



**MEDICAL  
SUITES  
FOR LEASE**

## RANCHO CALIFORNIA MEDICAL PLAZA

**29645 RANCHO CALIFORNIA ROAD  
TEMECULA, CA**

### Property Highlights:

- ±45,957 RSF, Multi-Tenant Medical Office Building
- ±833 SF - ±1,200 SF Suites Available
- Fully Built Out Medical and Dental Suites
- Directly Across from Major Retail Center, Restaurants, Banks & Other Services
- Elevator served
- 1/2 Mile From I-15 Freeway at Rancho California Road
- Freeway Access via Rancho California Road, Temecula's Major Commercial Thoroughfare with Close Proximity to Numerous Restaurants and Amenities
- Centrally Located Between Temecula Valley Hospital and Rancho Springs Hospital
- Mature Landscaping for an Upscale Environment
- High Density Demographics and Traffic Counts

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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



# RANCHO CALIFORNIA MEDICAL PLAZA

29645 RANCHO CALIFORNIA ROAD | TEMECULA, CA

RANCHO CALIFORNIA ROAD

HIGHGATE SENIOR CENTER



VIA LAS COLINAS

## AVAILABILITY

SUITE	SF	RATE	DESCRIPTION
214	±1,200	\$1.95 NNN	Waiting Room, Reception Area, Restroom, Breakroom/ Storage, 1 Private Office or Admin Area, 2 Exam Rooms Available with 30-Day notice
218	±833	\$1.95 NNN	Waiting Room, Reception, nurses station, two treatment rooms and office.
<p>Suites can be combined at 2,033 SF. Landlord will entertain BTS buildout Lease rates based on a NNN lease - NNN Expenses currently estimated at \$0.66 PSF. Please contact agent for showing instructions.</p>			



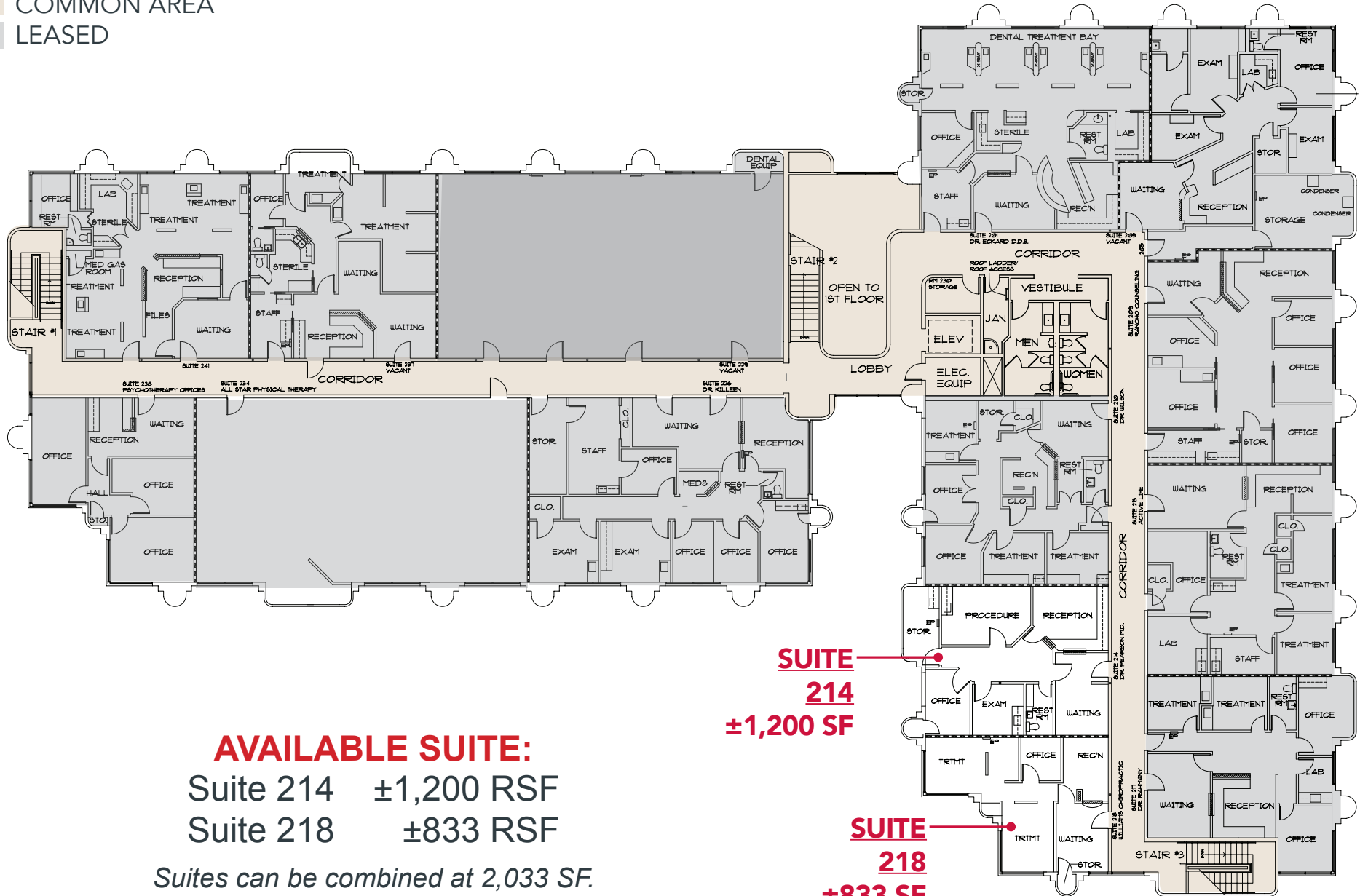
CLICK HERE FOR  
VIDEO TOUR

Rev. 05/05/2026



# Floor Plans - 2nd Floor

COMMON AREA  
 LEASED



## AVAILABLE SUITE:

Suite 214 ±1,200 RSF

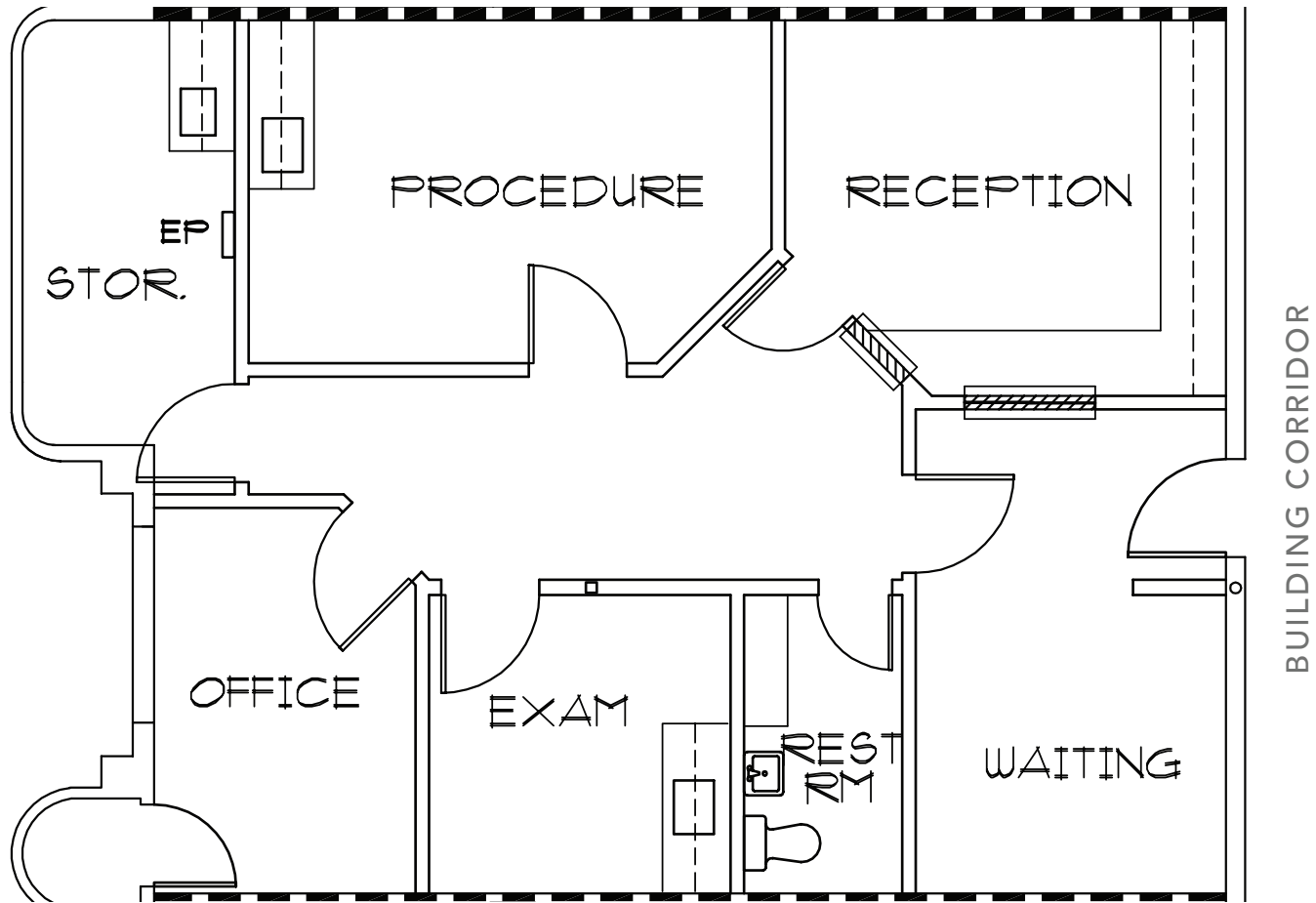
Suite 218 ±833 RSF

*Suites can be combined at 2,033 SF.  
 Landlord will entertain BTS buildout.*

**SUITE**  
**214**  
**±1,200 SF**

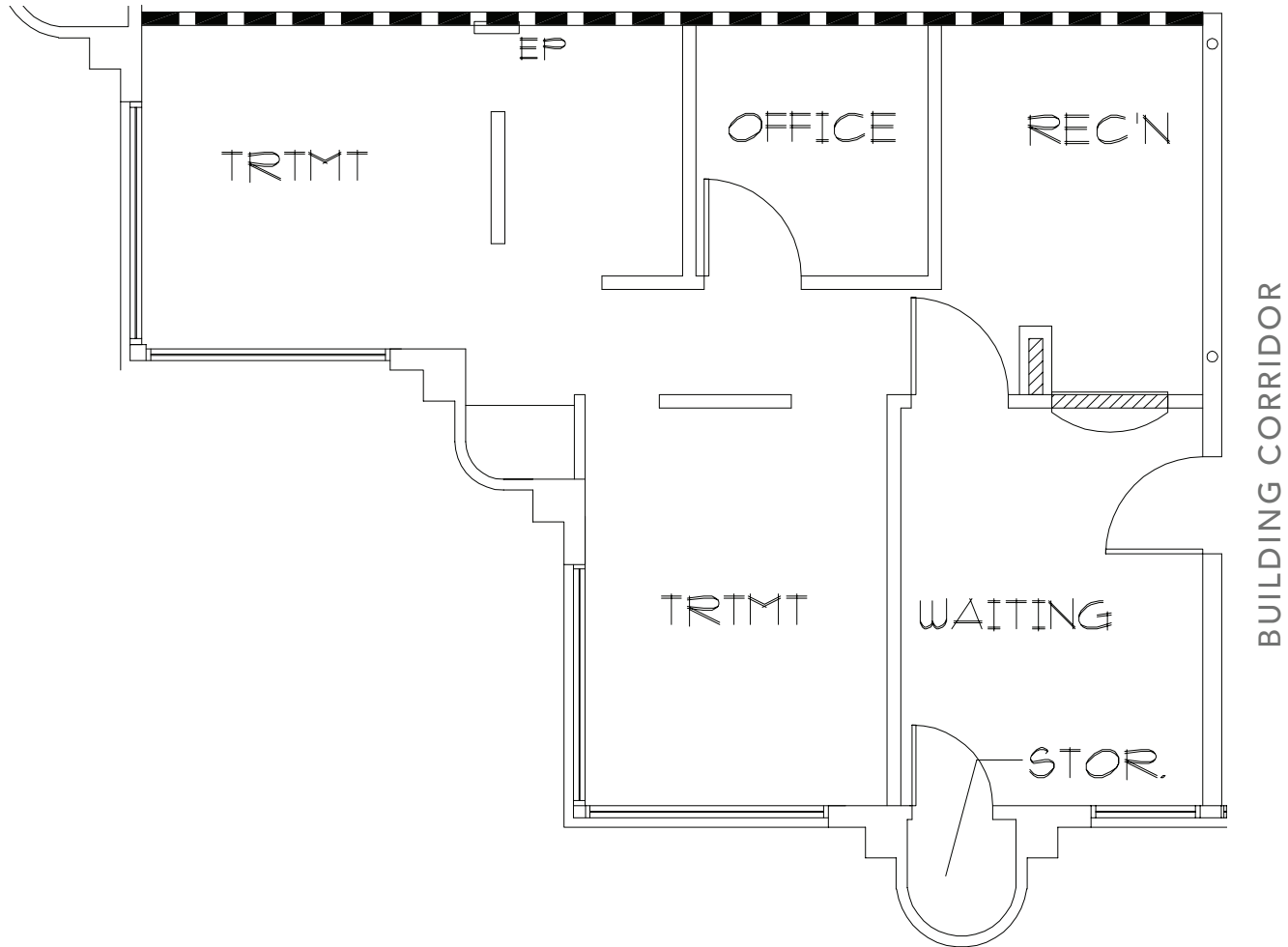
**SUITE**  
**218**  
**±833 SF**

# Suite 214 - Current Floor Plan



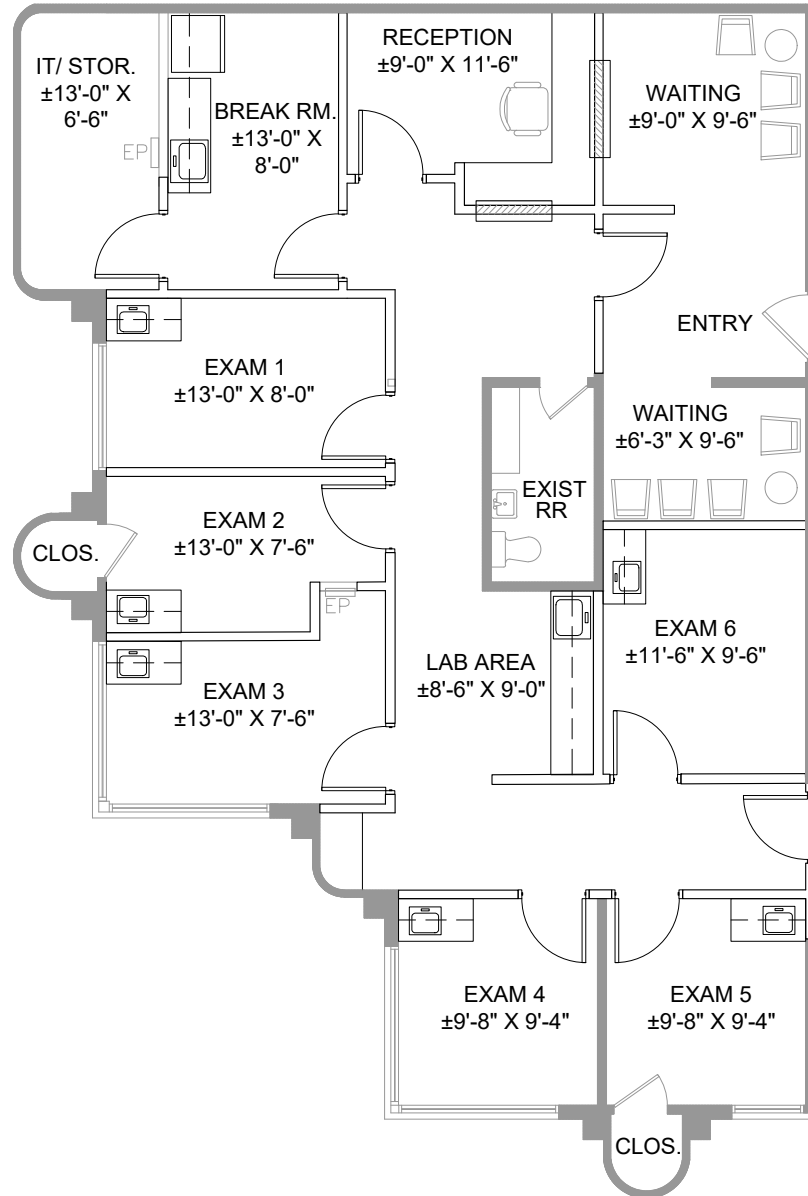
±1,200 RSF

# Suite 218 - Current Floor Plan



±833 RSF

# Suites 214 & 218 Conceptual Plan



Suites can be combined at 2,033 SF.  
Landlord will entertain BTS buildout



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