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**MCA REALTY ACQUIRES EIGHT-ACRE LAND PARCEL IN TEMECULA;
PLANS 140,000 SQUARE-FOOT INDUSTRIAL DEVELOPMENT**

- **This will be the first industrial development in the city in eight years**

Temecula, Calif., (May 18, 2017) – [MCA Realty](#), a full service real estate investment and management company, has acquired an eight-acre land parcel in Temecula, California. The firm plans to develop a 140,000 square-foot industrial building on the site, which will be the first industrial development built in the City of Temecula in over eight years, according to MCA Realty Principal, Tyler Mattox.

“There is no other competitive product currently being developed in the region,” explains Mattox. “This is the last developable land parcel in Temecula with the ability to accommodate a building in excess of 100,000 square feet, providing a strong opportunity and competitive advantage for MCA.”

MCA Realty plans to break ground on the new industrial development, which it will brand as MCA Business Center, this month, May 2017.

“We were extremely involved in the entitlement process for this site, and we obtained the final land entitlements prior to acquisition,” explains Mattox. “This was a

time consuming process in today's highly contested development environment, and speaks to the strength of our design and construction team. This also allows us to immediately break ground on the property, reducing the entitlement risk to our investors."

MCA Business Center will be constructed to feature the latest in industrial design including 32' clear heights, 120' truck courts, ESFR sprinklers, and 15 dock-high loading doors, among others. It will also be constructed with the flexibility to accommodate a single tenant or multiple tenants, depending on market demand, according to Mattox.

"By creating a product that can accommodate a variety of tenants we hope to capitalize on growing occupant demand throughout the region," says Mattox who notes that demand for industrial product throughout the Temecula Valley continues to outpace supply.

"Industrial users are migrating north to Temecula as a result of rising prices and limited supply in North San Diego," he says. "This is a trend that we anticipate in the near term."

Mattox adds, "The lack of available supply throughout the area is also placing upward pressure on rental rates, which are up 28-percent from 12 months ago. This strong rental growth should provide an opportunity to maximize yields over time."

The project will be strategically located in close proximity to the I-15 freeway within the Westside Business Center. It is anticipated to be completed in the fourth quarter of 2017. Roger Carlson of CBRE and Scott Stewart of Lee & Associates represented MCA in the acquisition of the land, and have been retained to lead the leasing efforts for the new development.

In addition to this new development, MCA Realty recently sold 43350 Business Park Drive, a 91,326 square-foot industrial building in Temecula for \$9 million. The firm initially acquired the property for \$6.29 million in 2015.

Business Park Drive is located at 43350 Business Park Drive in Temecula, California. Anthony De Lorenzo, Gary Stache, Doug Mack, Matt Pourcho of CBRE and Scott Stewart of Lee & Associates represented MCA Realty as the seller in this transaction.

About MCA Realty

[MCA Realty](#) is a full service real estate investment and management company specializing in office and industrial properties throughout the Western U.S. The goal of the company is to identify commercial real estate investment opportunities and execute value creation strategies that maximize returns to its investors.

MCA Realty's principals, Tyler Mattox, Jared Gordon, and Peter Cheng, have successfully navigated a full spectrum of market conditions, and pride themselves on building and maintaining strong relationships with industry partners. More information is available at www.mca-realty.com.

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