



FOR LEASE

PROFESSIONAL OFFICE | MEDICAL SPACES

THE COURTYARD

27349 JEFFERSON AVE
TEMECULA, CA 92590

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THE COURTYARD is a ±36,474 rentable square foot professional and medical office property located in the City of Temecula. The property features attractive architecture, high-quality interior improvements, efficient layouts with no core or load factor, elevator service, and a landscaped courtyard garden. Suites are fully improved, move-in ready, and available for professional office, medical, or dental users.

THE COURTYARD benefits from its location near Jefferson Avenue and Winchester Road, with immediate access to Interstate 15 (0.25 miles) and The Promenade regional shopping center (0.35 miles). Surrounded by major retailers, restaurants, and stable housing growth, Temecula remains a strong professional and medical hub.

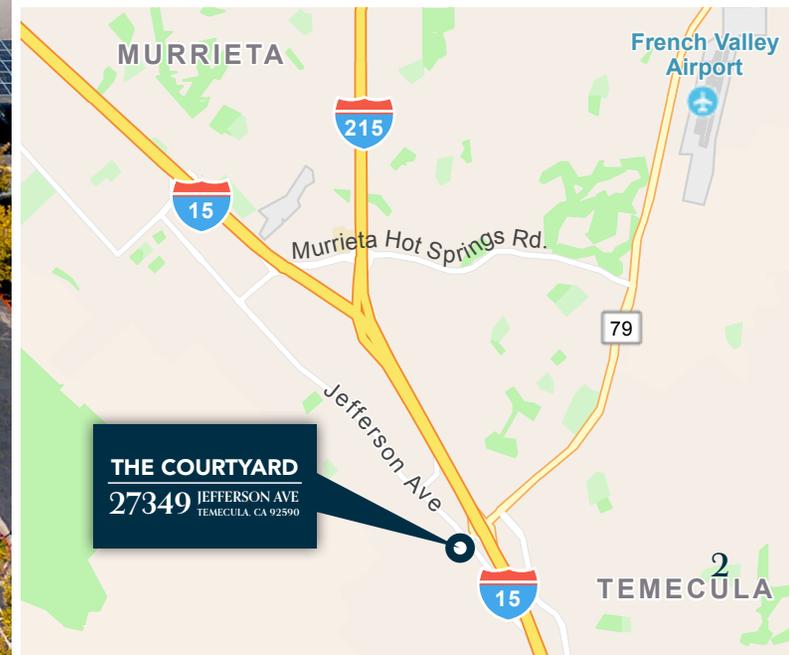
Historically, the property has maintained high occupancy and steady lease performance, driven by its suite flexibility, accessibility, and desirable location.



PROPERTY INFO

| | |
|---------------|---|
| Address | 27349 Jefferson Ave Temecula, CA 92590 |
| Lot Size | 2.41 Acres |
| Parking Ratio | 4/1,000 |
| Year Built | 1989 |
| Zoning | CC |

- 1,624 SF - 1,721 SF Professional/Medical Offices Available
- Prime Location
- Outstanding Demographics
- Multi Discipline Office / Medical Tenant Mix

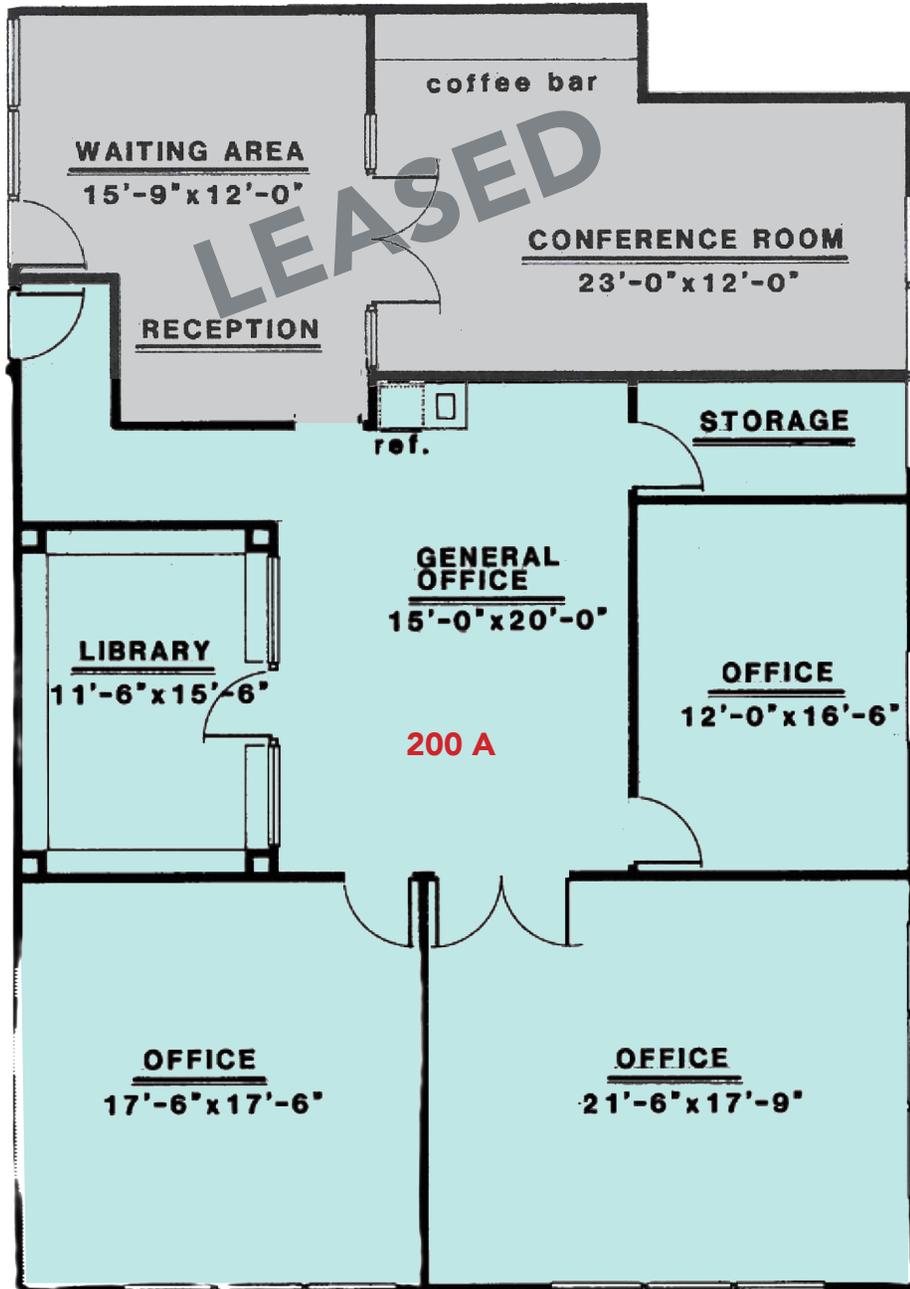


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PROPERTY PHOTOS

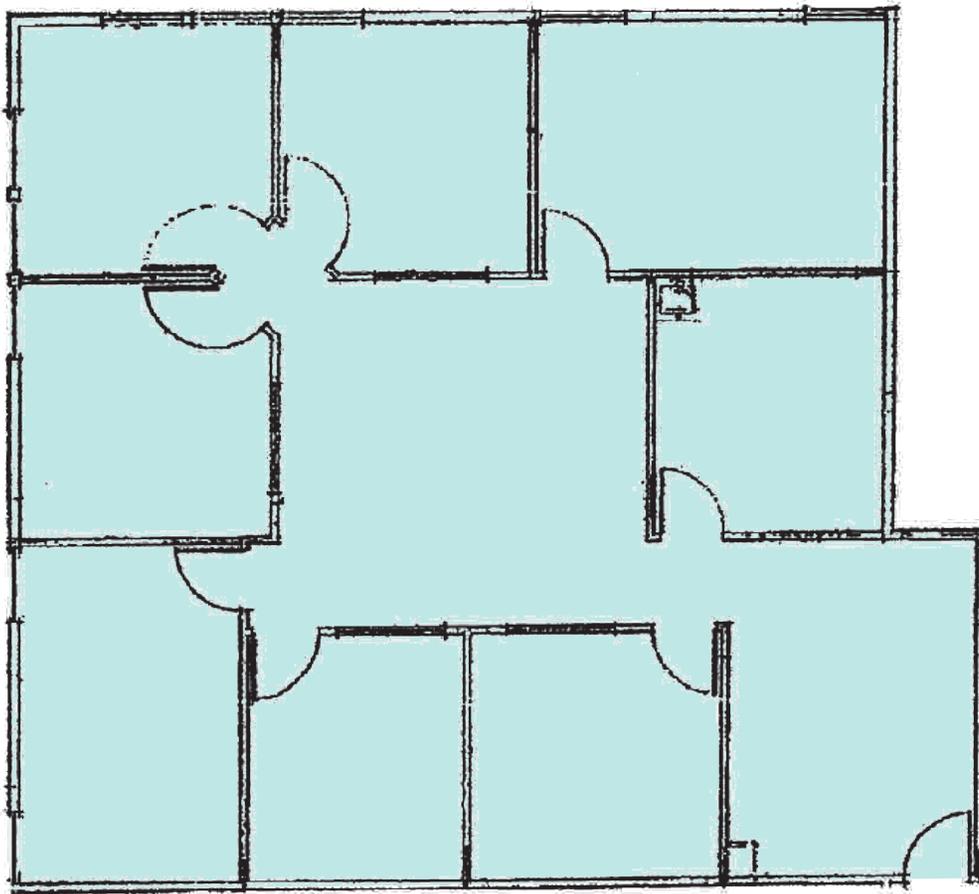




2ND FLOOR AVAILABILITY

| SUITE | SIZE | MONTHLY RENT | DESCRIPTION |
|-------|----------|--------------|---|
| 200 A | 1,721 SF | \$1.70 PSF | Contiguous with private offices, kitchen, bullpen |

213



2ND FLOOR AVAILABILITY

| SUITE | SIZE | MONTHLY RENT | DESCRIPTION |
|-------|----------|--------------|-----------------------------------|
| 213 | 1,624 SF | \$1.70 PSF | General office and administration |

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LOCATION MAP



TRADER JOE'S
WinCo FOODS
BUSHFIRE KITCHEN

PROMENADE PROPERTIES
macy's
COSTCO WHOLESALE
DICK'S SPORTING GOODS
REGAL ENTERTAINMENT GROUP
APPLE
BENIHANA
JCPenney

HOBBY LOBBY
at home
FOOD 4 LESS
TJ-maxx



181,008 CPD

Jack in the box

STAYBRIDGE SUITES

WINCHESTER RD (30,207 CPD)

JEFFERSON AVE (30,734 CPD)

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TEMECULA

| | |
|--------------------------|---------------------------|
| Population | 112,502 |
| Average Household Income | \$138,962 (1 Mile Radius) |
| Average Household Income | \$140,433 (5 Mile Radius) |
| Est. Households | 57,506 (5 Mile Radius) |
| Total Businesses | 9,828 (5 Mile Radius) |

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