIAL DEVELOPMENT BONDS (IDBs)

Industrial Development Bonds (IDBs) are tax-exempt securities issued up to \$10 million by a governmental entity to provide money for the acquisition, construction, rehabilitation and equipping of manufacturing and processing facilities for private companies. IDBs can be issued by cities, counties, joint powers authorities (like CEDA) and the State. Bank IDBs can be used to fund the acquisition or development of manufacturing facilities. The IDB application and review process has been greatly streamlined in California, with monthly project approvals and no location restrictions.



FOREIGN TRADE ZONE

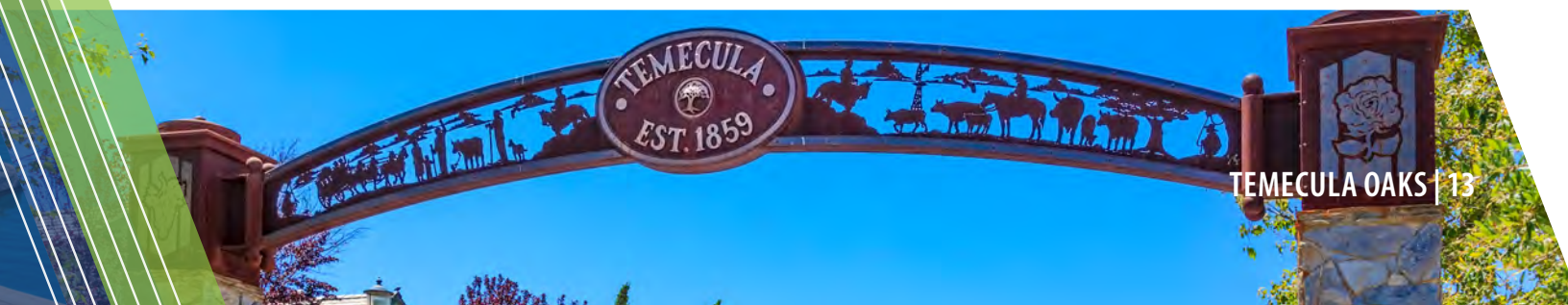
The City of Temecula is located within San Diego's Foreign Trade Zone designation. Foreign Trade Zones (FTZx) were created in the United States to provide special customs procedures to U.S. Plants engaged in international trade-related activities. Manufacturers locating in FTZs do not have to pay import duties on goods brought into the zones unless they are exported to the United States and do not have to pay import taxes on the increased value of the goods added by labor in the U.S. which can potentially save companies millions of dollars annually due to the reduced fees, taxes and tariffs on goods brought into the U.S.



SAN DIEGO INNOVATION HUB

Temecula is part of San Diego's Innovation Hub! The California Governor's Office of Economic Development (GoED) recently announced the San Diego Innovation Hub or San Diego "iHub" has been expanded to include Murrieta, Temecula and Southwest Riverside, along with the City of Riverside and the University of California Riverside in this zone. The new expanded San Diego iHub creates a combined technology corridor which is anchored on the south by San Diego and on the north by the University of California Riverside. This designation reflects the economic advantages of the Twin Cities, including the highly educated workforce, the area's highly rated schools, the quality of life and the availability of affordable land and buildings along the freeways for new industrial growth.

* Source: Speer Consulting, Neilson and City of Temecula





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