

# RED HAWK BUSINESS PARK

32840 WOLF STORE ROAD, TEMECULA, CA 92590

FOR SALE  
±7,273 SF FLEX BUILDING



OFFERING MEMORANDUM

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## OFFERING SUMMARY

Coldwell Banker Commercial - SC, as exclusive marketing advisor, is pleased to present to qualified investors the opportunity to acquire 32840 Wolf Store Road in Temecula, CA. Built in 1999, the properties have served as the corporate headquarters for AMN Media, Inc. (formerly REVShare, Inc.). The current lease is set to expire on March 31, 2021 and AMN Media, Inc. is expected to vacate at such time. Encompassing approximately 7,273 square feet, the properties are part of an industrial condominium project known as the Red Hawk Business Park. The property is located within close proximity to the I-15 via Temecula Parkway (AKA: Highway 79 South) and benefits from numerous retail, restaurant and service amenities nearby. The properties were originally constructed to allow for up to a three tenant occupancy scenario, therefore providing a great owner / user / investor opportunity.



## INVESTMENT HIGHLIGHTS

**Owner / User Opportunity** - An owner/user can utilize a portion or portions of the property while benefiting from in-place income from the existing tenant.

**Investor Opportunity** - Great opportunity for an investor to reposition the asset into a multi-tenant scenario by demising each of the condominiums into 2 or 3 separate suites.

**Tenant Signage Rights** - Each condominium has signage rights to two placeholders on each kiosk within Red Hawk Business Park. There are two sign kiosks in the park; one on the front (along Highway 79) and another in the back (along Wolf Store Road).

**Strong Temecula Parkway Market Fundamentals** - The Temecula Parkway market is considered by many to be a "market within a market" because of its close proximity to retail amenities and housing.



# RED HAWK BUSINESS PARK

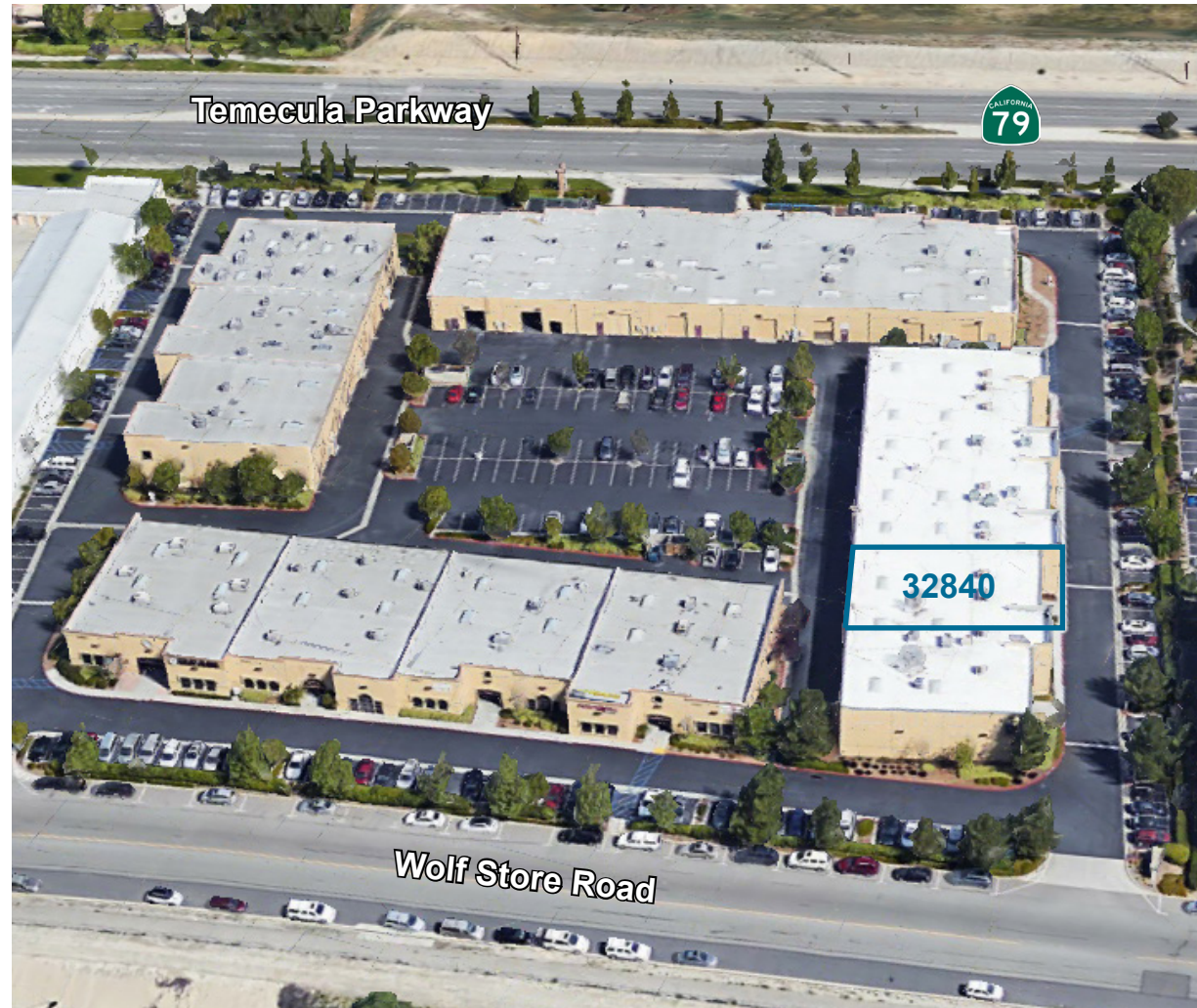
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## PROPERTY HIGHLIGHTS

- ±7,273 SF flex building for sale or lease
- The subject property is fully leased through March 31, 2021
- Ideal Investor/ owner / user opportunity
- Three front entrances allowing for potential to be demised into three suites
- 100% HVAC served
- Located within the Redhawk Business Park
- Well maintained opportunity in a highly desirable location
- Numerous retail, service and restaurant amenities nearby
- Offered for sale at \$1,250,000



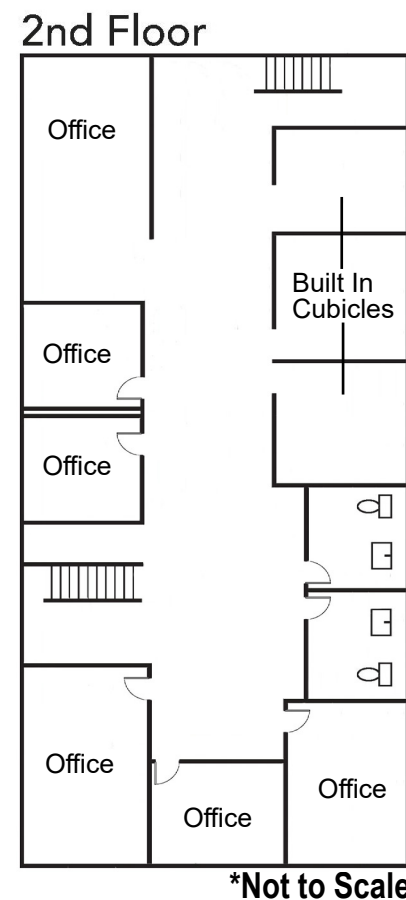
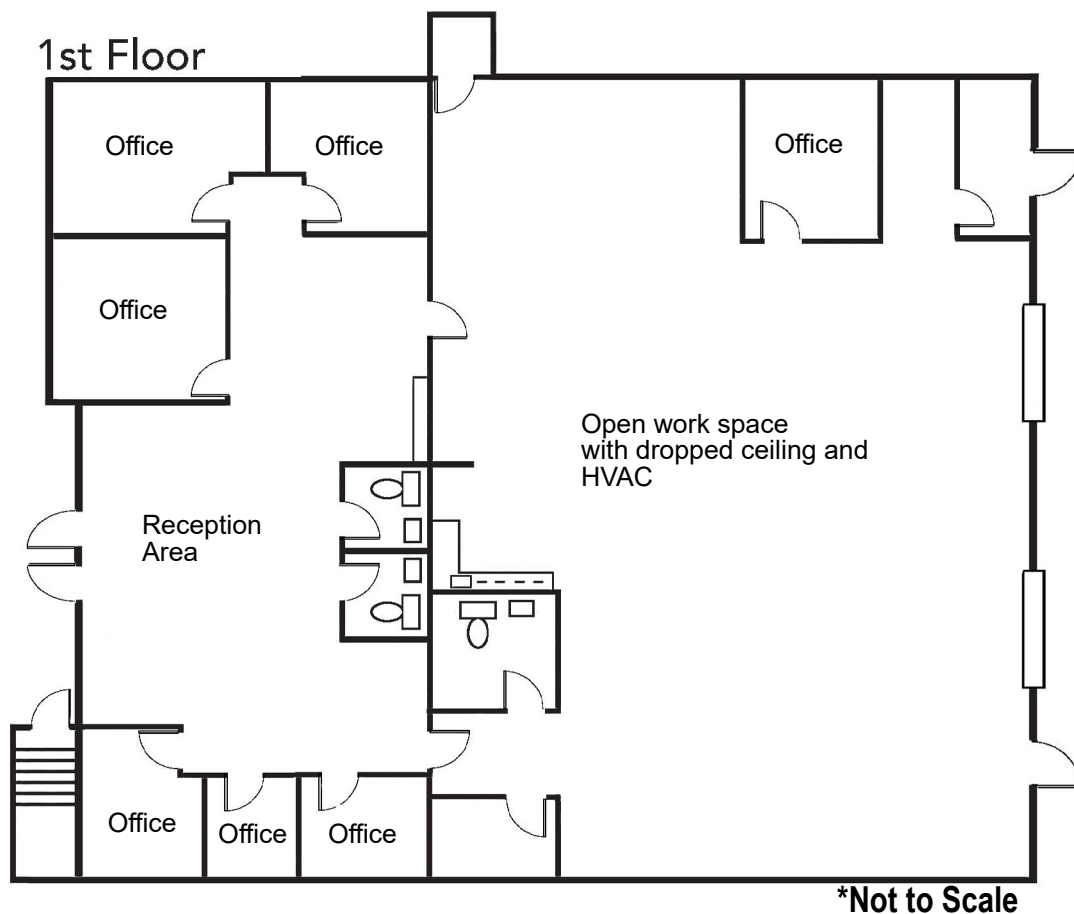
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## FLOOR PLAN



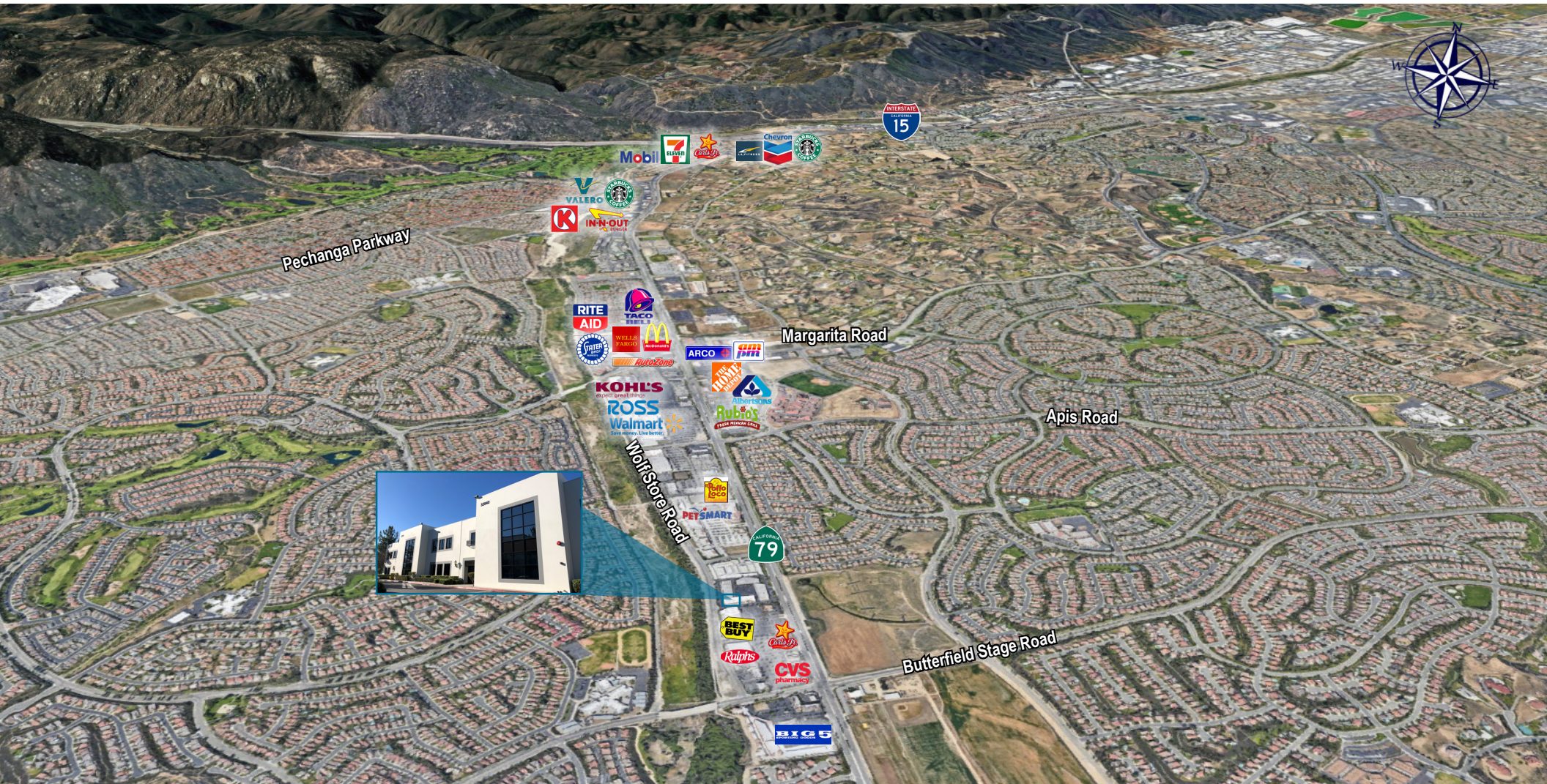
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## LOCAL PROXIMITY MAP



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## AREA DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
 <b>Population</b>			
2010 Census	15,664	64,924	100,766
2019 Estimate	18,571	73,697	113,272
2024 Projection	20,401	78,411	119,658
 <b>Households</b>			
Housing Units (Current Year)	5,425	23,096	36,894
Households (Current Year)	5,366	22,650	36,028
Households (2023 Projection)	5,896	24,173	38,192
 <b>Population by Single-Classification Race</b>			
White Alone	74.49%	75.95%	76.59%
Black Alone	5.07%	4.52%	4.72%
American Indian Alone	0.8%	1.13%	1.13%
Asian Alone	13.22%	12.74%	12.07%
Pacific Islander Alone	0.48%	0.42%	0.44%
Two or More Races	5.64%	5.02%	4.84%
 <b>2019 Average Household Income</b>	\$125,732	\$124,111	\$116,547

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FOR MORE INFORMATION, PLEASE CONTACT:

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