

JEFFERSON COMMERCE CENTER

27710 JEFFERSON AVE
TEMECULA

THE OFFERING

Lee & Associates Commercial Real Estate Services is pleased to present for sale the Jefferson Commerce Center, a 32,200 square foot multi-tenant office building located in Temecula, California. Jefferson Commerce Center ("JCC") is a 100% occupied, three-story, multi-tenant, Class B office building on ±2.22 acres. JCC enjoys Interstate 15 access and visibility and frontage along Jefferson Avenue. JCC is part of the Uptown Temecula Specific Plan which is a master planned commercial, residential and office overlay located minutes from Old Town Temecula. With its diverse mix of tenants, Jefferson Commerce Center creates an opportunity for an investor to acquire a steady, recession resistant income stream.

OFFERING PRICE:	\$6,500,000
PRICE PSF:	\$201.86
CAP RATE (YEAR 1):	6.2%
NOI (YEAR 1):	\$403,227
OCCUPANCY:	100%
BUILDING SIZE:	32,200 SF
LAND SIZE:	2.22 Acres (96,703 SF)

7.91%
All Cash IRR

9.41%
Leveraged IRR

INVESTMENT HIGHLIGHTS

- **Trophy Southern California High Image Professional Office Investment:** Long Term Stable Cash flow and Annual Increases.
- **Extremely Secure Investment with 100% of the GLA Leased:** Strong deterrent against a downturn through non-commodity and diversified tenant uses including healthcare billing, legal, corporate and professional administrative services providing a hedge against Internet competition.
- **Strong Market Fundamentals:** Southwest Riverside (Temecula, Murrieta, Wildomar, Canyon Lakes, Lake Elsinore, Menifee) yields one of the lowest vacancy rates (5.0%, 4Q25 the lowest since 2005) in the Inland Empire, driven by strong tenant demand and limited supply.
- **The Temecula Valley** remains one of Southern California's faster-growing submarkets, with population growth running at about twice the regional average as of 2026.
- **Dense and Affluent Inland Empire Demographics:** More than 64,834 people within a 3-mile radius, with an Average Household Income of \$143,951 More than 172,579 people within a 5-mile radius More than 17.4 million SF of industrial and office buildings and 130,060 employees within a 5-mile radius of the property
Source: Regis Online
- **Strong Housing Growth:** There are 30 new residential communities planned for 5,629 homes upon full buildout within the Temecula area
- **Dominant Trade Area:** Centrally located with great visibility and frontage along Jefferson Avenue and Interstate 15, near the confluence of the I-15 and I-215 freeways and just 1 hour east of the port of Los Angeles (world's busiest port) and 1 hour north of the U.S./ Mexico border (world's busiest border crossing) between Riverside, Orange and San Diego Counties.
- **Well Maintained and upgraded Asset:** JCC has been professionally managed and well maintained with new Elevator (2025), slurry and stripe (2025), Xeriscaping for water conservation and exterior balconies painted and sealed.
- **Flexible Floorplans:** Layout totaling 32,200 rentable square feet allows for flexible leasing options and the ability to combine or divide suites as needed for future tenancies. Layout and multi-tenant suites on all three floors that can accommodate users as small as 810 SF and up to 7,530 SF.
- **Abundant Parking:** With 4 parking spaces per 1,000 SF of building area, Jefferson Commerce Center's high parking ratio permits a wide variety of higher traffic intensive uses.
- **Minimal TI Packages!:** Property is 100% leased up and suites are fully built out. Current Tenant improvements and upgrades have been staggered over renewals. This speaks to the strength of the leasing market and higher probability of Tenant renewal.
- **Future Vision:** As part of the Uptown Temecula Specific Plan, the City of Temecula is offering property owners incentives to assist in the creation a vibrant, pedestrian friendly, urban area.
- **Below Replacement Cost:** At list pricing, the property will trade at a discount to its land-inclusive replacement cost of over \$400 PSF!

MIKE HANNA
951.445.4503
mhanna@leetemecula.com
DRE #01456055

MARY PIPER
951.445.4516
mpiper@leetemecula.com
DRE #01268829



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