

INDUSTRIAL CONDO
2,755 SF

FOR SALE



FEATURES:

LOT SIZE:	+/- 4.55 ACRES
ZONING:	LIGHT INDUSTRIAL (L1)
WAREHOUSE AREA:	+/- 2,755 SF
CLEAR HEIGHT:	18 FT MINIMUM
DOCK HIGH:	GROUND LEVEL
POWER:	100 AMPS; 3-PHASE POWER

OTHER:

- FULLY SPRINKLERED
- WAREHOUSE LIGHTING
- HIGH-PERFORMANCE REFLECTIVE GLASS
- AMPLE PARKING
- LUSH LANDSCAPING WITH LAWN AT THE STREET
- QUICK, EASY ACCESS TO RESTAURANTS AND SHOPPING

CLICK TO VIEW PROPERTY VIDEO: [HTTPS://BIT.LY/2VEUYCI](https://bit.ly/2VEUYCI)

INDUSTRIAL CONDO
2,755 SF

TYPICAL FLOORPLAN



INDUSTRIAL CONDO
2,755 SF

SUBJECT LOCATION



REMINGTON AVE.

OFFERED AT:
\$450,000



TRUAX
GROUP

STEVE BASURTO | LIC. #0141241
SBASURTO@TRUAXGROUP.COM
(760) 807 6395
TRUAX GROUP, INC.

JOEL BORDES | LIC. #01836111
JBORDES@TRUAXGROUP.COM
(619) 964 1083
TRUAX GROUP, INC.

TEMECULA, CALIFORNIA

Key Area Demographics 2017

1 Mile

POPULATION	7,833
AVERAGE HH INCOME	\$79,851
ROOFTOPS	2,906
AVERAGE AGE	36.5
GROWTH 2017-2022	7.93%
GROWTH 2010-2017	20.84%

3 MILE

POPULATION	58,713
AVERAGE HH INCOME	\$88,334
ROOFTOPS	20,113
AVERAGE AGE	34.9
GROWTH 2017-2022	6.63%
GROWTH 2010-2017	11.47%

5 MILE

POPULATION	153,505
AVERAGE HH INCOME	\$96,719
ROOFTOPS	48,839
AVERAGE AGE	34.9
GROWTH 2017-2022	7.02%
GROWTH 2010-2017	14.16%

Misc. Highlights

2.9 MILLION VISITORS ANNUALLY
\$712,000,000 ANNUAL TOURISM SPENDING
TOP 10% PER CAPITA CA SALES TAX
TOP 5% LOWEST COST TO DO BUSINESS
TOP 10% CA HIGH SCHOOL TEST SCORES
FBI SAFEST CITIES IN THE NATION LIST

2017 - Population

WHITE	78.71%
BLACK	5.31%
AM. INDIAN & ALASKAN	1.58%
ASIAN	11.80%
HAWAIIAN & PACIFIC ISLAND	0.51%
OTHER	5.09%
U.S. ARMED FORCES	1.25%

2017 - Education

SOME HIGH SCHOOL, NO DIPLOMA	7.01%
HIGH SCHOOL GRAD	19.50%
SOME COLLEGE, NO DEGREE	36.87%
ASSOCIATE DEGREE	8.95%
BACHELOR DEGREE	18.76%
ADVANCED DEGREE	8.90%

2017 - Housing Value

<\$100,000	1.11%
\$100,000 - \$200,000	2.87%
\$200,000 - \$300,000	20.72%
\$300,000 - \$400,000	38.21%
\$400,000 - \$500,000	21.93%
\$500,000 - \$1,000,000	13.53%
\$1,000,000+	1.63%