



# ADOBE PLAZA

27625-27685 JEFFERSON AVENUE  
TEMECULA, CA 92590



## INVESTMENT SUMMARY

**97%**  
OCCUPANCY

**±53,518 SF**  
TOTAL BUILDING AREA

**±6.44 AC**  
TOTAL LAND AREA

**\$16,055,400**  
OFFERING PRICE

**\$300**  
PRICE PSF

**6.0%**  
CAP RATE

## **ADOBE PLAZA**

Adobe Plaza is a well-established mixed-use retail property situated at a prominent, signalized intersection within one of Temecula's most active commercial corridors. Its extensive street frontage, multiple access points, and proximity to the region's primary freeway allow the center to integrate naturally into daily traffic patterns while maintaining strong visibility within the corridor. The adobe-style architecture gives the center a recognizable local character, paired with a site layout that simply works—easy access, clear circulation, and plenty of parking.

Set within a mature, infill part of the market, Adobe Plaza benefits from a surrounding trade area where new retail supply is limited and everyday demand is well established. The tenant mix leans service-oriented and necessity-based, creating steady, day-to-day activity rather than dependence on seasonal swings. Under long-term ownership, the center has remained 95%+ occupied for several years, with leases rolling over time in a way that maintains continuity while allowing for future flexibility. Offered for the first time since the early 2000s, Adobe Plaza reflects a property that has been consistently used and cared for—an established center with lasting relevance in the Temecula retail landscape.



# INVESTMENT HIGHLIGHTS



**Prime signalized corner location** featuring nearly 1,000 feet of street frontage and four convenient points of ingress/egress in one of Temecula's main commercial corridors.



**Immediately accessible from Interstate 15, the primary freeway corridor** serving Southwest Riverside, offering exceptional convenience and regional connectivity.



**Excellent visibility** supported by high traffic counts and prominent monument signage opportunities.



**Generous on-site parking** designed to comfortably accommodate customers and employees.



**Located within a high-barrier, supply-constrained submarket**, where Southwest Riverside retail vacancy has remained near 5.3% through Q1 2026, reflecting resilient demand and stable occupancy.



**Affluent trade area** with average household income of \$140,325 within a five-mile radius, outperforming state and regional medians and reinforcing demand for necessity-based retail and services.



**This 53,518 square foot mixed-use asset is currently 97% occupied**, offering new ownership a stable and durable cash flow stream.




**The multi-tenant project offers a diverse tenant base** with staggered lease expirations over the next seven years, providing flexibility to realize market rent growth while minimizing short-term rollover exposure.



# INVESTMENT HIGHLIGHTS



# TRAFFIC COUNT

OVERLAND DRIVE	±15,900 VPD
JEFFERSON AVENUE	±28,800 VPD
	±161,000 VPD

# POPULATION

3 MILES	66,352
5 MILES	173,442
7 MILES	269,453

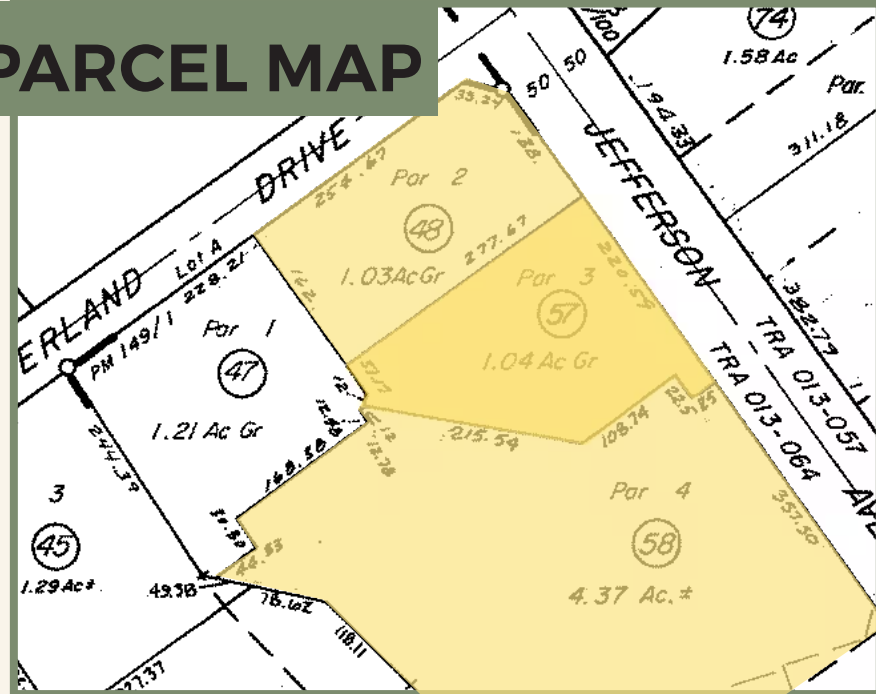


# PROPERTY OVERVIEW

## PROPERTY SUMMARY

<b>ADDRESS:</b>	27625-27685 Jefferson Avenue Temecula, CA 92590
<b>APN:</b>	921-480-048, 921-480-057, 921-480-058
<b>ZONING:</b>	Retail - General (City of Temecula)
<b>BUILDING SIZE:</b>	27625: ±13,133 SF (14 Tenants) 27645: ±30,307 SF (10 Tenants) 27655: ±6,200 SF (1 Tenant) 27665: ±1,078 SF (1 Tenant) 27685: ±2,800 SF (1 Tenant)  Total: ±53,518 SF
<b>LAND SIZE:</b>	±280,526 SF / ±6.44 Acres
<b>YEAR BUILT:</b>	1879 / 1986 / 1989
<b>NO. OF BUILDINGS:</b>	Five (5)
<b>STORIES:</b>	27625, 27655, 27665, 27685: One (1) 27645: Two (2)
<b>PARKING:</b>	351 spaces (±6.6/1,000)

## PARCEL MAP

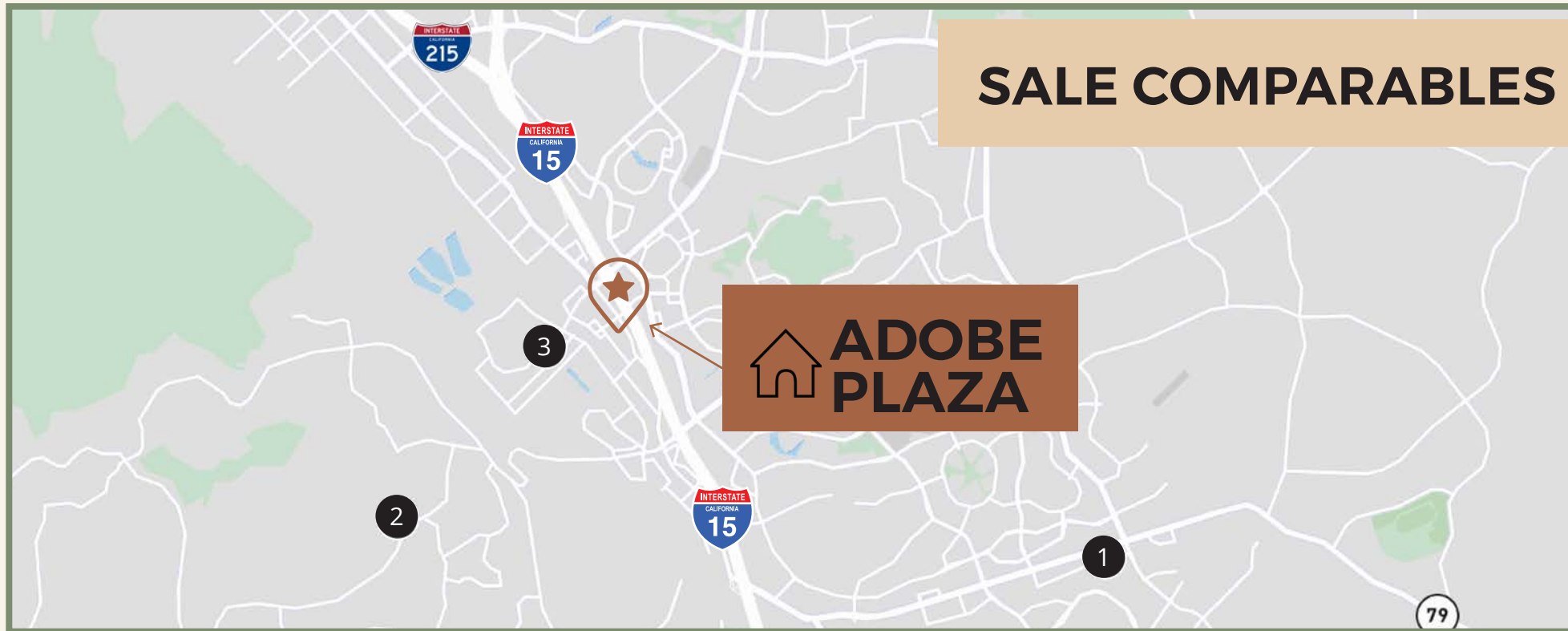


## HISTORICAL SITE



Constructed in 1879, this historic adobe home served as Riverside County's first tax assessment site. Originally a single-family residence, the property has since been renovated for commercial use and has been occupied by Molly Maid since 2010.

## SALE COMPARABLES



	PROJECT ADDRESS	BUYER	SELLER	TOTAL SF / ACRES	PRICE	SALE DATE
1	<b>Butterfield Station</b> 32909-32937 Temecula Parkway S.	Private Individual	Centers Dynamic, Inc.	±30,041 SF ±4.10 Acres	\$9,800,000 (±\$326/SF)	September 2025
2	<b>Ross Dress for Less**</b> 27822 Clinton Keith Rd.	Private Individual	Carlta Development	±25,000 SF ±1.78 Acres	\$8,333,500 (±\$333/SF)	January 2025
3	<b>EOS Fitness**</b> 35914 Winchester Rd.	Private Individual	Private Individual	±34,048 SF ±3.60 Acres	\$13,300,000 (±\$391/SF)	July 2024



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# Temecula

Temecula is a vibrant Southern California destination known for its rolling wine country, charming Old Town, and scenic outdoor adventures. Perfectly located between San Diego and Los Angeles, it offers easy access to both major cities while maintaining a relaxed, small-town feel. Visitors can enjoy award-winning wineries, gourmet dining, world class golf, historic streets filled with boutique shops and live music, and miles of hiking trails—all set against beautiful vineyard and mountain backdrops.





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**FOR MORE INFORMATION,  
PLEASE CONTACT:**



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