

FOR SALE | ±28,488 SF Multi-Tenant Office

27919 JEFFERSON AVE
TEMECULA, CA 92590

INVESTMENT

OPPORTUNITY



PAUL LAFRENZ
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Colliers
INTERNATIONAL

LOS ANGELES COUNTY
10.2 MIL
Est. Population

RIVERSIDE COUNTY
2.4 MIL
Est. Population



27919 JEFFERSON AVE

86 MILES
to Port of Long Beach

85 MILES
to Los Angeles

76 MILES
to Tijuana, Baja, Mexico

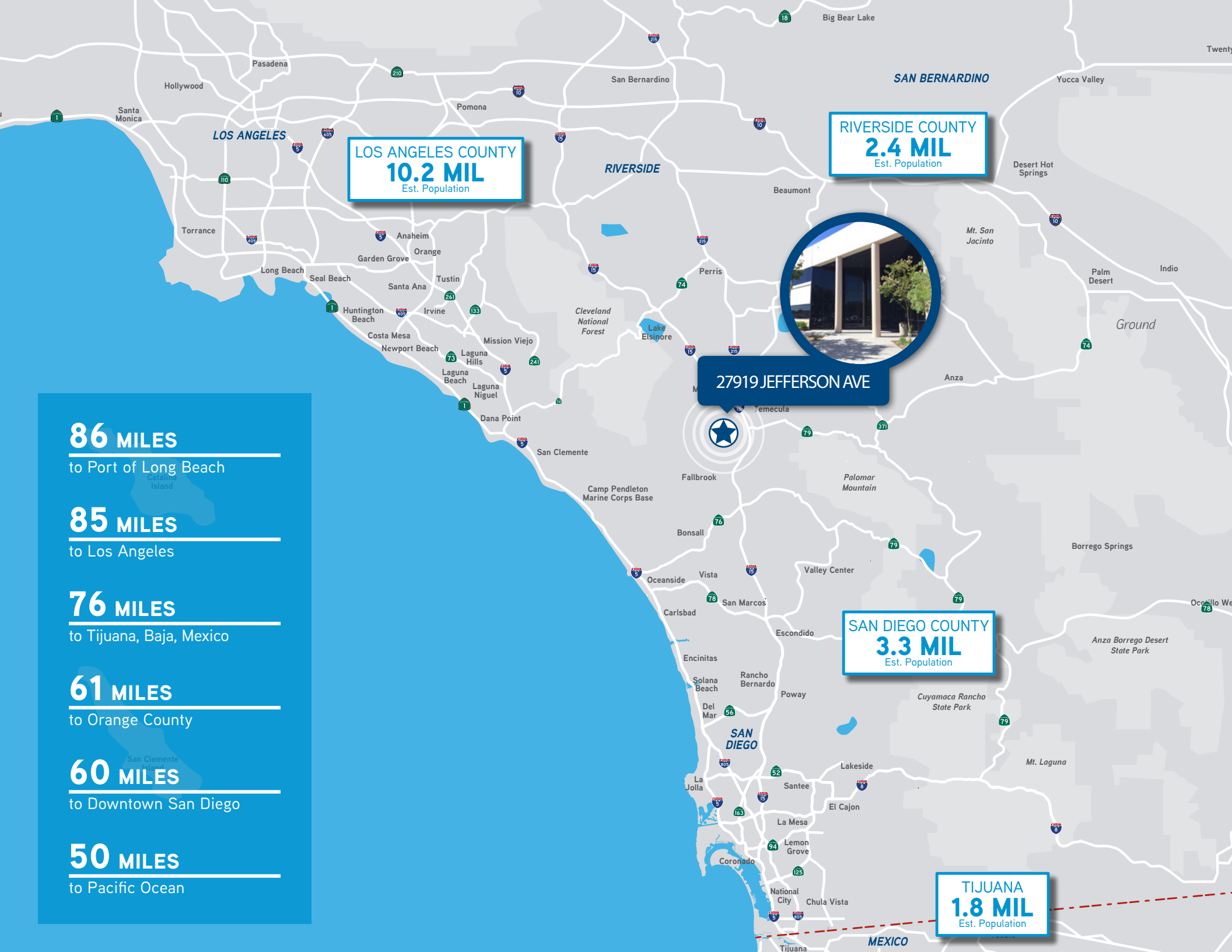
61 MILES
to Orange County

60 MILES
to Downtown San Diego

50 MILES
to Pacific Ocean

SAN DIEGO COUNTY
3.3 MIL
Est. Population

TIJUANA
1.8 MIL
Est. Population





JEFFERSON CENTER OFFICE BUILDING



BUILDING SIZE:
±28,488 SF



ASKING PRICE:
\$1,700,000



IN-PLACE CAP RATE:
9%

Property Highlights

- › High-image, multi-tenant office building with excellent visibility and signage along Jefferson Avenue and Interstate 15
- › 100% occupied
- › Upside due to below-market rents
- › Close proximity to Interstate 15 between Rancho California Road and Overland Pass Drive
- › Abundant glassline
- › Plentiful parking (4.0/1,000 SF)
- › Walking distance to restaurants and shops



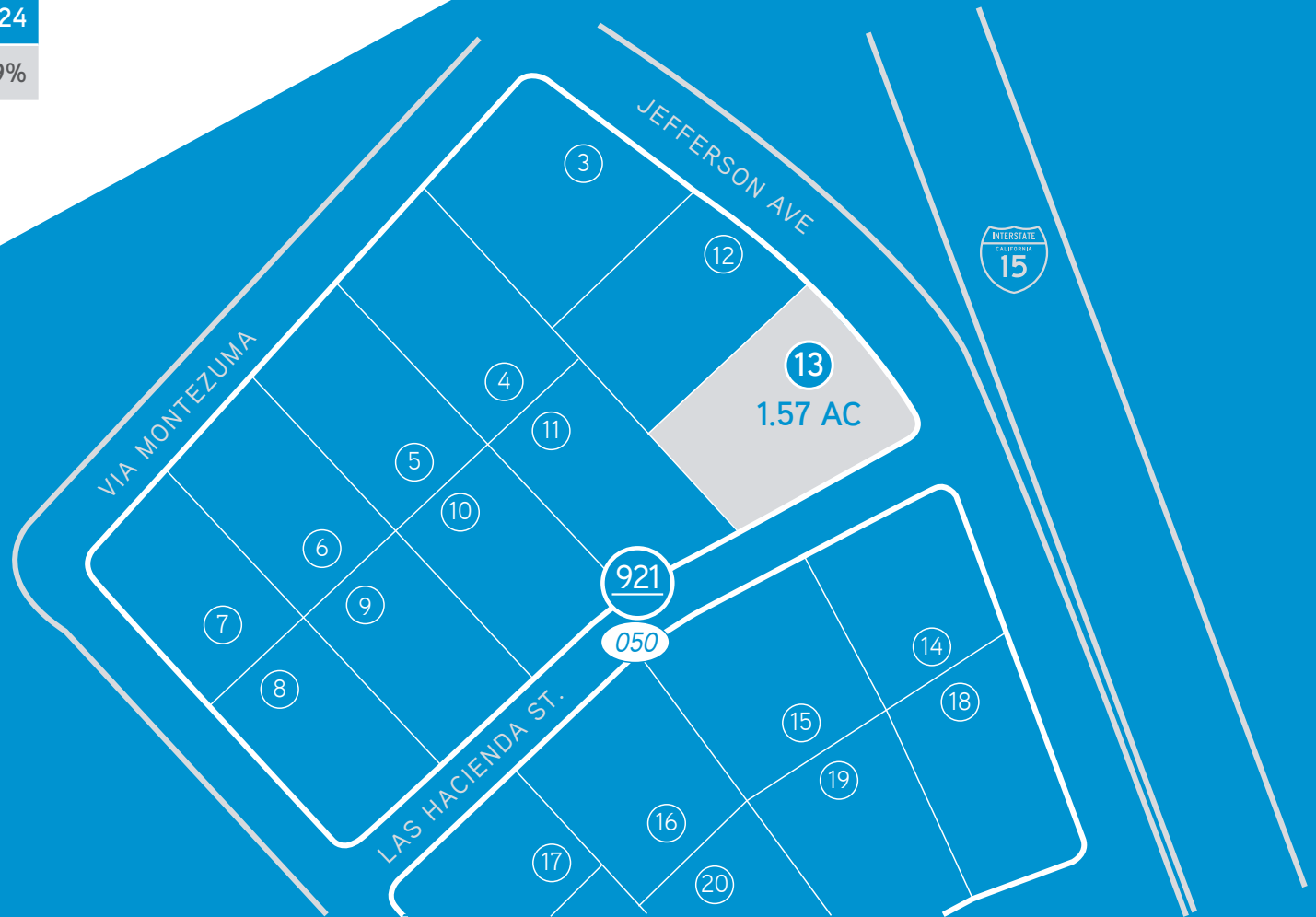
PROPERTY DETAILS

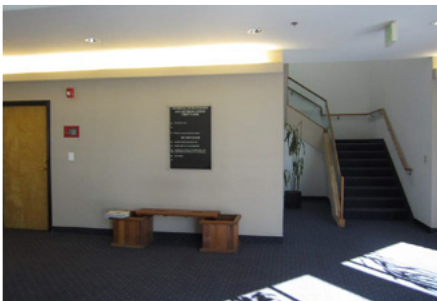
Building Description:	Multi-tenant office (7 tenants)
Building Address:	27919 Jefferson Ave., Temecula, CA 92590
Building Size:	Approximately 28,488 SF
Lot Size:	1.57 AC - land lease ⁽¹⁾
Parcel Number:	921-050-013
No. Floors:	Two (2)
Year Built:	1988
Sprinklers:	Yes
Zoning:	CC (Community Commercial)
Construction:	Reinforced concrete
Parking:	4/1,000

⁽¹⁾ Ground leased through 2041 with a right to purchase the ground at lease-end at Fair Market Value (FMV). Ground lease rent increases by 50% of CPI every 5 years. Last increase just occurred in 2018. Next will be in 2023.

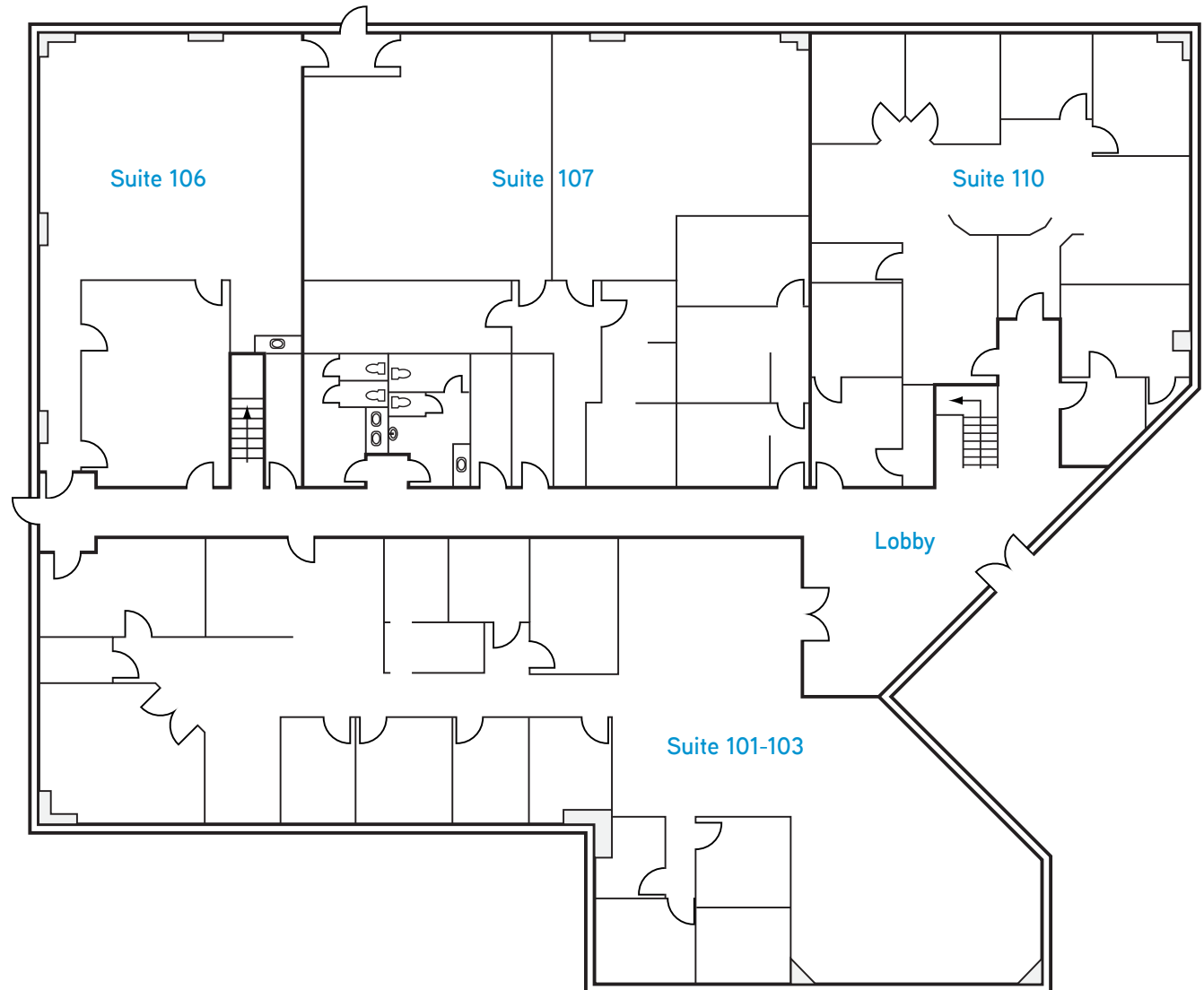
INVESTMENT SUMMARY

Gross Income	\$	444,180
<i>Less estimated expenses</i>		
Operating Expenses	\$	(134,311)
Property Taxes	\$	(33,816)
Land Lease	\$	(123,129)
NOI	\$	152,924
CAP Rate		9%



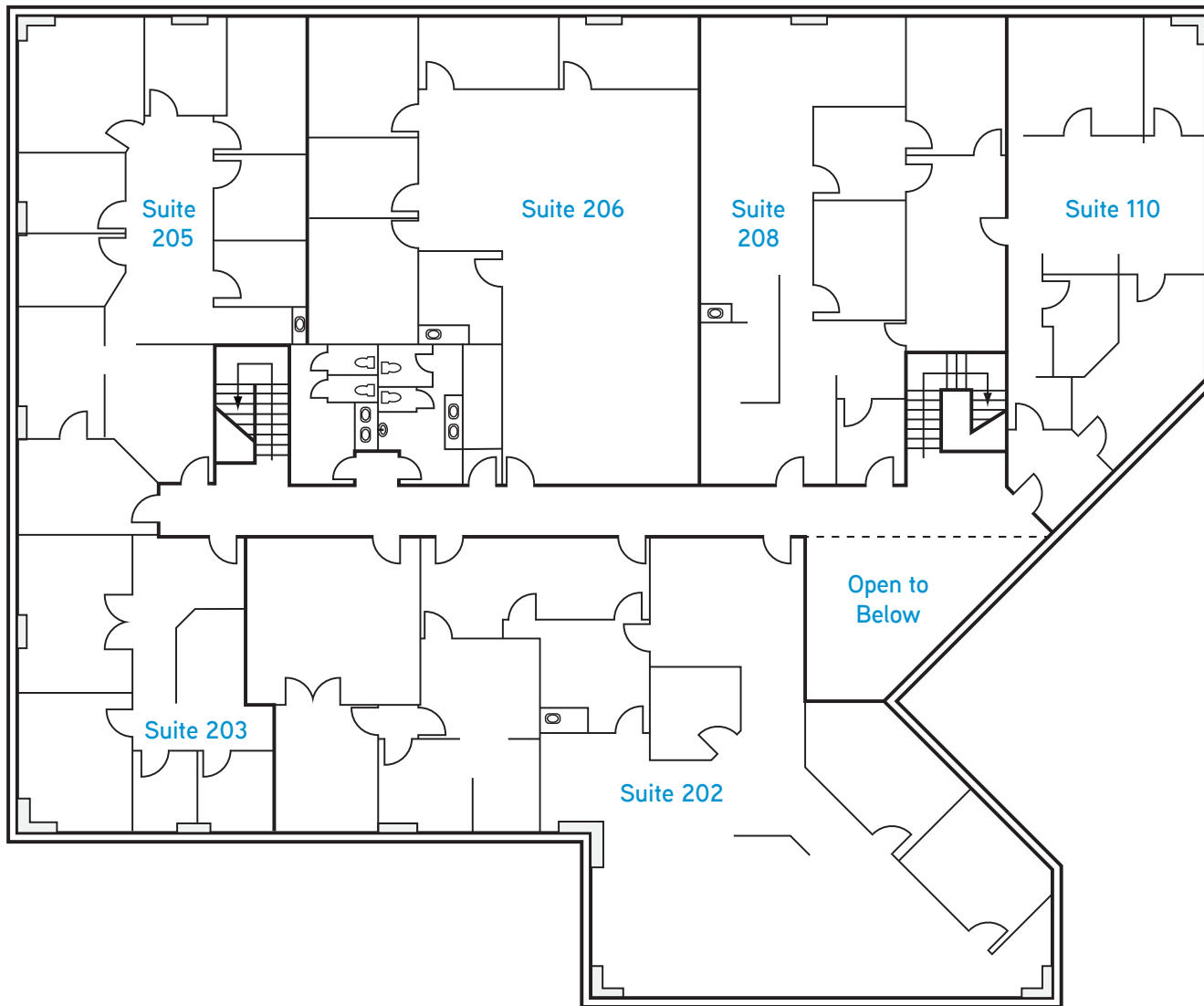


FIRST FLOOR



**Not to scale. To be verified by buyer.*

SECOND FLOOR



**Not to scale. To be verified by buyer.*



INLAND EMPIRE

Q1 2018 OFFICE MARKET HIGHLIGHTS

In the first quarter of 2018, total vacancy rate for the Inland Empire office market decreased 90 basis points from 13.4% last quarter to 12.5%. The decrease in vacancy pull stems from the Rancho Cucamonga submarket, which recorded a decrease of 270 basis points. The fourth quarter closed with positive absorption recording at 168,600 square feet. Leasing activity recorded 272,200 square feet, which falls within the three year average.

The weighted average asking rental rate increased during first quarter to \$1.77 PSF FSG.

Six of eight submarkets witnessed positive net absorption with Rancho Cucamonga recording the highest at 77,900 square feet. Among building classes, Class B office led net absorption 82,800 square feet for the quarter, while Class A had the lowest quarterly absorption at 42,100 square feet.

Office Market Overview

The Inland Empire office market is comprised of 20.4 million square feet, representing 7% of the total inventory of office buildings 25,000 square feet and greater in the Los Angeles basin. Office tenants located in the Inland Empire are predominantly firms in the finance, insurance, real estate and professional services sectors. In contrast with most other office markets in Southern California, all of the space is located in low-rise (89%) and midrise (11%) buildings.

Unemployment

The unemployment rate for the Inland Empire was 4.5% as of January 2018, adding 52,200 nonfarm jobs to the region over the past year.

Financial activities registered the greatest year-over-year gain, adding 600 jobs.

Source: Colliers International

MARKET INDICATORS Q1 2018

Total Vacancy Rate

 12.5%

Net Absorption

 168,000 SF

Under Construction

 0 SF

Unemployment

 4.5%

Rental Rate (FSG)

 \$1.77

TOP EMPLOYERS

#	Employer	Employees
1	Stater Brothers Markets	18,000
2	Arrowhead Regional Medical Center	18,000
3	U.S. Marine Corps. Air Ground Combat Center	16,266
4	Fort Irwin	13,805
5	Wal-Mart Stores Inc.	12,263
6	Loma Linda University	8,582
7	March Air Reserve Base	8,500
8	U.C. Riverside	7,618
9	Ontario International Airport	7,510
10	Amazon	7,500
11	VA Loma Linda Healthcare System	6,147
12	Kaiser Permanente	5,739
13	Target Brands Inc.	4,800
14	Pechanga Resort & Casino	4,000
15	Riverside County Regional Medical Center	3,876
16	Eisenhower Medical Center	3,665
17	San Manuel Band of Mission Indians	3,261
18	Morongo Casino, Resort & Spa	3,000
19	JW Marriott Desert Springs Resort & Spa	2,304
20	Desert Regional Medical Center	2,230

Source: Moody's Analytics

INLAND EMPIRE SNAPSHOT

Business Cycle Status	Expansion
Avg. Emp. Growth 2yr	2.8%
Avg. Emp. Growth 5yr	1.3%

Source: Moody's Analytics

Per Moody's Analytics, Inland Empire **leads the way** in Southern California, with overall growth comfortably leading that of its peers. Payrolls in the last quarter of 2017 grew by **three times** the U.S. average.

MURRIETA SPRINGS PLAZA
 Walmart
 IHOP
 Best Buy
 Home Depot
 Denny's
 Popeye's
 PetSmart
 Big 5
 McDonald's
 Panda Express
 Wells Fargo
 Starbucks
 Jersey Mike's
 Staples



27919 JEFFERSON AVE

Michael's
 Chili's
 Bank of America
 AMC Temecula 10
 Marie Callender's
 Big Lots
 Arco
 UPS Store
 Del Taco

TEMECULA TOWN CENTER
 CVS
 Vons
 24 Hour Fitness
 Verizon
 Nothing Bundt Cakes
 Rubios
 Chase
 Home Goods
 Sprint
 Mobil
 Target
 Claim Jumper
 Starbucks

Dick's Sporting Goods
 24 Hour Fitness
 Sam's Club
 Buffalo Wild Wings
 The Habit Burger Grill
 7-Eleven

MURRIETA TOWN CENTER
 Burlington
 Ross Dress for Less
 Marshall's
 Dunkin Donuts
 Rite Aid
 Postal Annex

PROMENADE TEMECULA
 Costco
 Abercrombie & Fitch
 American Eagle
 Apple
 Bath & Body Works
 California Pizza Kitchen
 Coach
 Edwards Cinema
 Express

Forever 21
 GNC
 H&M
 JC Penny
 Laser Away
 Lululemon
 Luna Grill
 MAC
 Macy's
 Old Navy

PF Chang's
 Pottery Barn
 Sephora
 Starbucks
 Subway
 Williams-Sonoma
 Yard House
 Yogurtland

TEMECULA

Over the past two decades, the City of Temecula has evolved into an innovative, dynamic city and a regional economic center, all while retaining its small town feel and character.

Temecula, branded as Southern California Wine Country, offers award-winning schools, beautiful residential communities, higher educational opportunities, and a vast array of parks and trails. Rated one of the top twenty least expensive cities to do business in California and one of 60 least expensive cities to operate a business in the US by the Kosmont-Rose Institute, Temecula remains the ideal city for relocating, expanding, and developing a new project in Southern California. Temecula strives to be a well-rounded community and sets the stage for an excellent quality of life for both residents and companies alike.



Population
±111,000



Avg. Age
35



Avg. Household Income
\$95,117



**Temecula ranked one of the
BEST CITIES IN THE US**

247wallst.com



**TOP 20 SAFEST
CITIES IN NATION**

AOL Poll dated July 2016



**#23 BEST CITIES TO
START A FAMILY**

lendedu.com



**#3 BEST PLACE TO
LIVE IN CALIFORNIA**

smartravel.tips



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