

# FOR LEASE – PROMINENT LOCATION AT THE GATEWAY TO OLD TOWN TEMECULA

28751 Rancho California Road, Temecula, CA 92590



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# FEATURES

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## PROPERTY:

- Situated West of Old Town Front Street and South of Rancho California Road
- Premium Visibility from the Signalized Intersection at Rancho California Road and Old Town Front Street
- Traffic Counts of +/-30,000 Vehicles Per Day on Rancho California Road
- Excellent Access both from the North via Rancho California Road and South via Felix Valdez Avenue
- Highly Recognizable and Well-Seasoned Business and Retail Center
- Extensive Use of Glass Utilized to Take Advantage of the Natural Light
- Professionally Managed, Contact Broker to Tour



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# UNIT 100

28751 Rancho California Rd., Temecula, CA 92590



## UNIT 100:

- Completely Built Out Full Service Banking Suite Available with ATM Access
- Premium Location with Rancho California Road Frontage and Front Street Exposure
- Potential Uses may Include the Following (verify with local municipalities):
- Banking | Financial Institution
- Creative Office Space for a Firm looking to have an Open and Collaborative Work Environment
- Possible Brewery | Restaurant with Excellent Clear Height, etc.
- Real Estate | Escrow | Mortgage Business
- Chiropractor | Physical Therapist | Law office
- Retailers | Wholesalers | Furniture Store
- Fine Wine | Liquor Store



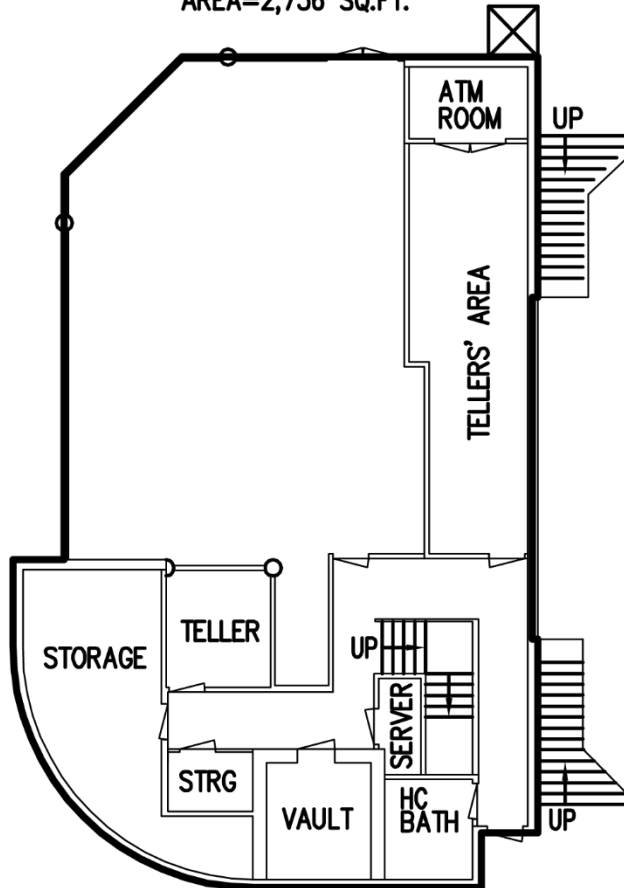
# UNIT 100 SITE PLAN

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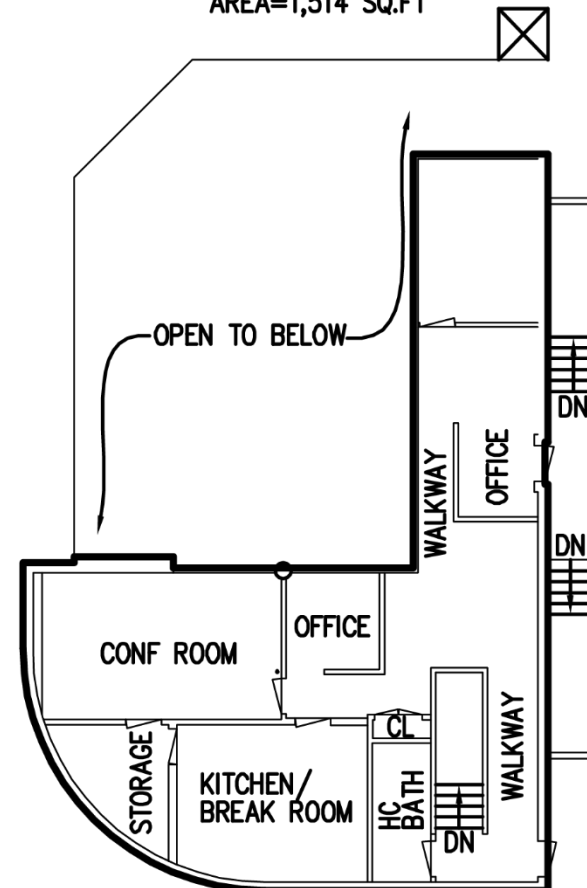
## FIRST FLOOR

GROUND LEVEL  
AREA=2,736 SQ.FT.



## SECOND FLOOR

2ND LEVEL  
AREA=1,514 SQ.FT.



GND LEVEL+2ND LEVEL  
AREA=4,250 SQ.FT.



# AERIAL

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