

JEFFERSON COURT

27570, 27574 & 27576 COMMERCE CENTER DR
TEMECULA



FOR LEASE
OFFICE / FLEX SPACES

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY HIGHLIGHTS

- Improved Second floor office Suites starting at ±750 Sq. Ft.
- Improved Flex Industrial and Commercial Suites from starting at ±1,062 Sq. Ft.
- Centrally Located Within the Temecula Business District (Conveniently Located Between Ranch California Rd & Winchester Rd)
- Ideally located close to I-15 & I-215 freeways for direct access to the surrounding counties
- Competitive Rates
- A range of floorplans to choose from
- Jefferson Uptown Zoning
- Located near the vastly growing Temecula Valley Wineries, Hotels and the expansion of Pechanga and visitors that generate over \$665 million annually

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AVAILABILITY

BLDG.	SUITE	SQ. FT.	RATE/SF	DESCRIPTION
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1ST FLOOR

27574	137	1,417	\$1.40 MG	Reception Area, Private Office, Restroom, & Warehouse
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2ND FLOOR

100% Leased

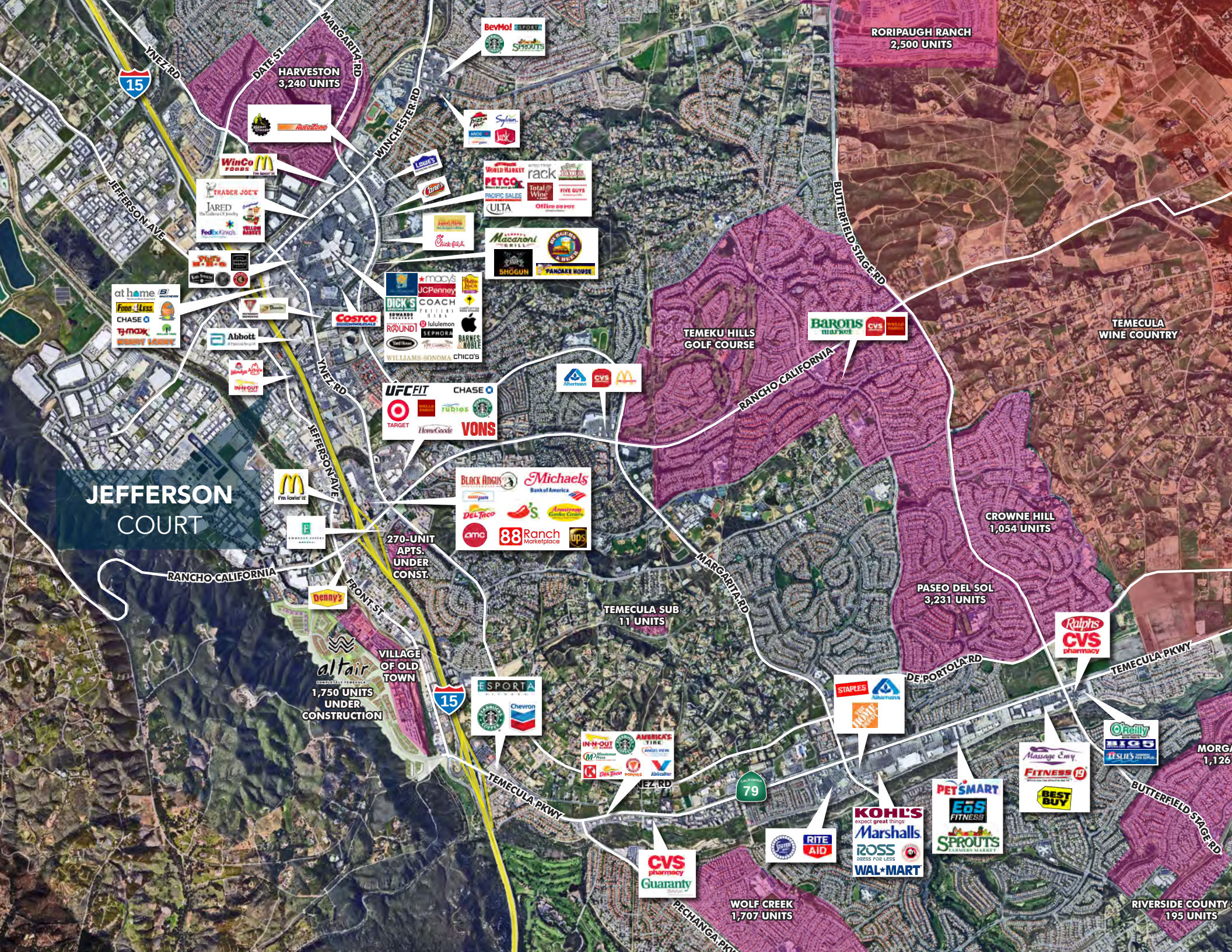
Rates are Modified Gross.

Rev. 09/04/2026

CENTRAL LOCATION

- Premier location within 1/2 mile of I-15 access at Winchester Road and closest on/off ramp to I-15 / I-215 interchange.
- The Old Town Temecula is two miles away and offers number of dining, shopping, entertainment and retail options.
- The City of Temecula is one of the fastest growing and centrally located business districts on the West Coast.
- Cost-effective and business friendly environment provides access to a highly skilled labor force and high-quality of living.





JEFFERSON COURT

15

INTERSTATE 15

JEFFERSON AVE

DATE ST

MARGARITA RD

WINCHESTER RD

YNEZ RD

FRONT ST

TEMECULA PKWY

BUTTERFIELD STAGE RD

79

STATE ROUTE 79

TEMECULA SUB

11 UNITS

270-UNIT APTS. UNDER CONST.

VILLAGE OF OLD TOWN

altair

1,750 UNITS UNDER CONSTRUCTION

JEFFERSON COURT

RANCHO CALIFORNIA

BARONS market

CVS

WESLEYAN MARKET

TEMECU HILLS GOLF COURSE

TEMECU WINE COUNTRY

CROWNE HILL

1,054 UNITS

PASEO DEL SOL

3,231 UNITS

DEPORTOLA RD

TEMECUA PKWY

MORGA

1,126

RIVERSIDE COUNTY

195 UNITS

WOLF CREEK

1,707 UNITS

PECHANGA PKWY

CVS pharmacy

Guaranty

RITE AID

WAL-MART

ROSS

POSS FOR LESS

PETSMART

Eco5 FITNESS

SPROUTS

PROVIDER MARKET

BEST BUY

FITNESS 19

Massage Envy

O'Reilly

AutoZone

WORLD MARKET

rack

PETCO

PACIFIC SALES

ULTA

Office Depot

Five Guys

Macaroni Grill

SHOGUN

PANCAKE HOUSE

Chick-fil-A

Costco

DICK'S

EDWARDS

COACH

ROUNDT

SEPHORA

Williams-Sonoma

chico's

UFCFIT

CHASE

TARGET

HomeGoods

VONS

Black Angus

Michaels

Bank of America

Del Taco

88Ranch

Marketplace

UPS

AMERICA'S TIRE

IN-N-OUT

Starbucks

Chevron

ESPORTA

Staples

Alor

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