

VAIL RANCH TOWNE SQUARE

32605 - 32675 TEMECULA PARKWAY
TEMECULA, CA

RATES STARTING AT
\$1.75/SF
FOR 1ST YEAR
with minimum
3 year lease signed
by 3/31/26

In AS IS Condition
Refer to pg 2 for details

HIGHLIGHTS

- 3-Story multi-tenant Class "A" office building (32605)
- 1 Story ±5,105 SF (Potentially Demisable)
- ±3,302 SF Office Suite Available
- Prominent Monument Signage Available
- Excellent location with high visibility
- Medical & Dental uses permitted
- Located at the corner of Temecula Pkwy & Mahlon Vail Rd
- Mediterranean decor with lush landscaping
- Fully improved move-in ready suites
- Professionally Managed By: EQUIMAX Management
- Lock box located on 2nd floor right stair rail.

LEASE RATE STARTING AT:
\$1.75 PER RSF MG \$1.95 PER RSF MG
CONTACT AGENTS FOR SHOWING INSTRUCTIONS

MIKE HANNA

951.445.4503

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DRE# 01456055

MARY PIPER

951.445.4516

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DRE# 01268829



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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32605 TEMECULA PARKWAY - FIRST FLOOR

SUITE	RSF	AVAILABILITY	RATE	DESCRIPTION
101	±3,302	Call Agent for Details	*\$1.75 MG \$1.95 PSF*	Reception, large open area, 5 private offices, large conference room. *Leasing Promo: Based on 3 year minimum term. In "As Is" condition. Lease must be signed by 3/31/2026.

32605 TEMECULA PARKWAY - SECOND FLOOR

SUITE	RSF	AVAILABILITY	RATE	DESCRIPTION
100% Leased				

32605 TEMECULA PARKWAY - THIRD FLOOR

SUITE	RSF	AVAILABILITY	RATE	DESCRIPTION
301	±1,139	Call Agent for Details	\$1.95 MG	Open Reception, three offices, one large enough to be a conference room and breakroom with sink. <i>Available 5/1/2026</i>

*Square footages based on rentable square feet.
Modified Gross Leases, Janitorial Included, Electricity Separate.

32675 TEMECULA PARKWAY

SUITE	RSF	AVAILABILITY	RATE	DESCRIPTION
B	±5,105	Call Agent for Details	\$2.10 NNN*	See floorplan on page 6

*NNN's = \$0.72.

Rev. 02/19/2026

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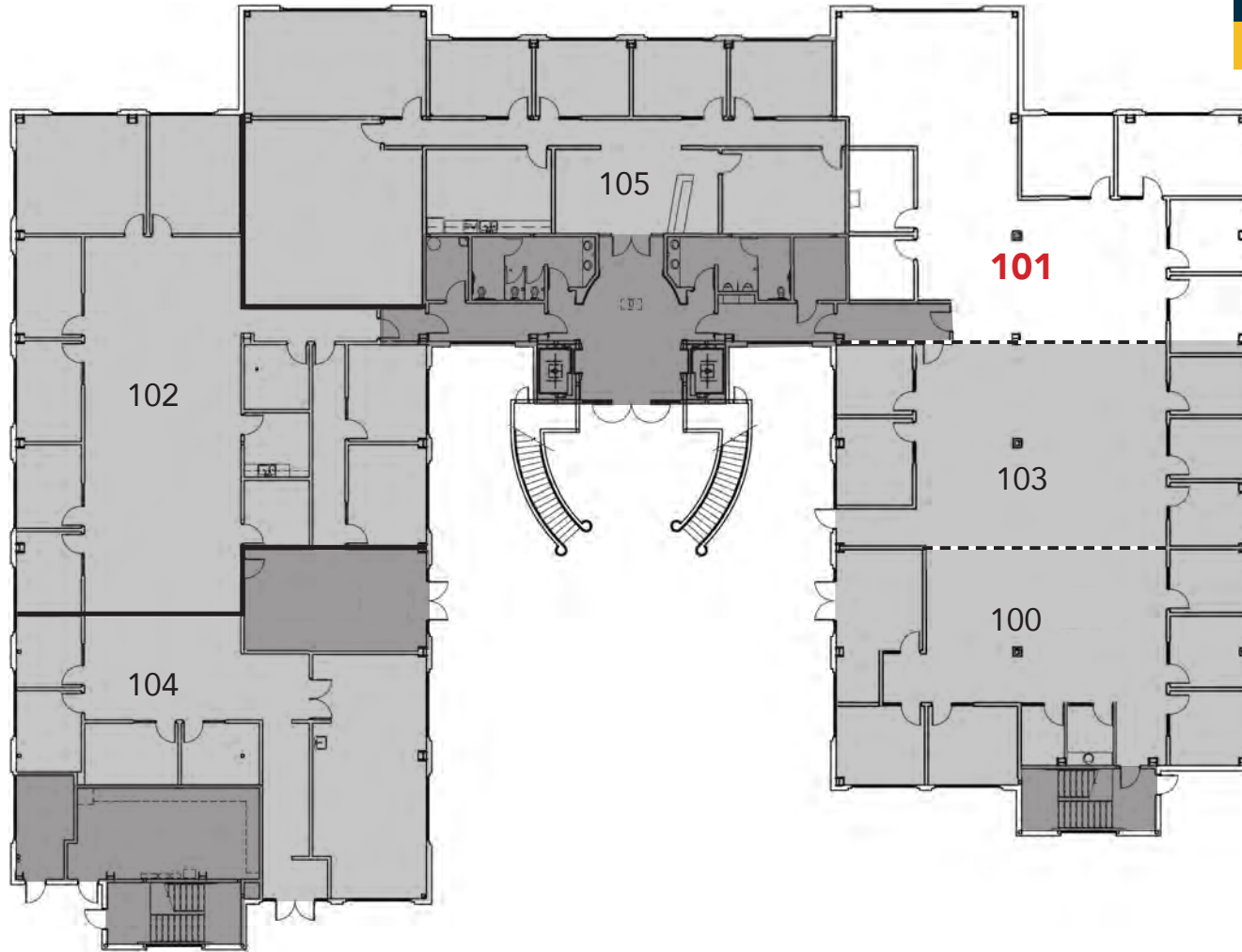


TOWNE SQUARE OFFICES

VAIL RANCH TOWNE SQUARE

32605 - 32675 TEMECULA PARKWAY
TEMECULA, CA





32605 TEMECULA PARKWAY - FIRST FLOOR

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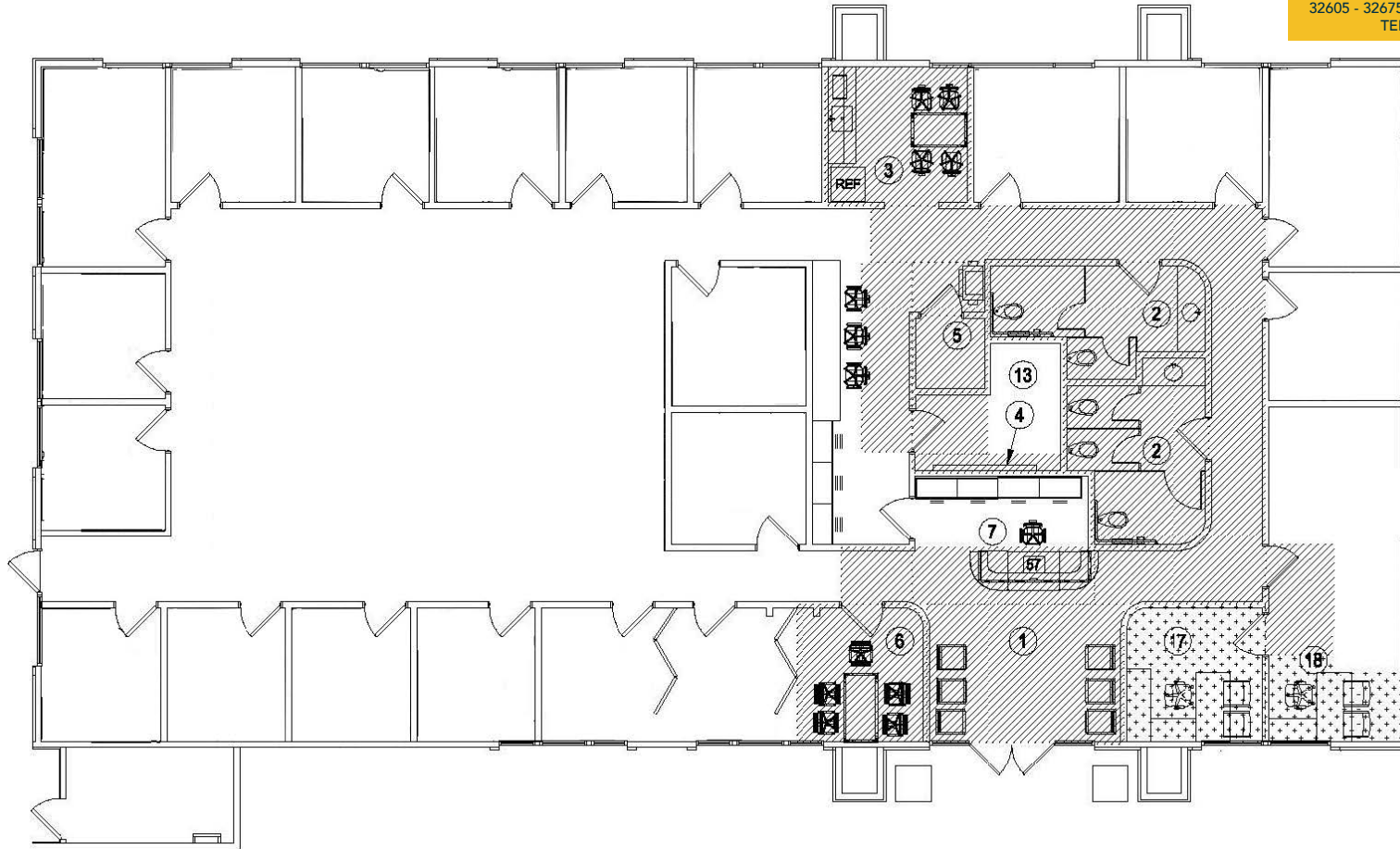


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32675 TEMECULA PKWY - FLOORPLAN

**VAIL RANCH
TOWNE SQUARE**

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TEMECULA, CA



32675 TEMECULA PARKWAY				
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