

Offering Memorandum

HALCON ROJO BUSINESS PARK

Prime Entitled Land in Temecula with Medical Zoning



FOR INFORMATION CONTACT:

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OFFERING SUMMARY



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PROPERTY HIGHLIGHTS:

- 5.3 acres of prime commercial land in Temecula
- ZONED FOR MEDICAL OFFICE SPACE;
- Planning commission approval in place;
- Entitlements are almost completed;
- Prime street frontage;
- Prime location in the middle of the city's business, retail and residential district;
- Conceptual plans available for proposed 65,640 sq.ft. three medical office buildings zoned with ample parking;

LOCATION:

- Fronting SR-79 road, approximately 400 feet of frontage.
- 79-South Exit off I-15, approximately 1.5 miles east of exit, Just east of intersection of i-79 and Jedediah Smith Rd, on North side of SR 79.

PRICING:

- **Offered at \$7,500,000** (Below appraised value)
- **Seller may participate or finance part of land acquisition**

HALCON ROJO BUSINESS PARK



PROJECT OFFERING

The project offers an excellent opportunity for an experienced developer to capitalize on a high demand for Class A office and medical office space, and especially office condominiums in Southern California. The seller is moving on and is selling the land at a loss below a recent appraisal by the lender.

LOCATION, LOCATION, LOCATION:

- The subject site is all flat and buildable, with 400 feet of frontage on SR-79, the main business arterial in the area.
- The SR 79 corridor is currently generating close to 39,000 daily trips by the subject property with the cumulative impact of the current projects in the area adding another 25,000 ADT. With the addition of the hospital, the traffic impact of the hospital alone is estimated to increase by another 11,485 ADT.
- The site is within the walking distance of the newly approved 320-bed regional hospital by Universal Health Services that was originally approved in 2006 and is going through the final EIR approvals. This will be the largest hospital with a cancer treatment center in the area.
- Halcon Rojo Business Center also borders the Rancho Community Church with elementary school and new high school facility,

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The project comes with all plans, approved conceptual designs, studies, and all other entitlement documentation, that will be available to a buyer in escrow.

OWNER FINANCING POSSIBLE:

The seller is open to carrying short-term financing and may subordinate to a construction loan with at least 55% down payment for a qualified buyer. Owner is open to a joint venture with an experienced developer with sizeable down payment.

COMPLETED TO DATE:

- Engineering
- Architectural design;
- Planning commission approval;

PENDING:

- EIR review with the focus on traffic studies;

TOPOGRAPHY

Generally flat, slight slope from rear of the property southerly towards SR-79

ZONING:

- PDO-6
- This is special overlay developed by Rancho Community Church for development of a school, church grounds and related uses including senior living facilities and office buildings.

PHYSICAL CONSTRAINTS:

Site is crossed by MWD and Storm Drain easements, which limit development to a maximum of 3.7 acres. The unused area is treated as greenscape and buffered towards the residences to the west and north.

PROPOSED CONSTRUCTION PROJECT:

Three stand-alone professional office buildings: each 21,880 square feet of gross floor area for a total of 65,640 square feet.

PARKING:

267 cars in marked stalls plus loading zones and drop-off/pick up areas. Parking ratio is 4 stalls per 1,000 sq.ft. of gross area and approximately 4.8 – 5.2 stalls per 1,000 sq.ft. of net rentable area pending final corridor configuration and floor users.

AMENITIES:

Central drop-off/pick up area, courtyards, and profuse landscaping

QUALITY:

Proposed Class A building

LOCAL AREA:

Walking distance or very short ride to several major shopping centers and nearby major hospital. Location is also close to the heart of Temecula Old Town, less than two miles to the Interstate 15, located in the south part of Temecula for more convenient commute between Temecula and Northern areas of San Diego county.

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Conceptual layout of the Project

