ADOBE PLAZA

27645 Jefferson Avenue | Temecula | CA

CYNDI LIGHT
SENIOR VICE PRESIDENT
951.452.3000
cyndil@cbcsocalgroup.com
CaldRE # 01717659

27368 Via Industria, Suite 102 | Temecula, CA 92590
P: 951-200-7683 | F: 951-239-3147
CalDRE: 02089395 | www.cbcsocalgroup.com

COLDWELL BANKER COMMERCIAL SC

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Property Information

- **Suite 105: ±2,787 SF**
  Asking Rate: $1.75 PSF + $0.55 NNN
  Bullpen, kitchenette & 2 restrooms

- **Suite 105B: ±1,100 SF**
  Asking Rate: $1.75 PSF + $0.55 NNN
  3 offices, reception, restroom and storage

- **Suite 117: ±3,250 SF**
  Asking Rate: $1.75 PSF + $0.55 NNN
  Reception area, Large open bullpen, 7 offices, Conference Room, Kitchen, Storage area

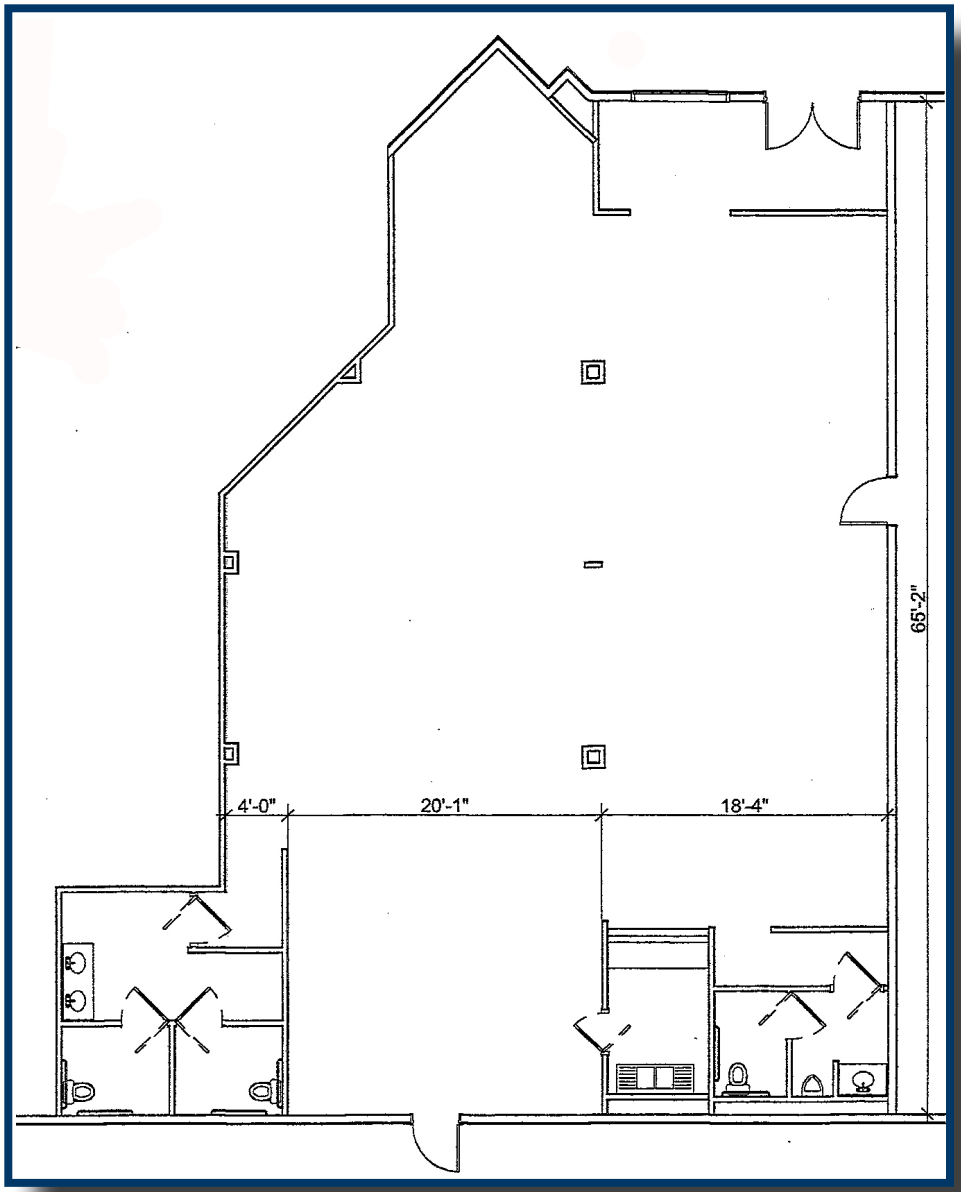
- **Great visibility on Jefferson Avenue**

- **Strong Demographics and Traffic Counts**

- **Ample Parking; Easy Access**

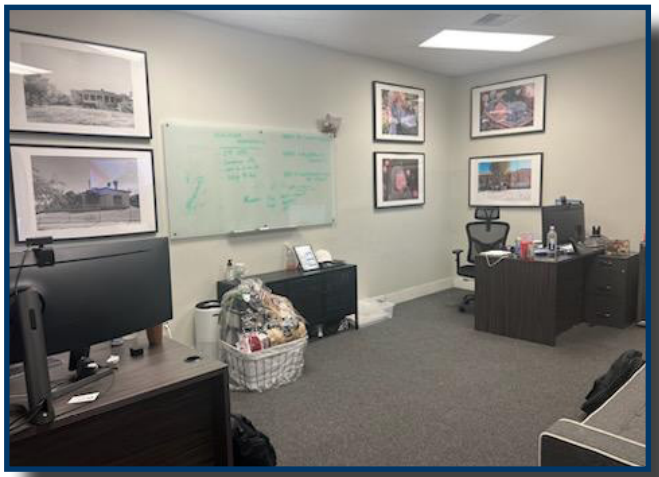
Availability

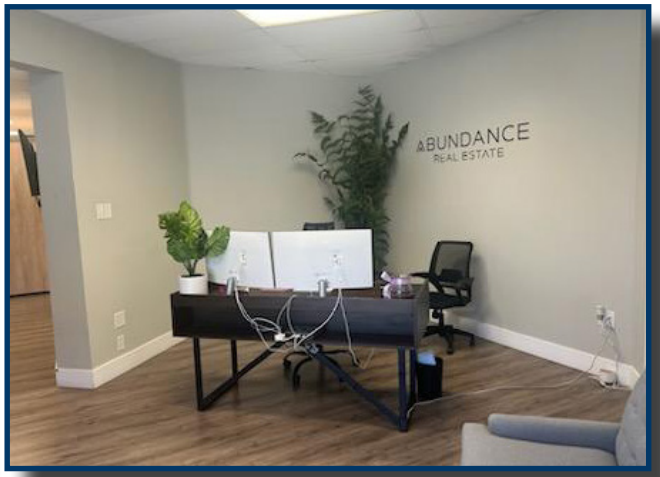
Suite 105 Floor Plan & Photo



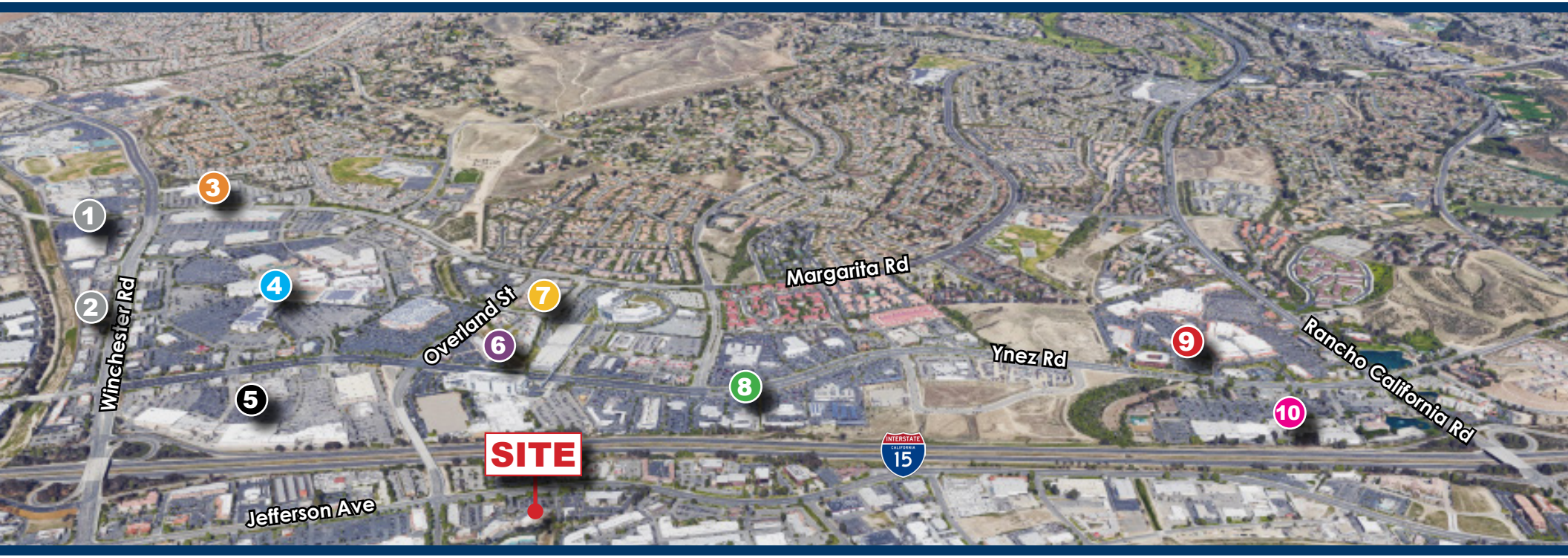
Availability

Suite 117 Photos



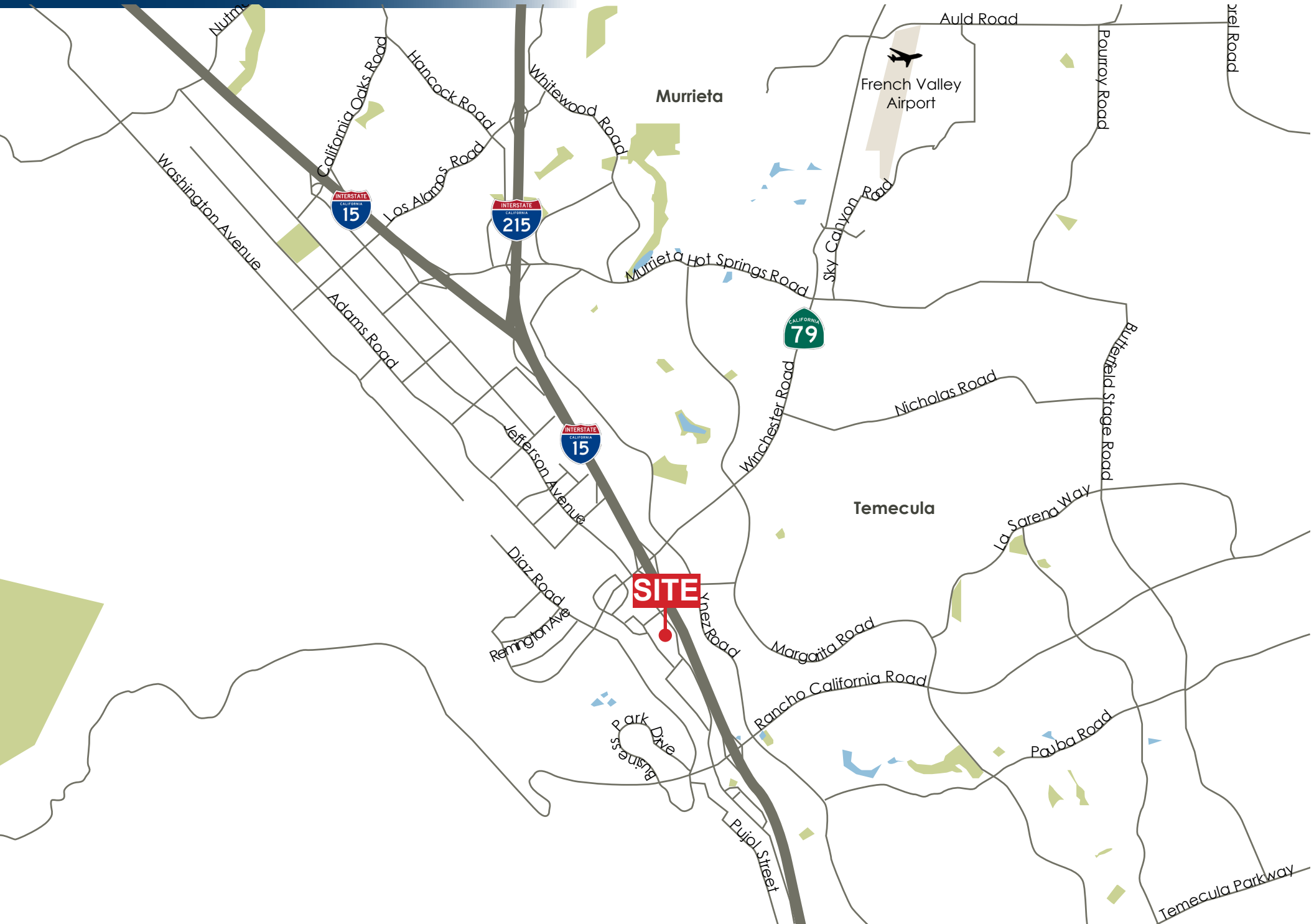


Surrounding Retail



1) Winchester Meadows	4) The Promenade Mall	4) The Promenade Mall	4) Mall Loop	5) Palm Plaza	6) Creekside Center	9) Temecula Town Center	10) Tower Plaza
Outback Steakhouse	Sears	Lululemon	TGI Friday's	Hobby Lobby	BJ's	Target	Chili's
Del Taco	Macy's	Papayrus	Organic Roots	Kmart	Waba Grill	Vons	Arco - AM PM
Dickey's BBQ	JC Penny's	William Sonoma	Costplus World Market	Temeku Cinemas	Creme de la Creme	Styles For Less	Del Taco
Autozone	Edwards Cinemas	Apple	Jo Ann's Fabrics	Dollar Tree	Panera Bread	CVS	Michael's
99 Cent Store	Abercrombie and Finch	P.F. Chang	Office Depot	Food 4 Less	Creamistry	Payless Shoes	AMC Temecula
CVS	Papaya	Lazy Dog	Nordstrom Rack	TJ Maxx	7) Margarita Crossings	Chase Bank	Big Lots!
WinCo	Pottery Barn	Truly, Madly, Sweetly Bakery	Buy Buy Baby	Chase Bank	Olive Garden	Daphne's	Black Angus
McDonald's	Bath & Body Works	Chico's	Party City	Pier 1 Imports	Wahoo's Fish Tacos	Claim Jumper	Bank of America
2) Winchester Marketplace	Disney Store	4) Mall Loop	5 Guys Burgers	Broken Yolk Cafe	SD County Credit Union	Round Table	Pacific Western Bank
Trader Joe's	Zales Diamond Exchange	Men's Warehouse	El Pollo Loco	Union Bank	First Team Real Estate	Wells Fargo	Los Jilbertos
Burger Lounge	Footlocker	Costco	Barnes & Noble	See's Candies	8) Dealerships	Home Goods	88 Ranch Market Place
Fed Ex	Victoria Secret	Shogun	Coldstone Creamery	Shakey's Pizza	Ford	Starbucks	The UPS Store
Jared	H&M	Original Pancake House	Urbane Cafe	Sally's Beauty Supply	Chrysler	Postal Annex	Gourmet Italia
Nektar	Red Robin's	Sorrel	Souplantation	Tuesday Morning	Honda	Hobby Town USA	Painted Earth
3) Lowes	Lucille's BBQ	Romano's Macaroni Grill	Chipotle		Toyota	Nothing Bundt Cakes	Spindles Music Shack
	California Pizza Kitchen	Lazy Boy	Pieology		Mazda	Edible Arrangements	
	Charming Charlie's	Chick Fil A	Corner Bakery		Subaru	Rubios	
	Charlotte Russe	Islands	Tilted Kilt		Nissan	24 Hr Fitness	
	Verizon Wireless	Hallmark	Jamba Juice		Hyundai		
	Teavana	Karl Strauss	Baskin Robbins		Chevrolet		
	Yard House	Famous Daves	AT&T		Paradise Buick		

Location


Auld Road
Murrieta
French Valley Airport
Pourroy Road
California Oaks Road
Hancock Road
Whitewood Road
Washington Avenue
Los Alamos Road
Murrieta Hot Springs Road
Sky Canyon Road
Adams Road
Jefferson Avenue
Winchester Road
Nicholas Road
Butterfield Stage Road
Temecula
La Serena Way
Diaz Road
Remington Ave
SITE
Vinez Road
Margarita Road
Rancho California Road
Pauba Road
Business Park Drive
Pujol Street
Temecula Parkway
INTERSTATE 15
INTERSTATE 215
CALIFORNIA 79

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