

**OFFICE SUITE
AVAILABLE
FOR LEASE**



CHAPARRAL CENTER

28465 OLD TOWN FRONT STREET
TEMECULA

PROPERTY FEATURES

- 121 SF Private Office Suite Available
- Premier Old Town Temecula Location
- On-Site Parking
- Walking Distance From Crafted Scone Restaurants, Shopping & Post Office
- Three Story Building
- Views of Old Town and Santa Rosa Foothills
- Strategically Located At The Gateway to Old Town Temecula & At The Heart Of The Activity & In Close Proximity To Public Parking
- The City of Temecula Attracts Approximately 3.1 Million Visitors On Average Annually Throughout Southern California Making It Old Town Temecula A Prime Destination For Travelers & Locals Alike

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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055



DEMOGRAPHICS

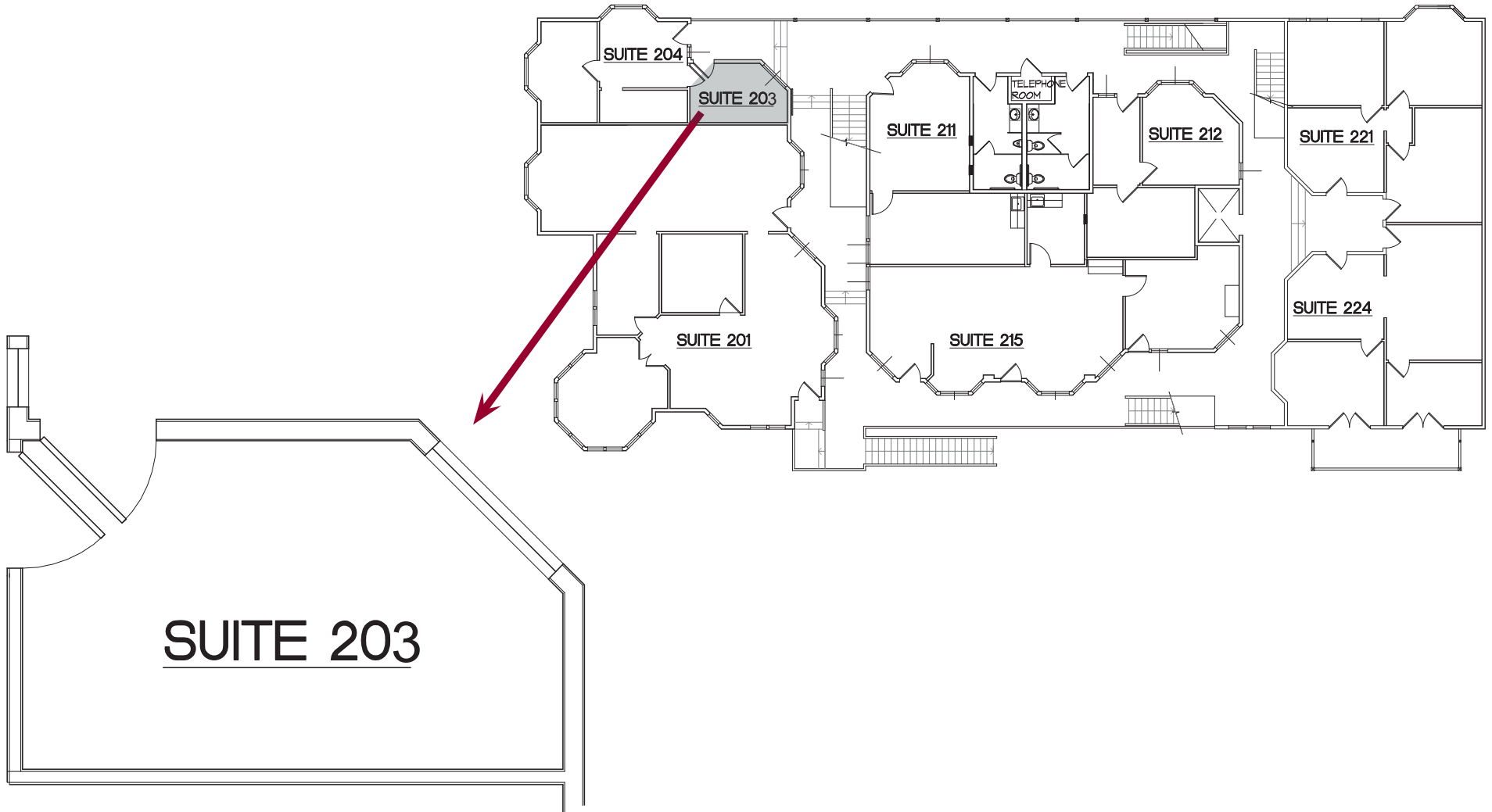
3-mile radius

| | |
|--------------------------|-----------|
| Population | 52,511 |
| Average Household Income | \$127,856 |
| Households | 18,592 |
| Median Household Income | \$102,657 |
| Daytime Population | 52,880 |
| Median Age | 36.7 |

TRAFFIC COUNTS

13,355 CPD

Old Town Front St.



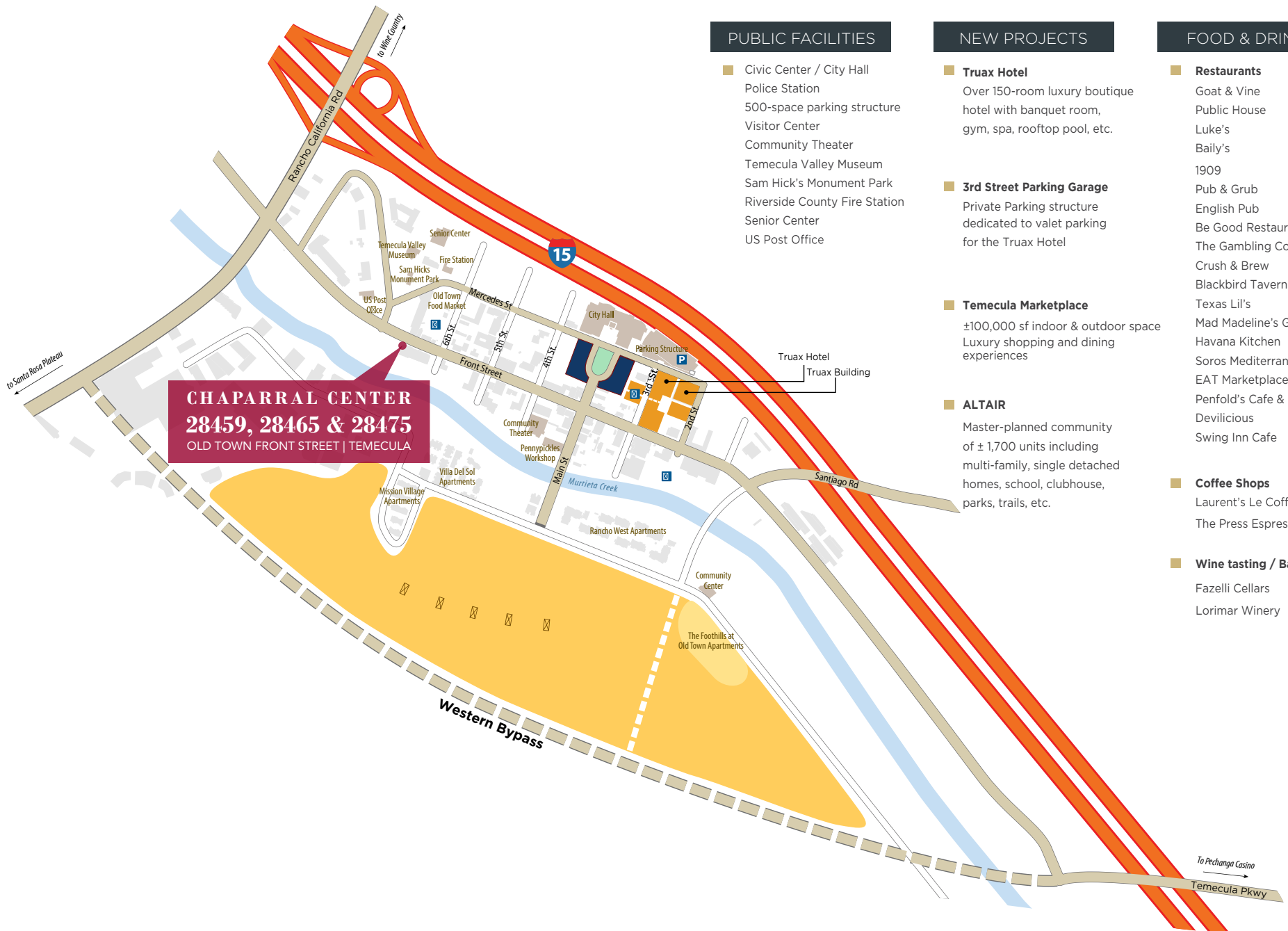
| BUILDING # | SUITE # | RSF | MONTHLY RENT | DESCRIPTION | AVAILABLE |
|--|---------|---------|---|----------------|-------------|
| Center Building 28465 Old Town Front St. | 203 | 121 RSF | \$700.00 per month <i>Electricity is Included</i> | Open Work Area | Immediately |

Do Not Disturb Tenant - Contact Agent for Touring Instructions.

CHAPARRAL CENTER

28465 OLD TOWN FRONT STREET
TEMECULA

AMENITIES



CHAPARRAL CENTER
28459, 28465 & 28475
OLD TOWN FRONT STREET | TEMECULA

PUBLIC FACILITIES

- Civic Center / City Hall
- Police Station
- 500-space parking structure
- Visitor Center
- Community Theater
- Temecula Valley Museum
- Sam Hick's Monument Park
- Riverside County Fire Station
- Senior Center
- US Post Office

NEW PROJECTS

- **Truax Hotel**
Over 150-room luxury boutique hotel with banquet room, gym, spa, rooftop pool, etc.
- **3rd Street Parking Garage**
Private Parking structure dedicated to valet parking for the Truax Hotel
- **Temecula Marketplace**
±100,000 sf indoor & outdoor space
Luxury shopping and dining experiences
- **ALTAIR**
Master-planned community of ± 1,700 units including multi-family, single detached homes, school, clubhouse, parks, trails, etc.

FOOD & DRINKS

- **Restaurants**
Goat & Vine
Public House
Luke's
Baily's
1909
Pub & Grub
English Pub
Be Good Restaurant
The Gambling Cowboy
Crush & Brew
Blackbird Tavern
Texas Lil's
Mad Madeline's Grill
Havana Kitchen
Soros Mediterranean Grill
EAT Marketplace & Eatery
Penfold's Cafe & Bakery
Devilicious
Swing Inn Cafe
- **Coffee Shops**
Laurent's Le Coffee Shop
The Press Espresso
- **Wine tasting / Bars**
Fazelli Cellars
Lorimar Winery



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