

# Temecula Medical Plaza

➤ MEDICAL SUITES FOR LEASE



**MED**  
**WEST**  
REALTY

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**27699 Jefferson Ave.**  
**Temecula, CA**



## 27699 JEFFERSON AVE.

Temecula Medical Center offers physicians an exceptional opportunity to establish or expand their practice in a highly sought-after medical hub. This 57,600-squarefoot building sits directly next to Temecula Valley Hospital, allowing for seamless care coordination and improved patient continuity. With a strong mix of established medical providers and flexible suite options, the building supports a wide range of specialties and clinical workflows.

Its immediate access to the I-15 makes it easily reachable for patients across the rapidly growing Southwest Riverside region, where more than 1.9 million residents rely on convenient, high-quality care. For physicians seeking a professional, well-connected environment with strong long-term demand, Temecula Medical Center offers an ideal setting for sustainable practice growth.



## PROMINENT LOCATION & ACCESSIBILITY

- Temecula Medical Center houses over 44,000 SF of medical office space.
- The building was completed in 1991 and has continued to be a major hub for the Temecula community in housing a myriad of different healthcare practices.
- Building Top Signage available for large medical user group.



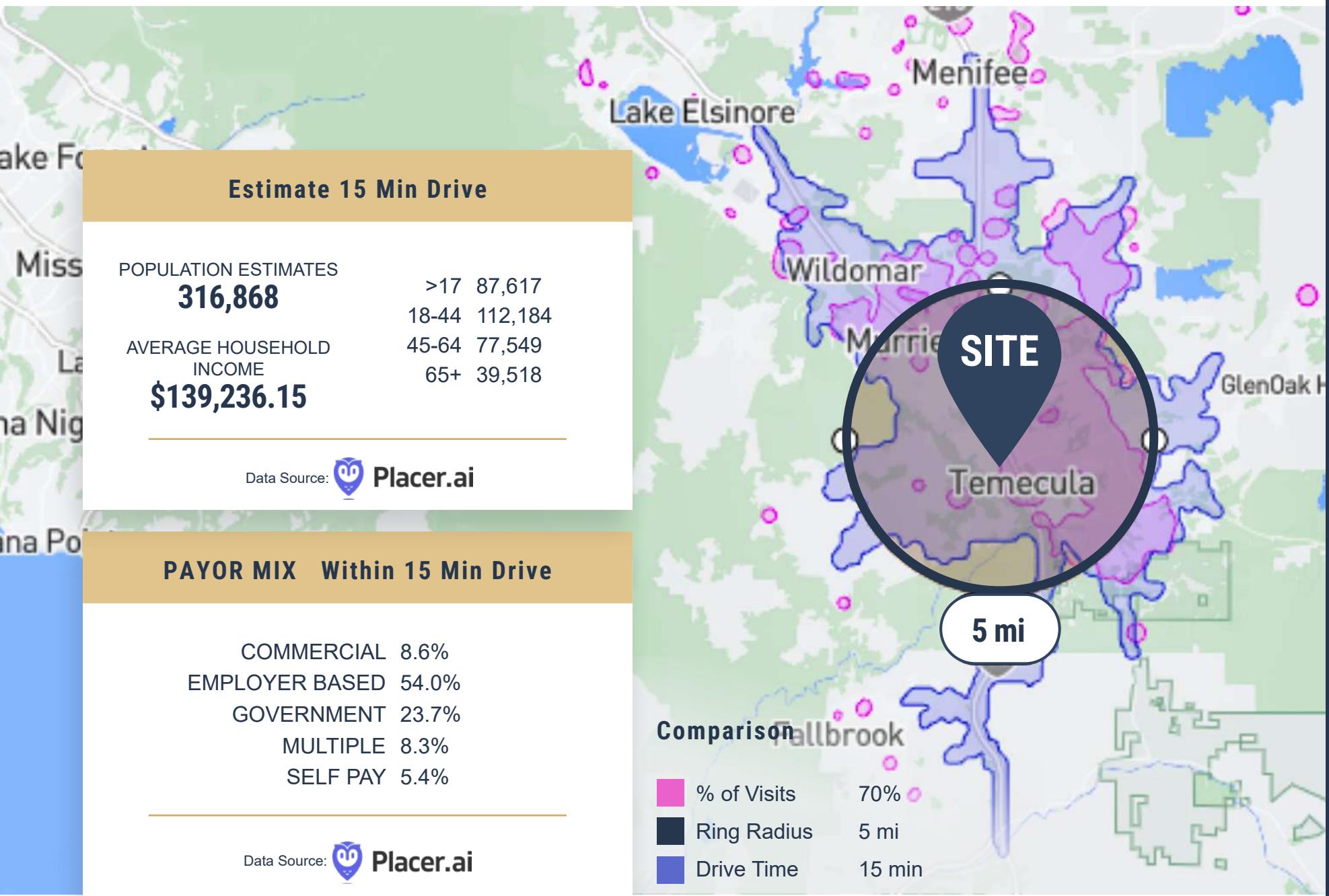
## IDEAL MARKET & SITE LOCATION

- Positioned on one of Temecula's main commercial corridors with excellent visibility and high traffic counts.
- Ample parking & accessibility with a ratio of 5 spaces per 1,000 sq ft.



## BUILDING HIGHLIGHTS

- Professionally managed, Class B medical building.
- Multi-tenant building structured to host a diverse range of medical services and cross referring opportunities/potential.



## Estimate 15 Min Drive

POPULATION ESTIMATES	
<b>316,868</b>	>17 87,617
	18-44 112,184
AVERAGE HOUSEHOLD INCOME	45-64 77,549
<b>\$139,236.15</b>	65+ 39,518

Data Source:  **Placer.ai**

## PAYOR MIX Within 15 Min Drive

COMMERCIAL	8.6%
EMPLOYER BASED	54.0%
GOVERNMENT	23.7%
MULTIPLE	8.3%
SELF PAY	5.4%

Data Source:  **Placer.ai**

### Comparison

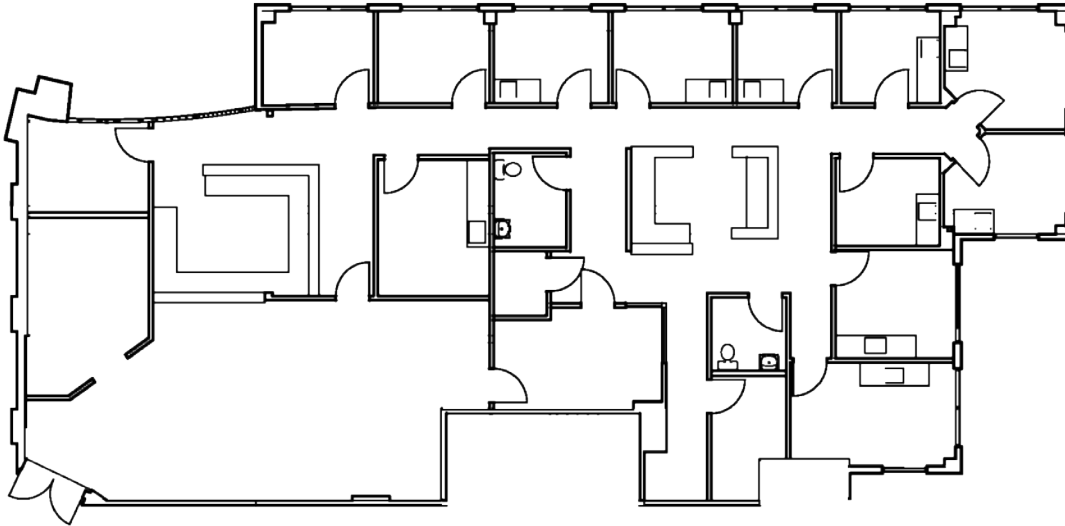
	% of Visits	70%
	Ring Radius	5 mi
	Drive Time	15 min

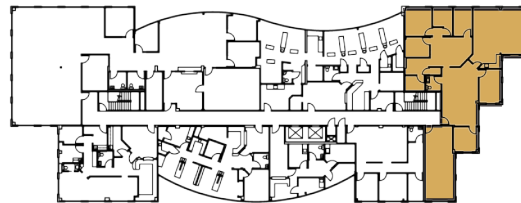
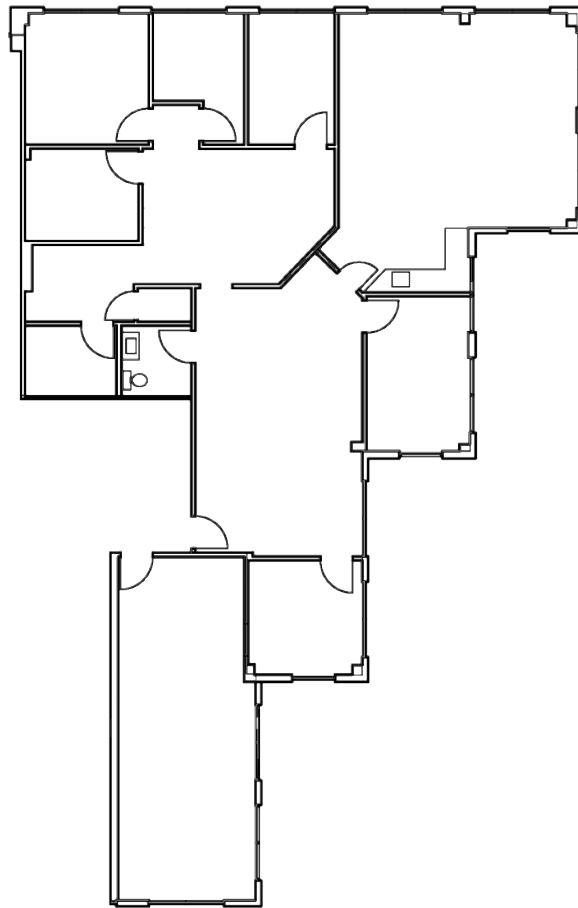
## AVAILABLE SUITE

Suite 102 - 3,937 RSF

## SUITE DESCRIPTION

- 2nd generation medical office
- Waiting room with sick and well area
- Large reception area
- 3 Private offices
- 7 Exam rooms
- Lab
- Nurses' station
- 2 In-suite restrooms



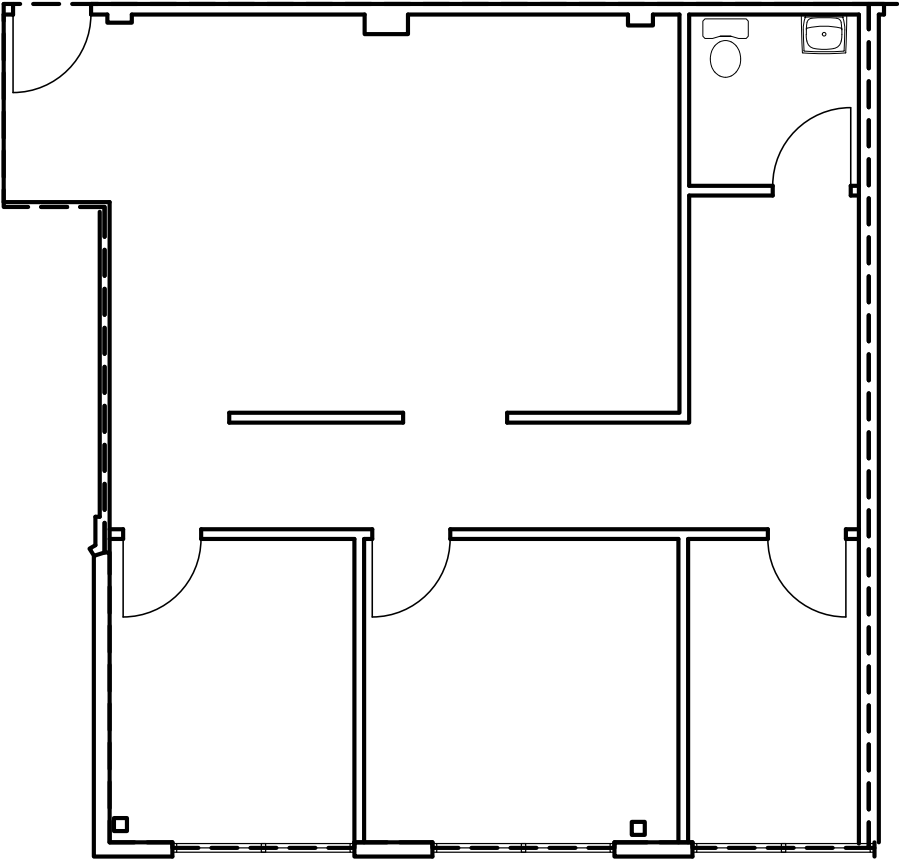


### AVAILABLE SUITE

Suite 300 - 2,880 SF  
(Contiguous up to 3,957 SF)

### SUITE DESCRIPTION

- Existing office suite with ample opportunity to convert to medical office suites
- 6 Offices
- 1 Large option area that can be divided into additional offices or exam rooms
- Storage area
- 1 In-suite restroom

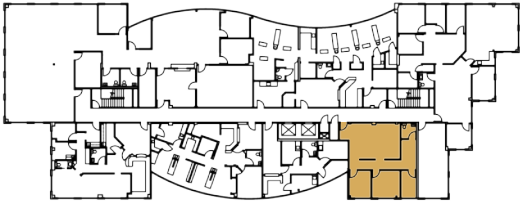


## AVAILABLE SUITE

Suite 301 - 1,077 SF  
(Contiguous up to 3,957 SF)

## SUITE DESCRIPTION

- Previous Audiology suite
- 2 Treatment Rooms and Small Office
- Large Waiting Room
- In-Suite Restroom





**27,000**  
cars/day

OVERLAND DR

**194,000**  
cars/day

TEMECULA VALLEY FWY

SITE

**30,000**  
cars/day

JEFFERSON AVE

# LOCAL HOSPITAL DISTANCE MAP





- ➊ Promenade Temecula Mall
- ➋ Costco
- ➌ Temecula Valley High School
- ➍ Retail
  - Trader Joe's
  - WinCo Foods
- ➎ Retail
  - Sam's Club
  - Trader Joe's
  - Harbor Freight
- ➏ Pechanga Resort Casino



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