

**FREE RENT
PROMOTION**
MIN. 65 MONTH TERM.
LEASE MUST COMMENCE
BY 1/1/2025.
SEE PG 4 FOR DETAILS

**MADISON AVENUE
PLAZA**

**NEW AVAILABILITY
FOR LEASE**

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

**27270 AND 27290 MADISON AVENUE
TEMECULA | CA 92590**

PROFESSIONAL OFFICE SPACES FOR LEASE



MADISON AVENUE PLAZA

PROPERTY HIGHLIGHTS:

- Madison Avenue Plaza is a prestigious class A office park that offers an impressive corporate atmosphere.
- Campus-style setting with mature landscaping.
- Excellent Interstate 15 freeway exposure.
- Freeway frontage signage available with 199,933 AADT (Regis 2023)
- Each building offers first-class finishes and elevator service.
- High speed data transfer available via fiber optics communications network
- Office suite available to be built out to fit tenant's needs
- Parking lot expansion project is completed!



MADISON AVENUE P L A Z A

**SJVC EXCLUSIVE
PARKING LOT**

MADISON AVENUE PLAZA

***FREE RENT PROMOTION**

UP TO ONE (1) MONTH OF ABATED RENT FOR EACH YEAR OF TERM OAC AND DEAL TERMS MIN. 65 MONTH TERM. LEASE MUST COMMENCE BY 1/1/2025.

AVAILABILITY

27270 MADISON AVENUE

FULLY LEASED

27290 MADISON AVENUE

SUITE 200A

4,857 RSF \$2.15 MG* Reception, Large Training Room, 6 Private Offices,
Break Room and Patio Space. Can Be Demised.

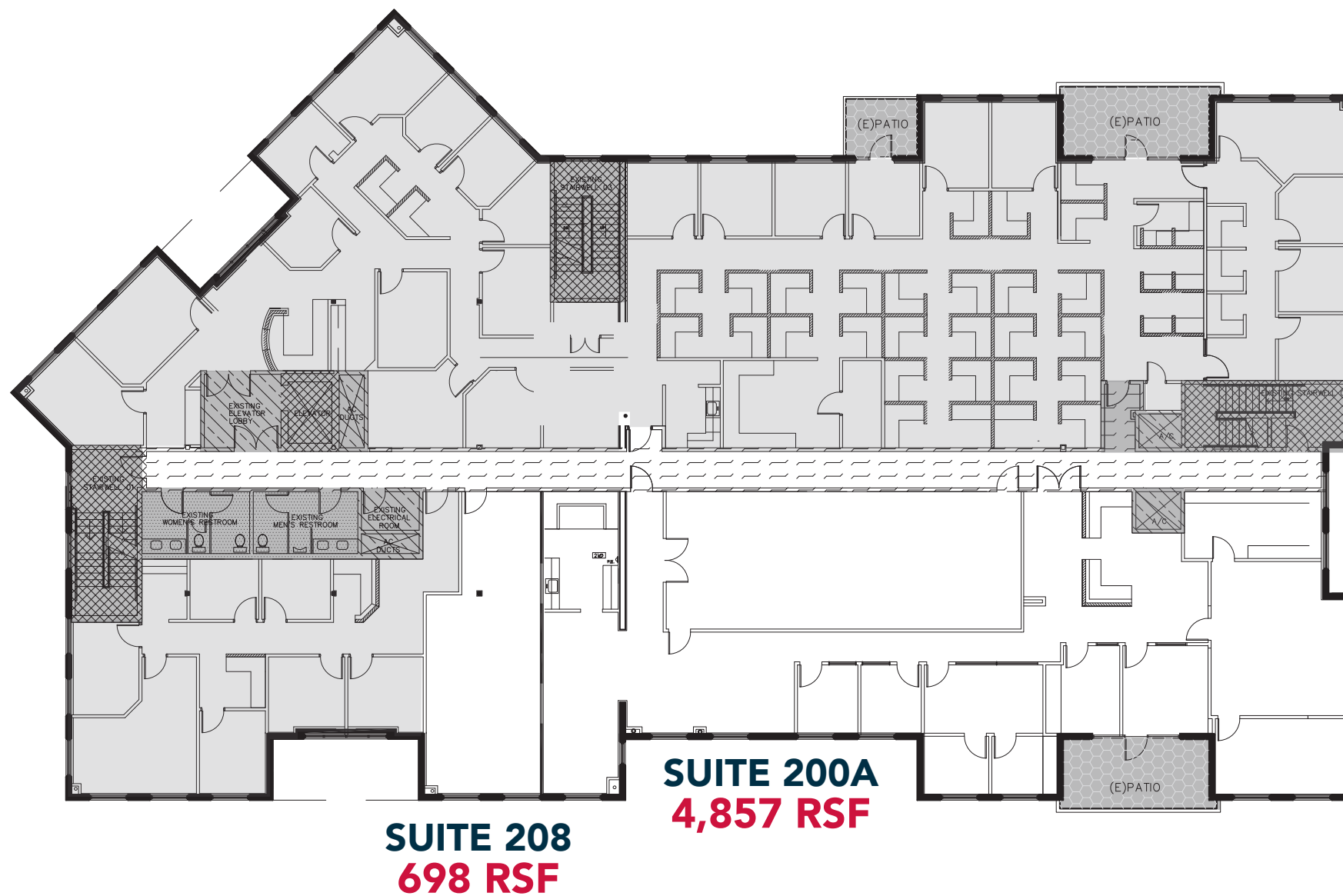
SUITE 208

692 RSF \$2.15 MG* Open Office

Contact Broker for Touring Instructions.

*MG - (Net of Janitorial) Rate includes Tenants in suite electricity.

27290 MADISON AVENUE
2ND FLOOR



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MADISON AVENUE P L A Z A

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MADISON AVENUE



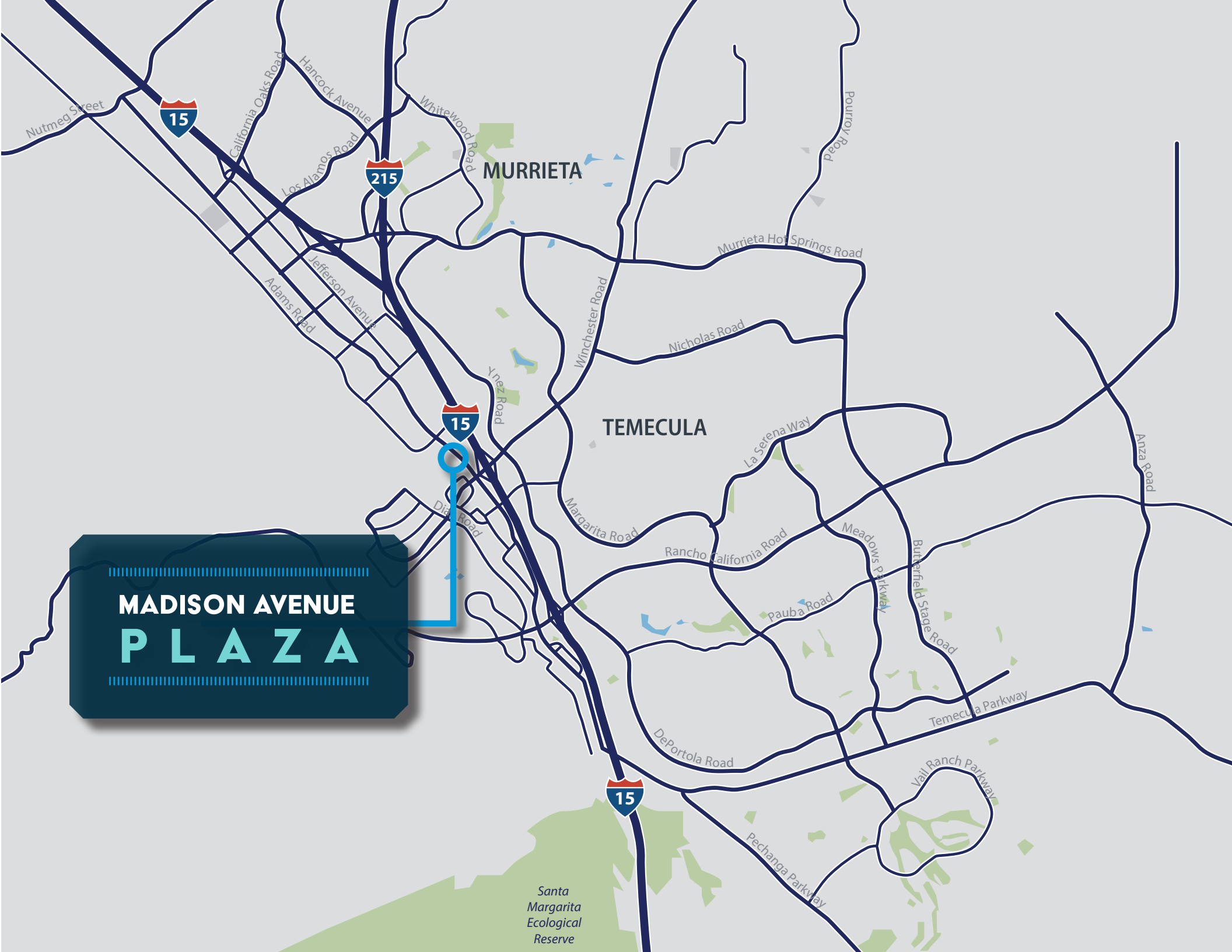
WINCHESTER RD



199,933 CPD



MADISON AVENUE
PLAZA



MADISON AVENUE
PLAZA



MADISON AVENUE PLAZA







PREMIER SOUTH WEST RIVERSIDE LOCATION

- Strategically situated at the convergence of the Interstate 215 and 15 freeways with direct access to the Orange County and Riverside County marketplaces (via I-15 and I-215 North) and the San Diego County marketplace (via I-15 South and Highway 78 West). Only 15 miles East of the Pacific Ocean and 4 miles South of the French Valley Airport.
- Old Town Temecula is 2.4 miles away and offers some of the area's best retail, restaurant, night-life and entertainment for the entire family. Additional area comforts include golf, resorts, wine country, Pechanga Resort and Casino and the Promenade Regional Mall.
- Pechanga Resort and Casino is under construction on a \$285 M expansion project which includes a new wing of hotel rooms, a resort-style pool complex, a large showroom designed to attract A-list stars, a huge new spa, two new restaurants and more space for special events.
- One of the fastest growing and centrally located business districts on the West Coast - The City of Temecula offers a cost-effective and business friendly environment and provides access to a highly skilled labor force, high-quality of living and a surplus of available affordable housing, making it a successful location for a wide variety of professional service firms and high technology companies.
- Affluent trade area demographics - average household incomes of \$90,224 in the 5-mile trade area and \$97,548 in the 3-mile trade area.
- Poised to benefit from the influence of growing technology and biotechnology companies, Temecula sees a strong future business growth potential.

Over the past two decades, the City of Temecula has evolved into a innovative, dynamic City and a regional economic center for Southwest Riverside County, all while retaining its small town feel and character. Many families began to move to the area from San Diego and Orange County drawn by the affordable housing prices and the popular wine country. Temecula is an affluent community. Supported by high median and mean income levels as well as the city's favorable tourist and resort industries, the city is a prominent tourist destination. Temecula remains the ideal city for relocating, expanding and developing a new project in Southern California.

The Temecula / Murrieta Twin Cities area has emerged as a center for job growth due to the migration of new residents to this area from neighboring San Diego. As is common in newly developing areas of Southern California, this and initially caused the growth of retail and other population - serving businesses to grow in the community. The City of Temecula - in conjunction with the City of Murrieta - have since begun to undertake a proactive joint program to attract additional high technology firms and advanced manufacturing firms to the Twin Cities area. These efforts have been supported by the proximity to San Diego, the high quality of life, the affordable housing, affordable land and buildings, the highly acclaimed school system, the well-educated work force as well as the moderating effect of the sea breezes passing over the mountains between Southwest Riverside County and San Diego compared to other inland areas.

DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
 POPULATION	79,643	184,308	357,564
 MEDIAN HOUSEHOLD INCOME	\$80,081	\$88,817	\$97,245
 HIGH SCHOOL DEGREE OR HIGHER	14,229	32,659	63,250
 GRADUATE DEGREE OR HIGHER	14,752	37,416	72,282
 TOTAL EMPLOYEES	57,989	79,692	99,287
 TOTAL BUSINESSES	7,333	10,018	12,789



MADISON AVENUE PLAZA

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