



FOR SALE D & D INDUSTRIAL

27610 - 27640 COMMERCE CENTER DR. - TEMECULA, CA



SALE PRICE:
\$5,750,000

JEFFERSON AVE

COMMERCE CENTER DR



LEE & ASSOCIATES | TEMECULA VALLEY
25240 Hancock Avenue | Suite 100
Murrieta, CA 92560 | 951.445.4500
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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

PROPERTY AERIAL



RANCHO CALIFORNIA RD



VIA MONTEZUMA

JEFFERSON AVE



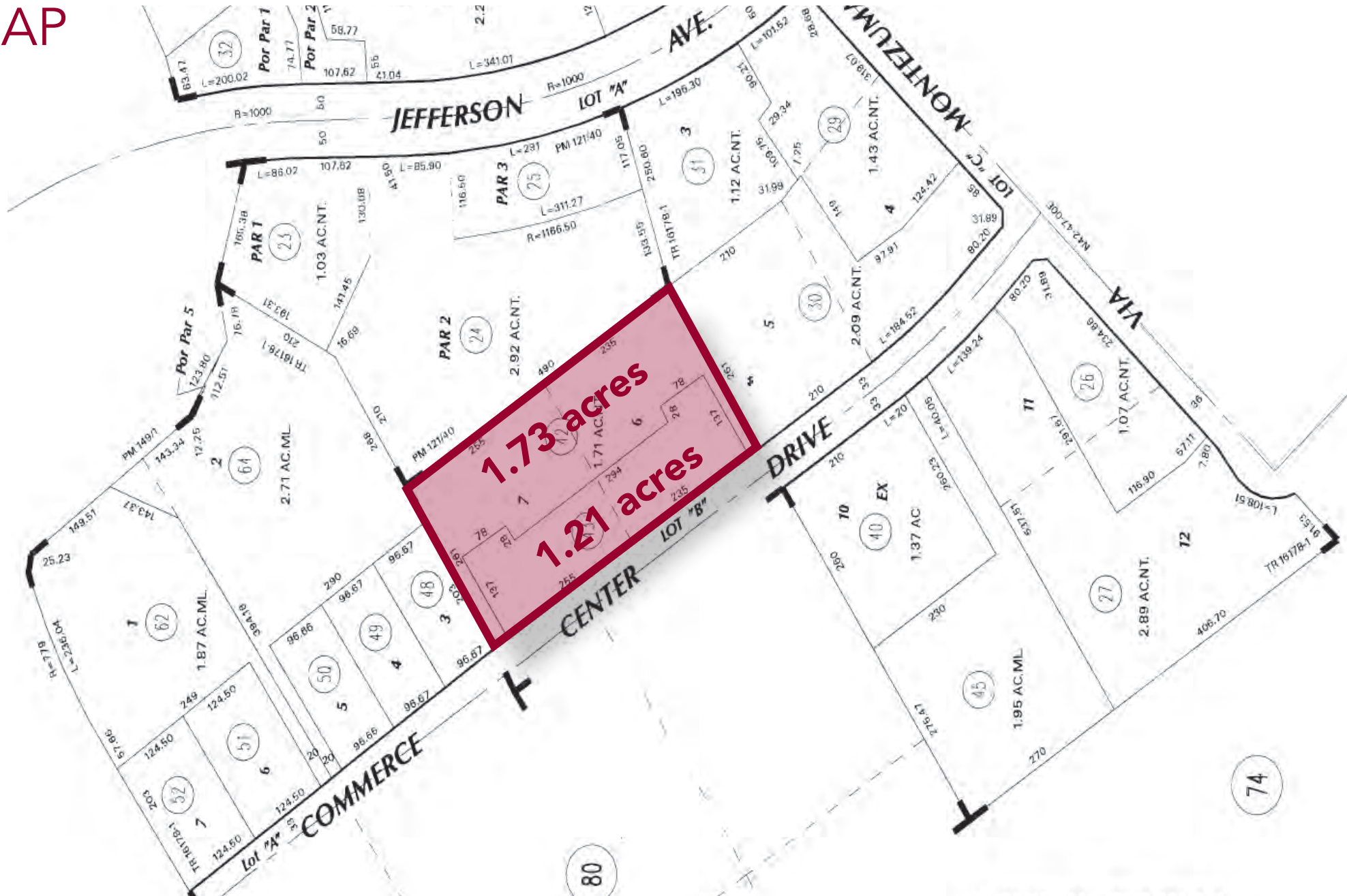
COMMERCE CENTER DR



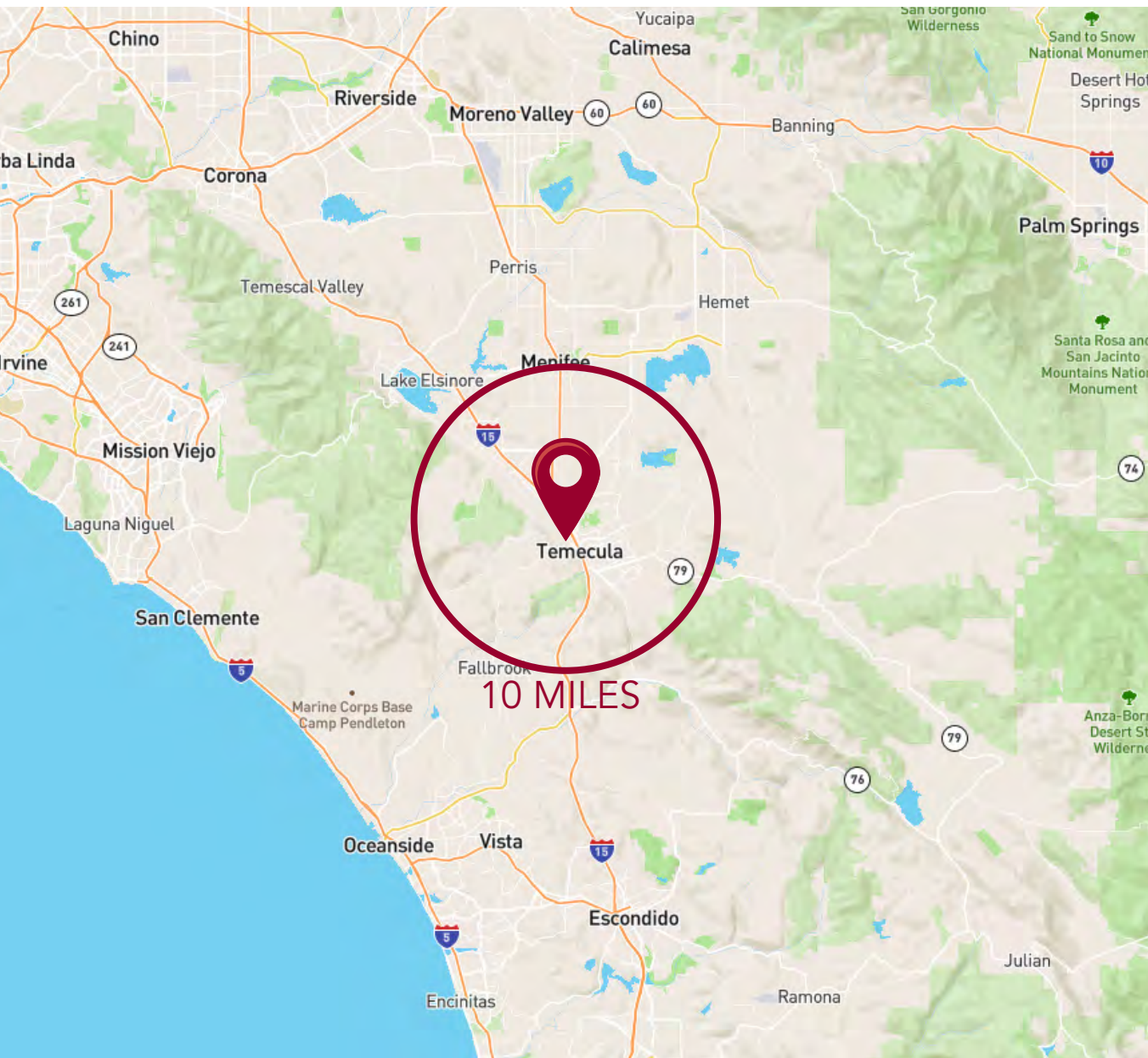
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TAX PARCEL MAP



LOCATION MAP



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SITE PLAN

FOUR BUILDINGS:

TOTAL SF

45,420 SF

Approximately 139 spaces. A reciprocal parking agreement exists along back property line.

1.73 acres – APN #921-400-042
1.21 acres – APN #921-400-043

Industrial buildings are concrete tilt-up, roll-up doors vary 10' x 12' and 12' x 12', each suite - electrical services vary 100 amp – 200 amp, 3 phase, 110/208 volts, no fire sprinklers

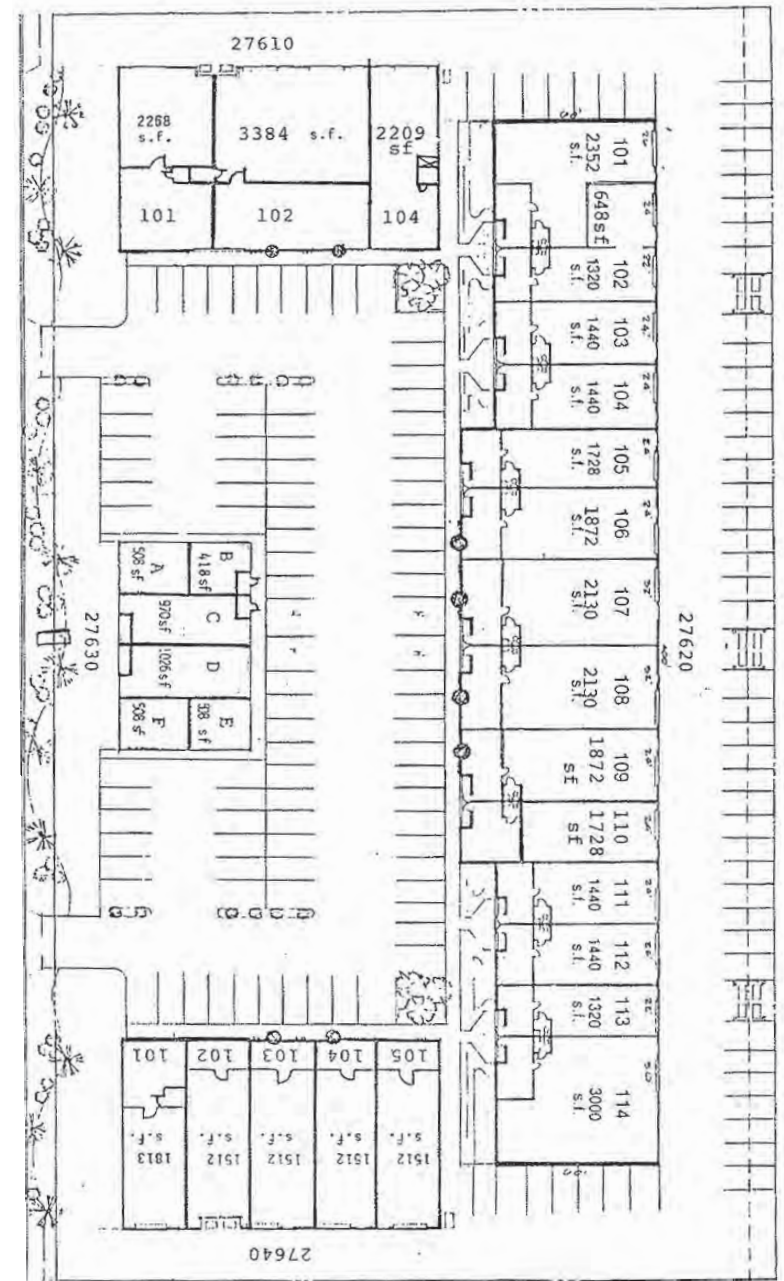
Office building is wood frame stucco, each suite -100 amp service, with men's and women's common area restrooms, no fire sprinklers

1983-1984

Original zoning – light Industrial, recently rezoned as part of “The Uptown Temecula Specific” plan – and is designated The Jefferson Uptown Arts District.

*City is allowing nonconforming former uses to be "grand-fathered" in at this location

Southern California Edison (SCE)	CR&R (trash service)
Southern California Gas (SCG)	Telephone and Internet (Frontier)
Rancho California Water Department (RCWD)	



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INVESTMENT SUMMARY

ALL FIGURES ARE ANNUAL	
Rental Income	\$475,332
Less: Vacancy (5%) (actual occupancy 100%)	\$23,767
2% Reserves	\$9,507
Gross Operating Income	\$442,058
OPERATING EXPENSES	
⁽¹⁾ Real Estate Taxes	\$64,035
Owners Association	\$4,933
Property Insurance	\$9,263
Property Management	\$16,565
Maintenance/Repairs	\$6,600
UTILITIES	
Electrical	\$1,860
Trash Disposal	\$8,760
Water/Sewer	\$11,078
MISCELLANEOUS CONTRACT SERVICES	
Landscaping	\$5,100
Pest Control	\$1,620
Janitorial and Supplies	\$2,907
Total Operating Expenses	\$132,721
Net Operating Income	\$309,337

⁽¹⁾ Tax Estimate on Current Asking Price \$5,750,000

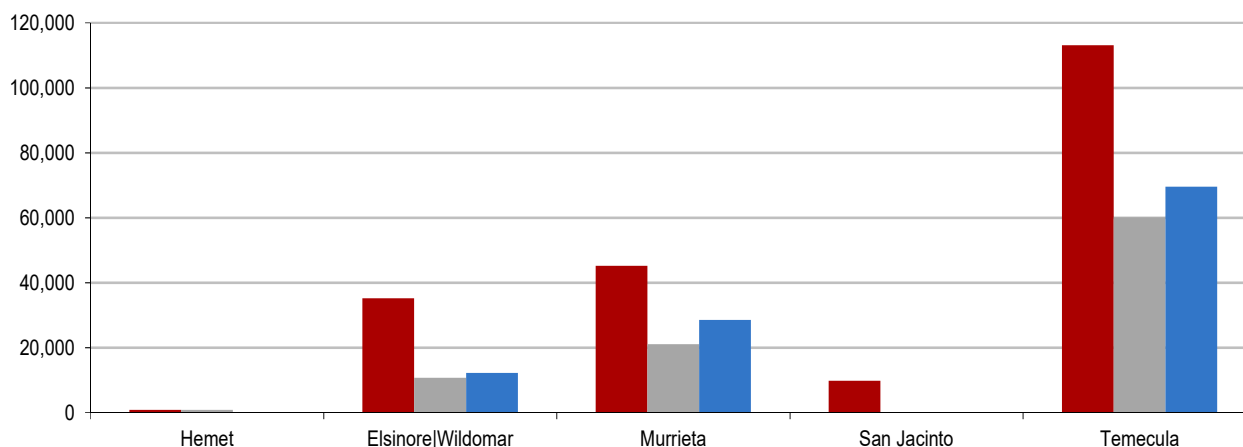
Multi-Tenant Buildings

Southwest Riverside County By Area

Submarkets	Bldgs	Total SF	Available SF	Availability Rate	Vacant SF	Vacancy Rate	Gross Activity*
Hemet	15	260,271	800	0.31%	800	0.31%	-
Elsinore Wildomar	42	623,172	35,175	5.64%	10,613	1.70%	12,084
Murrieta	78	1,178,735	45,144	3.83%	20,978	1.78%	28,506
San Jacinto	15	251,934	9,680	3.84%	0	0.00%	-
Temecula	109	2,091,228	113,098	5.41%	60,117	2.87%	69,444
Totals	259	4,405,340	203,897	4.63%	92,508	2.10%	110,034

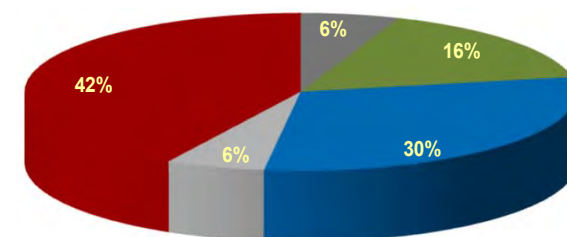
Market Summary

■ Available SF ■ Vacant SF ■ Gross Activity*



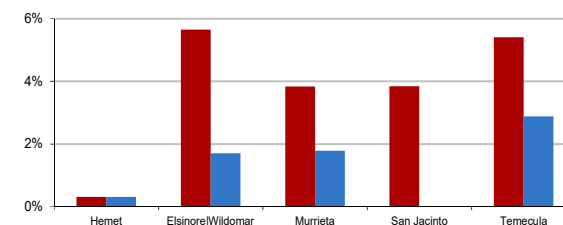
Building Count

■ Hemet ■ Elsinore|Wildomar ■ Murrieta ■ San Jacinto ■ Temecula



Availability Rate vs Vacancy Rate

■ Availability Rate ■ Vacancy Rate



Total Available Square Feet Includes Available Existing, Under Construction and Vacant.











Gross Activity Includes Investments, Options, and/or Renewals (Absorption does Not).

*Activity Represents All Activity SF From 7/1/2018-9/30/2018.

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Temecula: Avail. Industrial Space for Lease from 1,200 to 5,000 sq. ft.

	Address City, State, Zip Business Park Bldg Name	Avail SF of Bldg SF Min Divisible Office SF Lot Size Occ. Status	Lease Rate/Type Lease Rate/Mo. Sale Price Price PSF Inv/Cap	Listing Type Bldg Status	Parking/1,000 SF Min Cl Ht Sprinkler Built APN	Power A Power V Power Ph Const Type Zoning	GL WxH DH WxH Yard Rail Use Type	Listing Brokerage
1.	 43176 Business Park Dr., Ste 107 Temecula, CA 92590 Windsor Park I -	3,918 SF of 17,821 SF - 1,065 SF 0.41 Acres Vacant	\$1.00 GRS \$3,918- - -	Lease Existing	2 14' - 1971 921-820-005	200 120/208 3 CTU BP	1 10x10- - No Yard Unavailable Multi	Coldwell Banker Commercial - SC Carey Pastor 951.200.7683 -
2.	 40880 County Center Dr., Ste M Temecula, CA 92591 Highlands Business Center II -	3,789 SF of 41,210 SF - 3,107 SF 5.68 Acres Vacant	\$1.15 GRS \$4,357- - -	Lease Existing	3.5 14' Yes 1990 910-110-045	100 120/208 3 CTU LI	1 10x10- - No Yard Unavailable Multi	Avison Young Matt Shaw 858.935.4192 Avison Young Cody Lerner 858.935.4193
3.	 41735 Winchester Rd., Ste E Temecula, CA 92590 -	2,400 SF of 27,924 SF - - 1.60 Acres Vacant	\$1.00 GRS \$2,400- - -	Lease Existing	2 22' Yes 1990 909-282-005	400- - - CTU- -	1 - - No Yard Unavailable Multi	Associated Commercial Brokerage J.R. Wildermuth 714.985.1000 -
Comments: Frontage Unit.								
4.	 43339 Business Park Dr., Ste 108 Temecula, CA 92590 Rancho California Business Park -	2,090 SF of 13,840 SF - - 0.36 Acres Vacant	\$1.05 MGR \$2,195- - -	Lease Existing	2.3 16' No 1991 921-710-011	200 120/208 3 CTU LI	1 10x12- - No Yard Unavailable Multi	Kidder Mathews Mike Pappas 951.390.3900 -
5.	 42245 Remington Ave., Ste B15 Temecula, CA 92590 Venture Commerce Center Building B -	3,379 SF of 55,798 SF - - 0.08 Acres Vacant	\$1.00 GRS \$3,379- - -	Lease Existing	2 18' Yes 2007 909-374-042	100 120/208 3 CTU LI	1 10x12- - No Yard Unavailable Multi	Coldwell Banker Commercial - SC Carey Pastor 951.200.7683 -
6.	 42108 Roick Rd., Ste B Temecula, CA 92590 Westside Business Center -	2,117 SF of 18,900 SF - 215 SF 1.28 Acres Vacant	\$1.07 GRS \$2,265- - -	Lease Existing	2.30 15' Yes 2005 909-320-055	100 120/208 3 BLK IP	1 9.5x14- - No Yard Unavailable Multi	Lee & Associates - Temecula Valley Matt Calvet 951.445.4502 -
7.	 27521 Commerce Center Dr., Ste A Temecula, CA 92590 Commerce Park -	2,276 SF of 5,800 SF - 270 SF 0.40 Acres Vacant	\$0.99 MGR \$2,253- - -	Lease Existing	2.50 16' No 1988 921-480-033	200 120/208 3 CTU SC	1 10x12- - No Yard Unavailable Multi	Lee & Associates - Temecula Valley Alisa Lovas 951.445.4500 -
Comments: Large Showroom/Office & Warehouse. Great Store Front Signage. Contact Agent to Show.								
8.	 40880 County Center Dr., Ste Q Temecula, CA 92591 Highlands Business Center II -	1,910 SF of 41,210 SF - - 5.68 Acres Vacant	\$1.15 GRS \$2,197- - -	Lease Existing	3.5 14' Yes 1990 910-110-045	- - 120/208 3 CTU LI	1 - - No Yard Unavailable Multi	Avison Young Corey Martin 858.336.5501 Avison Young Matt Shaw 858.935.4192
9.	 43162 Black Deer Loop, Ste E Temecula, CA 92590 -	2,340 SF of 12,500 SF - - 0.49 Acres Vacant	\$1.20 MGR \$2,808- - -	Lease Existing	2.14 14' Yes 1988 921-030-010	200- - - BLK- -	1 - - No Yard Unavailable Multi	Viola's Management Company Viola Heinzelmann 951.296.2996 -
10.	 42045 Remington Ave., Ste 108 Temecula, CA 92590 Westside Tech Center Building C -	1,869 SF of 25,586 SF - 498 SF Occupied	\$1.15 MGR \$2,149- - -	Lease Existing	2.75 22' Yes 2007 909-373-034 thru 046	- - - CTU LI	1 12x14- - - No Yard Unavailable Multi	Masino Industrial Consulting, Inc. Chris Masino, SIOR 951.795.4556 -
Comments: Available 10/1/2018.								

27610 - 27640 COMMERCE CENTER DR. - TEMECULA, CA

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11.		26111 Ynez Rd., Ste B5, 7 & 9 Temecula, CA 92591 Ynez Business Center - 1.95 Acres Vacant	3,990 SF of 59,360 SF 2,660 SF - -	\$1.19 MGR \$4,748- - -	Lease Existing	3 16' Yes - 910-271-003	100 120/208 3 CTU-	- - No Yard Unavailable Multi	Lee & Associates - Temecula Valley Jim Nadal, CCIM, SIOR 951.445.4500 -
Comments: Divisible to 2,660 SF. 100% Improved w/ HVAC Throughout. Former Playhouse Theater & Dance Studio. Immediate Occupancy. Contact Agent to Show.									
12.		42075 Remington Ave., Ste 106 Temecula, CA 92590 Westside Tech Center - 697 SF Occupied	2,537 SF of 27,606 SF - -	\$1.15 MGR \$2,918- - -	Lease Existing	2.75 20' Yes 2006 909-373-025 thru 033	200 220/480 3 CTU LI	1 12x14- - No Yard Unavailable Multi	Masino Industrial Consulting, Inc. Chris Masino, SIOR 951.795.4556 -
Comments: Available 12/1/2018.									
13.		42225 Remington Ave., Ste A12 Temecula, CA 92590 Venture Commerce Center Building A - 5.43 Acres Vacant	2,547 SF of 73,147 SF - -	\$1.05 MGR \$2,674- - -	Lease Existing	2.5 18' Yes 2007 909-370-037 (P)	125 120/208 3 CTU LI	1 10x12- - No Yard Unavailable Multi	Coldwell Banker Commercial - SC Carey Pastor 951.200.7683 -
14.		43114 Black Deer Loop, Ste B Temecula, CA 92590 - 410 SF 0.49 Acres Vacant	1,680 SF of 9,272 SF - -	\$1.20 MGR \$2,016- - -	Lease Existing	2 13' - 1986 921-030-009	200 120/208 3- -	1 10x10- - No Yard Unavailable Multi	Viola's Management Company Viola Heinzelmenn 951.296.2996 -
15.		26111 Ynez Rd., Ste C3 Temecula, CA 92591 Ynez Business Center - 1,569 SF 1.95 Acres Vacant	1,743 SF of 59,360 SF - -	\$1.19 MGR \$2,074- - -	Lease Existing	3 9' Yes - 910-271-003	- - - CTU-	1 - No Yard Unavailable Multi	Lee & Associates - Temecula Valley Jim Nadal, CCIM, SIOR 951.445.4500 -
Comments: 5 Offices, Restroom & Warehouse. Immediate Occupancy. On Lock Box.									
16.		43214 Black Deer Loop, Ste 113 Temecula, CA 92590 - 2.57 Acres Occupied	4,224 SF of 52,224 SF - -	\$1.05 MGR \$4,435- - -	Lease Existing	1 20' No 1984 921-030-011	- - - CTU M-1	2 - No Yard Unavailable Multi	Taft Plaza, LLC Tony Bral 310.454.8777 -
Comments: Owner Is Broker. Available With Notice.									
17.		43214 Black Deer Loop, Ste 213 Temecula, CA 92590 - 2.57 Acres Vacant	2,112 SF of 52,224 SF - -	\$1.09 MGR \$2,302- - -	Lease Existing	1 20' No 1984 921-030-011	- - - CTU M-1	1 - No Yard Unavailable Multi	Taft Plaza, LLC Tony Bral 310.454.8777 -
Comments: Owner Is Broker.									
18.		43300 Business Park Dr., Ste 106 Temecula, CA 92590 Centre Court Building A - 1,400 SF 5.00 Acres Vacant	3,114 SF of 47,748 SF - -	\$1.05 MGR \$3,270- - -	Lease Existing	2.5 24' Yes 1990 921-020-055	- - - CTU LI	1 - No Yard Unavailable Multi	Lee & Associates - Temecula Valley Jim Nadal, CCIM, SIOR 951.445.4500 -
Comments: Reception, 2 Private Offices, Restroom, Warehouse with Truck Door. Immediate Occupancy.									
19.		27478 Enterprise Cir. W., Ste 3 Temecula, CA 92590 - 0.37 Acres Vacant	1,500 SF of 6,400 SF - -	\$1.27 GRS \$1,905- - -	Lease Existing	- 16' - - 921-480-022	- - - CTU-	1 - No Yard Unavailable Multi	Coop Properties Gordon Coop 951.768.4878 -
Comments: Owner Is Broker.									
20.		42210 Roick Rd., Ste 6 Temecula, CA 92590 Roick Business Park - 400 SF 2.90 Acres Occupied	2,914 SF of 26,995 SF - -	\$1.25 MGR \$3,643- - -	Lease Existing	2.5 18' Yes 2006 909-320-060	200 120/208 3 CTU LI	1 12x14- - No Yard Unavailable Multi	Lee & Associates - Temecula Valley Gordon Mize 951.445.4500 -
Comments: Available With 60 Days Notice. 4 Offices With Glass Entry, Reception, 2 Restrooms & Open Areas. Small Warehouse With 12x14 GL Door (Motorized). HVAC Throughout Offices & Extra Tall Ceilings.									
21.		26111 Ynez Rd., Ste C1 Temecula, CA 92591 Ynez Business Center - 1.95 Acres Vacant	1,878 SF of 59,360 SF - -	\$1.23 MGR \$2,310- - -	Lease Existing	3 16' Yes - 910-271-003	100- - CTU-	1 - No Yard Unavailable Multi	Lee & Associates - Temecula Valley Jim Nadal, CCIM, SIOR 951.445.4500 -
Comments: Large Open Area for Showroom or Assembly, Restroom, Small Warehouse with Truck Door. Immediate Occupancy. On Lock Box.									
22.		43234 Business Park Dr., Ste 105, 106 & 107 Temecula, CA 92590 Glemka Business Park - 2,750 SF Vacant	8,850 SF of 20,087 SF - -	\$1.05 MGR \$9,293- - -	Lease Existing	3 16' Yes - 921-020-054 (P)	- - - CTU LI	3 10x12- - No Yard Unavailable Multi	Coldwell Banker Commercial - SC Carey Pastor 951.200.7683 -
Comments: Divisible to Suite 105 - 2,750 SF & Suite 106/107 - 6,100 SF.									
23.		43391 Business Park Dr., Ste C8 Temecula, CA 92590 Temecula Corporate Park Building C - 300 SF 6.09 Acres Occupied	1,950 SF of 25,375 SF - -	\$1.05 MGR \$2,048- - -	Lease Existing	3 16' No 2002 921-020-061 (P)	200- - CTU-	1 - No Yard Unavailable Multi	Coldwell Banker Commercial - SC Carey Pastor 951.200.7683 -
Comments: Available With 30 Days Notice. Asking Rate Includes CAM Charge.									

27610 - 27640 COMMERCE CENTER DR. - TEMECULA, CA

D & D INDUSTRIAL

CONFIDENTIALITY AGREEMENT

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

Neither Owner nor Broker nor any of their respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental condition of the Property.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Owner has no legal commitment or obligations to any entity reviewing this Marketing Package or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owners obligations thereunder have been satisfied or waived.

This Marketing Package and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting this Marketing Package, you unconditionally agree that you will hold and treat the Marketing Package and the Contents in the strictest confidence, that you will not photocopy or duplicate the Marketing Package or any part thereof, that you will not disclose the Marketing Package or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that will not use the Marketing Package or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.

The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.

Listing Broker(s):

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Charley Black
Senior Vice President
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Main: 951.445.4500
DRE Lic. #01000597

Lee & Associates Commercial Real Estate
Services, Inc. – Riverside
Michael W. Strode, MBA
Senior Vice President
Direct: 951.445.4508
Main: 951.445.4500
DRE Lic. #00798900

AGREED AND ACCEPTED ON _____, 2018

“BUYER”

BUYER'S NAME: _____

COMPANY NAME: _____

ADDRESS: _____

BUYER'S SIGNATURE: _____

PRINTED NAME: _____

PHONE: _____ FAX: _____

“BUYER'S AUTHORIZED REPRESENTATIVE” (IF APPLICABLE, PLEASE COMPLETE BELOW)

REPRESENTATIVE: _____

ADDRESS: _____

REPRESENTATIVE COMPANY: _____

REPRESENTATIVE SIGNATURE: _____

PHONE: _____ FAX: _____

PRINTED NAME: _____