



OLD TOWN TEMECULA
CLASS A OFFICE / RETAIL FOR LEASE
BROKER CO-OP 3%



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THE TRUAX GROUP
Commercial Real Estate Services
41923 Second St., #401 - Temecula, CA 92590

Welcome to the Truax Building

The Truax Building is a one of a kind four-story, 65,307 square feet, mixed used (office / retail) building in Old Town Temecula. Located on the Southeast corner of Old Town it has become a landmark for all visitors to see as they are heading north on the I-15 corridor.

A classic "turn-of-the-century" Class "A" building with its dramatic stone and glass lobby features, the Truax Building enjoys unobstructed visibility from the freeway and 360-degree views over the pristine Santa Rosa Plateau.

The first phase of a 4-phase project called the Super-Block, it is intended as a statement of the Temecula Valley's quick evolution towards a more urban lifestyle. With its steel frame construction, classic architecture and aesthetic details, it projects Old Town Temecula into the future while paying tribute to its historic roots.

Sitting immediately across a newly built 480-space free parking structure which is adjacent to the new 100,000 square feet Temecula Civic Center, the Truax building enjoys a convenient location where access will never be an issue.



Features

- ▶ Unobstructed visibility from Interstate 15
- ▶ Signage visible from I-15
- ▶ Quick multiple access points to I-15
- ▶ Located across street from 480-space free parking structure
- ▶ Multiple restaurants and shopping within short walking distance
- ▶ State-of-the-art communication technology, fiber optics to building
- ▶ After hours security for elevated floors
- ▶ **Opened: May 2014**

Building Specifications

Size:	65,307 sf
Stories :	4
Use:	Retail on first floor, Office on all other floors
Building type:	Steel frame construction with limestone block skins
Floor to fl. height:	13ft to 22ft first floor, 13ft on all other floors
Ceiling Height:	9ft to 10ft
Elevator:	2 hydraulic passenger elevators
Lobby:	Dramatic stone, glass and wood finishes



"The Block" - Concept



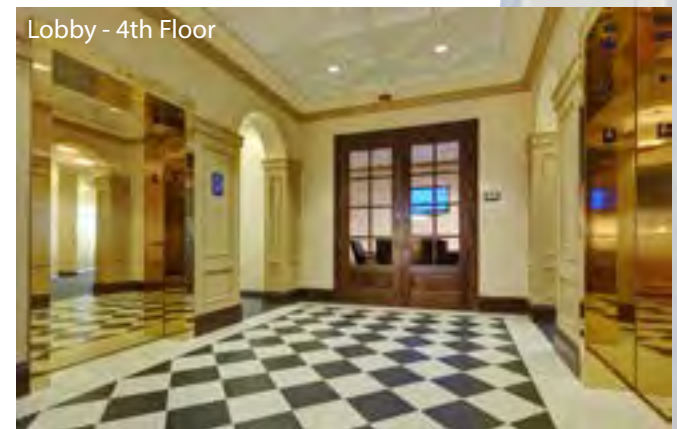
Kitchen - Suite 300



Suite 300 - 3rd Floor



Conference Room - 4th Floor



Lobby - 4th Floor



Welcome to the Truax Building



SUITE 203



SUITE 300



SUITE 401 - Truax Family of Companies



SUITE 404

OLD TOWN TEMECULA



With a backdrop of untouched hillsides that bloom with lilac, vibrant Downtown Old Town Temecula is Temecula Valley Wine Country's popular, arts-entertainment-shopping-and-dining district. The pedestrian-friendly, historic, 12-block neighborhood melds genuine respect and appreciation for the Old Town Temecula legacy with casual, contemporary, Downtown Temecula style and enthusiasm. Visitors enjoy Downtown Old Town for its festive special events; relaxed restaurants and upscale bistros; art and entertainment; welcoming wine-tasting rooms; and a collection of unique, specialty stores and boutiques.

Old Town Temecula continually improves and re-imagines itself in new, contemporary ways. Most authentic is the independent spirit that endures and thrives here. Like the historical Old Town facades, recent Old Town structures reflect different architectural styles. This almost eclectic variety of styles is one of the catalysts for Old Town bistros' and specialty stores' individual expression and creativity.



The burgeoning Old Town Temecula culinary scene includes a variety of independently owned, eateries with delicious, one-of-a-kind menus; and the Old Town Temecula Tasting Trail with its artisanal food emporiums and wine tasting rooms. Local, artisan food shops like Temecula Olive Oil Company garner an exceptional following for their sustainable practices and quality products. Old Town's wine tasting rooms are popular for swirling, sniffing, and sipping some of the many award-winning, premium varietal and proprietary blended, award-winning wines of Temecula Valley Southern California Wine Country.

OLD TOWN EVENTS

Temecula Rod Run

Bluegrass Festival

Art Festival, Street Painting & Plein Air Festivals

Snow Bell Rocking Nights

Santa's Electric Light Parade

4th of July Parade

Hot Summer Nights

Outdoor Quilt Show

Great Temecula Grape Drop

Temecula on Ice: Outdoor Skating Rink



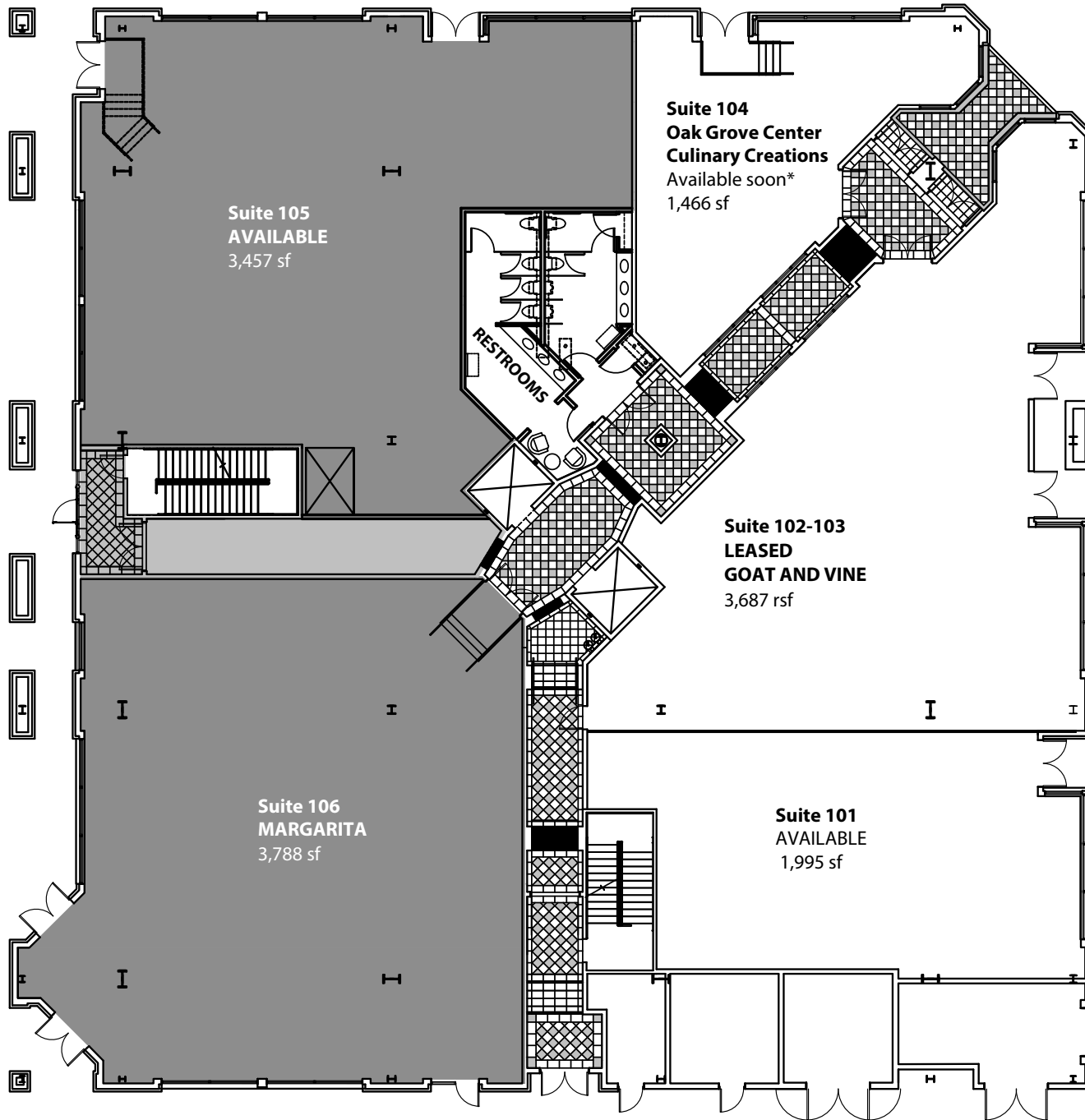
TEMECULA VALLEY SOUTHERN CALIFORNIA WINE COUNTRY

Welcoming more than 2.9 million visitors each year spending nearly 700 million. Temecula Valley Southern California Wine Country is a beautiful wine region most engaging and approachable wine regions. Perhaps because of the sunny, relaxed spirit synonymous with Southern California, Temecula Valley Wine Country is one of California's winemakers; and is home to the wine regions four-time, award-winning California State Winery of the Year, South Coast Winery. There are more than 40 wineries currently in the Temecula Valley with plans for over 40 more underway.

Visitors from throughout California and beyond are attracted to this Valley by its natural gifts of climate and geography. Many return to enjoy the region's welcoming wineries; learning experiences and wine education programs; concerts and signature wine-and-live-music events; outdoor activities; vintage relaxation for body, mind, and soul at the GrapeSeed Spa; and dining in excellent winery restaurants amidst the vineyards. Less-busy weekdays provide potential opportunities to converse with talented winemakers and gracious and friendly, winemaking family members.

The region's premiere event is the Temecula Valley Balloon and Wine Festival. The celebration launches the summerfest season with glorious, dawn balloon ascensions; dramatic evening hot air balloon glows; tasting of award-winning Temecula Valley wines; wine and food pairings; and top-name bands and musicians in concert.



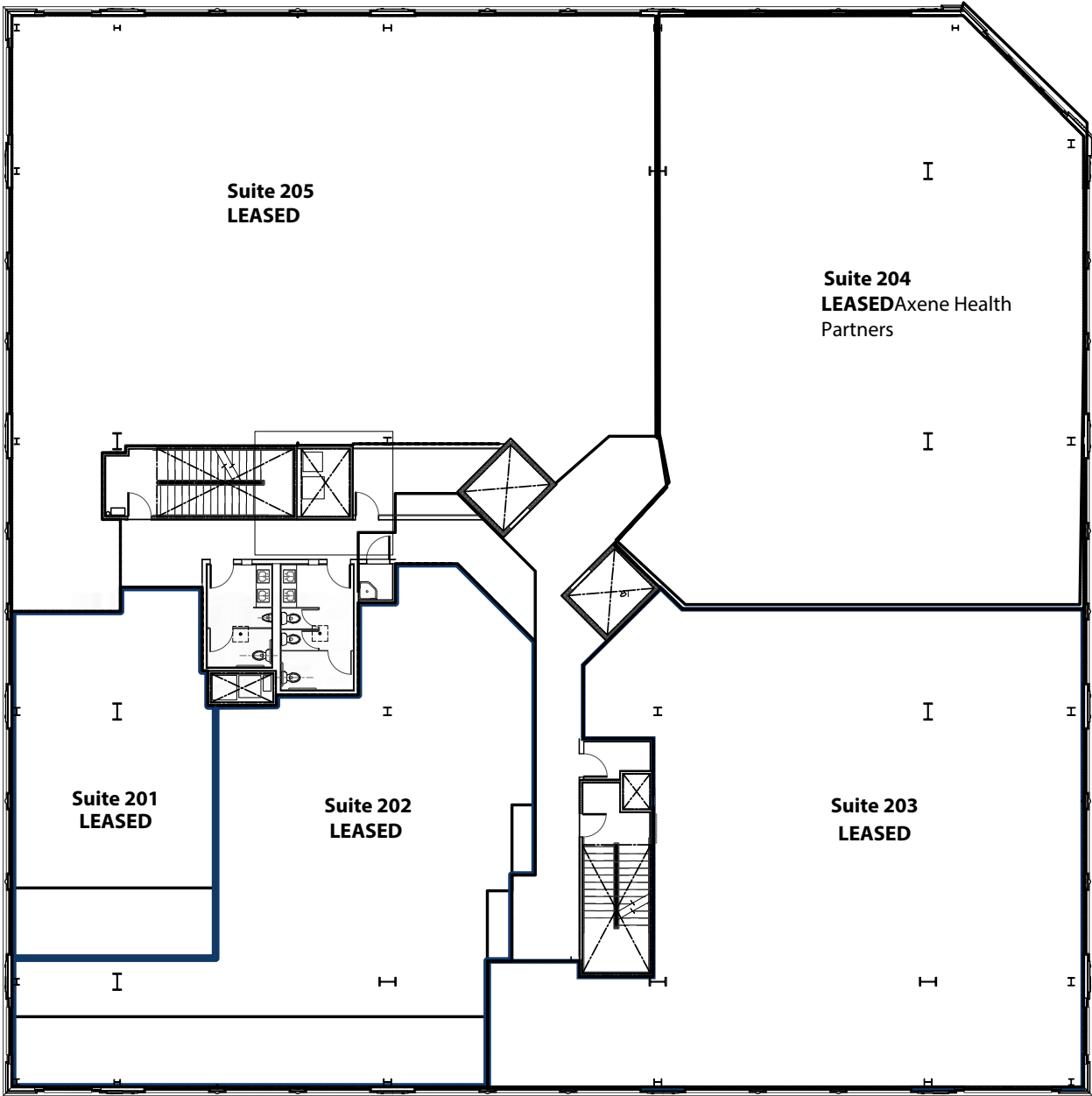


FIRST FLOOR SUITE LAYOUT

Suite 101	1,995 sf
Suite 102/103	3,687 sf
Suite 104	1,466 sf
Suite 105	3,457 sf
Suite 106	3,788 sf

Total Floor Area: 15,657 sf





SECOND FLOOR SUITE LAYOUT

Suite 201	Leased
Suite 202	Leased
Suite 203	Leased
Suite 204	Leased
Suite 205	Leased

Total Floor Area : 19,530 sf



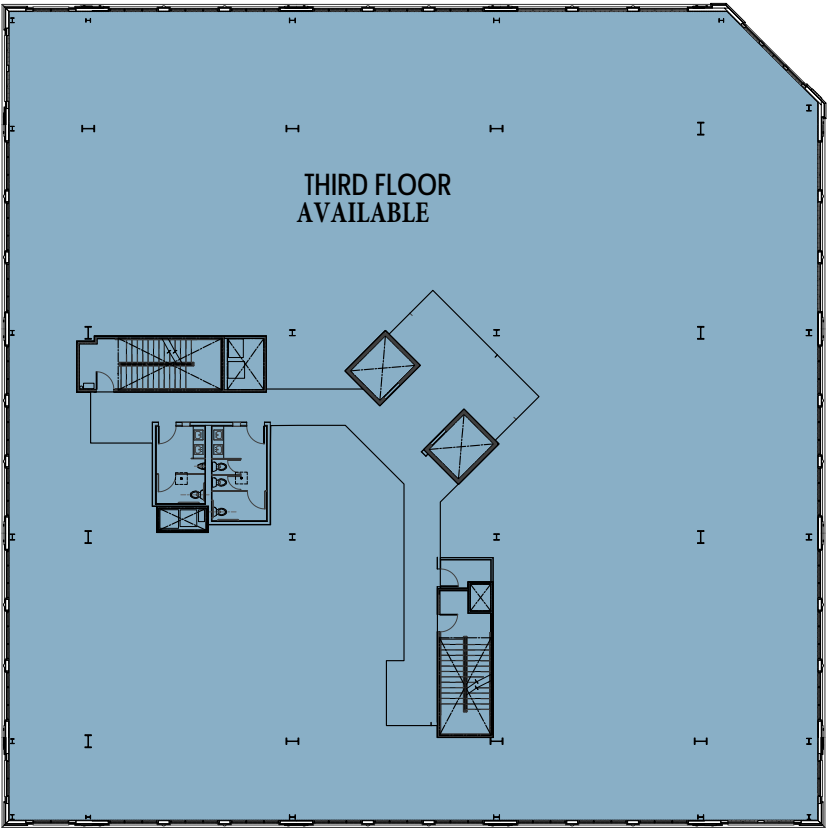
Third Floor

Total space: 19,509 sf

Rented to :

Employees: Approx. 110

Activity: Innovative teaching, learning and research solutions for the academic, professional and library markets worldwide



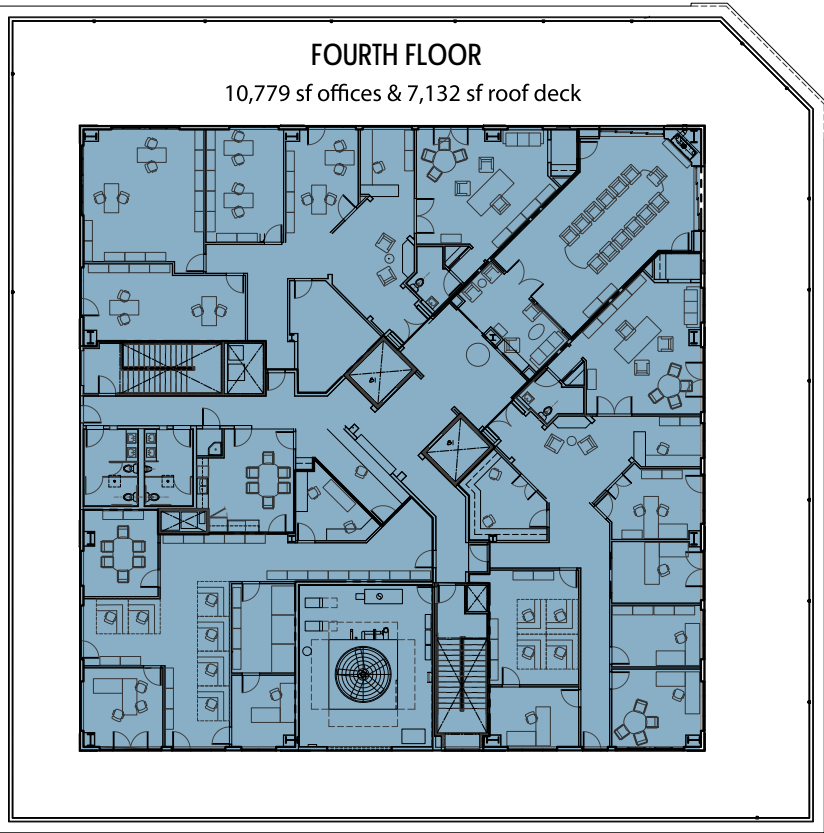
Fourth Floor

Total space: 10,779 sf

Rented to : **Ameriprise Financial / Truax Family of Companies Watermark Associates**

Employees: Approx. 60

Activity: Real Estate Development, Finance and Services



Truax Building

DEMOGRAPHICS

5 MILE

Population	153,505
Median HH Income	\$96,719

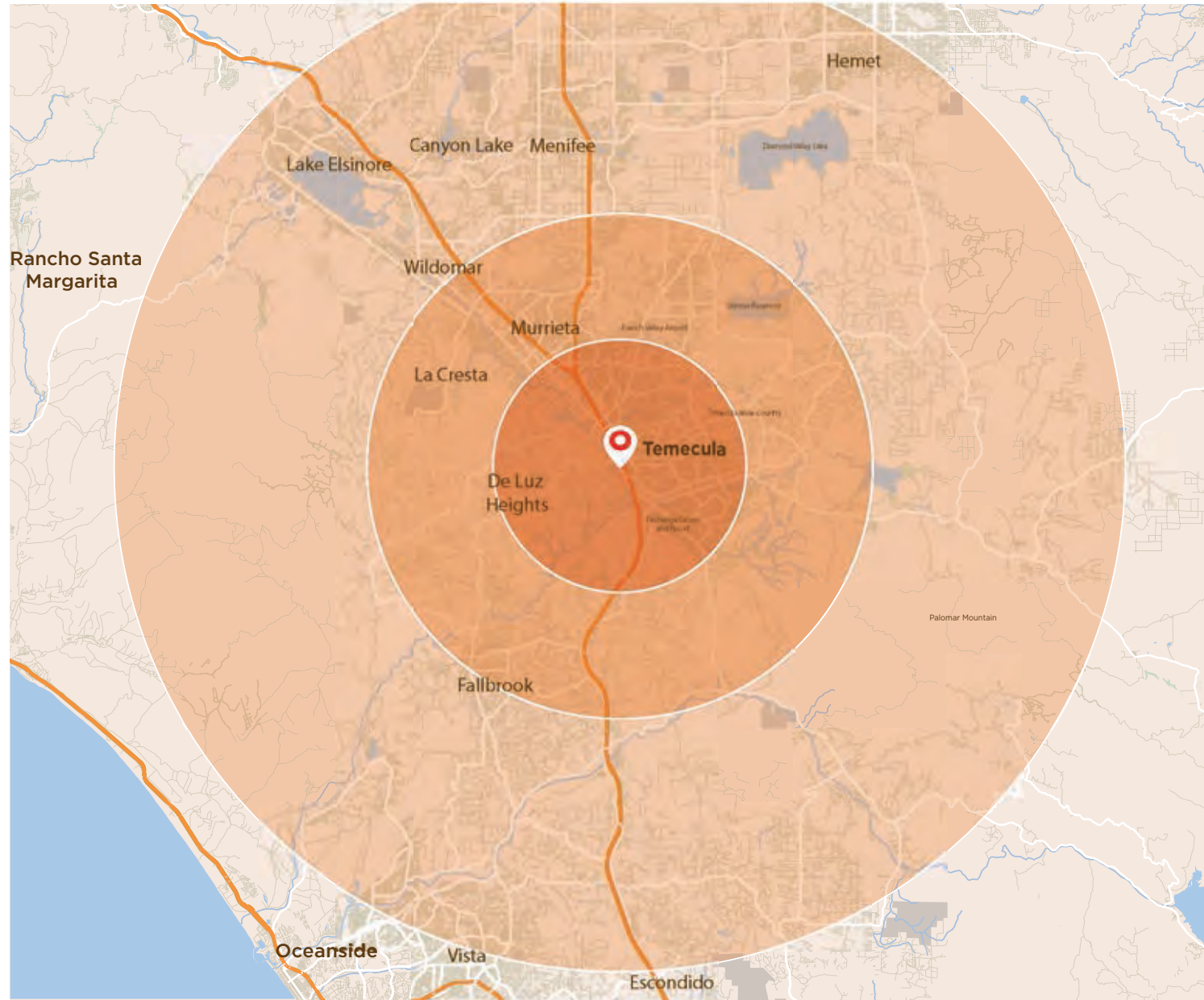
10 MILE

Population	276,839
Median HH Income	\$79,158

20 MILE

Population	720,839
Median HH Income	\$63,540

- 2.7 Million Visitors Annually
- \$712 Million Annual Spending by tourists
- Average Daily Temperature: mid 70s
- Home of Pechanga Resort & Casino
- Home of 6-time Golden Bear Winery, South Coast Winery





THE TRUAX BUILDING
65,000sf Class A Property
Retail on ground floor
Office on upper floors

- New Projects**
- 1 151-4-star Truax Hotel**
*Luxury boutique hotel, with many upscale amenities
Ground-breaking: Summer 2020*
 - 2 3rd St. Parking Structure**
*Private Parking structure dedicated to valet parking for Truax Tenants
Ground-breaking: Summer 2020*
 - 3 Town Square Marketplace**
*+/- 100,000sf commercial / retail space
Ground-breaking: Winter 2020*
 - 4 ALTAIR**
*Master-planned community of +/- 1,700 units including multi-family, single family detached homes, school, clubhouse, parks, trails, etc.
Ground-breaking: Spring 2021*

- Public Buildings**
- 5** Civic Center
 - 6** 500-space Parking Structure
 - 7** Old Town Police Station
 - 8** Visitor Center
 - 9** Community Theater
 - 10** The Mercantile
 - 11** Temecula Valley Museum
 - 12** Sam Hick's Monument Park
 - 13** Riverside County Fire Station
 - 14** Mary Phillips Senior Center
 - 15** US. Post Office

- Other Retail**
- 16** Temecula Olive Oil Company
 - 17** Temecula Cheese Company
 - 18** Temecula Lavender Company
 - 19** Old Town Spice Merchants
 - 20** Old Town Sweet Shop
 - 21** Old Town Food Market

- Food & Drinks**
- Restaurants**
- 22** Bailey's
 - 23** Luke's
 - 24** Tabu Sushi
 - 25** Swing Inn Cafe
 - 26** Pub & Grub
 - 27** 1909
 - 28** Public House
 - 29** 3rd Street Smokehouse
 - 30** Rosa's Cantina
 - 31** The Bank
 - 32** The Gambling Cowboy
 - 33** Liberty Kitchen
 - 34** Crush & Brew
 - 35** Blackbird Tavern
 - 36** Texas Lil's
 - 37** Mad Medeline's Grill
 - 38** Havana Kitchen
 - 39** Palumbo's Ristorante
 - 40** Goat & Vine
 - 41** Soro's Mediterranean Grill
 - 42** EAT Marketplace & Eatery
- Coffee Shops**
- 43** Starbucks Coffee
 - 44** Laurent's Le Coffee Shop
- Wine Tasting / Bars**
- 45** Viva Vino Bar & Tapas
 - 46** Fazeli Cellars
 - 47** Villa di Calabro Winery
 - 48** Curry Vineyards & Winery



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