

MEDICAL & OFFICE SUITES AVAILABLE

# TEMECULA CORPORATE PLAZA CENTER

27450 YNEZ RD | TEMECULA, CA

## PROPERTY HIGHLIGHTS:

- SUITES AVAILABLE FROM ±262 SF - ±12,899 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

**BROKER BONUS:**  
**\$2.00 PSF FOR ALL  
MEDICAL LEASES**

\*VALID FOR NEW LEASES  
(MINIMUM 60-MONTH TERM)  
SIGNED BY 6/30/2025

**SIGN A MEDICAL  
LEASE BY 6/30/25  
ENJOY 50% OFF YOUR  
FIRST 6 MONTHS**



**JIM NADAL, CCIM**

951.445.4520

[jnadal@leetemecula.com](mailto:jnadal@leetemecula.com)

DRE# 01040679

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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# TEMECULA

## CORPORATE PLAZA CENTER

27450 YNEZ RD | TEMECULA, CA



YNEZ ROAD



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



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27450 YNEZ RD | TEMECULA, CA



YNEZ RD (41,208 CPD)

TEMECULA  
WINE  
COUNTRY



RANCHO CALIFORNIA RD

TEMECULA  
OLD TOWN

UFCEI

Publix

Target

active

AIM

BIG  
LOTS

Michaels

DELTA

Charles  
SCHWAB

HomeGoods

edible

CVS  
pharmacy

Starbucks

WELLS  
FARGO

SUBWAY

VONS

CHASE

verizon

daphnes

Mobil

amc

BBQ

chili's

BAKING

TEMECULA  
DUCK POND  
& PARK

LONGHORN

SPRINGHILL  
SUITES

KIMBERLY  
HUTCHINSON

Spring  
Hill  
Suites

TEMECULA  
OLD TOWN





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27450 YNEZ RD | TEMECULA, CA





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27450 YNEZ RD | TEMECULA, CA



**CLICK ON SUITE NUMBER  
TO VIEW FLOORPLAN**

## AVAILABILITY

SUITE	RENTABLE SQ. FT.	MONTHLY RENTAL RATE*	MONTHLY STARTING MEDICAL RATE**	COMMENTS
<b>110-C</b>	1,145 SF	\$2.25 PSF	\$2.75 PSF	Reception and 3 private offices
<b>200</b>	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.
<b>208/209</b>	1,732 SF	\$2.15 PSF	\$2.75 PSF	Contact agent for details.
<b>214</b>	262	\$2.25 PSF	--	Single room office. <i>Rate includes electricity and janitorial.</i>
<b>300</b>	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.
<b>300 A-D</b>	VARIOUS	\$2.25 PSF	\$2.75 PSF	See floorplan for various sizes and configurations
<b>314</b>	1,437 SF	\$2.15 PSF	\$2.75 PSF	3 private offices and large open bullpen.
<b>320</b>	3,548 SF	\$2.15 PSF	\$2.75 PSF	Reception, 9 private offices, conference room, break room, storerooms, open work area and private patio/balcony.
<b>300/320</b>	12,899 SF	\$2.15 PSF	\$2.75 PSF	See descriptions above for configuration. Contact agent for showing instructions.

\*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.

Rev. 05/01/2025

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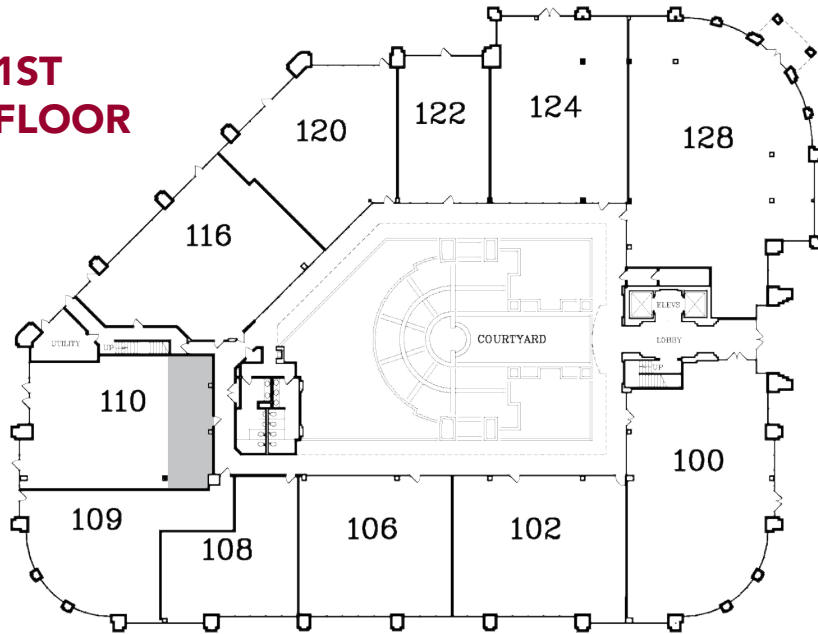
# TEMECULA CORPORATE PLAZA CENTER

27450 YNEZ RD | TEMECULA, CA

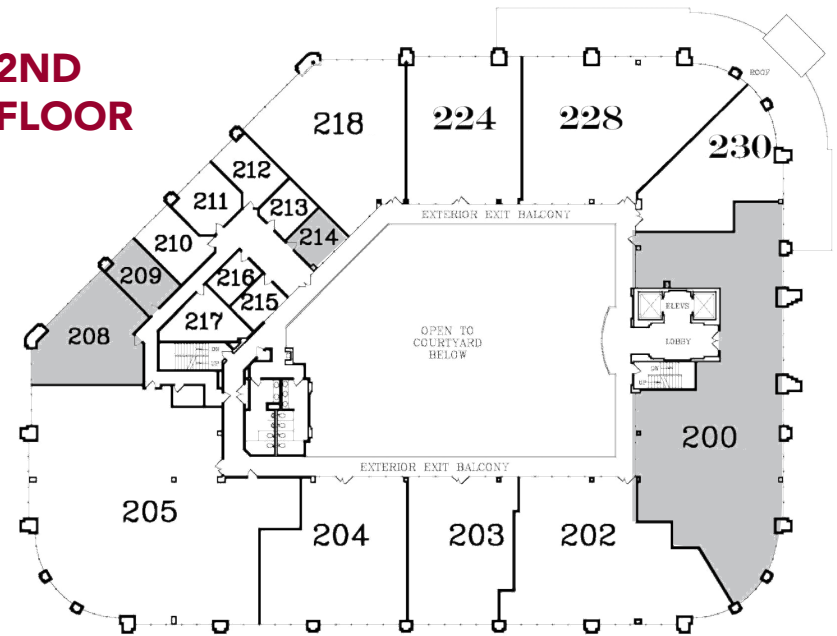


CLICK ON SUITE NUMBER  
TO VIEW FLOORPLAN

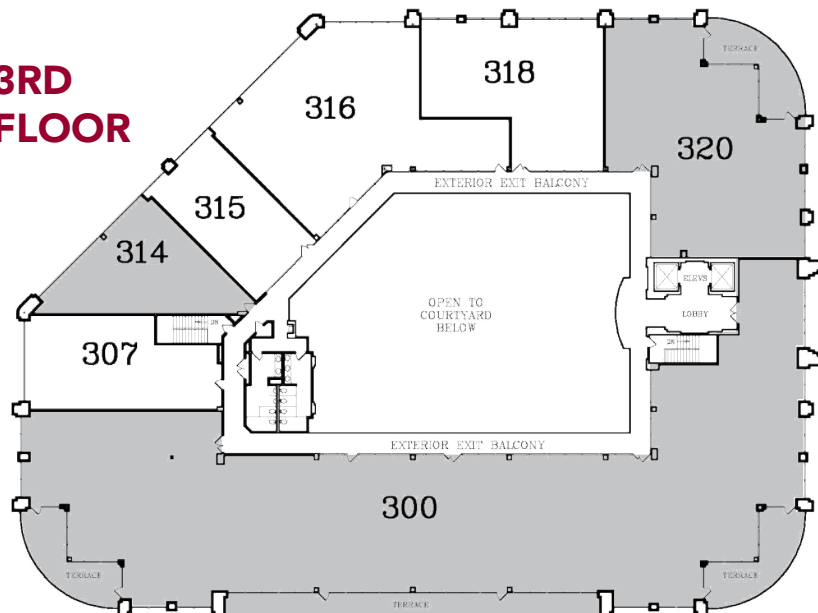
## 1ST FLOOR



## 2ND FLOOR



## 3RD FLOOR



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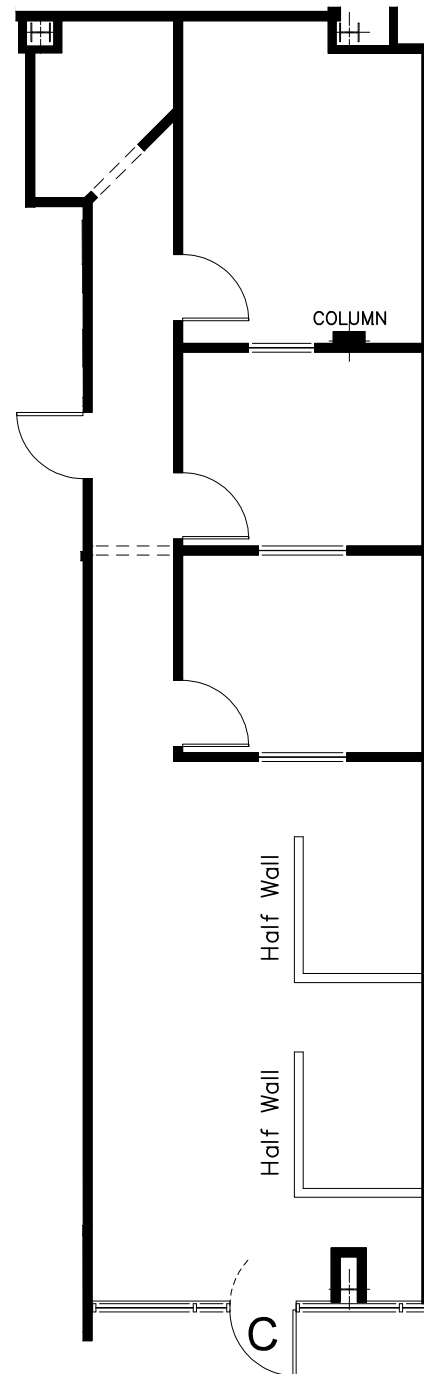
CORPORATE PLAZA CENTER

27450 YNEZ RD | TEMECULA, CA

SUITE 110-C - 1,145 RSF



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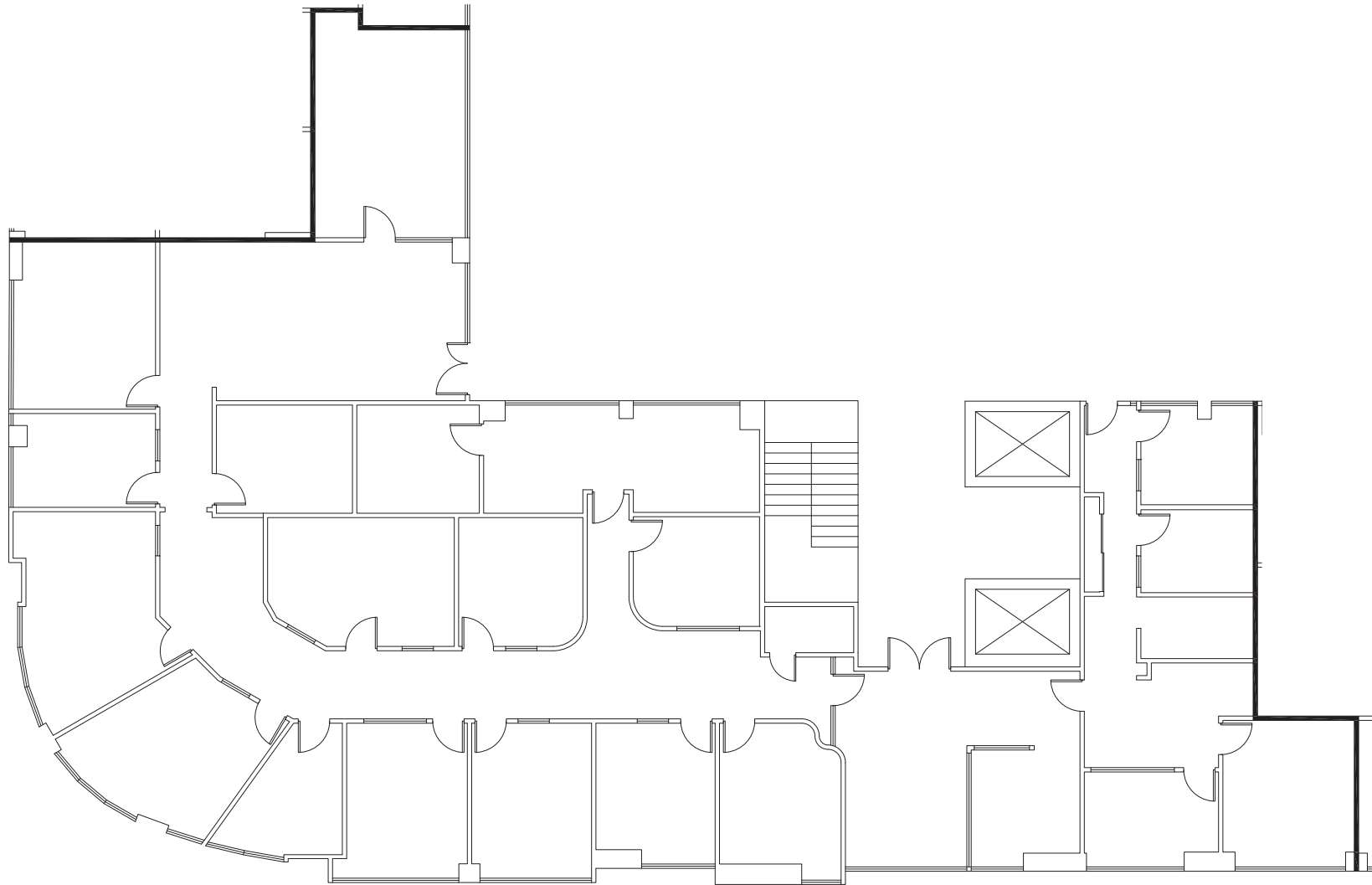
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# TEMECULA

CORPORATE PLAZA CENTER

27450 YNEZ RD | TEMECULA, CA

SUITE 200 - 4,303 RSF





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# TEMECULA

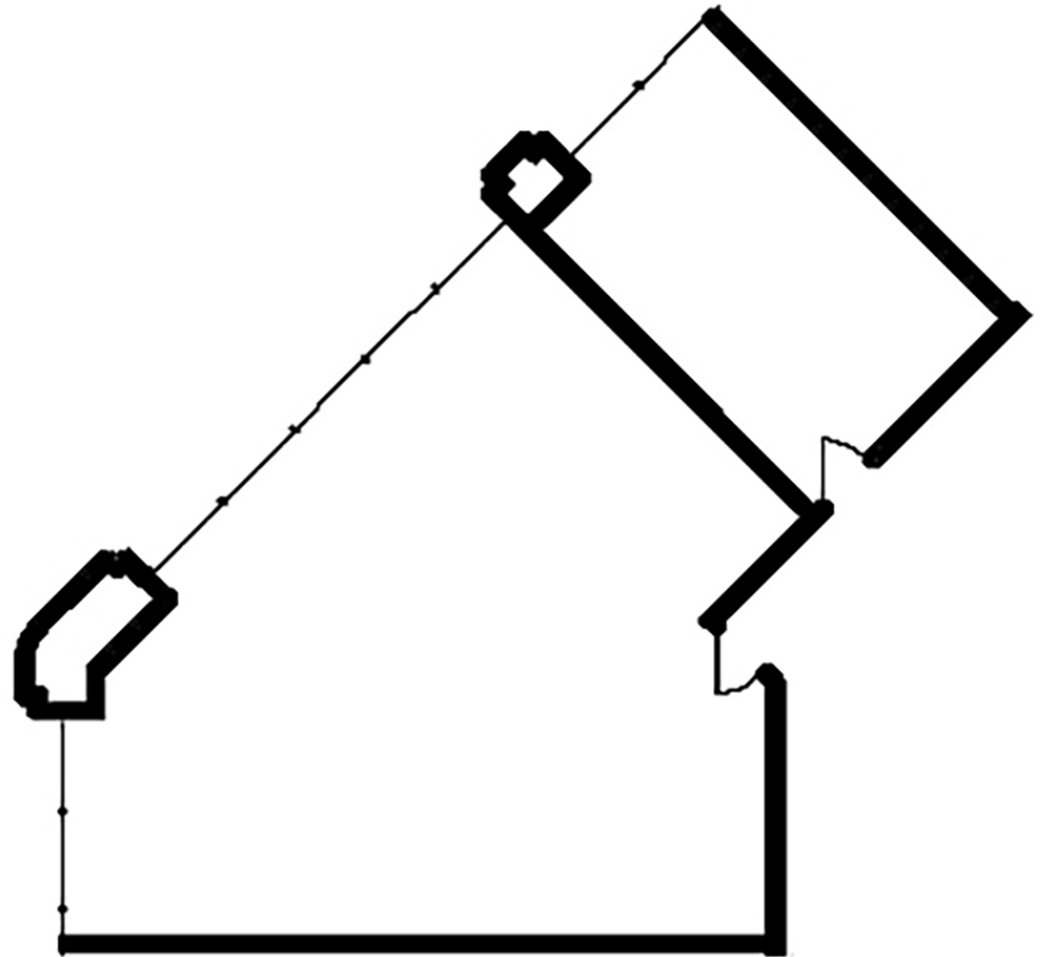
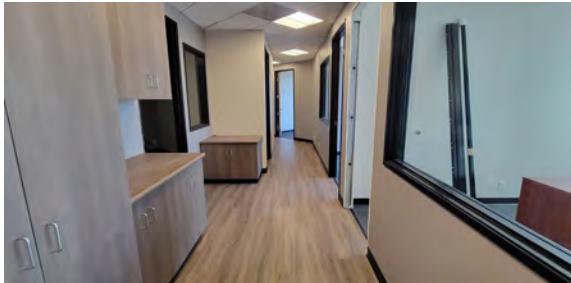
CORPORATE PLAZA CENTER

27450 YNEZ RD | TEMECULA, CA

SUITES 208/209 - 1,732 RSF



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# TEMECULA

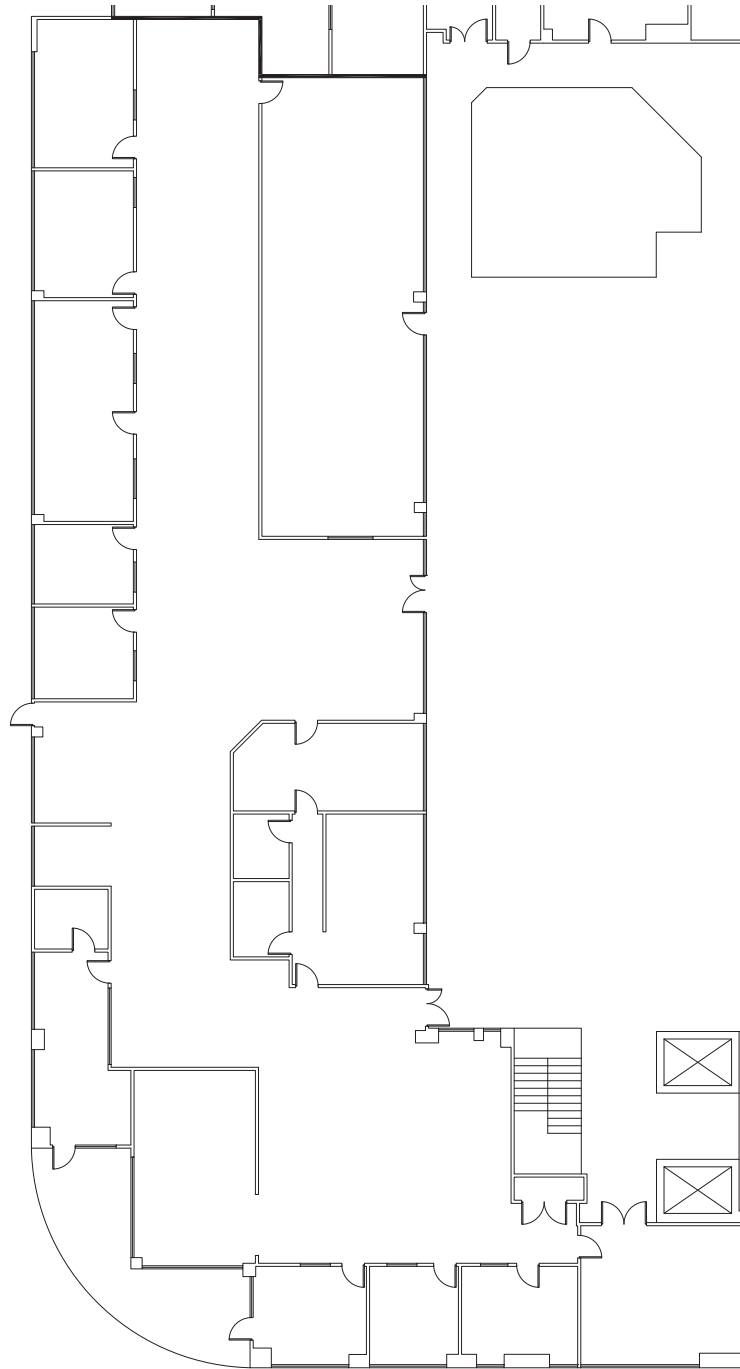
CORPORATE PLAZA CENTER

27450 YNEZ RD | TEMECULA, CA

SUITE 300 - 9,351 RSF



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SUITE 300 A-D - VARIOUS RSF

# TEMECULA

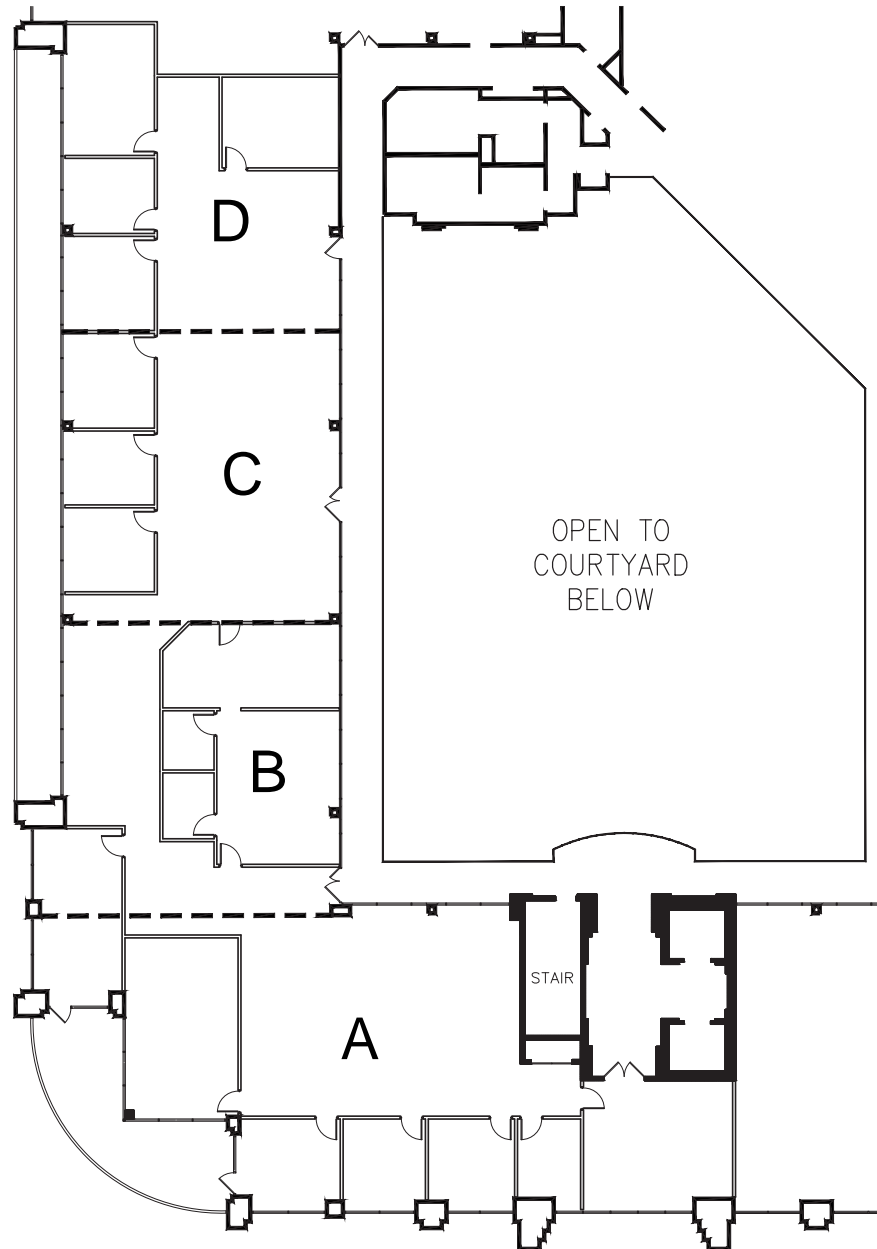
CORPORATE PLAZA CENTER

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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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# TEMECULA

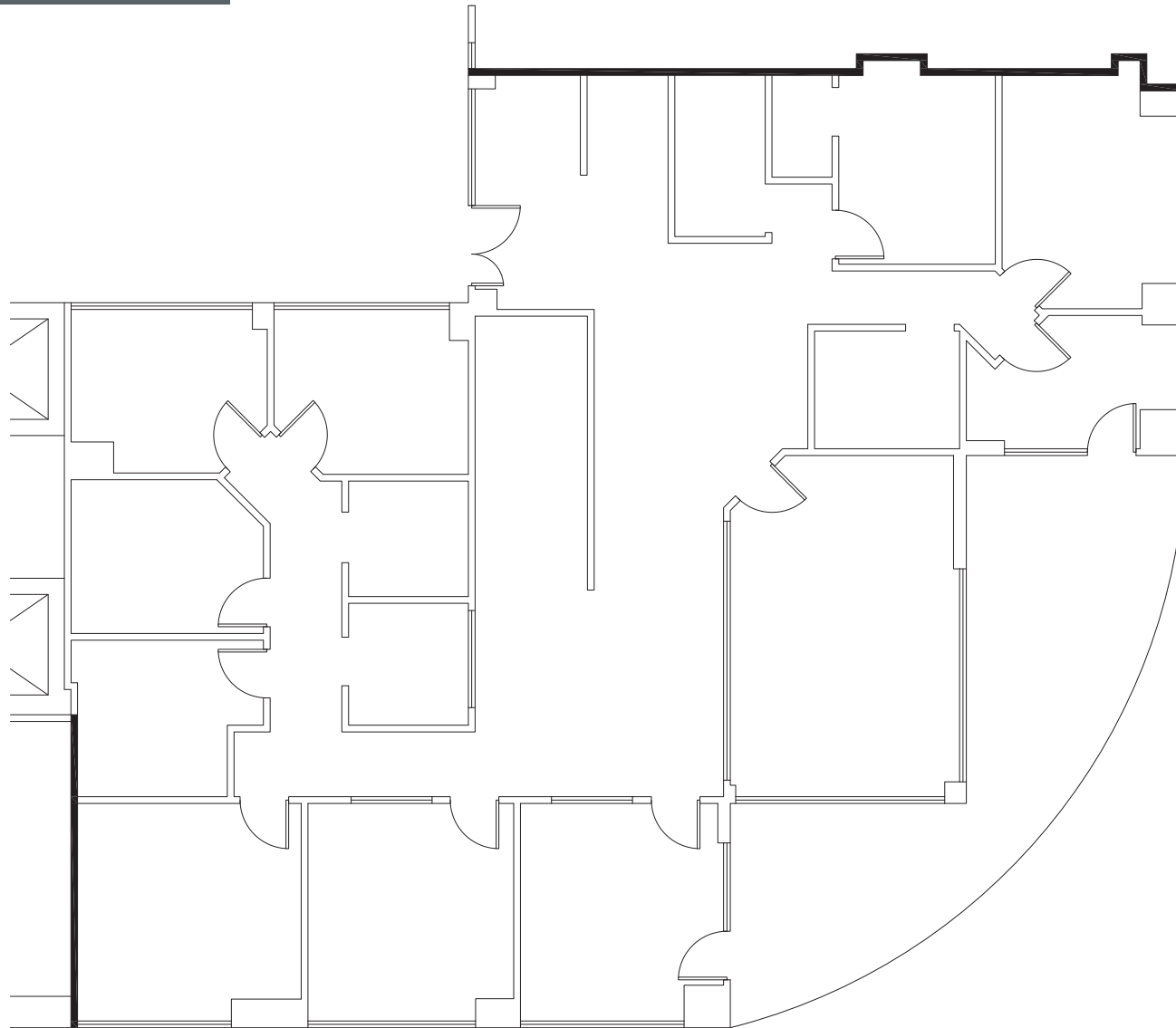
CORPORATE PLAZA CENTER

27450 YNEZ RD | TEMECULA, CA

SUITE 320 - 3,548 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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