

MEDICAL & OFFICE SUITES AVAILABLE

TEMECULA CORPORATE PLAZA CENTER

27450 YNEZ RD | TEMECULA, CA

PROPERTY HIGHLIGHTS:

- SUITES AVAILABLE FROM ±211 SF - ±9,351 SF
- MEDICAL SPACE AVAILABLE
- CLASS A OFFICE BUILDING
- IMMEDIATE OCCUPANCY
- JOIN A DIVERSE MIX OF OFFICE/MEDICAL/DENTAL TENANT GROUPS
- CENTRALLY LOCATED
- RESTAURANTS WITHIN EASY WALKING DISTANCE



JIM NADAL, CCIM

951.445.4520

jnadal@leetemecula.com

DRE# 01040679

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

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YNEZ ROAD



YNEZ ROAD FRONTAGE
41,208 CARS PER DAY

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YNEZ RD (41,208 CPD)

TEMECULA
WINE
COUNTRY



RANCHO CALIFORNIA RD

TEMECULA
OLD TOWN

UFCEI

Publix

Target

active

ALDI

Michaels

DELTA

Charles Schwab

HomeGoods

CHICKEN edible

CVS pharmacy

Starbucks

WILLIAMS PARGO

SUBWAY

VONS

CHASE

verizon

88Ranch

Bank of America

daphnes

Mobil

amc

UBC

chili's

BAKING

TEMECULA DUCK POND & PARK

LONGHORN

SPRINGHILL SUITES

KIMBERLY HORTON

Home Depot

TEMECULA
OLD TOWN



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CLICK ON SUITE NUMBER
TO VIEW FLOORPLAN

AVAILABILITY

SUITE	RENTABLE SQ. FT.	MONTHLY RENTAL RATE*	MONTHLY STARTING MEDICAL RATE**	COMMENTS
110-C	1,145 SF	\$2.25 PSF	\$2.75 PSF	Reception and 3 private offices
208/209	1,732 SF	\$2.15 PSF	\$2.75 PSF	Contact agent for details.
213	261	\$2.25 PSF	--	Single room office. <i>Rate includes electricity and janitorial.</i>
216	211	\$2.25 PSF	--	Single room office. <i>Rate includes electricity and janitorial.</i>
300	9,351 SF	\$2.15 PSF	\$2.75 PSF	Large reception/waiting room, 10 private offices, conference room, large lab/processing room, multiple storerooms, large open bullpens, kitchen/lunch room.
300 A-D	VARIOUS	\$2.25 PSF	\$2.75 PSF	See floorplan for various sizes and configurations
314	1,437 SF	\$2.15 PSF	\$2.75 PSF	3 private offices and large open bullpen.

*MONTHLY RATES ARE FULL SERVICE, MODIFIED GROSS.

**JANITOR SERVICES NOT PROVIDED FOR MEDICAL USES.

LANDLORD PROVIDES IN-SUITE JANITORIAL SERVICE; TENANT RESPONSIBLE FOR ITS OWN SEPARATE METERED ELECTRIC.

Rev. 01/22/2026

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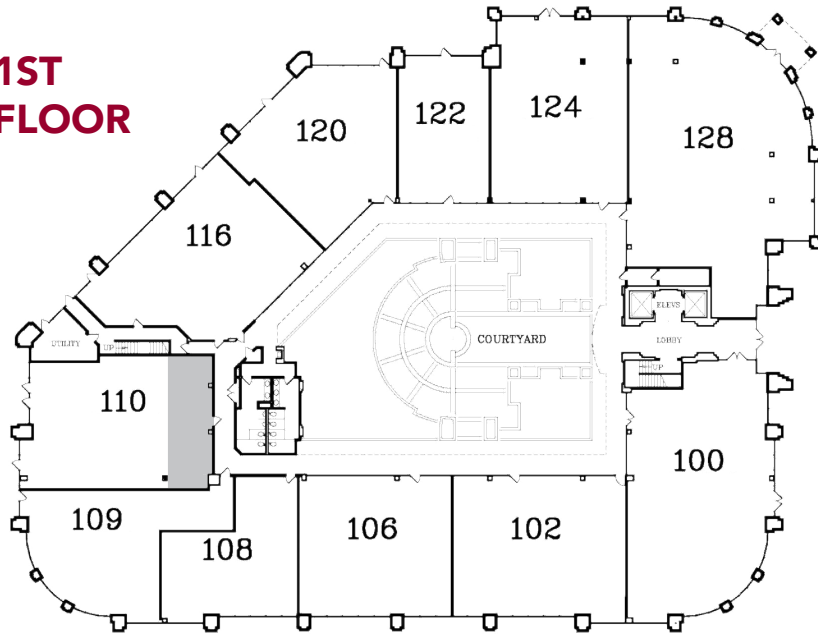
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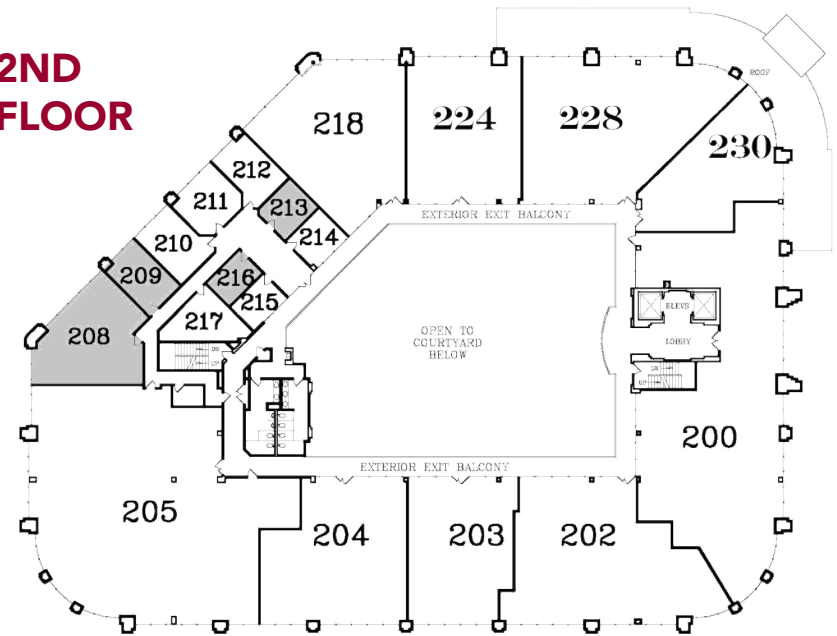


CLICK ON SUITE NUMBER
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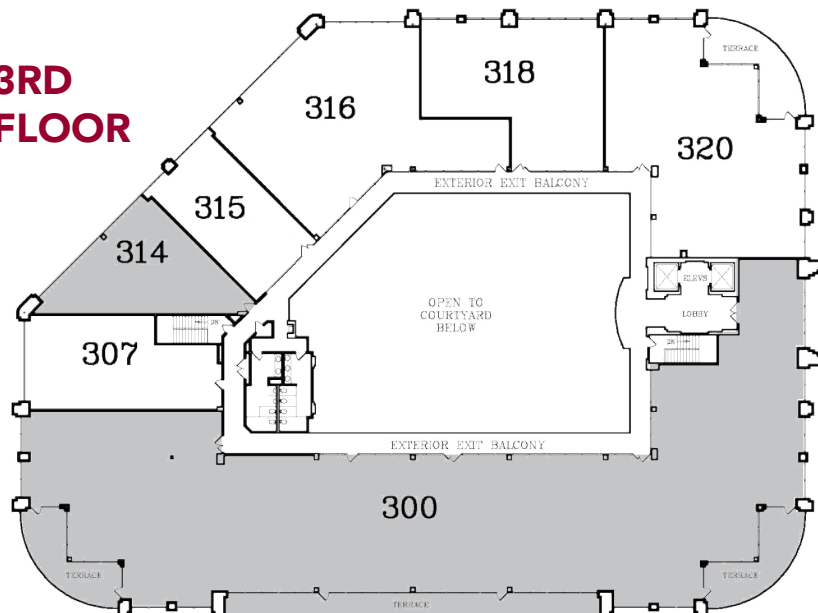
1ST FLOOR



2ND FLOOR



3RD FLOOR



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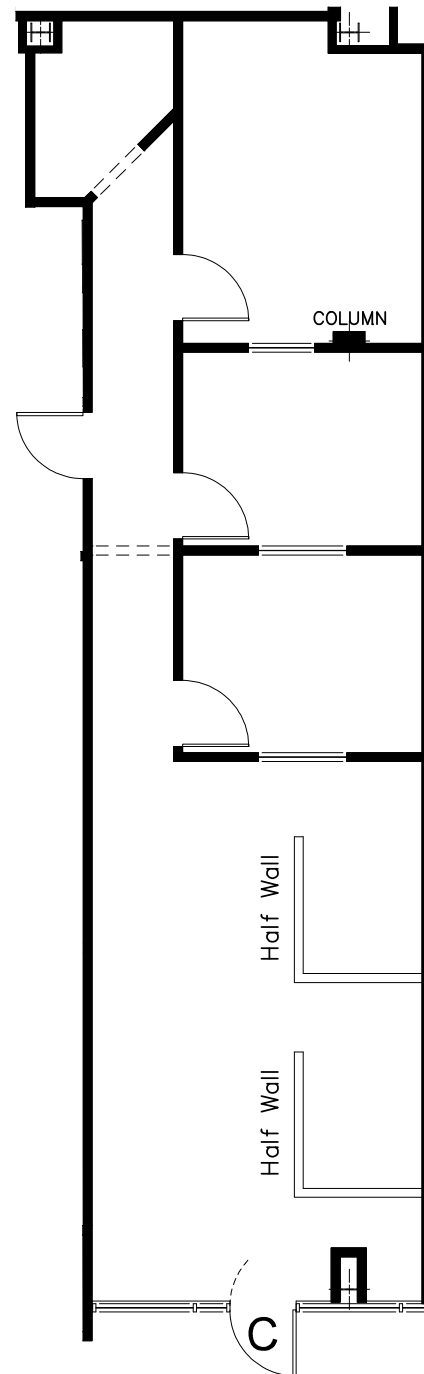
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SUITE 110-C - 1,145 RSF



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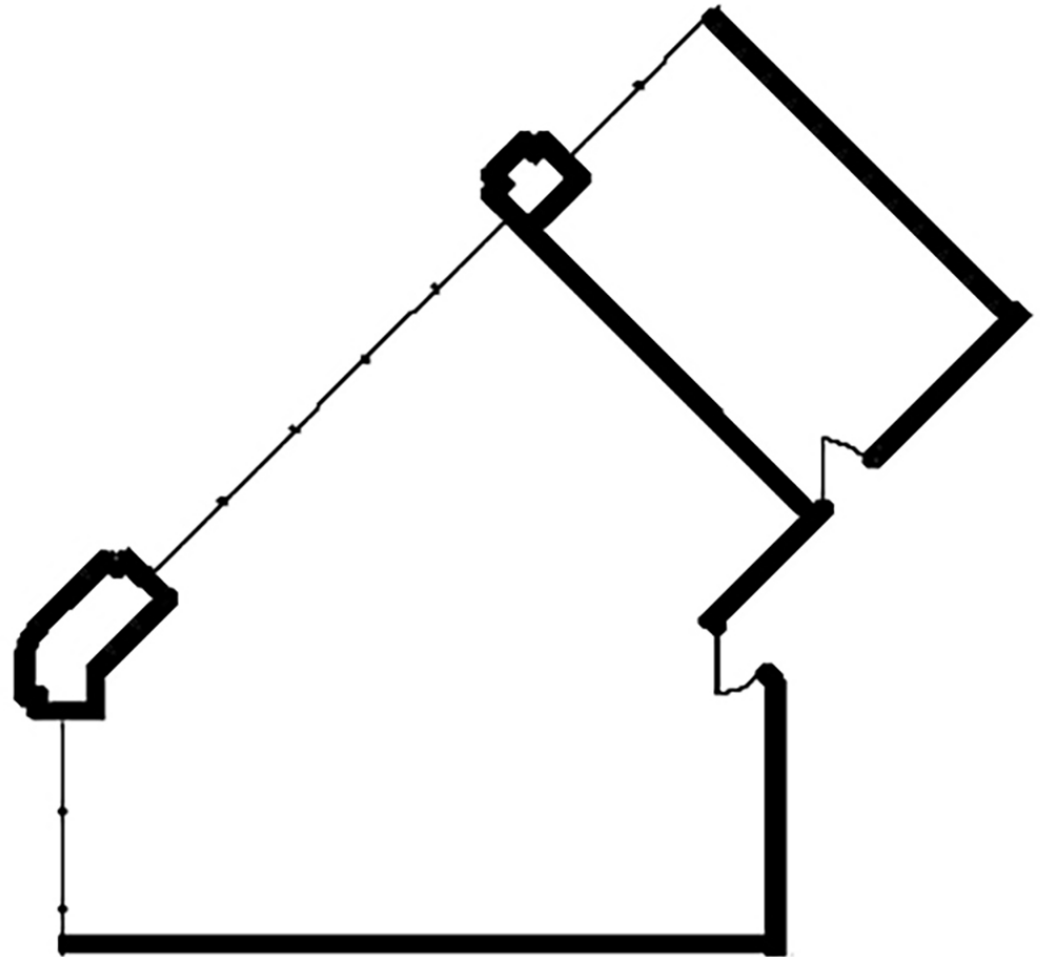
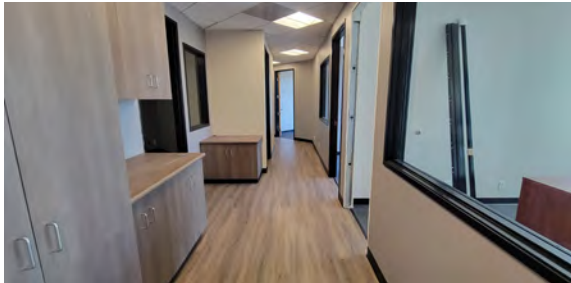
TEMECULA CORPORATE PLAZA CENTER

27450 YNEZ RD | TEMECULA, CA

SUITES 208/209 - 1,732 RSF



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TEMECULA

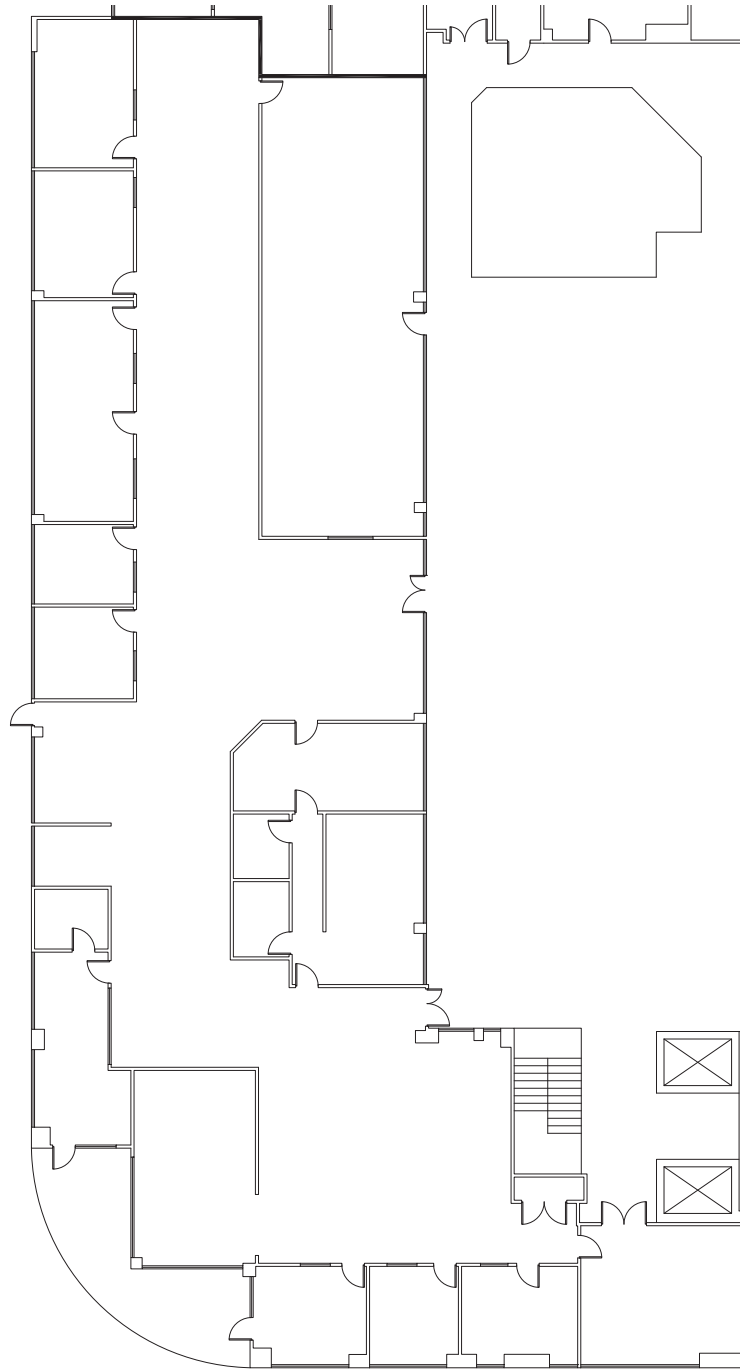
CORPORATE PLAZA CENTER

27450 YNEZ RD | TEMECULA, CA

SUITE 300 - 9,351 RSF



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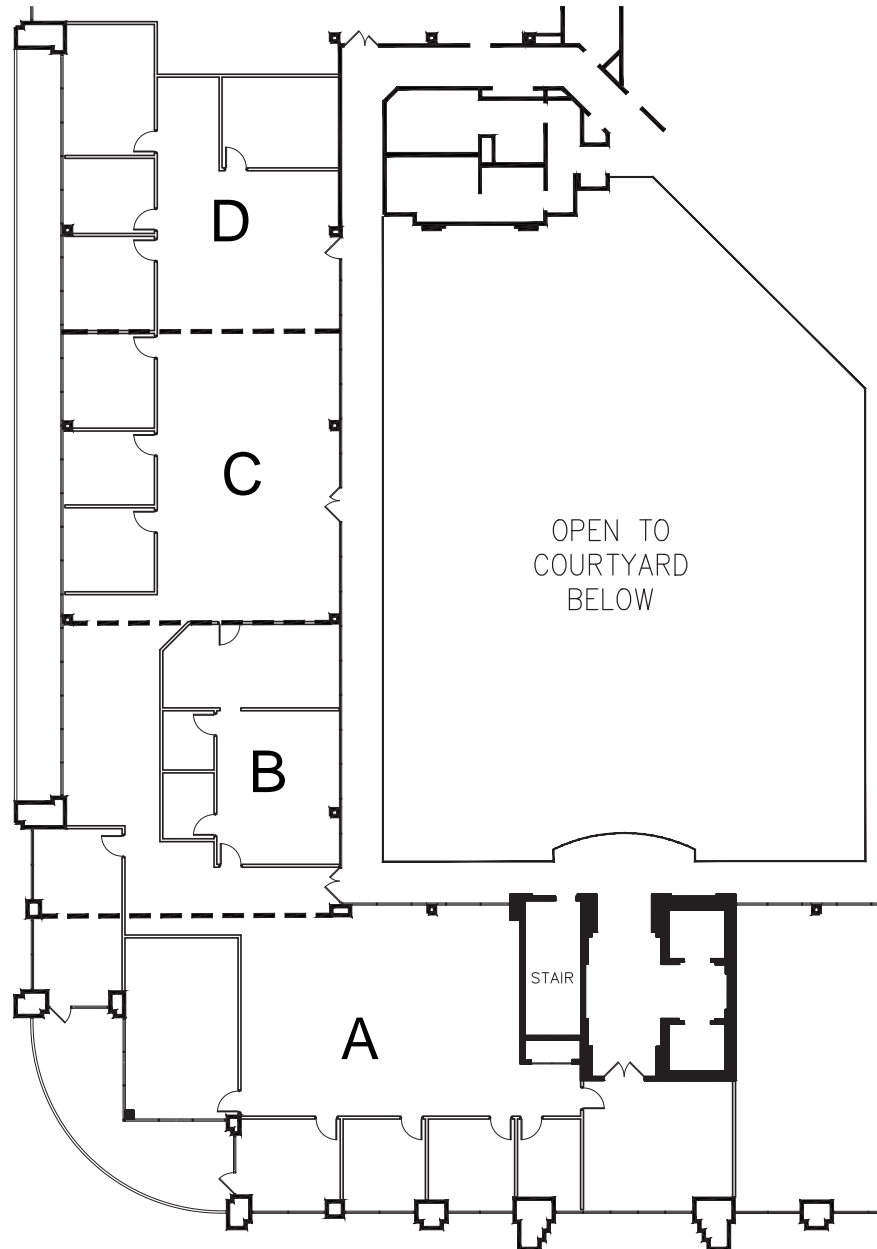
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SUITE 300 A-D - VARIOUS RSF



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A - 3,518 SF
B - 2,035 SF
C - 1,949 SF
D - 1,824 SF



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SUITE 314 - 1,437 RSF



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CITY OF TEMECULA

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.



108,749

ESTIMATED POPULATION
(2024)



\$145,346

AVERAGE HH INCOME
(2024)



70,937

DAYTIME POPULATION
(2024)



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