

MEDICAL & OFFICE SUITES AVAILABLE

TEMECULA

CORPORATE PLAZA CENTER

27450 YNEZ RD | TEMECULA, CA

PROPERTY HIGHLIGHTS:

- SUITES AVAILABLE FROM $\pm 1,145$ SF - $\pm 9,351$ SF
- MEDICAL SPACE AVAILABLE
- CLASS A OFFICE BUILDING
- IMMEDIATE OCCUPANCY
- JOIN A DIVERSE MIX OF OFFICE/MEDICAL/DENTAL TENANT GROUPS
- CENTRALLY LOCATED
- RESTAURANTS WITHIN EASY WALKING DISTANCE



JIM NADAL, CCIM

951.445.4520

jnadal@leetemecula.com

DRE# 01040679

LEE & ASSOCIATES
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

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**YNEZ ROAD FRONTAGE
41,208 CARS PER DAY**

YNEZ ROAD

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TEMECULA CORPORATE PLAZA CENTER

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YNEZ RD (41,208 CPD)

TEMECULA
WINE
COUNTRY



RANCHO CALIFORNIA RD

TEMECULA
OLD TOWN

TEMECULA DUCK POND & PARK



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CLICK ON SUITE NUMBER
TO VIEW FLOORPLAN

AVAILABILITY

SUITE	RENTABLE SQ. FT.	MONTHLY RENTAL RATE*	MONTHLY STARTING MEDICAL RATE**	COMMENTS
110-C	1,145 SF	\$2.25 PSF	\$2.75 PSF	Reception and 3 private offices
200	4,303 SF	\$2.25 PSF	\$2.75 PSF	Large reception/waiting room, 12 private offices, conference room, multiple storerooms, large kitchen/lunch room. Contact agent for showing instructions.
208/209	1,732 SF	\$2.15 PSF	\$2.75 PSF	Contact agent for details.
300	9,351 SF	\$2.15 PSF	\$2.75 PSF	Large reception/waiting room, 10 private offices, conference room, large lab/processing room, multiple storerooms, large open bullpens, kitchen/lunch room.
300 A-D	VARIOUS	\$2.25 PSF	\$2.75 PSF	See floorplan for various sizes and configurations
314	1,437 SF	\$2.15 PSF	\$2.75 PSF	3 private offices and large open bullpen.

*MONTHLY RATES ARE FULL SERVICE, MODIFIED GROSS.

**JANITOR SERVICES NOT PROVIDED FOR MEDICAL USES.

LANDLORD PROVIDES IN-SUITE JANITORIAL SERVICE; TENANT RESPONSIBLE FOR ITS OWN SEPARATE METERED ELECTRIC.

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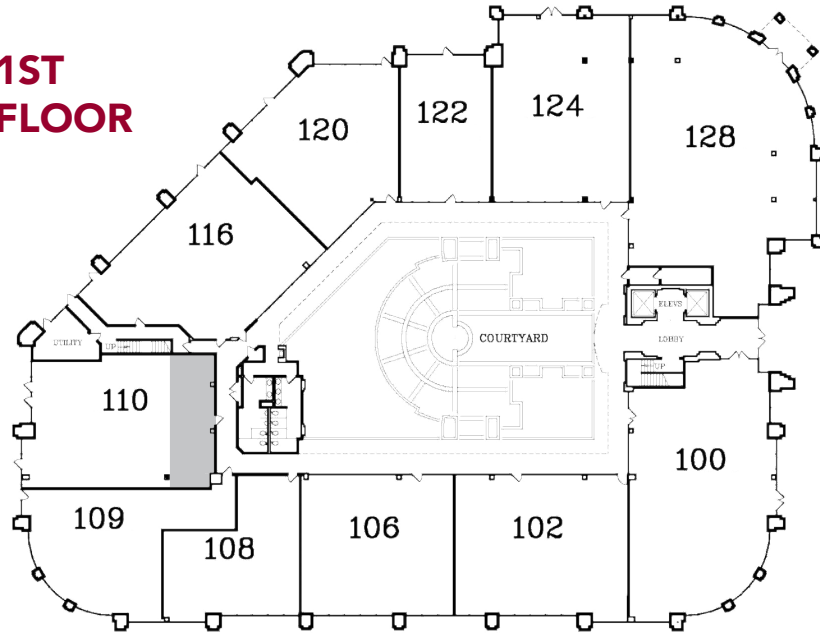
27450 YNEZ RD | TEMECULA, CA



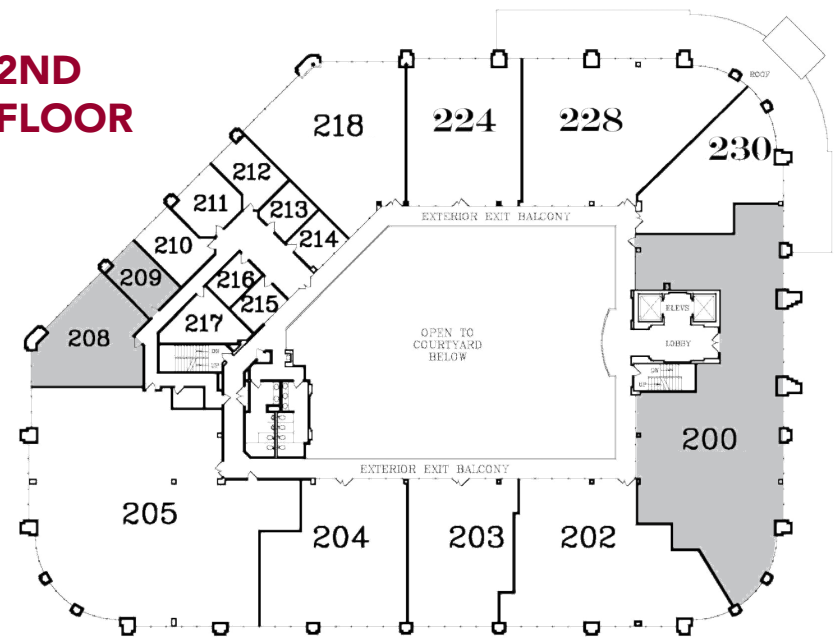
CLICK ON SUITE NUMBER
TO VIEW FLOORPLAN

AVAILABILITY

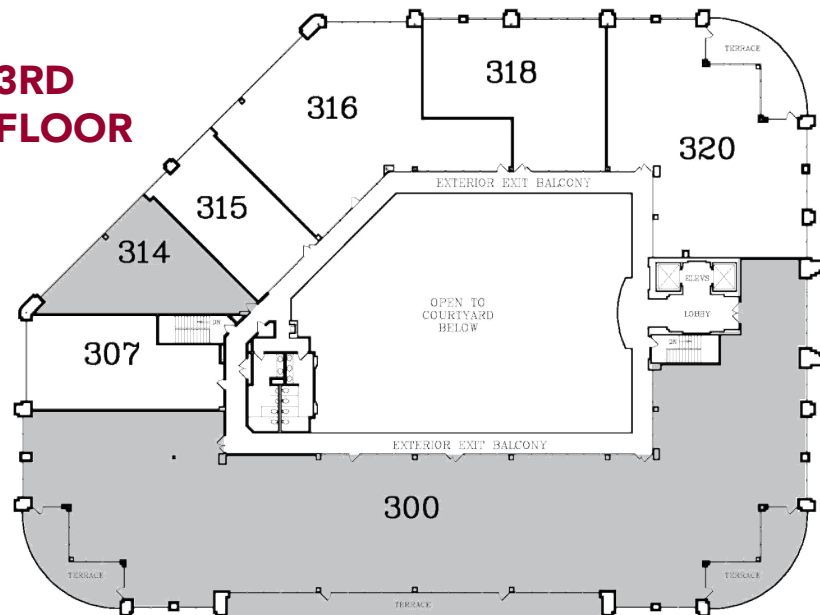
1ST FLOOR



2ND FLOOR



3RD FLOOR



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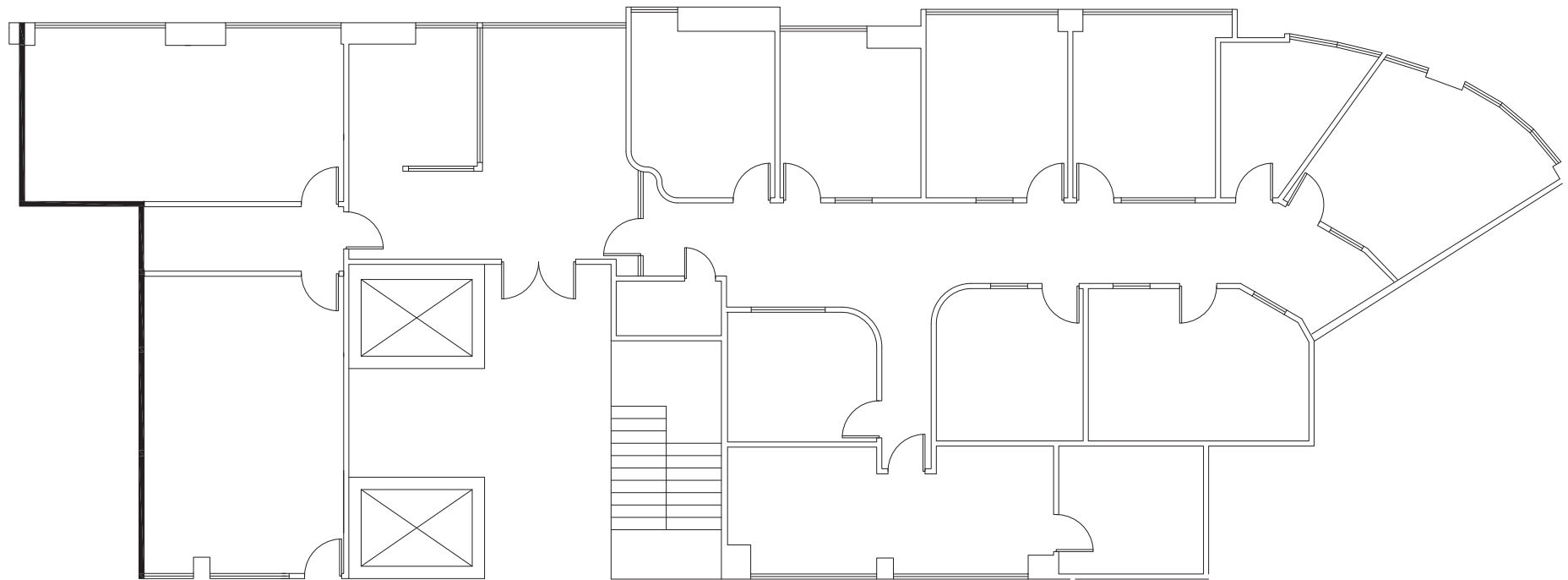
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SUITE 200 - 4,303 RSF



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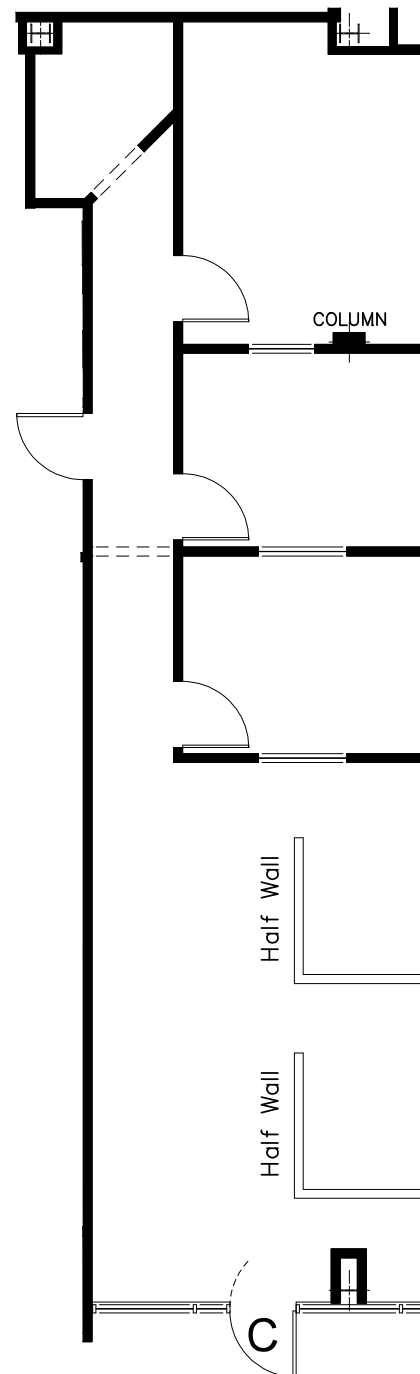
CORPORATE PLAZA CENTER

27450 YNEZ RD | TEMECULA, CA

SUITE 110-C - 1,145 RSF



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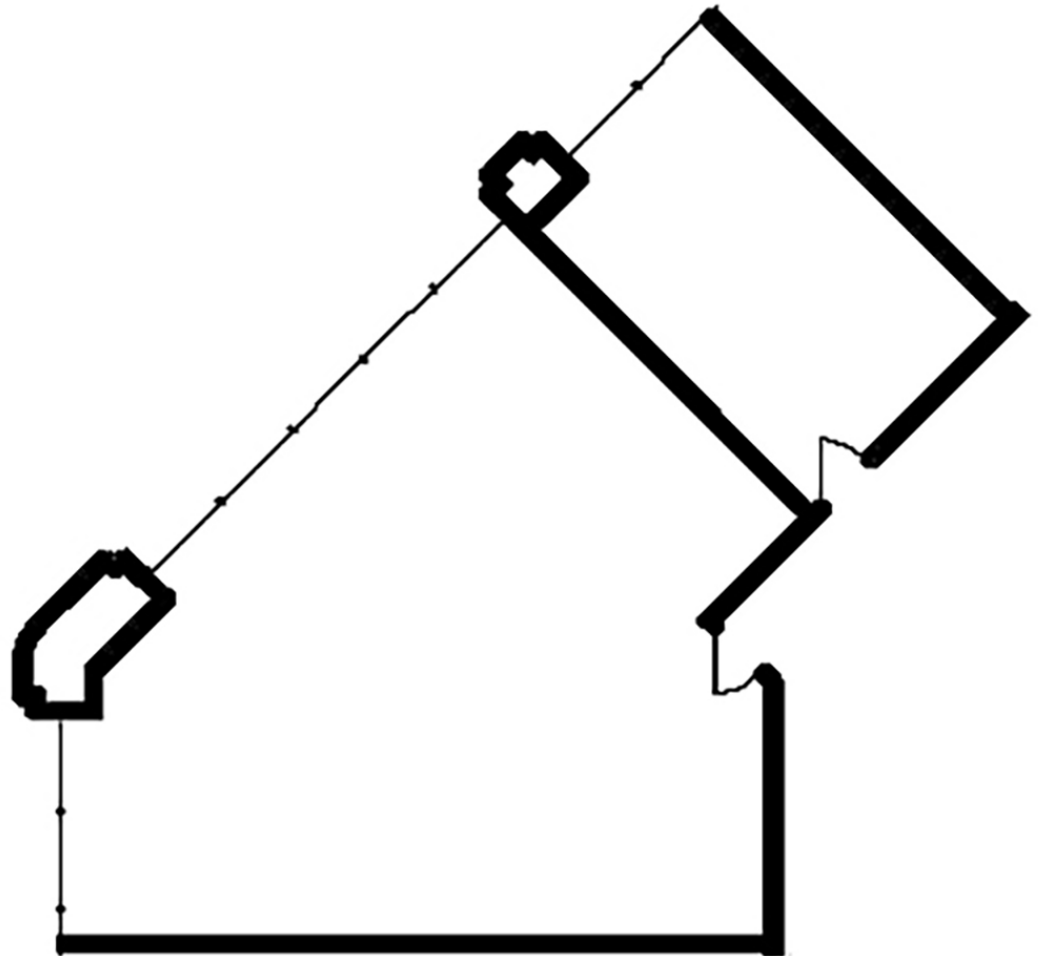
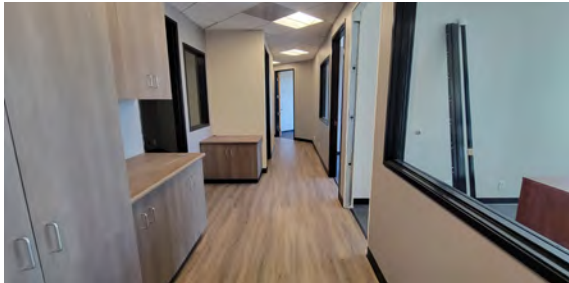
CORPORATE PLAZA CENTER

27450 YNEZ RD | TEMECULA, CA

SUITES 208/209 - 1,732 RSF



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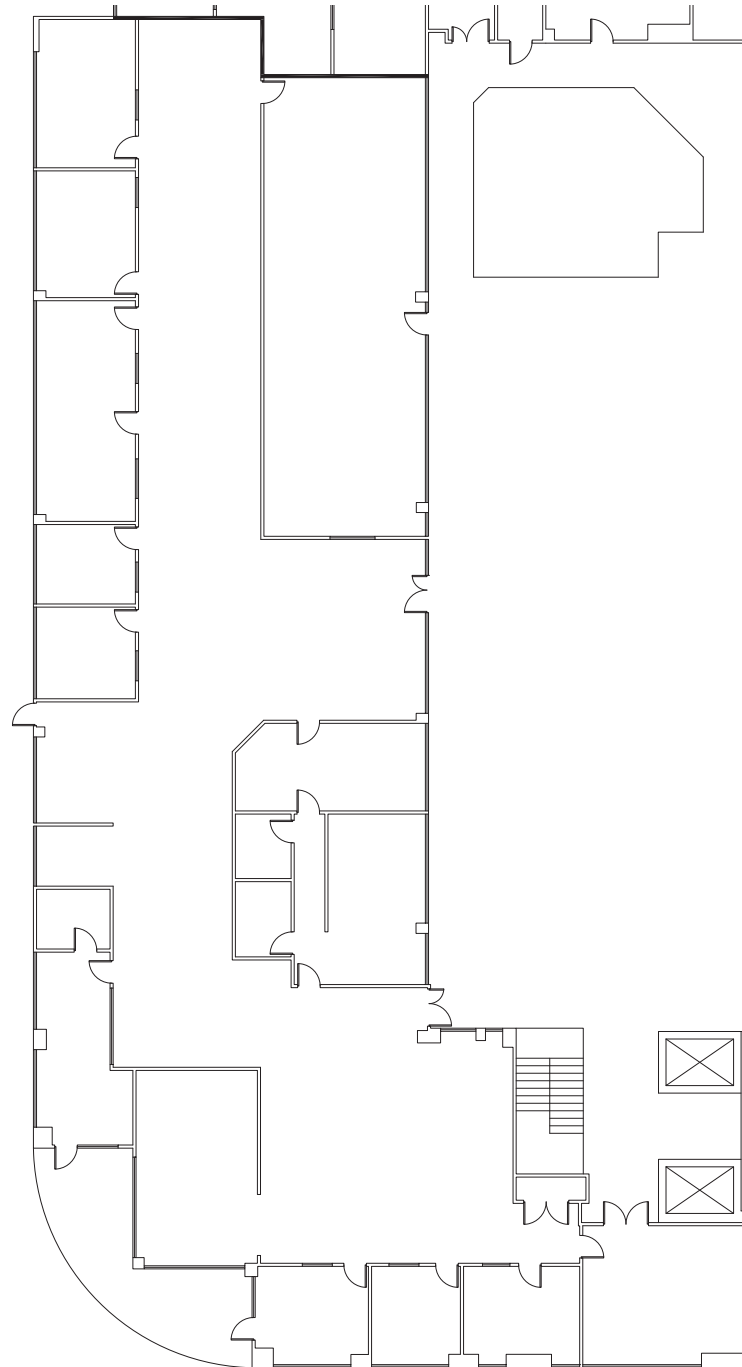
CORPORATE PLAZA CENTER

27450 YNEZ RD | TEMECULA, CA

SUITE 300 - 9,351 RSF



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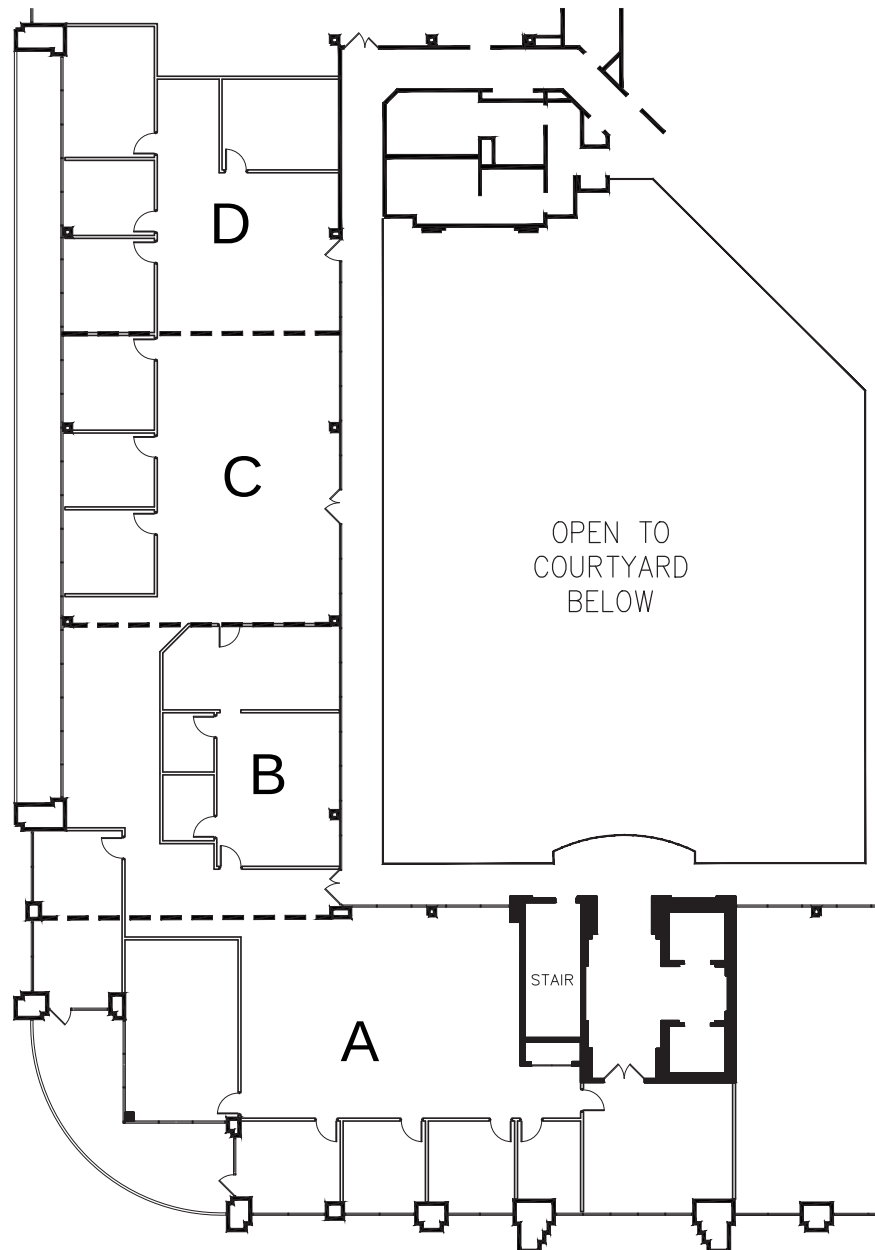
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SUITE 300 A-D - VARIOUS RSF



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A - 3,518 SF
B - 2,035 SF
C - 1,949 SF
D - 1,824 SF



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SUITE 314 - 1,437 RSF



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CITY OF TEMECULA

Over the past two decades, the City of Temecula has evolved into a innovative, dynamic City and a regional economic center for Southwest Riverside County, all while retaining its small town feel and character. Many families began to move to the area from San Diego and Orange County drawn by the affordable housing prices and the popular wine country. Temecula is an affluent community. Supported by high median and mean income levels as well as the city's favorable tourist and resort industries, the city is a prominent tourist destination. Temecula remains the ideal city for relocating, expanding and developing a new project in Southern California.



108,749
ESTIMATED POPULATION
(2024)



\$145,346
AVERAGE HH INCOME
(2024)



70,937
DAYTIME POPULATION
(2024)



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