

FOR SALE

±2,152 SF OFFICE CONDO



42210

ROICK DR., UNIT 1

TEMECULA, CA 92590

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

- End Cap unit nestled up against the Temecula foothills with serene backdrop
- High end upgraded interior with custom built in wood finishes, cabinets and tile flooring
- Electric fireplace located in the executive office
- Upstairs mezzanine for additional storage space
- Separate entrance for the executive office



ASKING PRICE: \$516,480

ADDRESS	42210 Roick Drive, Unit 1
CITY	Temecula
STATE, ZIP	California 92590
APN	909-323-001
PROPERTY SIZE	2,152 SF
YEAR BUILT	2006
STORIES	Single
PARKING RATIO	0.11 per 1,000 square feet
ZONING	Light Industrial

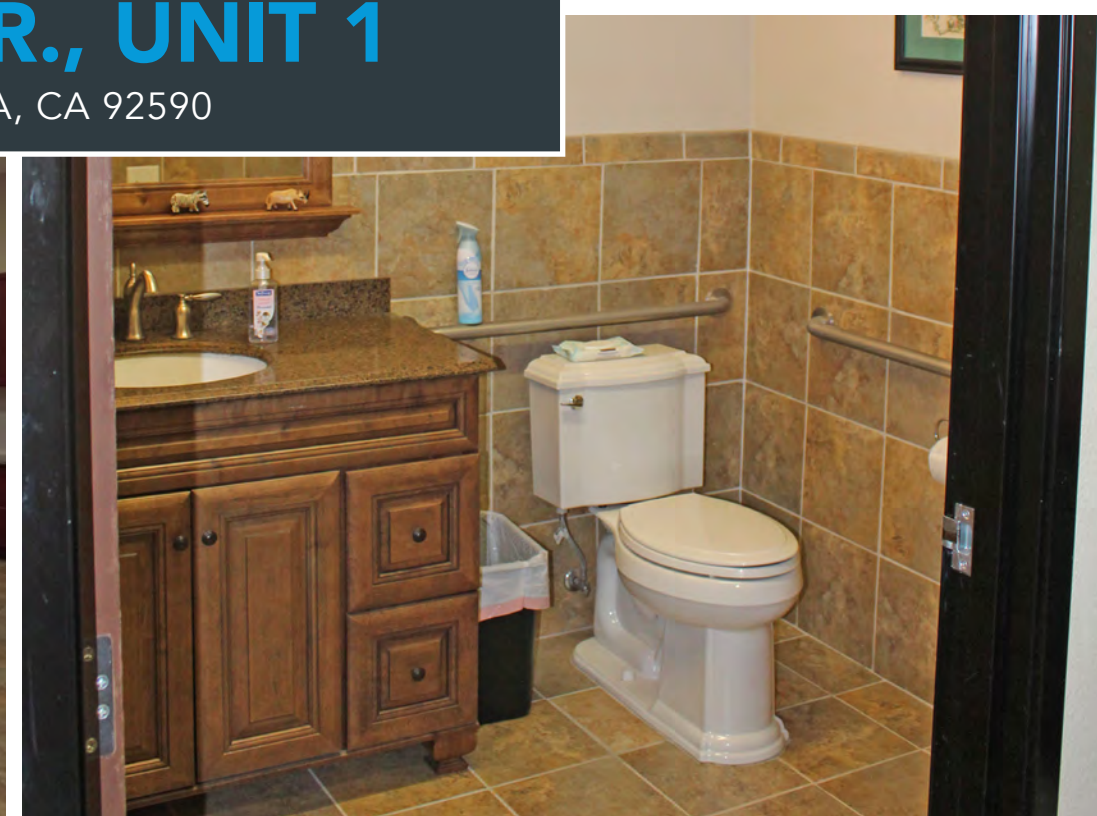


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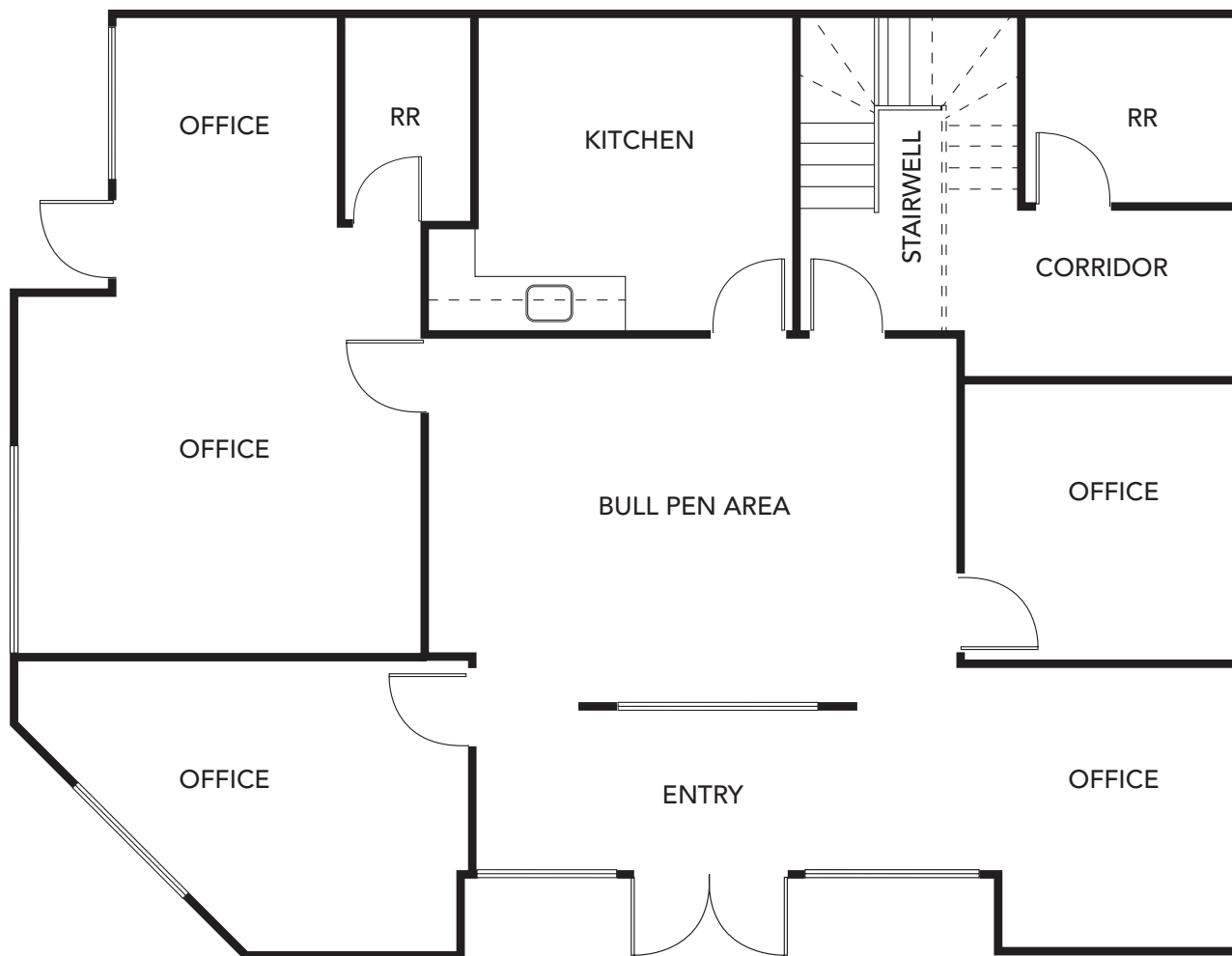


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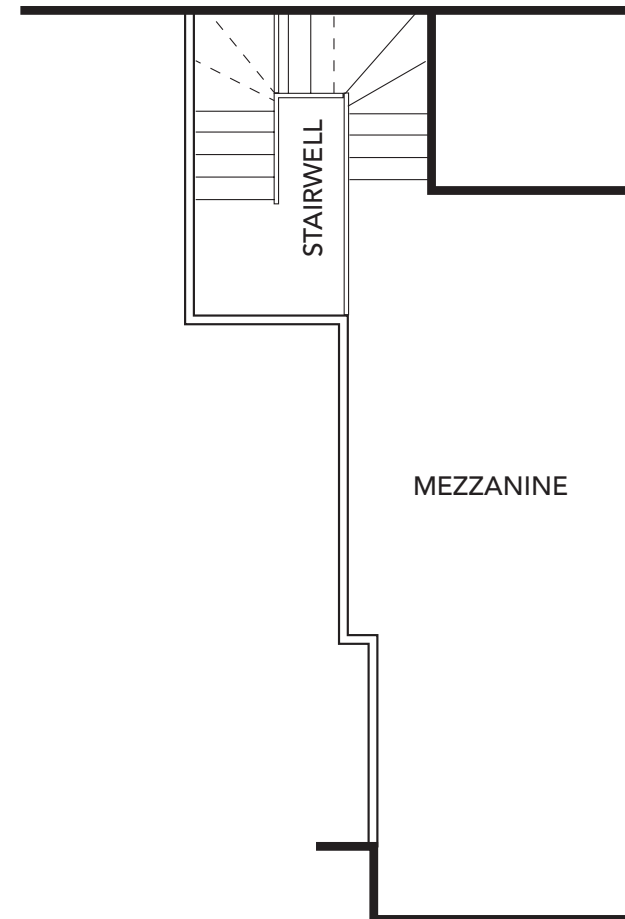


FLOOR PLANS

FIRST FLOOR

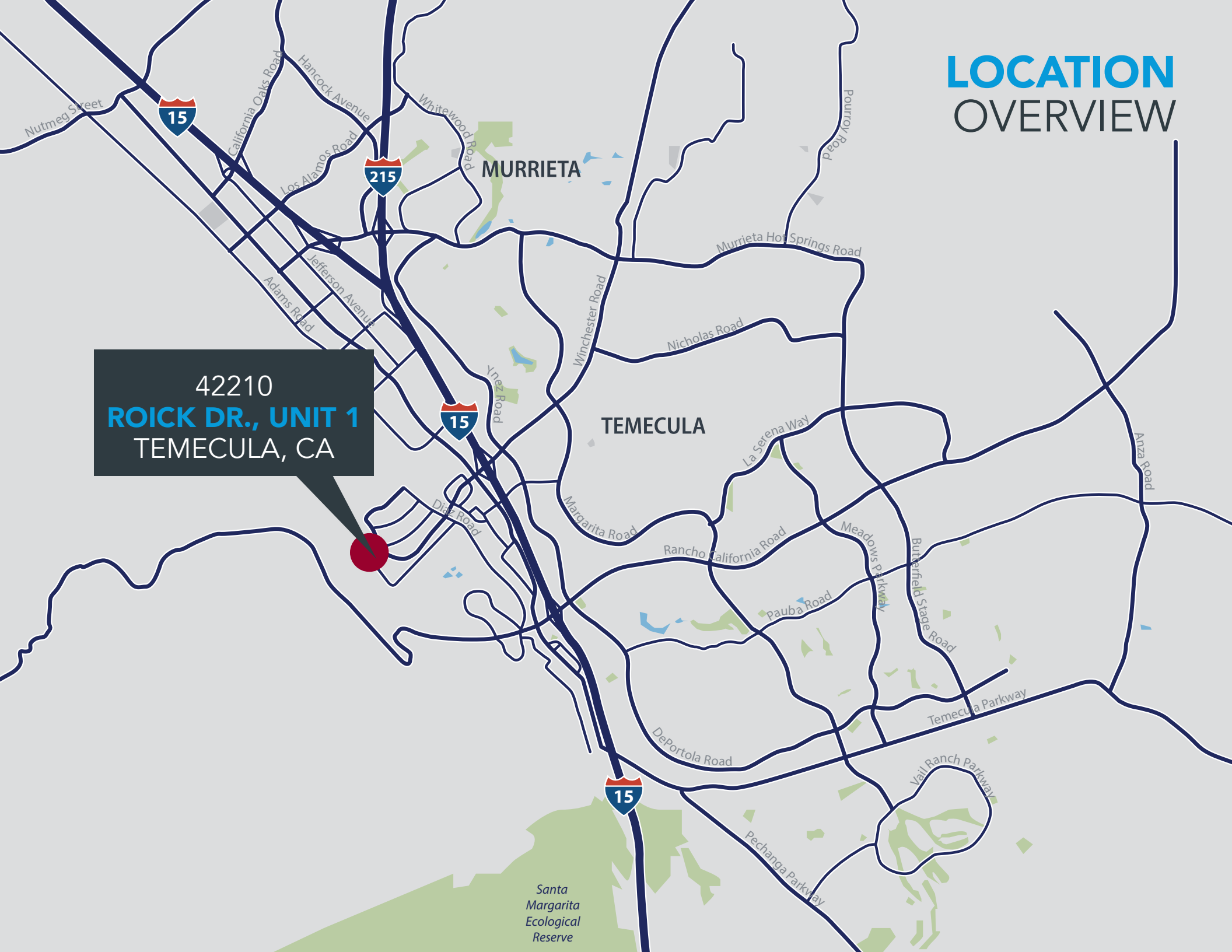


MEZZANINE



LOCATION OVERVIEW

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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.



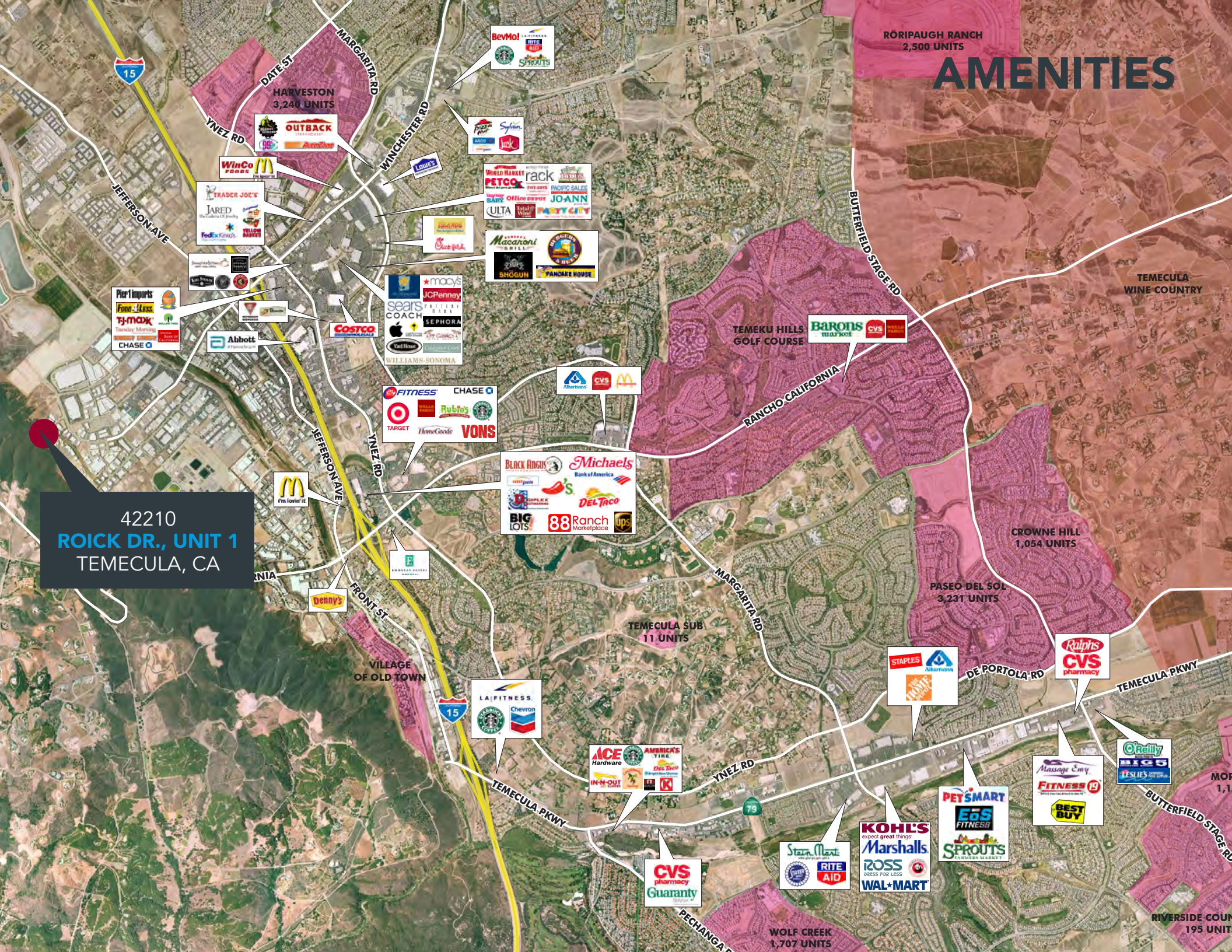
Affluent trade area demographics with an average household income of \$115,335 within a 5-mile trade area and \$111,464 in a 3-mile trade area.



Temecula has strong future business growth potential and is poised to benefit from the influence of growing technology and biotechnology companies in the area.

AMENITIES

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TEMECULA, CA



HARVESTON
3,240 UNITS

RORIPAUGH RANCH
2,500 UNITS

TEMECU HILLS GOLF COURSE

TEMECULA WINE COUNTRY

RANCHO CALIFORNIA

CROWNE HILL
1,054 UNITS

PASEO DEL SOL
3,231 UNITS

TEMECULA SUB
11 UNITS

VILLAGE OF OLD TOWN

WOLF CREEK
1,707 UNITS

RIVERSIDE COUNTY
195 UNITS

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

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

	3 Mile	5 Mile	10 Mile
 POPULATION	47,341	159,402	352,332
 MEDIAN HOUSEHOLD INCOME	\$83,319	\$93,059	\$96,954
 HIGH SCHOOL DEGREE OR HIGHER	8,282	28,177	62,298
 GRADUATE DEGREE OR HIGHER	9,265	33,399	73,046
 TOTAL EMPLOYEES	44,374	78,255	105,769
 TOTAL BUSINESSES	5,480	9,643	13,873



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