

MEDICAL | OFFICE BUILDING

THE COURTYARD -
27349 JEFFERSON AVENUE

TEMECULA, CA 92590

Price: \$6,400,000



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PROPERTY SUMMARY

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Property Summary

Price:	\$6,400,000
Building SF:	36,474
Price / SF:	\$175 PSF
APN:	909-270-050
Lease Rate:	Inquire with Broker
NOI:	Inquire with Broker
CAP Rate:	Inquire with Broker
Lot Size:	2.41 Acres
Use:	Office Medical
Year:	1989
Elevators:	1
Traffic Count:	25,816 (Jefferson Ave)

Property Overview

- Prime Location
- Outstanding Demographics
- Potential to Record a Condo Map
- Multi Discipline Office / Medical Tenant Mix
- Will Work for Long-term Investor, Value-add Buyers

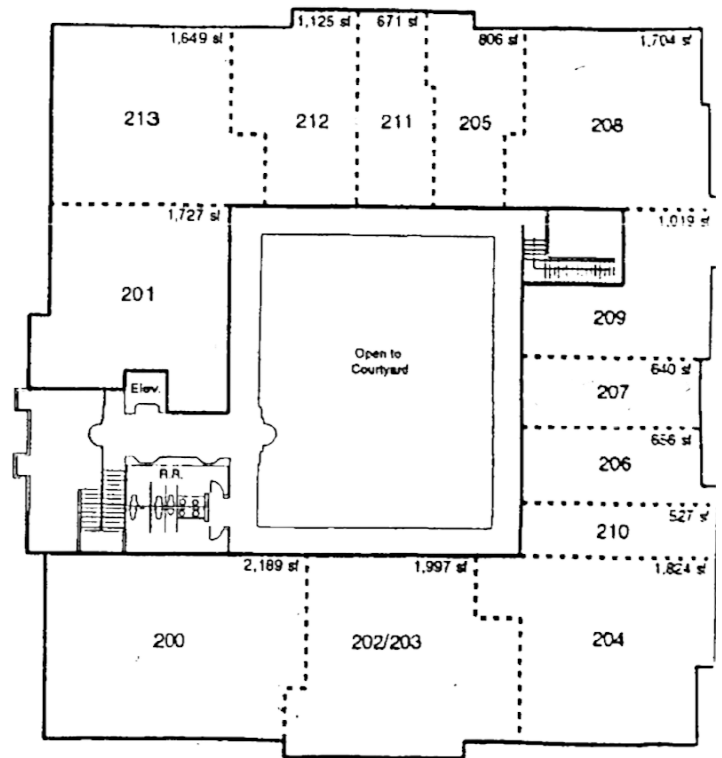
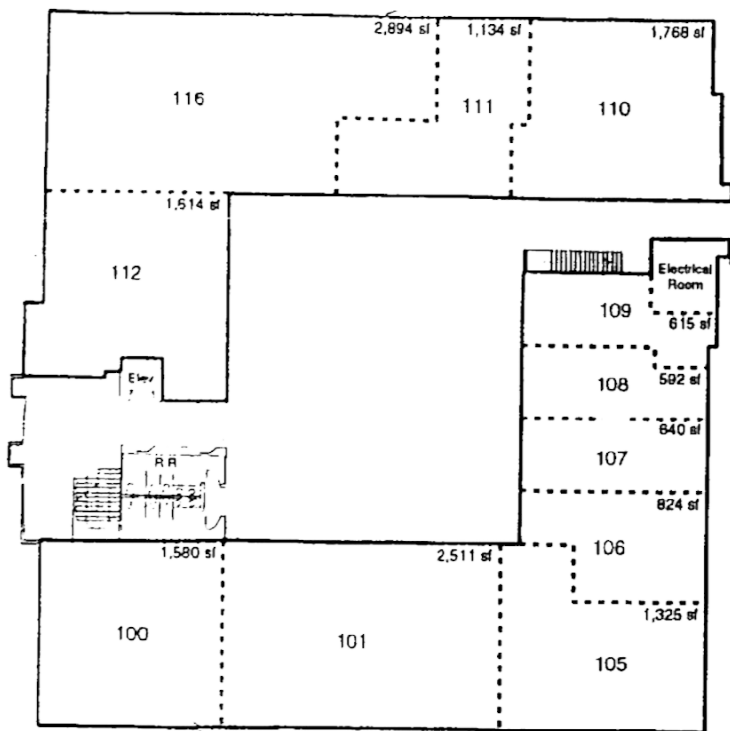
Location Overview

The Courtyard is a ±36,474 rentable square foot professional and medical office property located in the City of Temecula. The property features attractive architecture, high-quality interior improvements, efficient layouts with no core or load factor, elevator service, and a landscaped courtyard garden. Suites are fully improved, move-in ready, and available for professional office, medical, or dental users.

FLOOR PLAN

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The Courtyard at Plaza Seville



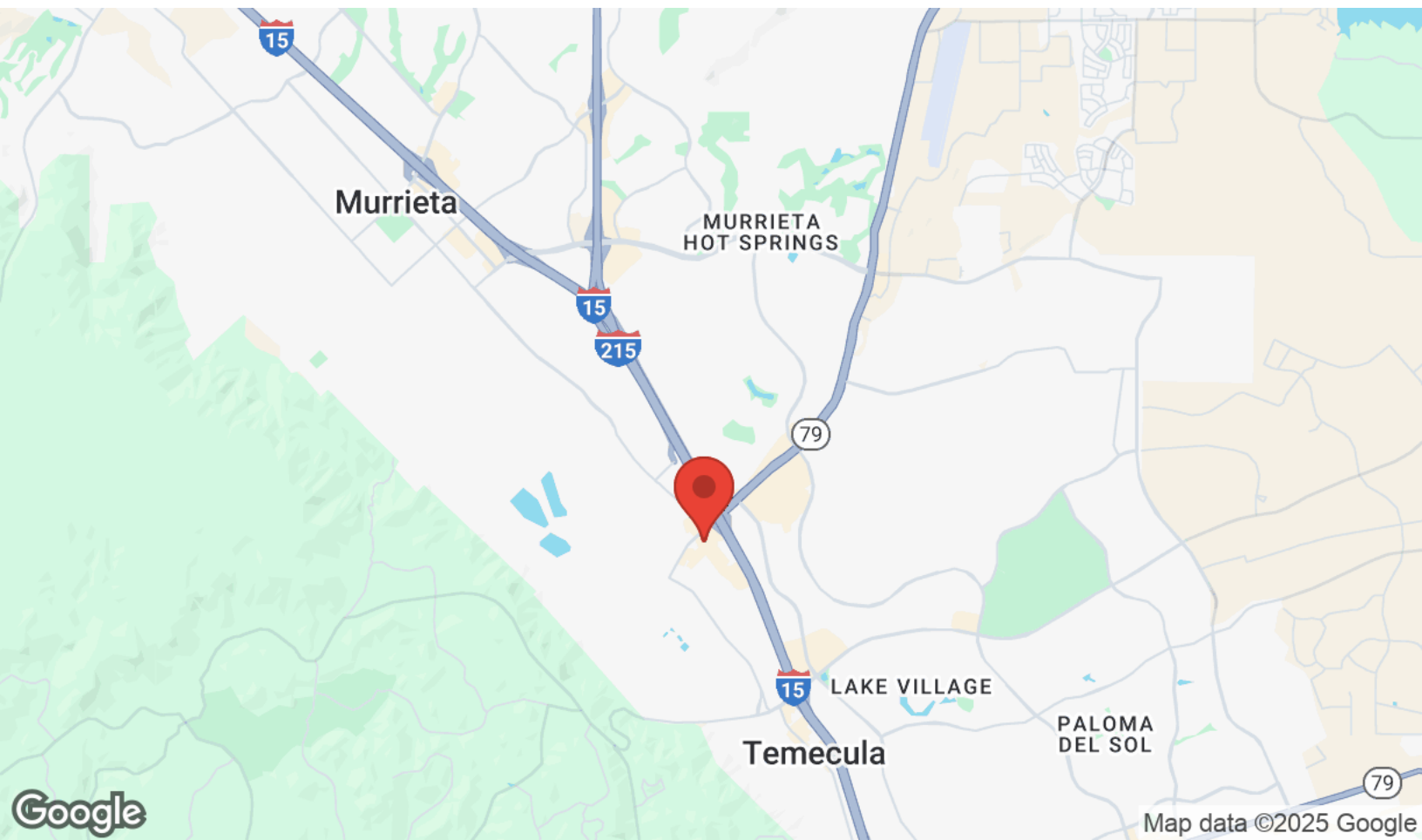
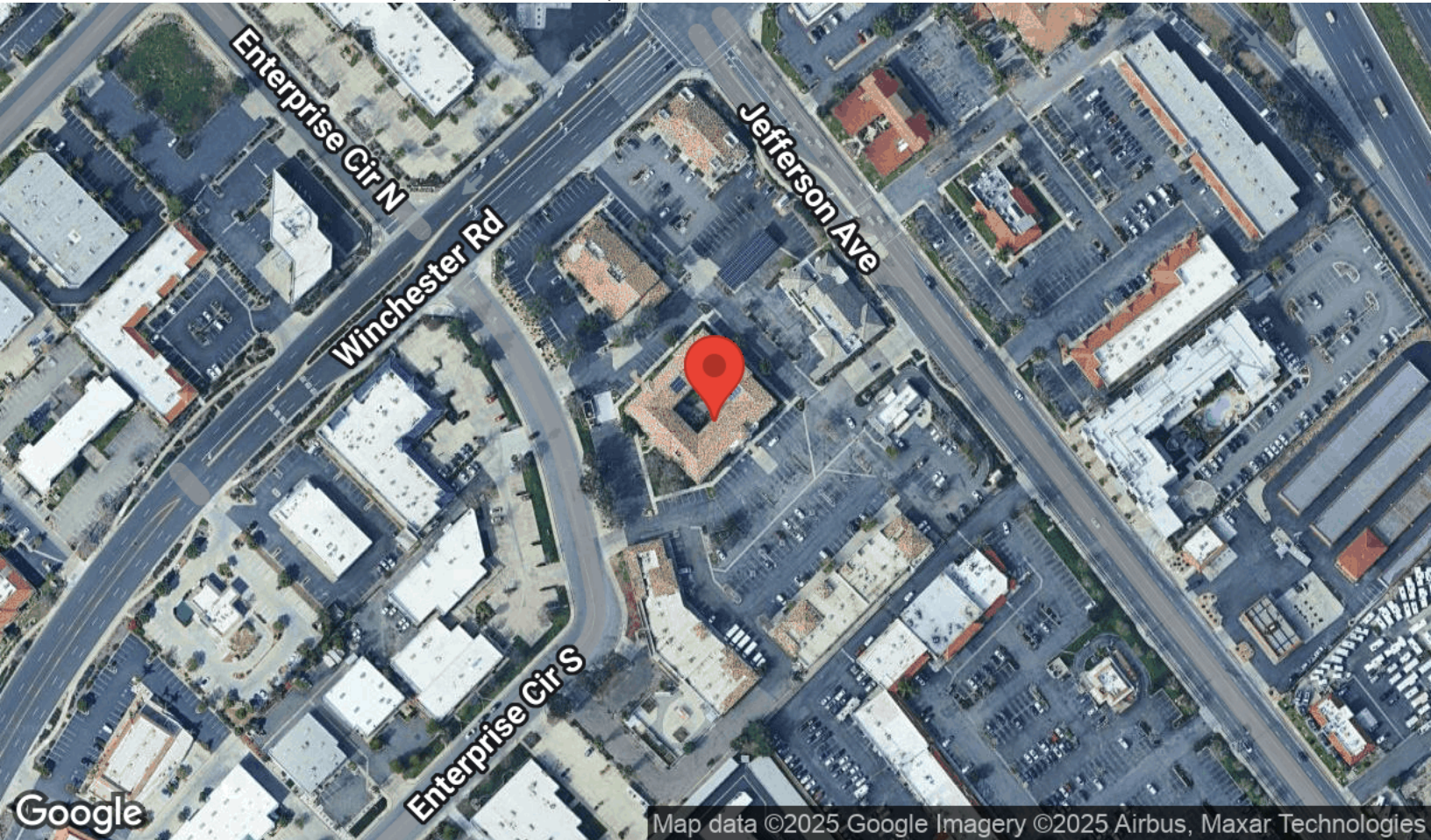
PROPERTY PHOTOS

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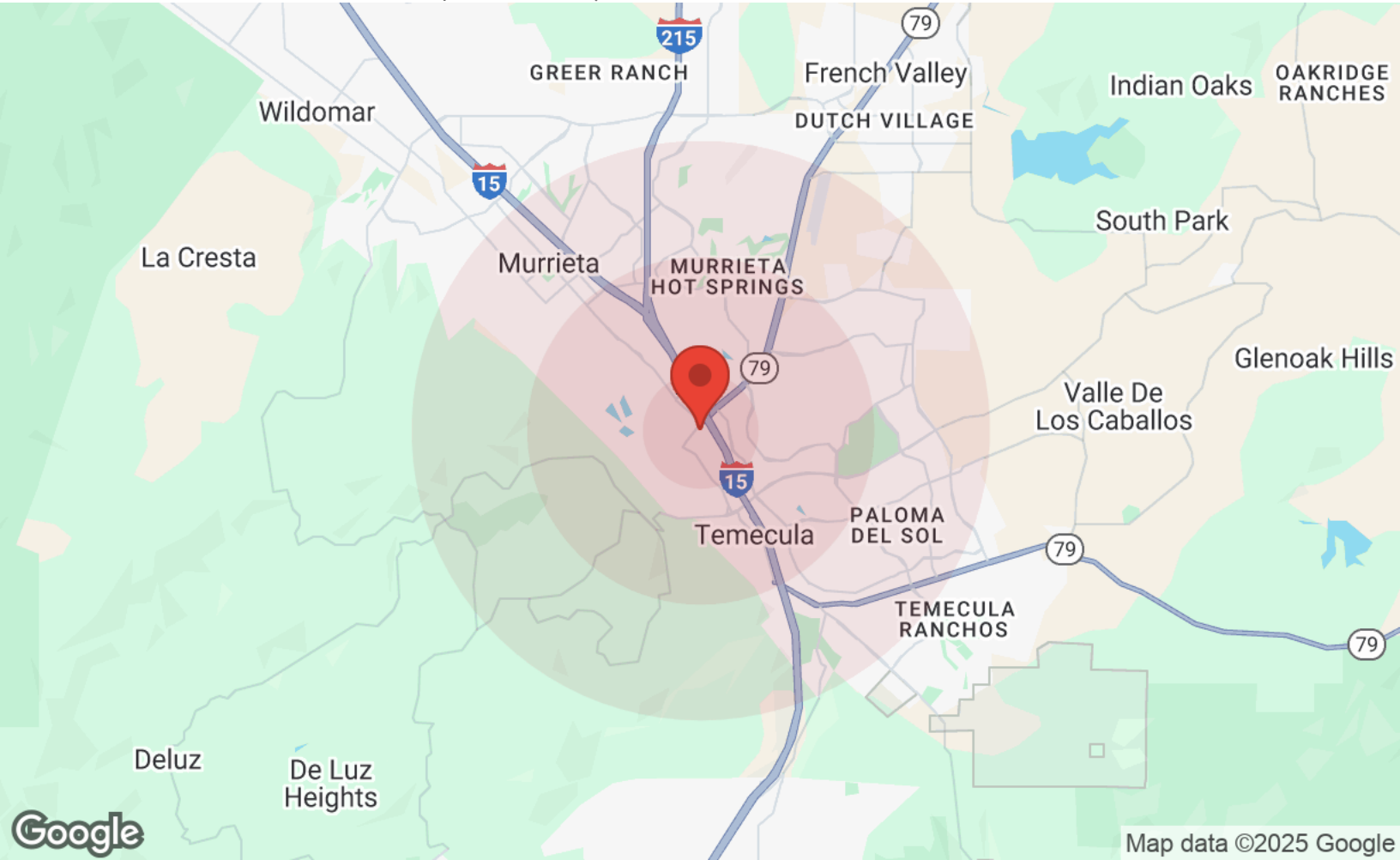
LOCATION MAPS

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,356	32,301	85,121
Female	1,406	34,154	89,023
Total Population	2,762	66,455	174,144

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	591	13,483	35,799
Ages 15-24	407	8,809	23,621
Ages 25-54	1,142	26,628	68,714
Ages 55-64	289	7,601	20,360
Ages 65+	334	9,933	25,650

Income	1 Mile	3 Miles	5 Miles
Median	\$108,822	\$101,211	\$109,226
< \$15,000	77	1,450	3,036
\$15,000-\$24,999	27	745	1,567
\$25,000-\$34,999	40	1,006	2,255
\$35,000-\$49,999	45	1,576	3,701
\$50,000-\$74,999	97	3,061	7,178
\$75,000-\$99,999	146	3,447	8,313
\$100,000-\$149,999	244	5,120	12,924
\$150,000-\$199,999	130	2,784	7,779
> \$200,000	161	3,668	10,661

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,042	24,470	61,425
Occupied	967	22,858	57,415
Owner Occupied	403	12,456	34,570
Renter Occupied	564	10,402	22,845
Vacant	75	1,613	4,011