

Temecula Medical Plaza

✚ MEDICAL SUITES FOR LEASE



**MED
WEST**
REALTY

Lic # 02161402

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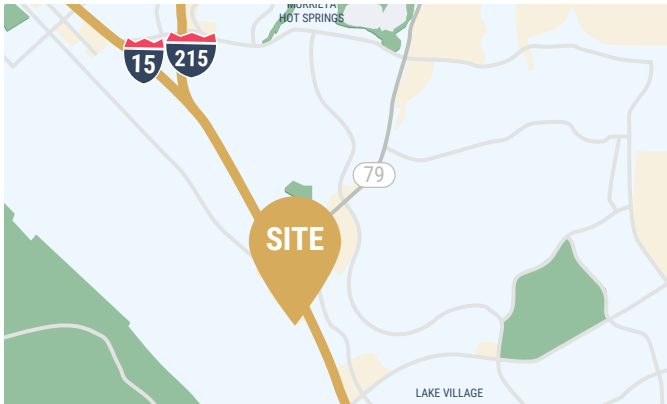
**27699 Jefferson Ave.
Temecula, CA**



27699 JEFFERSON AVE.

Temecula Medical Center offers physicians an exceptional opportunity to establish or expand their practice in a highly sought-after medical hub. This 57,600-squarefoot building sits directly next to Temecula Valley Hospital, allowing for seamless care coordination and improved patient continuity. With a strong mix of established medical providers and flexible suite options, the building supports a wide range of specialties and clinical workflows.

Its immediate access to the I-15 makes it easily reachable for patients across the rapidly growing Southwest Riverside region, where more than 1.9 million residents rely on convenient, high-quality care. For physicians seeking a professional, well-connected environment with strong long-term demand, Temecula Medical Center offers an ideal setting for sustainable practice growth.



PROMINENT LOCATION & ACCESSIBILITY

- Temecula Medical Center houses over 44,000 SF of medical office space.
- The building was completed in 1991 and has continued to be a major hub for the Temecula community in housing a myriad of different healthcare practices.
- Building Top Signage available for large medical user group.



IDEAL MARKET & SITE LOCATION

- Positioned on one of Temecula's main commercial corridors with excellent visibility and high traffic counts.
- Ample parking & accessibility with a ratio of 5 spaces per 1,000 sq ft.



BUILDING HIGHLIGHTS

- Professionally managed, Class B medical building.
- Multi-tenant building structured to host a diverse range of medical services and cross referring opportunities/potential.

Estimate 15 Min Drive

POPULATION ESTIMATES

316,868

>17	87,617
18-44	112,184

AVERAGE HOUSEHOLD INCOME	45-64	77,549
	65+	39,518

\$139,236.15

Data Source:  Placer.ai

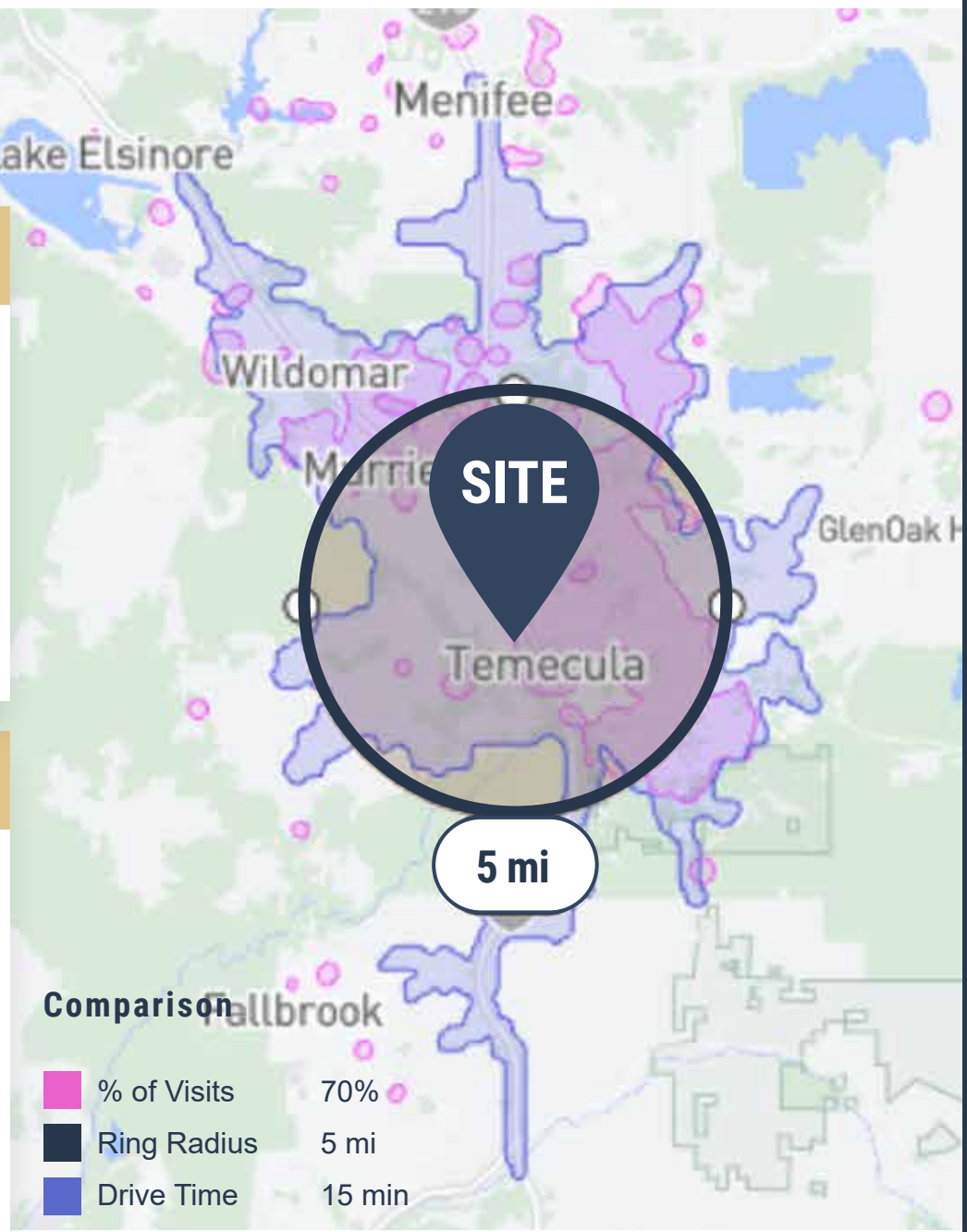
PAYOR MIX Within 15 Min Drive

COMMERCIAL	8.6%
EMPLOYER BASED	54.0%
GOVERNMENT	23.7%
MULTIPLE	8.3%
SELF PAY	5.4%

Data Source:  Placer.ai

Comparison

-  % of Visits 70%
-  Ring Radius 5 mi
-  Drive Time 15 min

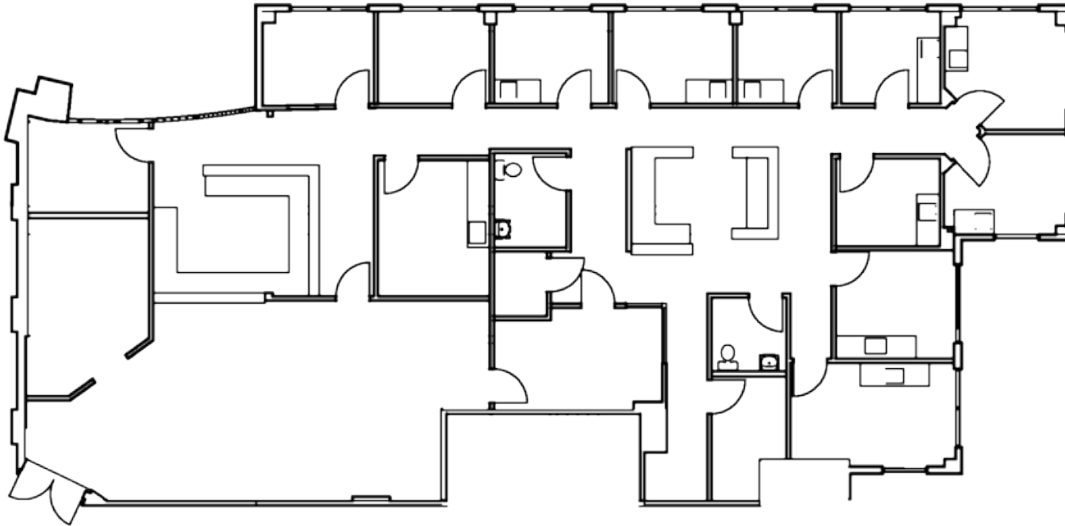


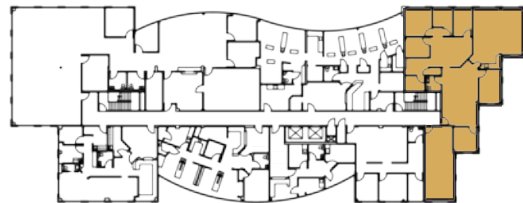
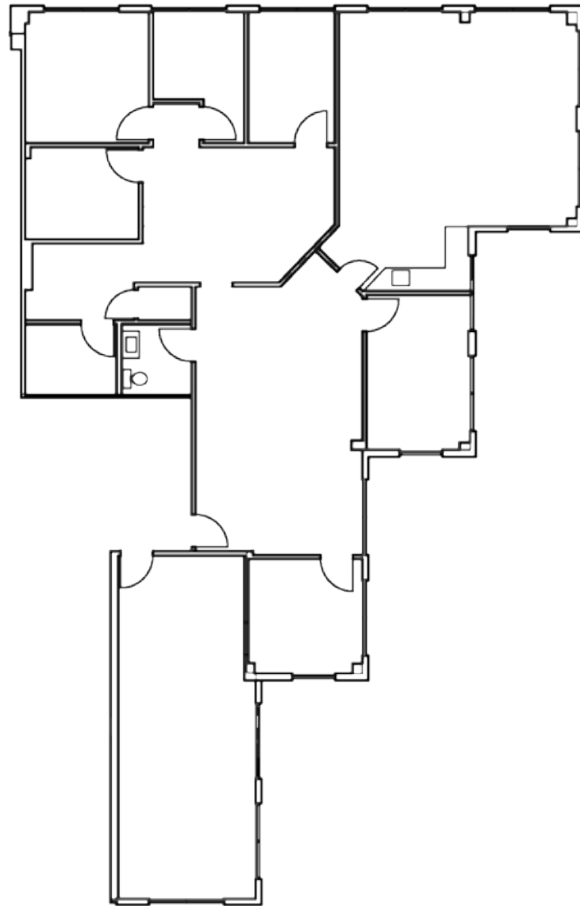
AVAILABLE SUITE

Suite 102 - 3,937 RSF

SUITE DESCRIPTION

- 2nd generation medical office
- Waiting room with sick and well area
- Large reception area
- 3 Private offices
- 7 Exam rooms
- Lab
- Nurses' station
- 2 In-suite restrooms





AVAILABLE SUITE

Suite 300 - 2,880 SF

SUITE DESCRIPTION

- Existing office suite with ample opportunity to convert to medical office suites
- 6 Offices
- 1 Large option area that can be divided into additional offices or exam rooms
- Storage area
- 1 In-suite restroom



27,000
cars/day

OVERLAND DR

194,000
cars/day

TEMECULA VALLEY FWY

SITE

30,000
cars/day

JEFFERSON AVE

LOCAL HOSPITAL DISTANCE MAP





- ① Promenade Temecula Mall
- ② Costco
- ③ Temecula Valley High School
- ④ Retail
 - Trader Joe's
 - WinCo Foods
- ⑤ Retail
 - Sam's Club
 - Trader Joe's
 - Harbor Freight
- ⑥ Pechanga Resort Casino



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