

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

JEFFERSON COURT
27570, 27574 & 27576 COMMERCE CENTER DR
TEMECULA



JEFFERSON COURT

27570, 27574 & 27576 COMMERCE CENTER DR
TEMECULA



AVAILABILITY

BLDG.	SUITE	SQ. FT.	RATE/SF	DESCRIPTION
1ST FLOOR				
27576	104B-105	3,371	\$1.40 MG	Reception area, 3 offices, 2 restrooms, and warehouse
27574	137	1,417	\$1.40 MG	Reception Area, Private Office, Restroom, & Warehouse
2ND FLOOR				
100% Leased				

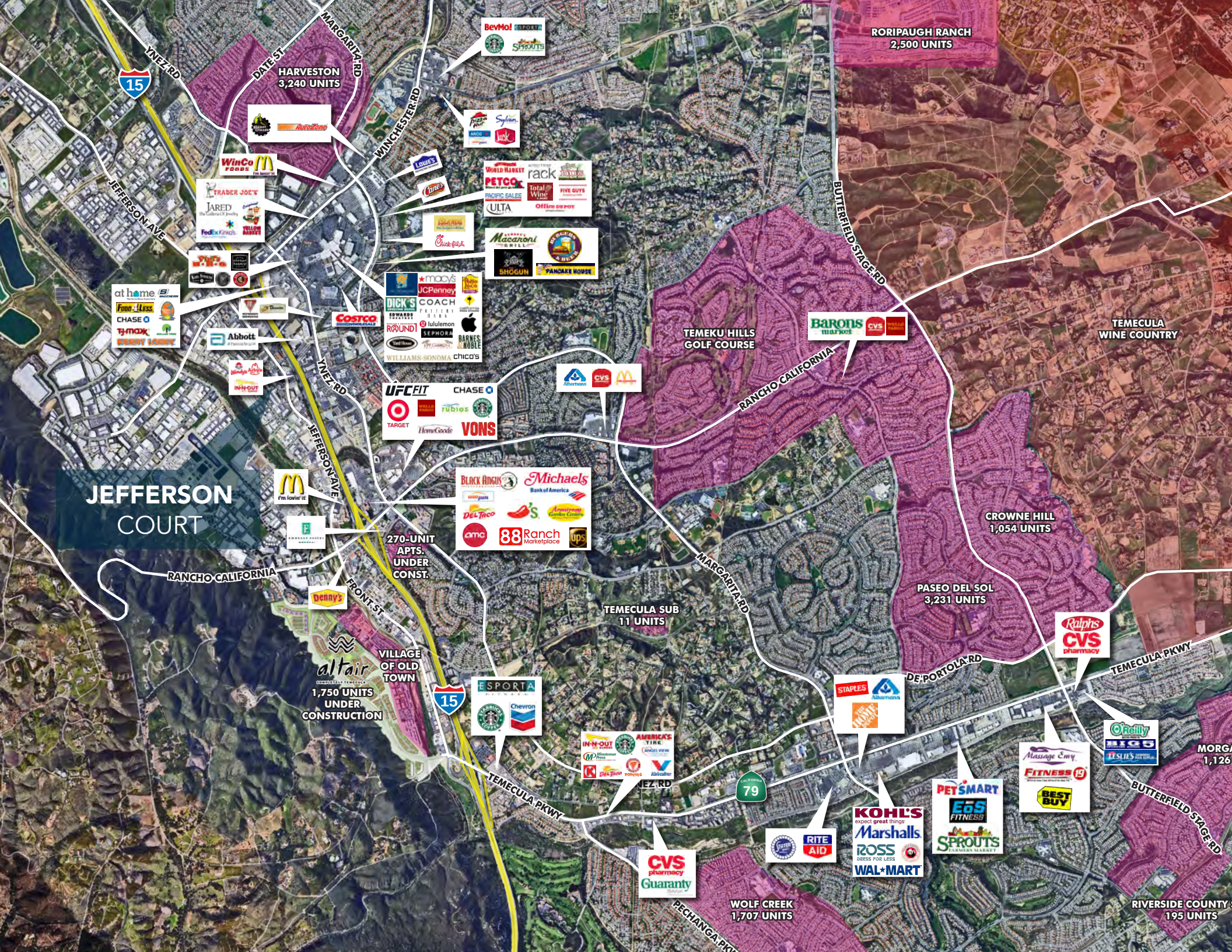
Rates are Modified Gross.

Rev. 07/09/2026

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

27570, 27574 & 27576 COMMERCE CENTER DR
TEMECULA

MATT SHAW, CCIM

Vice President

951.445.4502

mshaw@leetemecula.com

DRE# 01917622

BLAKE VALDEZ

Vice President

951.445.4509

bvaldez@leetemecula.com

DRE# 02107941



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