



Temecula Office Centre

Offered For Sale

43422, 43462, 43466 Business Park Drive, Temecula, California

Partnership. Performance.

CAPITAL MARKETS GROUP



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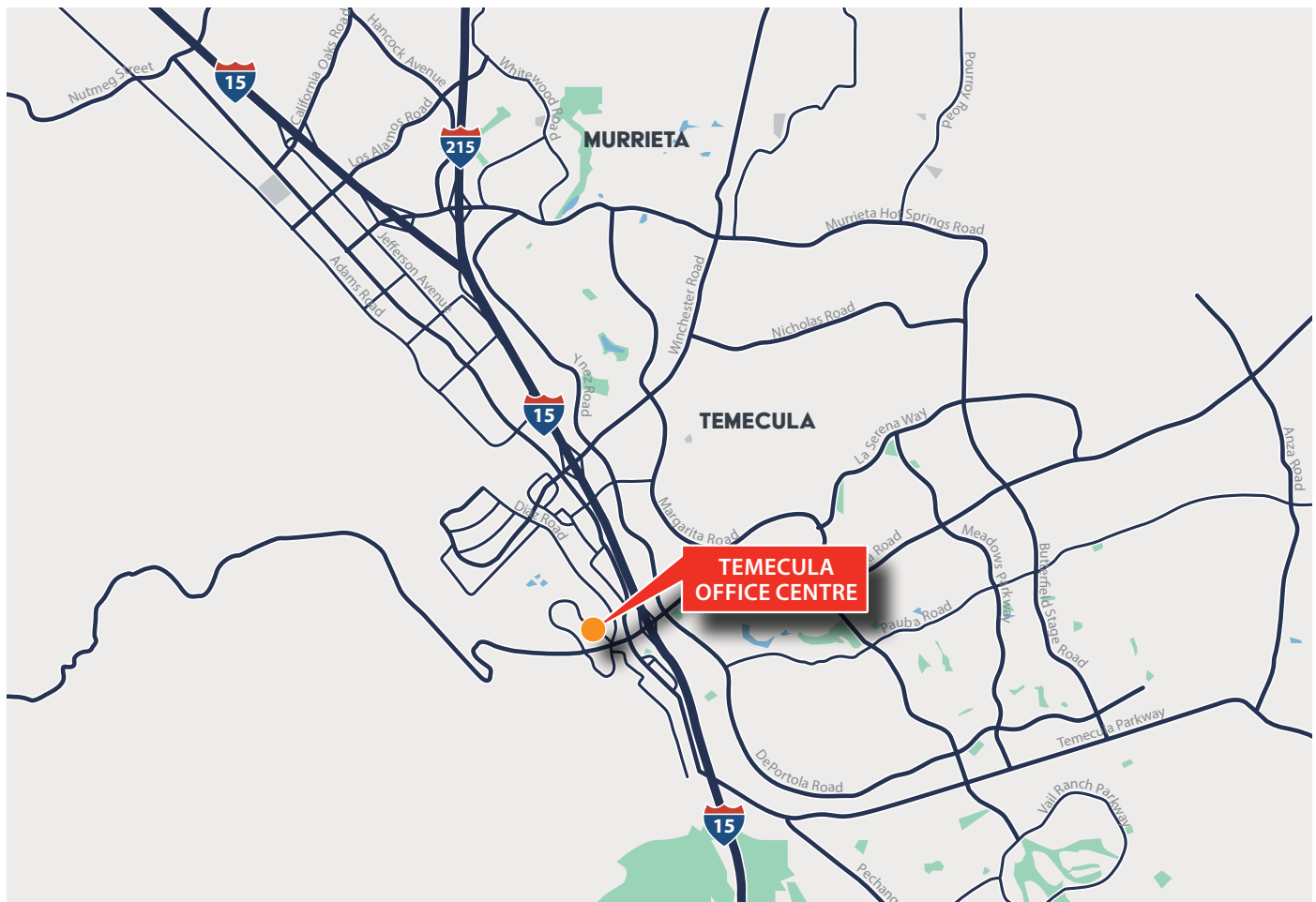
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Investment Highlights

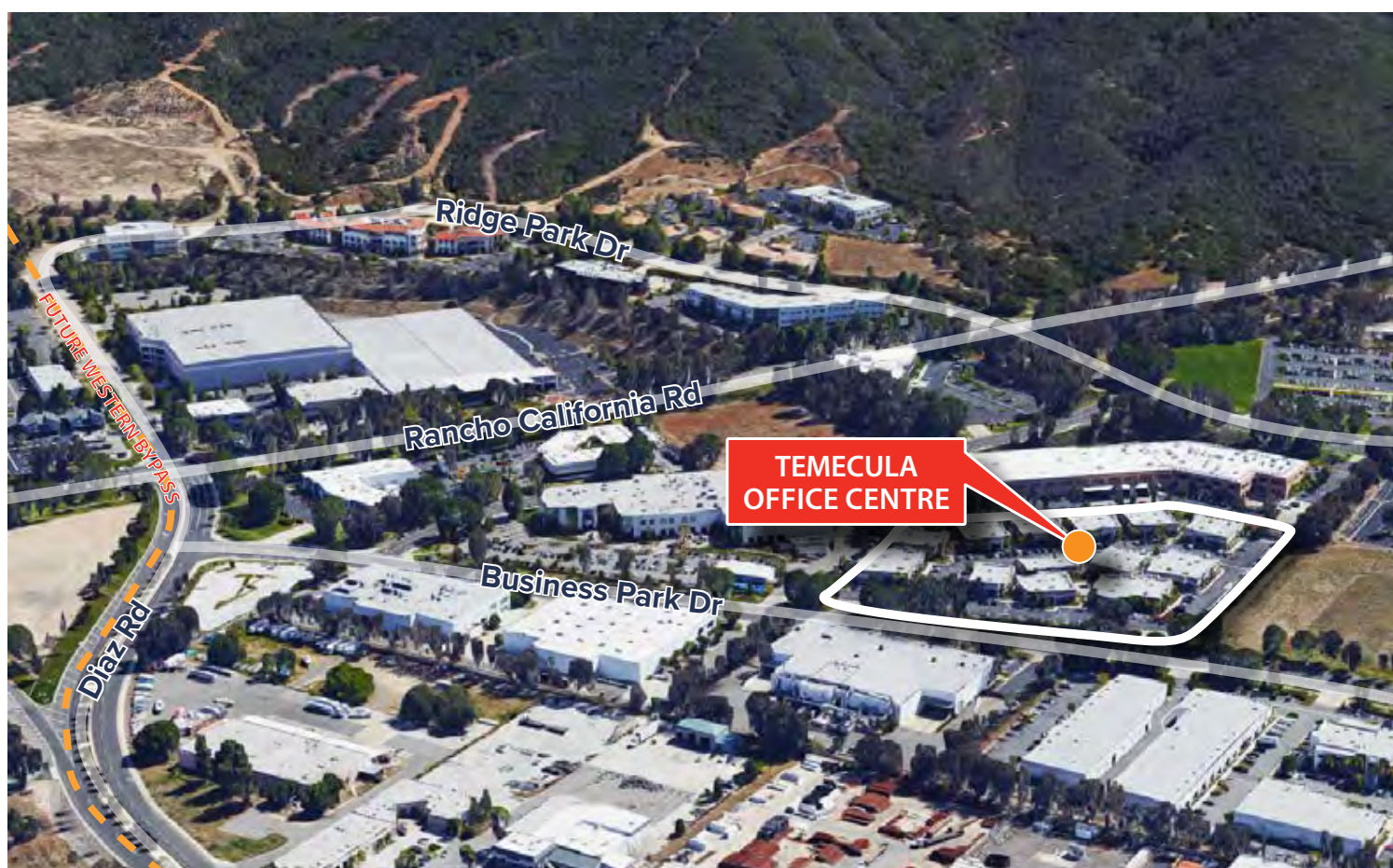
Outstanding Owner / User Opportunity

- Temecula Office Centre is a prestigious office park that offers an unparalleled image and corporate atmosphere
- Serene, park-like campus setting with attractive design and aesthetics including lush landscaping, building face stonework, beautiful courtyards and pathways
- Highly desirable office space with custom build-outs that include multiple private offices, high volume 10' ceilings, 9' tall solid wood doors, office and sidelight windows, reception area, kitchen/coffee bar, conference room and private restrooms
- Abundant parking at a ratio of 4.0 spaces per 1,000 rentable sf
- Office sizes ranging from 3,851 sf to 6,406 sf
- FiOS available



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 \$98,349 within a 5-mile trade area and \$86,697 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.



PROPERTY DESCRIPTION

Project Description

| | | | |
|----------------|---------------------------|--------------------|--|
| Address: | 43422 Business Park Drive | Stories: | Single |
| City: | Temecula | Parking Ratio: | 4.00 per 1,000 square feet; reserved spaces available. |
| State, Zip: | California 92590 | HVAC: | (4) roof mounted package units |
| APNs: | 921-021-017 | Construction Type: | Free standing wood frame and stucco |
| Property Size: | 3,851 square feet | Ceiling Heights: | 10' finished |
| Year Built: | 2006 | Zoning: | LI - Light Industrial |

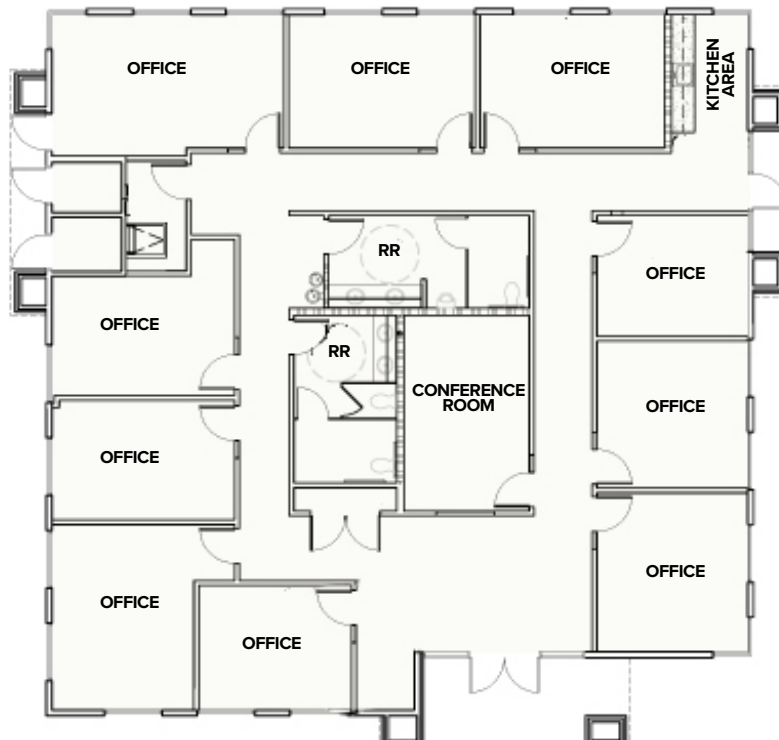
River Springs Charter School currently leases the entire building. Lease expires June 30, 2018. Currently paying \$5,634.64/mo NNN rent. Tenant currently does not intend to renew its Lease in this location.



Floor Plan - 43422 Business Park Drive

- Multiple perimeter private offices
- 2 Restrooms
- Conference Room
- Coffee Bar

Asking Price:
\$1,001,260



** Floor plans are not precise and may not be to scale*



PROPERTY DESCRIPTION

Project Description

| | | | |
|----------------|--|--------------------|--|
| Address: | 43462 Business Park Drive 43466 Business Park Drive | Stories: | Single |
| City: | Temecula | Parking Ratio: | 4.00 per 1,000 square feet; reserved spaces available. |
| State, Zip: | California 92590 | HVAC: | (4) roof mounted package units |
| APNs: | 921-021-002 921-021-001 | Construction Type: | Free standing wood frame and stucco |
| Property Size: | 3,184 square feet 3,222 square feet Total: 6,406 square feet | Ceiling Heights: | 10' finished |
| Year Built: | 2006 | Zoning: | LI - Light Industrial |

River Springs Charter School currently leases 43462 Business Park. Lease expires June 30, 2018. Currently paying \$4,658.71/mo NNN rent. Tenant currently does not intend to renew its Lease in this location.

River Springs Charter School currently leases 43466 Business Park. Lease expires June 30, 2018. Currently paying \$4,714.31/mo NNN rent. Tenant currently does not intend to renew its Lease in this location.

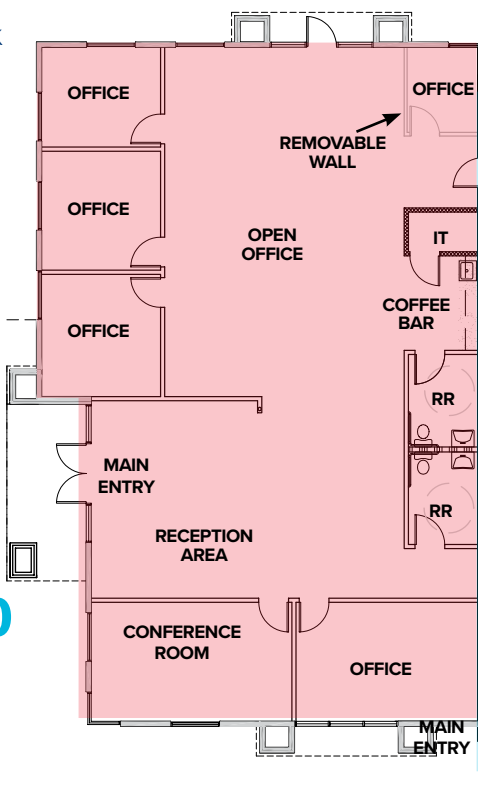


Floor Plan - 43462 - 43466 Business Park Drive

43466 Business Park
3,222 sf

- Five perimeter private offices
- 2 Restrooms
- Conference Room
- Coffee Bar
- Open Bullpen

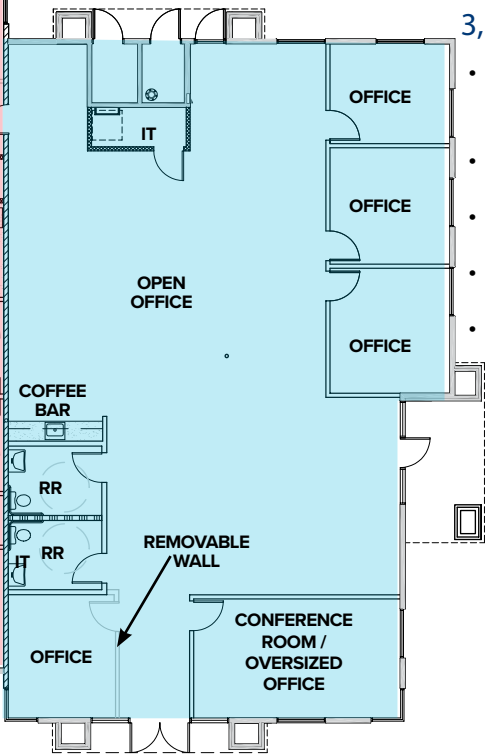
**Asking
Price:
\$837,720**



43462 Business Park
3,184 sf

- Four perimeter private offices
- 2 Restrooms
- Conference Room
- Coffee Bar
- Open Bullpen

**Asking
Price:
\$827,840**



**Floor plans are not precise and may not be to scale*



AREA OVERVIEW

Area Amenities



Promenade Regional Mall

Old Town Temecula

Temecula Town Center



Inland Empire

The largest region of Southern California, the Inland Empire, comprises of both Riverside and San Bernardino Counties, is one of the most significant economies in the United State. It has been rated in the top tier for various measures of growth from population and job creation to construction and office space absorption over the last decade. It is generally considered to be the area between the southern coastal areas of Orange County, Los Angeles and the Palm Springs, California and other desert cities. Inland Empire contains over 50 cities, including Riverside, San Bernardino, Rancho Cucamonga, Ontario and Temecula's Wine Country to the south.

The U.S. Census Bureau-defined Riverside - San Bernardino - Ontario metropolitan area covers more than 27,000 square miles (70,000 km²) and has a population of approximately 4 million. Most of the area's population is located in southwestern San Bernardino County and northwestern Riverside County. At the end of the 19th century and since the 1970s a rapidly growing population, fed by families migrating in search of affordable house, has led to more residential, industrial and commercial development.

The Inland Empire is poised for extreme growth and has added over half a million people on the past five years, bringing the current population to 4.4 million. The Southern California work force has been migrating to the Inland Empire for reasons such as affordable land, excellent quality of life and relatively lower housing prices couples with efficient and multiple transportation routes. In fact, the Riverside - San Bernardino primary metropolitan statistical area is California's 2nd and the Nation's 12th most populous region. The Inland Empire market continues to be one of the largest and most dynamic areas in the country, with diminishing land supply as well as steady absorption and demand, the area is poised for continued success. The area benefits from its infrastructure and the growing population who would prefer to live and work in the same community. There are many factors that continue to



contribute to the sustained economic growth of the Inland Empire. These include:

- The Inland Empire offers a strategic West Coast location, vast amounts of available land for future growth, a highly-skilled and educated work force, a sophisticated transportation infrastructure and access to 27 colleges and universities, including seven research institutions. The area features a changing economic landscape with emerging technological productivity and employs an excess of 1 million people. The Inland Empire is also one of America's most unique regions, featuring impeccable mountains, lakes, deserts and ample recreation and sporting activities, all within an hour drive to the shores of the Pacific Ocean.
- Each year, a million people visit the county to take advantage of the glorious desert winter, attend the Riverside County Fair and National Date Festival, the Balloon and Wine Festival, the Palm Springs International Film Festival, the Coachella and Stagecoach mega-concerts, the Paribas Open at the Indian Wells Tennis Center and the Humana Challenge, the golf tournament formerly known as the Bob Hope Classic. All those, joined with a rich, cultural heritage and frontier history, make Riverside County a great place to live, work and visit.

AREA OVERVIEW

Riverside County

Riverside County is one of the fastest growing counties in the United States, leading the rapidly changing Inland Empires market, with rivers, mountain peaks, deserts and fertile valleys, Riverside County offers diversity that few locations can match. More than two million people live in Riverside County, making it the fourth most populous county in California, taking advantage of affordable housing, nearby beaches, mountains, hiking and bike trails, the Wine Country near Temecula and resorts that offer oases in the desert. Riverside County covers 7,208 square miles on Southern California. Together, Riverside and San Bernardino Counties have been dubbed the Inland Empire.

California’s fourth largest county by population is expanding its economy, working to diversify beyond the housing industry that has driven the region’s economy for years.

Centrally located in the heart of Southern California, Riverside County borders San Bernardino, Orange and San Diego Counties. Interstate 10 runs through the entire County from east to west, and Interstate 15 and 215 connect Riverside County with San Diego County and San Bernardino County. Highway 60 and 91 link Riverside County to Los Angeles and Orange Counties. Attractive to many businesses, rail service connects Riverside County businesses with important markets, ports of entry and key airports to expedite major national and international commerce transactions. Metrolink accommodates a large number of commuters from Riverside to Los Angeles, Orange and San Bernardino Counties. In addition, Riverside County is presently served by 3 airports including the rapidly expanding Ontario International Airport, Palm Springs International Airport and San Bernardino International Airport.

RIVERSIDE DEMOGRAPHICS

| Census 2010 Summary | |
|---------------------------------|-----------|
| Population: | 2,189,641 |
| Household: | 686,260 |
| Median Age: | 33.7 |
| Census 2017 Summary | |
| Population: | 2,388,710 |
| Household: | 741,071 |
| Median Age: | 34.6 |
| Median Household Income: | \$60,180 |
| Average Household Income: | \$83,526 |
| Census 2022 Summary | |
| Population: | 2,542,192 |
| Household: | 583,386 |
| Median Age: | 35.3 |
| Median Household Income: | \$66,148 |
| Average Household Income: | \$94,665 |
| Trends: 2017 - 2022 Annual Rate | |
| Population: | 1.25% |
| Household: | 1.16% |
| Median Household Income: | 1.91% |



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.

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.



AREA OVERVIEW

Temecula has a perfect climate for serene and beautiful hot-air ballooning adventures and award-winning wineries nestled in 3,000 acres of picturesque wine country but that's just the beginning. The community's mix of entertaining activities and friendly residents makes visitors want to return again and again.

The Pechanga Band of Luiseno Indians built the current Pechanga Resort and Casino complex in 2001 and began a \$285 expansion project in 2016. Linked together in an architectural design that subtly highlights the tribe's Luiseno culture, the facility includes a vast 188,000 square foot gaming floor, that makes Pechanga the biggest casino in California. Designed with player comfort in mind, the casino is equipped with a state-of-the-art filtration system and offers extensive non-smoking areas. Pechanga Resort and Casino is Temecula Valley's largest employer, with over 4,000 people employed.

TEMECULA DEMOGRAPHICS

| Census 2010 Summary | |
|---------------------------------|-----------|
| Population: | 100,107 |
| Household: | 31,7840 |
| Median Age: | 33.4 |
| Census 2017 Summary | |
| Population: | 110,802 |
| Household: | 35,004 |
| Median Age: | 34.5 |
| Median Household Income: | \$84,322 |
| Average Household Income: | \$101,330 |
| Census 2022 Summary | |
| Population: | 118,834 |
| Household: | 37,345 |
| Median Age: | 35.0 |
| Median Household Income: | \$92,870 |
| Average Household Income: | \$115,271 |
| Trends: 2017 - 2022 Annual Rate | |
| Population: | 1.41% |
| Household: | 1.30% |
| Median Household Income: | 1.95% |

Temecula Top Employers

| Company Name | Products / Services |
|---|---|
| Pechanga Resort & Casino | Tourism / Resort |
| Temecula Valley Unified School District | Education |
| Abbott Laboratories | Medical Device Innovations |
| Professional Hospital Supply | Medical Supplies |
| International Rectifier / Hexfe | Power semi-conductors & related devices |
| Channell Commercial Corporation | Radio / TV Communications Equipment |
| DCH Auto Group | Automobile Dealership |
| Milgard Manufacturing | Custom Windows & Tempered Glass |
| Opto 22 | Electric / Automation Controls |
| Airbus DS Communications | Emergency Response Systems |
| Tension Envelope | Envelope Manufacturer |
| Southwest Traders | Distributor Dry Goods |
| FFF Enterprises | Biopharmaceutical |
| Southwest healthcare | Healthcare |





For More Information Please Contact:

INVESTMENT SALES TEAM:

Stan Nowak

Principal

858.935.4191

stan.nowak@avisonyoung.com

CalBRE #01461162

Matt Shaw

Senior Associate

858.935.4192

matt.shaw@avisonyoung.com

CalBRE #01917622

Avison Young • 4655 Executive Drive, Suite 325, San Diego, CA 92121 • 858.201.7070 • avisonyoung.com



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