



**FOREFRONT
TEMECULA**

27708 JEFFERSON AVENUE | TEMECULA, CA 92590



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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

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PROPERTY OVERVIEW

Take your
business to the
FOREFRONT

- Forefront Temecula is a premier Class "A" office space available for lease
- 2-story, elevator served
- Recently underwent a full exterior and lobby renovation with modern finishes
- Fully Built out turn key space starting at 3,290 sf
- Building features 2 story glass entry, all natural Travertine stone exterior and custom water tile feature wall from Spain in main lobby
- Abundant parking: 4.85 parking stalls per 1,000 sf with covered parking available
- Convenient access to Interstate 15 freeway via Winchester Road and Rancho California Road
- Located less than a mile and half from Old Town Temecula, with its community events, shopping and high end restaurants
- Within walking distance to several restaurants



MAIN
LOBBY

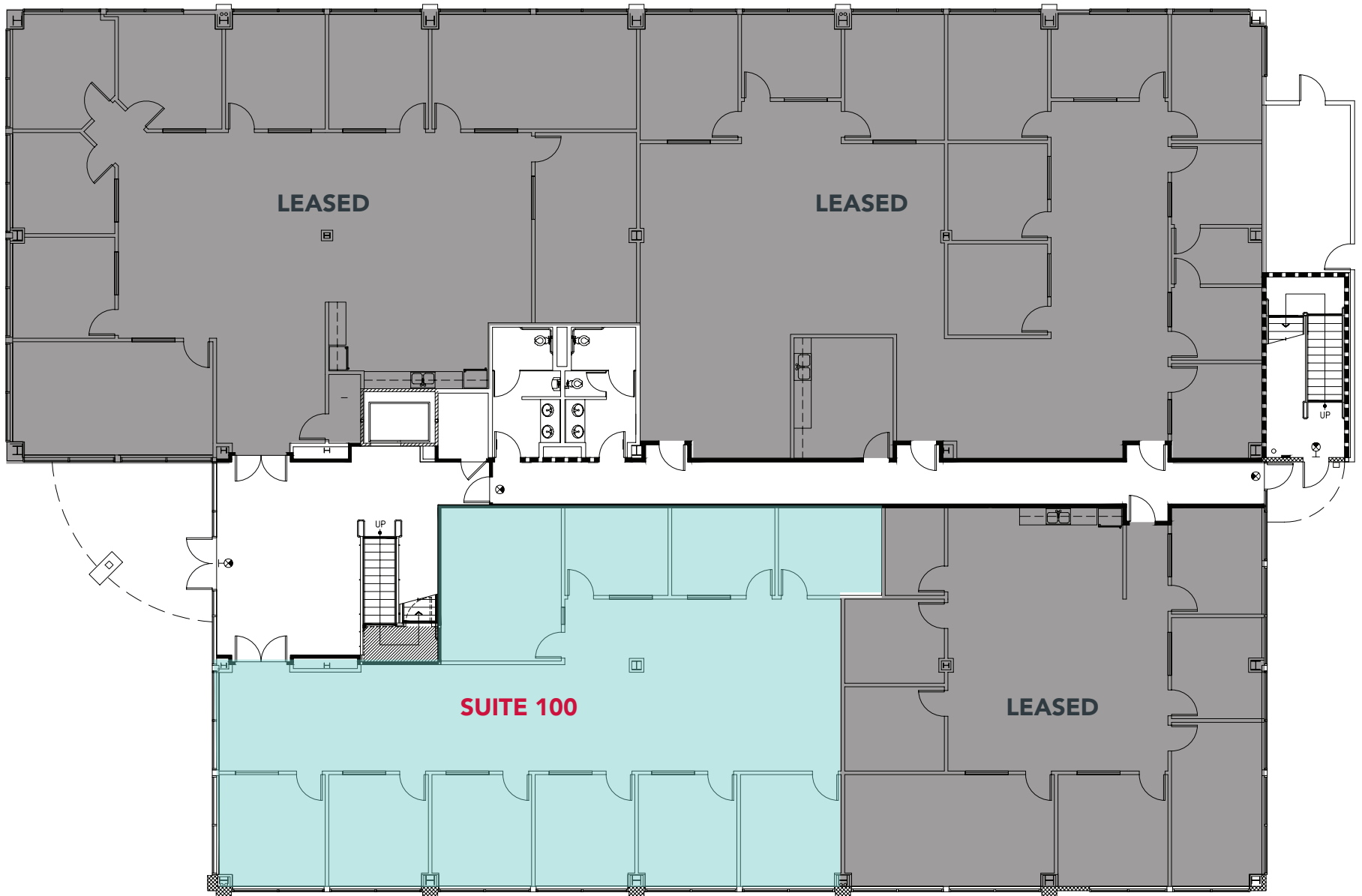


AVAILABILITY

FIRST FLOOR



SUITE	RENTABLE SQUARE FOOTAGE	LEASE RATE	AVAILABILITY	COMMENTS
100	3,290	NEGOTIABLE	IMMEDIATE	Reception area, multiple private offices, conference room, open office. High end tenant improvement build-out. 9' ceilings and abundant natural light. Prominent entrance located in main lobby with a double door entry.



*Floor plans represent Proposed suite modifications and may not be to scale.

JEFFERSON AVE



EXISTING FIRST FLOOR PLAN



*Floor plans represent Proposed suite modifications and may not be to scale.

JEFFERSON AVE

AVAILABILITY

SECOND FLOOR



SUITE

RENTABLE
SQUARE
FOOTAGE

LEASE RATE

AVAILABILITY

COMMENTS

100% Leased

LOCATION OVERVIEW

**FOREFRONT
TEMECULA**



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.



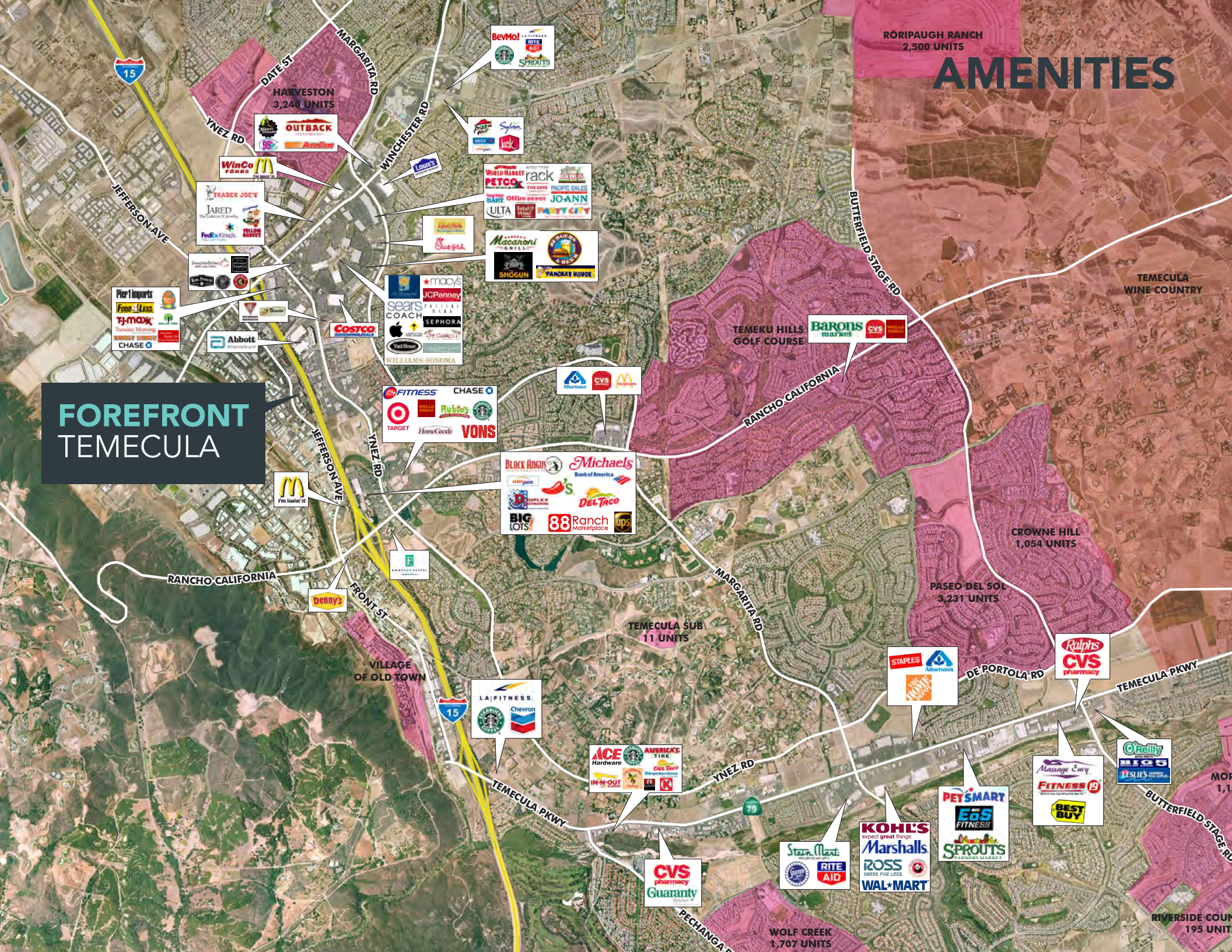
Affluent trade area demographics with an average household income of \$98,349 within a 5-mile trade area and \$86,697 in a 3-mile trade area.



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

AMENITIES

FOREFRONT TEMECULA



HARVESTON
3,240 UNITS

RORIPAUGH RANCH
2,500 UNITS

TEMEKU HILLS GOLF COURSE

CROWNE HILL
1,054 UNITS

PASEO DEL SOL
3,231 UNITS

TEMECULA SUB
11 UNITS

WOLF CREEK
1,707 UNITS

RIVERSIDE COUN
195 UNITS

OUTBACK

WinCo

TRADER JOE'S

JARED

FedEx

Abbott

CHASE

OUTBACK

BevMo!

Walmart

PETCO

Messeroni

SHOGUN

sears

COACH

WILLIAMS-SONOMA

FITNESS

TARGET

Denny's

Black Angus

Michaels

DEL TACO

BIG LOTS

88Ranch

UPS

LA FITNESS

Starbucks

ACE Hardware

IN-N-OUT

CVS pharmacy

Star Mart

RITE AID

KOHL'S

Marshall's

ROSS

PETSMART

EoS FITNESS

SPROUTS

Massage Envy

FITNESS

BEST BUY

O'Reilly

ESB

LESIE'S

Ralphs

CVS pharmacy

STAPLES

Home Depot

TEMECULA PKWY

DE PORTOLA RD

YNEZ RD

MARGARITA RD

FRONT ST

JEFFERSON AVE

WINE COUNTRY

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 are from neighboring San Diego. As is common in newly developing ares 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 suppurated 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	64,557	175,653	343,780
 MEDIAN HOUSEHOLD INCOME	\$82,987	\$91,328	\$97,052
 HIGH SCHOOL DEGREE OR HIGHER	11,491	30,964	60,956
 GRADUATE DEGREE OR HIGHER	12,260	35,594	70,596
 TOTAL EMPLOYEES	65,023	129,796	198,328
 TOTAL BUSINESSES	5,994	10,039	12,805

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