

RANCHO TEMECULA CENTER

27713-27715 Jefferson Avenue, Temecula, CA 92590



RETAIL-OFFICE SPACE FOR LEASE
740-2,290 SF Available



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Scan QR Code
For Listing

PROPERTY DESCRIPTION

RANCHO TEMECULA CENTER
27715 Jefferson Avenue, Temecula, CA 92590

ABOUT THE PROPERTY

Rancho Temecula Center (RTC) was constructed in 1982 at the time when the Temecula Valley was undergoing its early stages of development stemming from the recent completion of the Interstate 15 freeway which links the Inland Empire with San Diego.

RTC is a 75,273 SF retail and office property located on Jefferson Avenue, the primary north-south arterial road running parallel to the I-15 freeway, between the Winchester Road and Rancho California Road on/off ramps. This side of the I-15 freeway is home to a majority of the community's premier business parks and is linked to the east side of I-15 via the Overland Bridge to Ynez Road. This property is freeway accessible and minutes away from Old Town Temecula.

The grounds are picturesque, beautifully landscaped with pond and water falls that enhance the atmosphere. There is building signage for each tenant. This is a multi-tenant property with retail, office and commercial spaces for lease.

PROPERTY HIGHLIGHTS

- Retail center, with medical and office space
- Freeway accessible to the I-15 freeway
- Jefferson Avenue is a thoroughfare to Old Town Temecula
- Picturesque Grounds
- Pylon sign



Space	Size	Type	Rate	Term	Space Use	Condition
1st Floor, Suite 111	740 SF	NNN	\$1.50/SF	2-3 Years	Retail	Full Build-Out

27713 Jefferson Avenue

1st Floor | Suite 111

This is a remodeled suite that was a former showroom for a flooring company. Its open floor plan makes it flexible for numerous commercial uses. The NNN fee is \$259 per month.

- Lease rate does not include utilities, property expenses or building services
- Located in-line with other retail



Space	Size	Type	Rate	Term	Space Use	Condition
2nd Floor, Suite 203	1,550 SF	NNN (\$0.35/SF)	\$1.25/SF	Negotiable	Office/Retail	Full Build-Out

27715 Jefferson Avenue

2nd Floor | Suite 203

This suite is designed as an office suite. Formerly a real estate office, it features a lobby entrance, one large private office that can accommodate a large conference table, too, and two large semi-private offices similar to cubicle work spaces. A private restroom completes the suite. Located on the second floor with stairwell access.

- Lease rate does not include utilities, property expenses or building services
- Fully Built-Out as Standard Retail Space
- Mostly Open Floor Plan Layout
- Fits 4 - 13 People
- Central Air Conditioning
- Property faces Jefferson Avenue.
- Near the I-15 Fwy and Winchester Road.
- Minutes from Old Town Temecula.



PHOTOS

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PHOTOS

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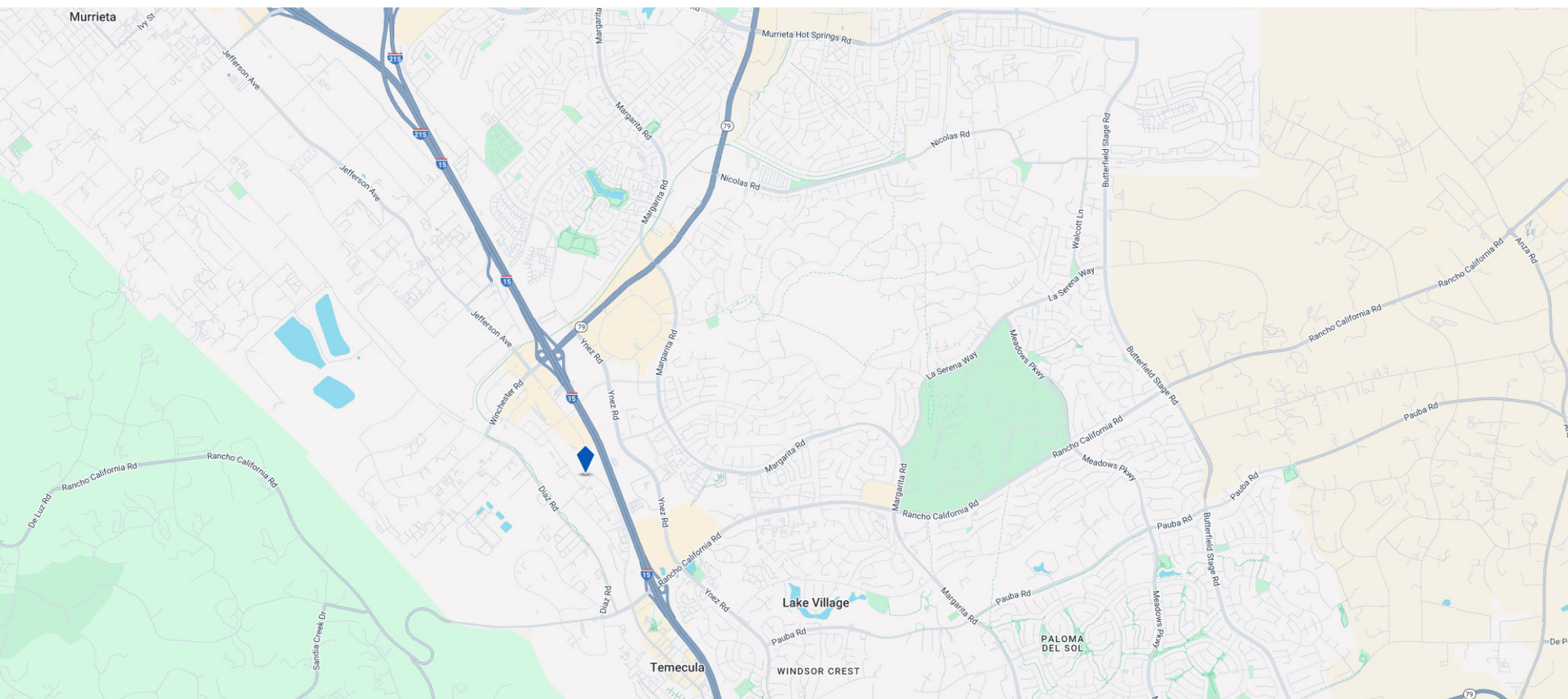
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AERIAL | DEMOGRAPHICS

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DEMOGRAPHICS	1-mile	5-mile	10-mile
Population	5,564	169,526	336,437
Households	1,970	54,216	103,700
Median Household Income	\$97,651	\$112,483	\$119,751
Average Daily Traffic (ADT)	Jefferson Avenue and Overland Dr: 20,466 ADT		

TRAFFIC COUNT

RANCHO TEMECULA CENTER
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YOUR ADVISOR



NOEL F. RAMOS

Partner

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