



TOWER PLAZA

27393 & 27403 YNEZ ROAD | TEMECULA, CA

FOR SALE
.....
**OFFICE / MEDICAL
CONDOS**



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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROJECT DETAILS

- Property Name: Tower Plaza
- Total Size: ±41,206 SF
- Number of Buildings: Two (2)
 - North Tower - 27393 Ynez Road
 - South Tower - 27403 Ynez Road
- Parking: +4 Spaces per 1,000 SF
- Zoning: CC – Office & Medical Uses
- Construction: Wood Frame/Stucco
- Condos Sizes: 340 SF – 5,000 SF

PROJECT HIGHLIGHTS

Recent Upgrades Include:



HVAC Updates



Painting



Fencing around the Property



Interior Suite Upgrades



Common Area & Landscaping Upgrades



Above Standard Parking Ratio



OFFICE & MEDICAL CONDOMINIUM OPPORTUNITY

Ownership Opportunity in the Heart of Temecula

Ideally situated within the vibrant Tower Plaza, this project offers a rare opportunity to own prime office or medical real estate at the most strategic intersection in the region. Located immediately off the I-15 Freeway at the Rancho California Road offramp, the project is surrounded by Temecula's premier retail and dining amenities and sits just one mile from the historic charm of Old Town Temecula. With a professionally managed association and extensive recent renovations, Tower Plaza provides a high-quality, turn-key environment for established practices and growing businesses alike, ensuring a premium "First Impression" for every client and patient.

Unmatched Flexibility and Entry-Level Accessibility

Tower Plaza redefines the barriers to entry for commercial ownership, offering flexible unit sizes starting at approximately +/-300 SF. This unique small-format model allows local professionals to secure a fee-simple asset at price points often lower than surrounding residential real estate. Whether you are launching a private medical practice or seeking a permanent satellite office, our diverse floor plans and "by-right" zoning for both office and medical uses provide the ultimate flexibility. By transitioning from a tenant to an owner at Tower Plaza, you are not just securing a workspace—you are investing in long-term wealth creation within one of Southern California's most resilient professional submarkets.

STRATEGICALLY LOCATED NEAR MAJOR FREEWAYS

- ➔ Visible from the I-15 freeway
- ➔ Close proximity to the convergence of Interstate 215 and I-15 freeways
- ➔ Less than one mile from Old Town Temecula
- ➔ Direct access to the Orange County and Riverside County marketplaces (via I-15 and I-215 north) as well as the San Diego County marketplace (via I-15 south and Highway 78 west)
- ➔ Walk to Starbucks, Del Taco, FireFish Sushi and more!

TO
SAN DIEGO



1,750 RESIDENTIAL UNITS
UNDER CONSTRUCTION



TEMECULA
DUCK POND
& PARK



RANCHO CAL RD.



JEFFERSON AVE.



YNEZ RD.



NORTH TOWER

27393 YNEZ ROAD | TEMECULA, CA

AVAILABLE FOR SALE

**PLEASE DO NOT DISTURB TENANTS,
CONTACT BROKER FOR TOURING INSTRUCTIONS**

Floor	Suite	± Square Feet	Asking Price	Description
1st	158	573	\$245,000	Reception Area & (1) Private Office
1st	164	612	\$261,000	Reception Area & (1) Private Office
2nd	252	553	\$237,000	Reception Area & (1) Private Office
2nd	253	1,257	\$472,000	Reception Area, Open Work Space, Breakroom & (2) Private Offices
2nd	254	1,523	\$587,000	Open Work Space, Kitchenette, & (2) Private Offices
2nd	257	937	\$385,000	Open Work Space, Break Room, & Open Work Space
2nd	261	415	\$177,000	Reception Area & (1) Private Office
2nd	262	414	\$180,000	Reception Area & (1) Private Office
2nd	263	417	\$182,000	Reception Area & (1) Private Office
2nd	264	409	\$178,000	Reception Area & (1) Private Office

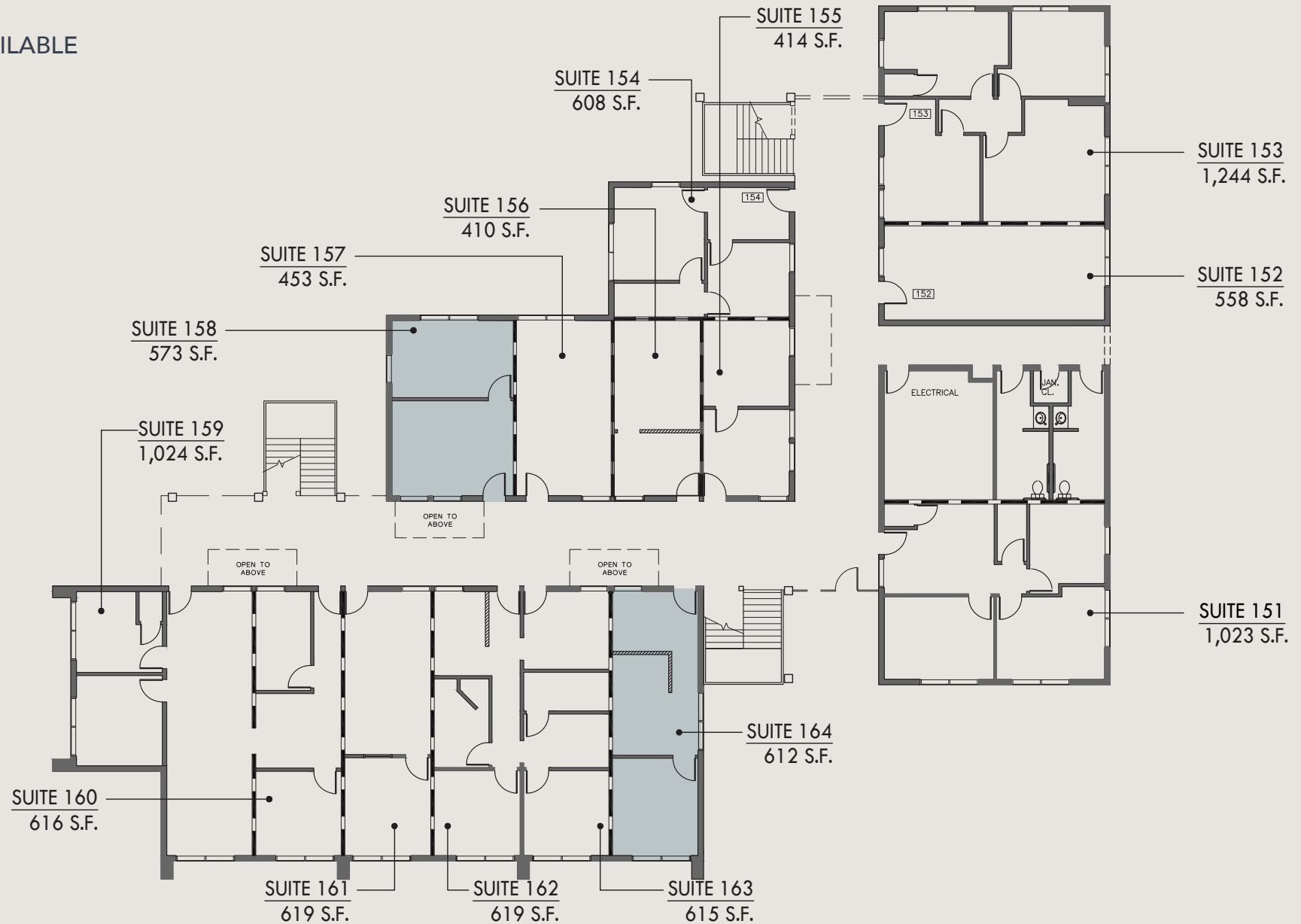
*Suites 252 and 253 are contiguous for a total of 1,810sf.
 *Suites 254 and 257 are contiguous for a total of 2,460sf.
 *Suites 261-264 are contiguous for a total of 1,655sf.

1ST FLOOR

NORTH TOWER

27393 YNEZ ROAD | TEMECULA, CA

AVAILABLE

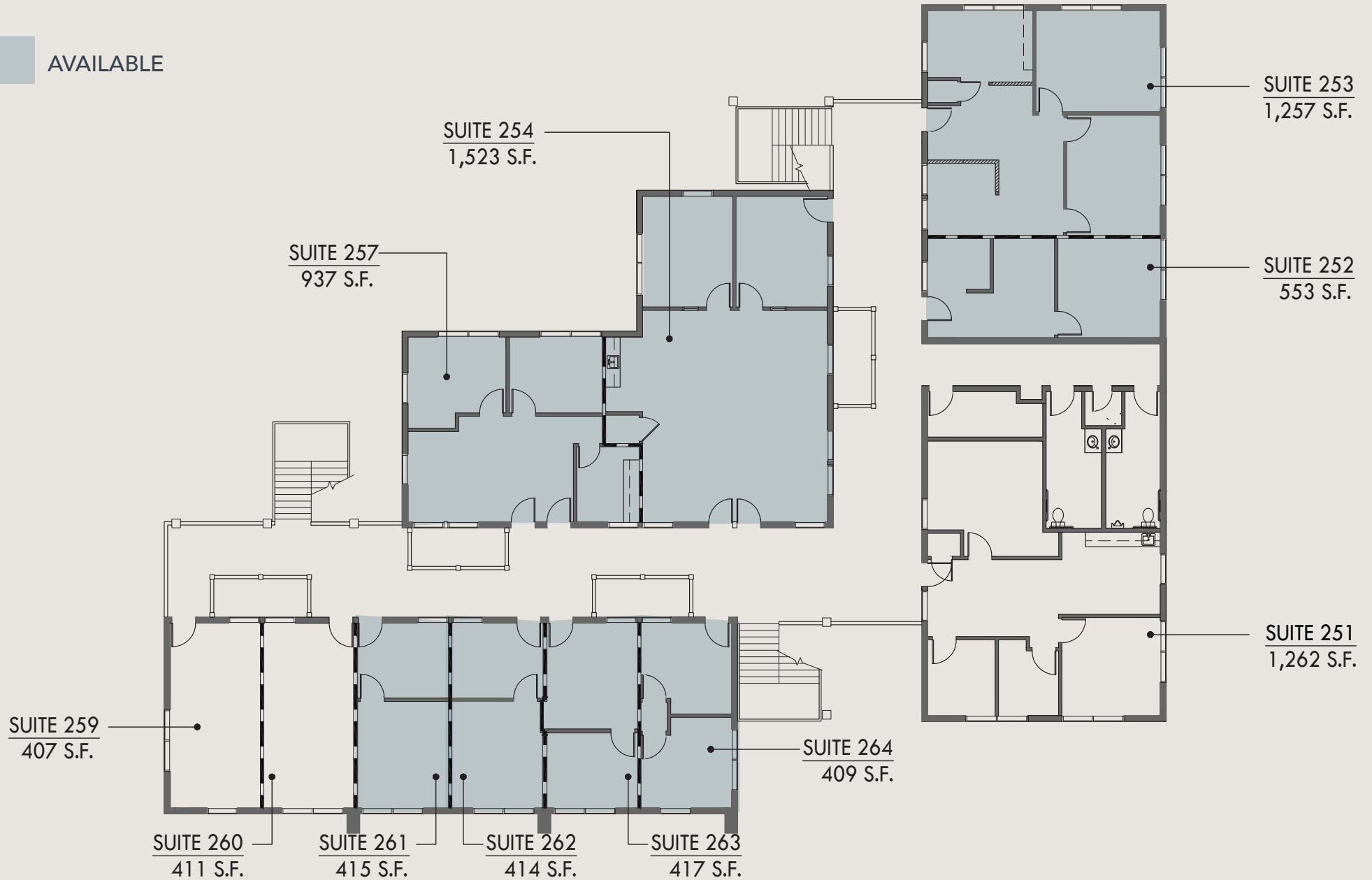


2ND FLOOR

NORTH TOWER

27393 YNEZ ROAD | TEMECULA, CA

AVAILABLE





SOUTH TOWER

27403 YNEZ ROAD | TEMECULA, CA

AVAILABLE FOR SALE

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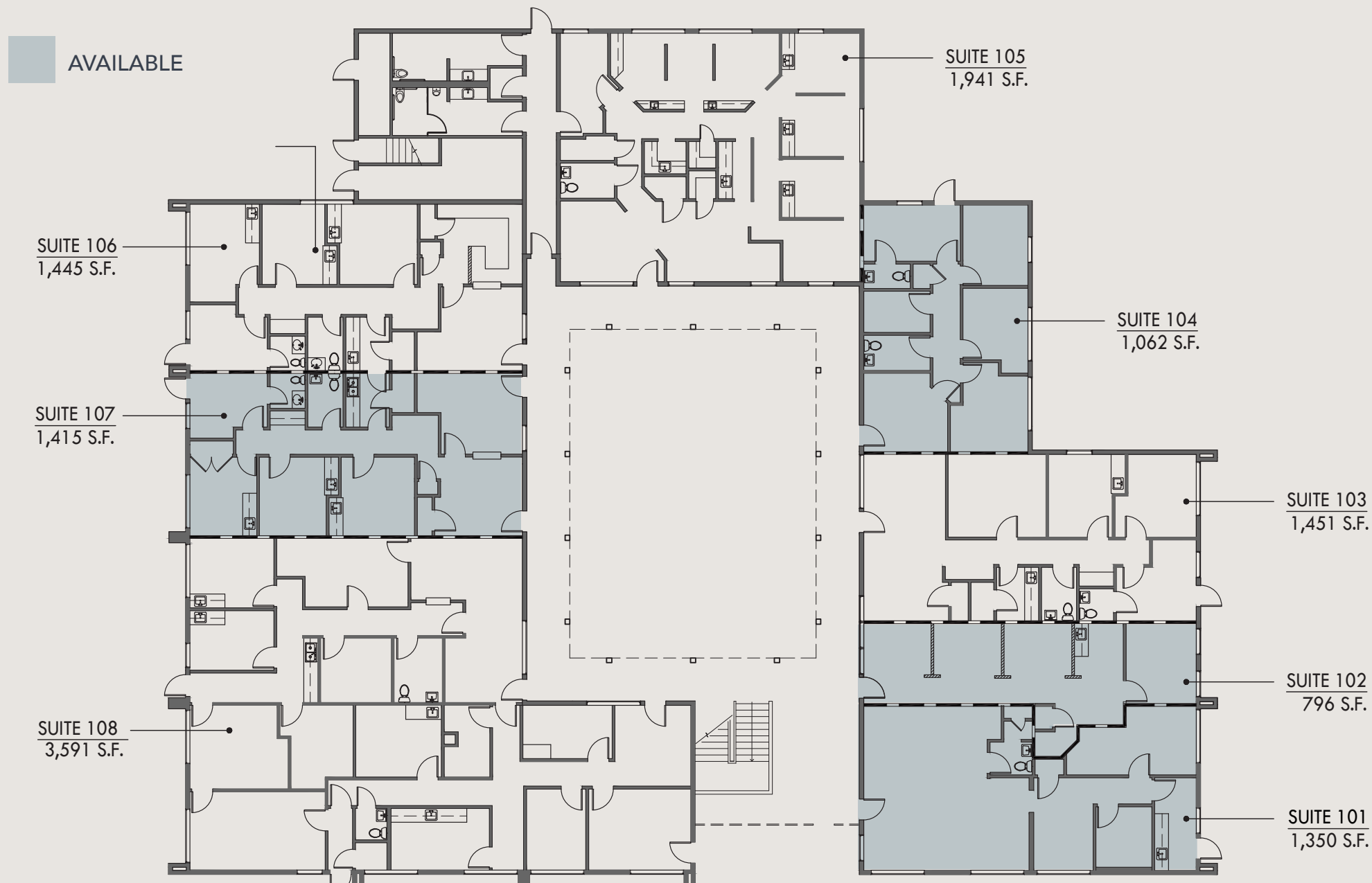
Floor	Suite	± Square Feet	Asking Price	Description
1st	101	1,350	\$588,000	Reception Area, Open Work Space, (2) Private Offices, Nurse Station, & (1) Restroom
1st	102	796	\$371,000	(3) Work Stations, Kitchenette, & (1) Private Office
1st	104	1,062	\$478,000	Reception & Waiting Room, (4) Private Offices, (2) Restrooms, & Storage Closet
1st	107	1,415	\$616,000	Reception & Waiting Room, (3) Exam Rooms, (1) Private Office, (1) Nurse Station & (2) Restrooms
2nd	201	1,085	\$407,000	Reception Area, Open Work Space & (3) Private Offices
2nd	204	542	\$231,000	Reception & (2) Private Offices
2nd	206	724	\$315,000	Reception & (3) Private Offices
2nd	210	1,068	\$401,000	Large Open Work Space & (2) Private Offices
2nd	212	1,078	\$405,000	Large Open Work Space & (2) Private Offices

*Suites 210 and 212 are contiguous for a total of 2,146

1ST FLOOR

SOUTH TOWER

27403 YNEZ ROAD | TEMECULA, CA

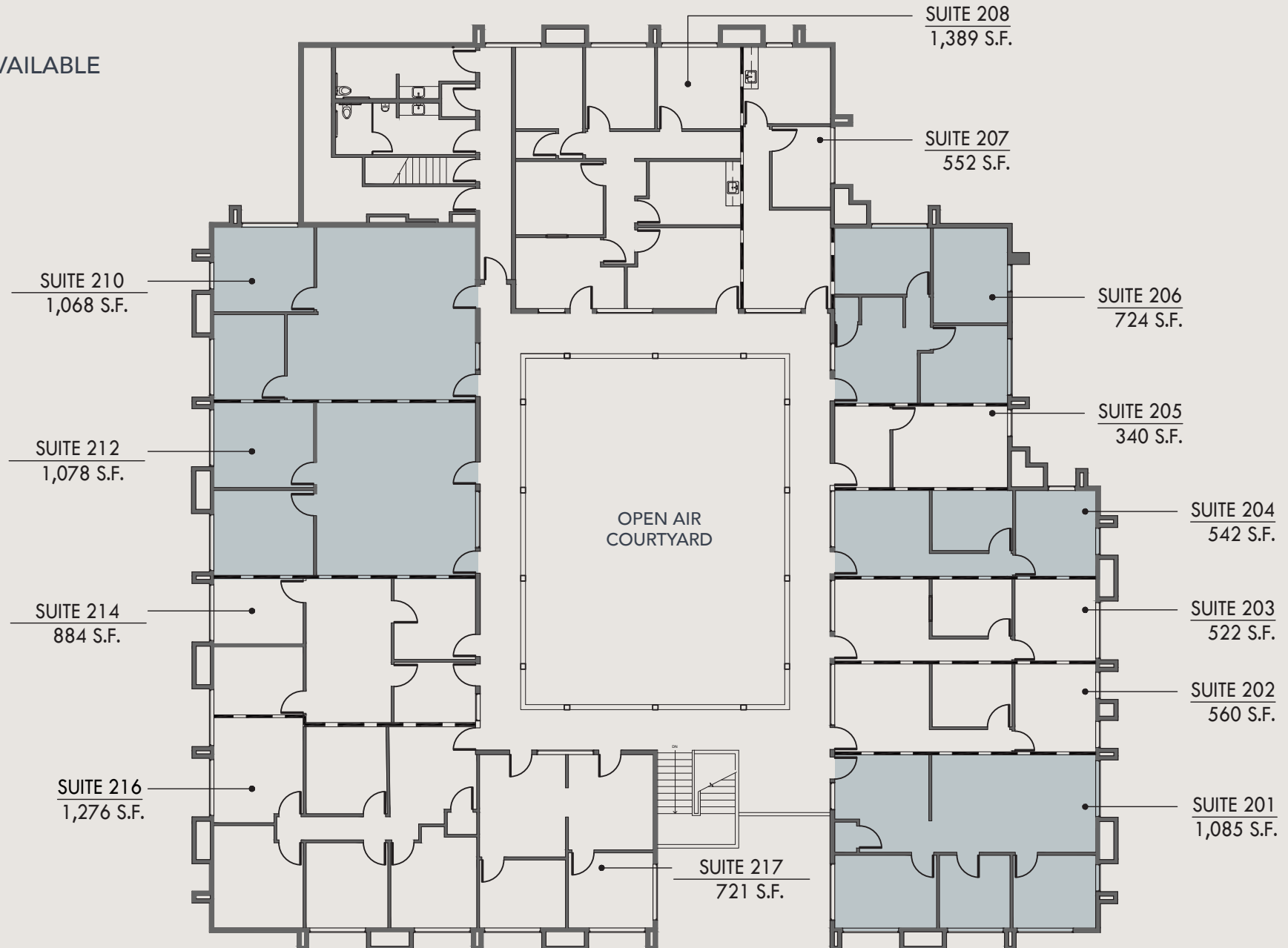


2ND FLOOR

SOUTH TOWER

27403 YNEZ ROAD | TEMECULA, CA

AVAILABLE



BENEFITS OF OWNING YOUR REAL ESTATE



WEALTH CREATION

Growth in property value accrues to you, rather than a landlord



SAVE TAXES

Deduct depreciation, interest, property taxes, and operating costs



PROTECT YOUR BUSINESS

Insure your business against rent increases, lease terminations, and project sales



CONTROL OVERHEAD

Fix monthly mortgage payments for up to 25 years



LEVERAGE YOUR CASH

Finance from 90% to 100% of the cost of your property along with Tenant Improvements



PAY YOURSELF

Principal payments accrue to you, rather than a landlord



INCREASE FLEXIBILITY

Sell or lease your property anytime without the restrictions of a lease



PROFESSIONALLY MANAGED

Own your Real Estate without the headache and risk of self-management



LOCK IN LOW INTEREST RATES

Interest rates remain near historically low levels

OWN VS LEASE

OWNERSHIP

PURCHASE ASSUMPTIONS

Size (SF)	500
Purchase Price	\$200,000

LOAN ASSUMPTIONS

Loan Amount (90% LTV)	\$180,000
Interest Rate	6.25%
Term	25-Years

STARTUP COSTS

Down payment (10%)	\$20,000
Closing Costs	\$5,000
Total Costs (Out-of-Pocket)	\$25,000

MONTHLY COSTS

	Monthly	PSF
Mortgage Payment	\$1,187	\$2.37
Operating Expenses (CAM)	\$165	\$0.33
Property Taxes (1.115%)	\$192	\$0.38
Insurance	\$35	\$0.07
Utilities	\$140	\$0.28
Reserves (CAM)	\$45	\$0.09
Total Monthly Costs	\$1,719	\$3.44

OWNERSHIP BENEFITS

	Monthly	PSF
Debt Repayment (Principal - 10 Yr)	\$346	\$0.69
Expense Tax Write off	\$162	\$0.32
Depreciation Tax Benefit	\$144	\$0.29
Interest Tax Benefit (10-Yr)	\$354	\$0.71
Total Ownership Benefits	\$1,006	\$2.01

Effectively Monthly Cost	\$713	\$1.43
Effectively Annual Cost	\$8,556	\$17.11

LEASE

LEASE ASSUMPTIONS

Size (SF)	500
Lease Rate	\$2.25 PSF/Mo.

LEASE TERMS

Term (Years)	3 to 5
Personal Guarantee	Yes
Annual Rent Increases	3%

STARTUP COSTS

Prepaid Rent / Security Deposit	\$3,225
Improvements	TBD
Total Costs (Out-of-Pocket)	\$3,225

MONTHLY COSTS

	Monthly	PSF
Lease Rate	\$1,125	\$2.25
CAM Expenses	\$125	\$0.25
Insurance	\$35	\$0.07
Utilities	\$140	\$0.28
	\$1,425	\$2.85

LEASE BENEFITS

	Monthly	PSF
Income Tax Benefit	\$485	\$0.97

Effectively Monthly Cost	\$941	\$1.88
Effectively Annual Cost	\$11,286	\$22.57

WEALTH CREATION

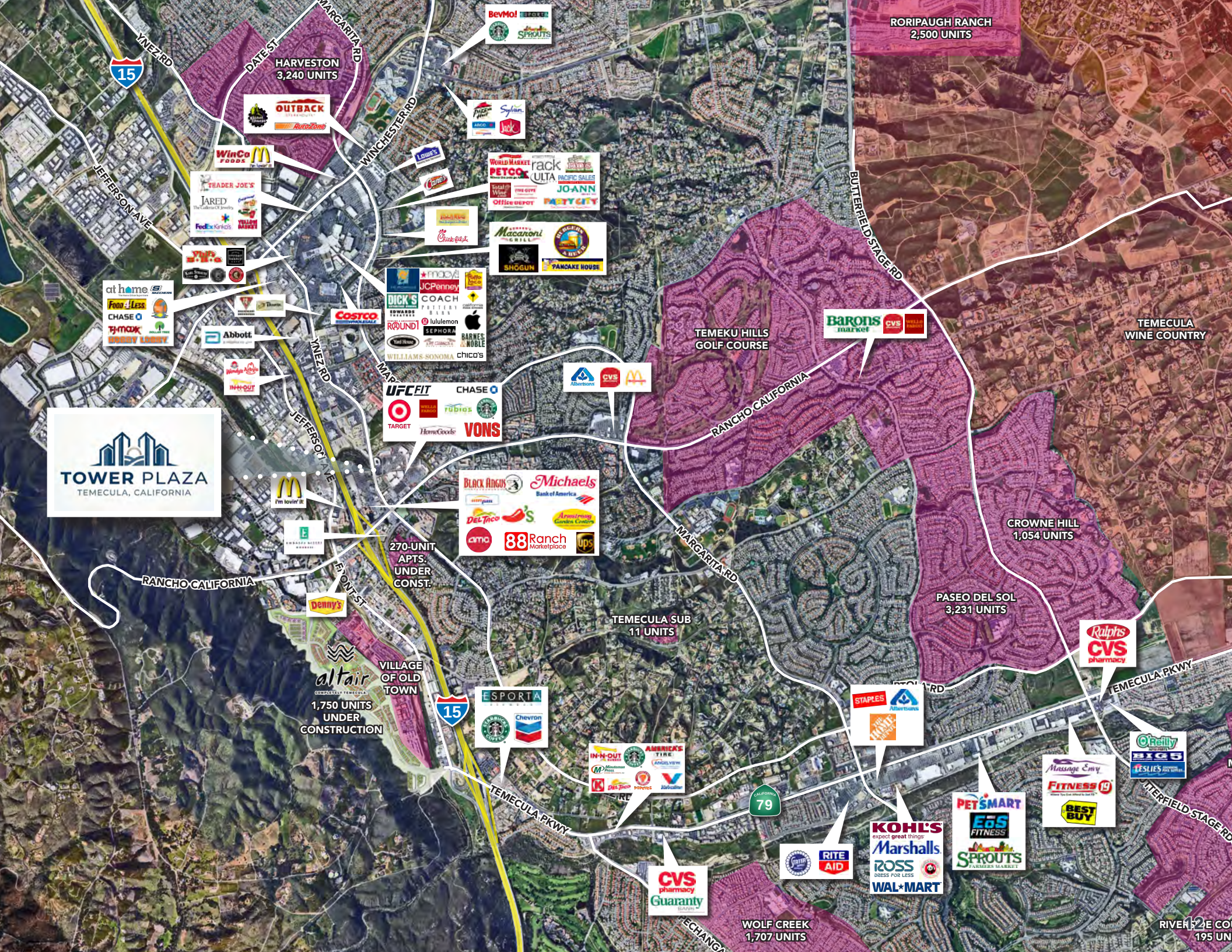
10-YEAR HOLD PERIOD

Cost Savings of Ownership	\$27,304
Principal Paydown	\$41,520
Appreciation (6.75% Yr)	\$184,334
TOTAL WEALTH CREATION	\$253,158
Return-on-Investment / Year	91%

*Participate In A
Professionally Managed
Investment Designed
For Maximum Returns*

Financial Information Disclaimer. Assumptions & costs are used only as a example. Buyers should independently consult a tax professional regarding lease & ownership assumptions & costs.

TOWER PLAZA
TEMECULA, CALIFORNIA



HARVESTON
3,240 UNITS

RORIPAUGH RANCH
2,500 UNITS

TEMEKU HILLS GOLF COURSE

TEMECULA WINE COUNTRY

CROWNE HILL
1,054 UNITS

PASEO DEL SOL
3,231 UNITS

TEMECULA SUB
11 UNITS

altair
1,750 UNITS
UNDER CONSTRUCTION

VILLAGE OF OLD TOWN

WOLF CREEK
1,707 UNITS

RIVERVIEW CO
195 UNITS

FOR MORE INFORMATION, PLEASE CONTACT

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