

RED HAWK BUSINESS PARK

32840 WOLF STORE ROAD, TEMECULA, CA 92590

FOR LEASE

±7,273 SF FLEX BUILDING



OFFERING MEMORANDUM



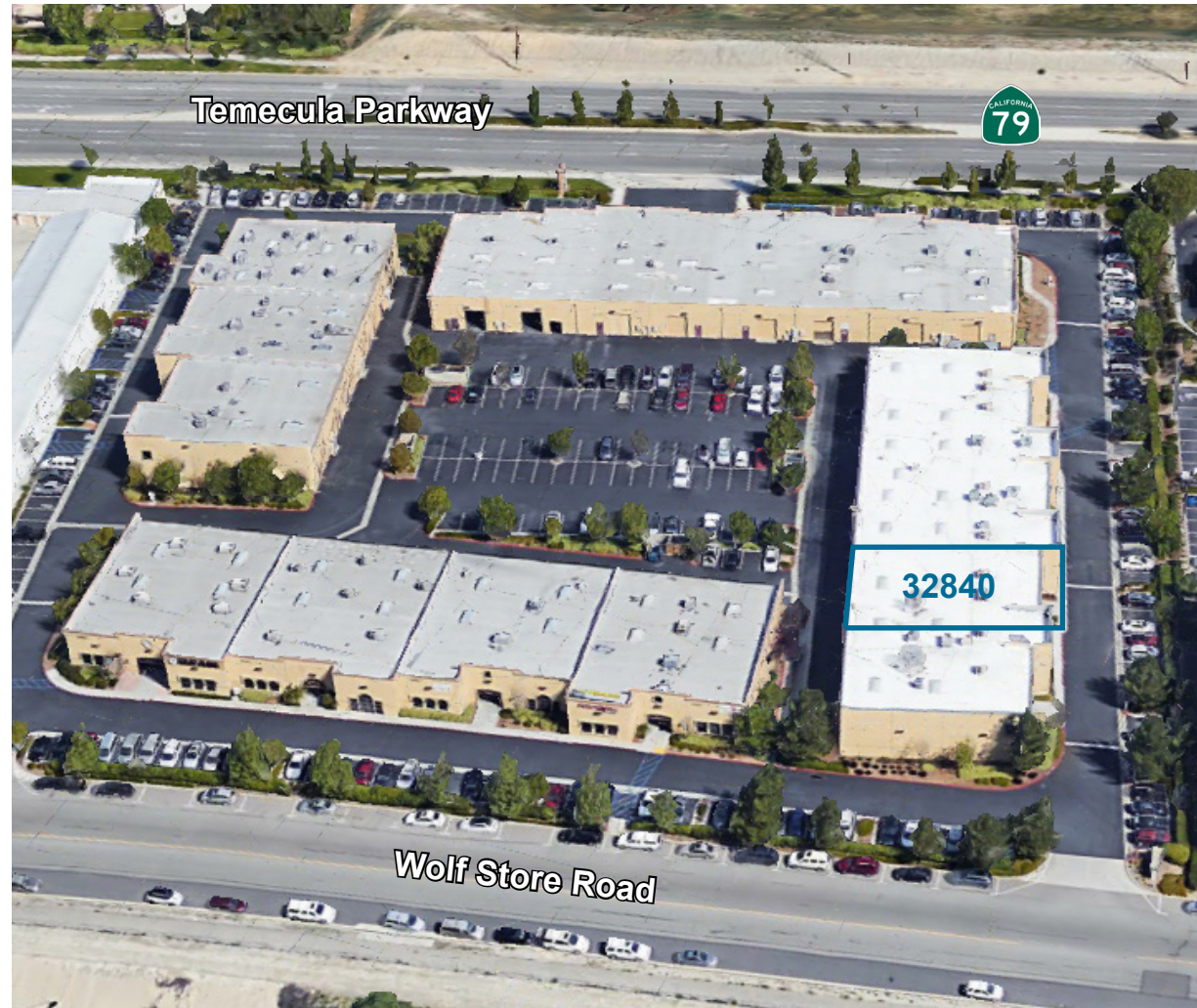
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PROPERTY HIGHLIGHTS

- Highly Improved Flex / Office Space for lease
- 32840 Wolf Store Rd. will be available on 4/1/21
- Building is also for sale
- 100% HVAC served
- Located within the Redhawk Business Park
- Well maintained opportunity in a highly desirable location
- Numerous retail, service and restaurant amenities nearby
- Monument signage available
- Offered for Lease at \$1.50 SF



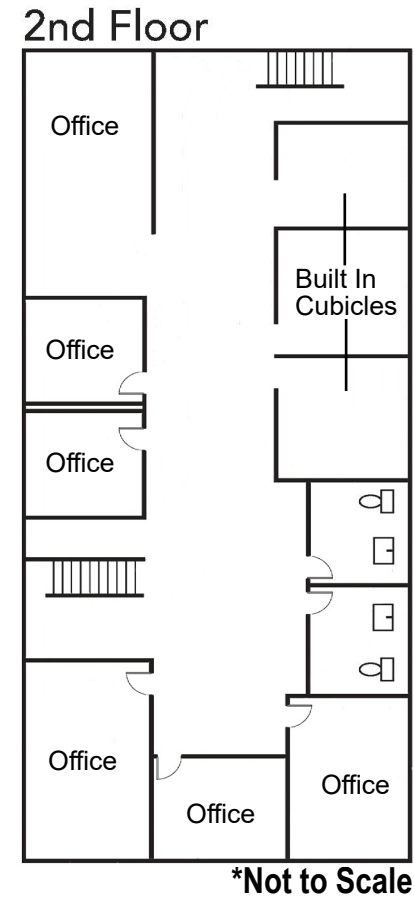
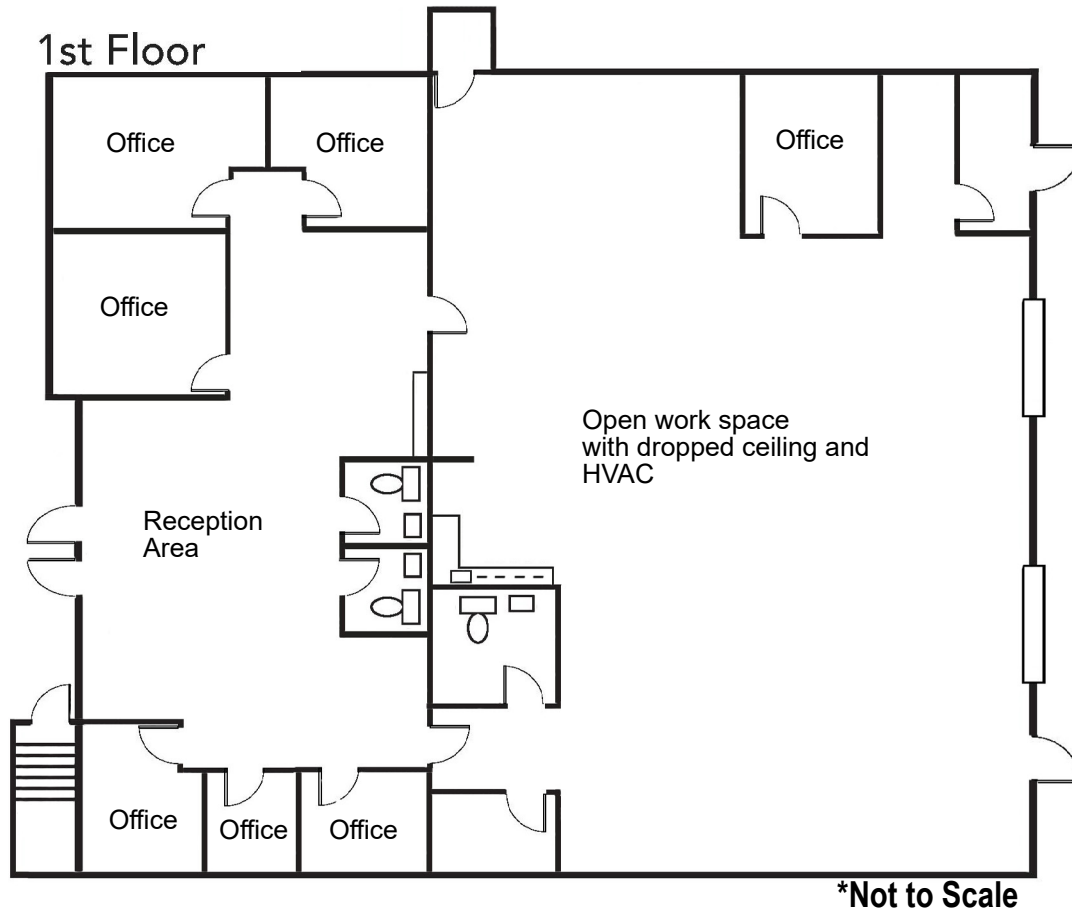
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FLOOR PLAN

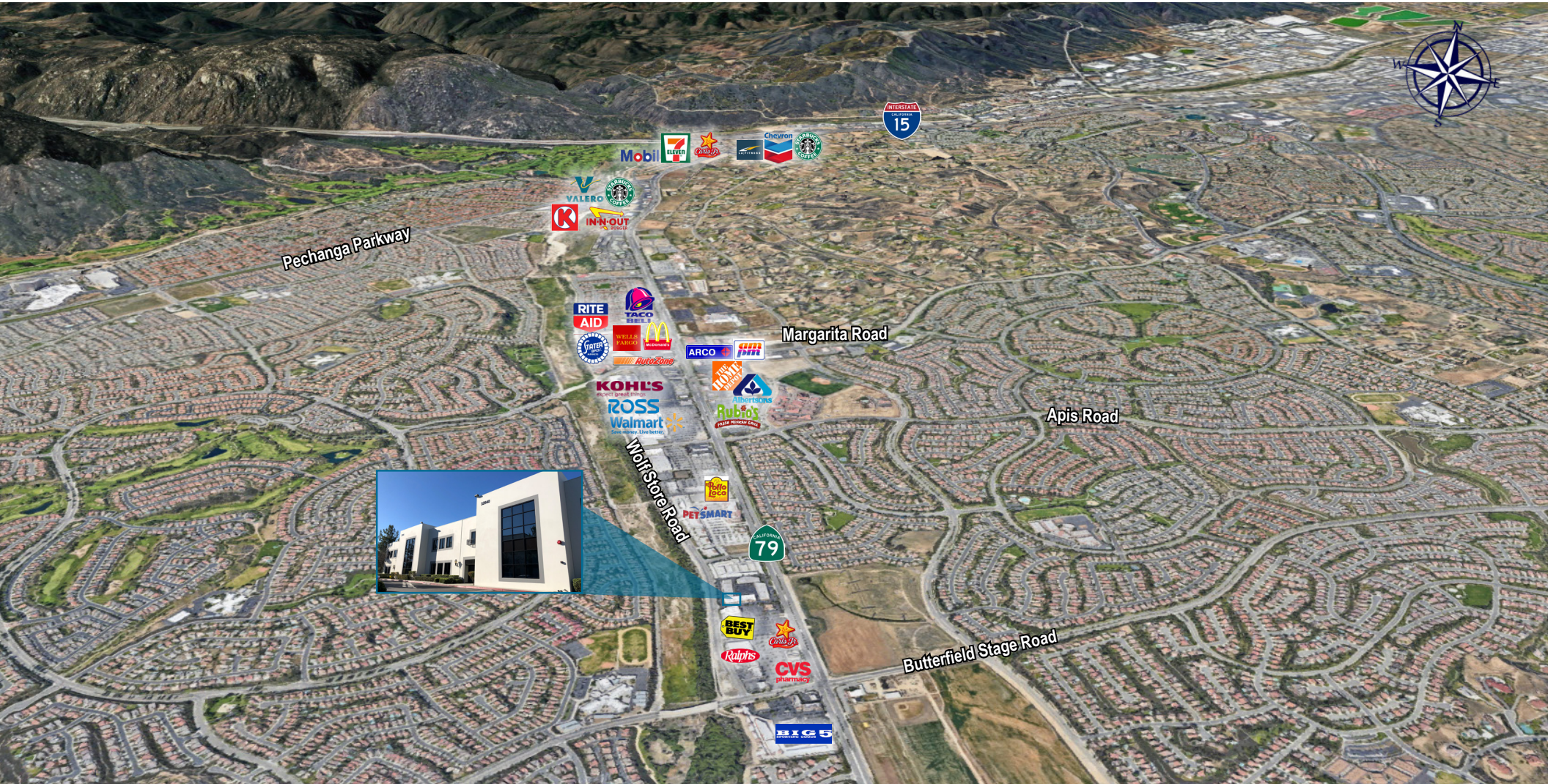


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LOCAL PROXIMITY MAP



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AREA DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
 Population			
2010 Census	15,664	64,924	100,766
2019 Estimate	18,571	73,697	113,272
2024 Projection	20,401	78,411	119,658
 Households			
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
 Population by Single-Classification Race			
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%
 2019 Average Household Income	\$125,732	\$124,111	\$116,547

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FOR MORE INFORMATION, PLEASE CONTACT:

CAREY PASTOR

Senior Vice President

951.297.7434

careyp@cbcsocalgroup.com

CalDRE # 01403298

27720 Jefferson Avenue | Suite 100-B

Temecula | California | 92590

t 951.200.7683 | f 951.239.3147

cbcsocalgroup.com

