

Rancho Temecula Plaza

27364 Jefferson Avenue, Temecula, CA 92590

**FREESTANDING RETAIL BUILDING
FOR SALE OR LEASE**



**5,000± SF
FREESTANDING BUILDING
AVAILABLE
DIVISIBLE TO 1,250± AND
2,500± SF SUITES**



**\$2,500,000.00
ASKING SALE PRICE
\$2.50 PSF NNN
STARTING MONTHLY
LEASE RATE**



Rancho Temecula Plaza Highlights

- Strategically located adjacent to I-15 freeway off-ramp at Winchester Road – visible to over 200,000 vehicles/day on I-15 and significant traffic on Jefferson Avenue
- Excellent Owner/User opportunity on major thoroughfare close to major freeway access
- Monument panel and pylon signage at freeway exit and plaza entry for excellent brand presence
- High-performing local demographic: average household incomes near \$111K, with growth trending upward in the 5 mile radius
- Close to major retail & service nodes, including Temecula Promenade Mall, grocery, fitness, dining, and professional services in the surrounding retail corridors and area

5,000 SF Building Highlights (Divisible to 1,250± and 2,500± SF Suites)

- ±0.81-acre parcel (APN 910-282-020)
- Frontage on highly trafficked Jefferson Avenue, with dedicated building signage for maximum exposure
- Ideal for subdividing or tenant flexibility
- Versatile zoning and layout suitable for retail, service, medical, office or specialty use
- Ideal for retail, medical, office, and personal service tenants seeking high visibility and accessibility



Surrounding Commercial:



Exclusively Marketed By:

Scott Forest

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FREESTANDING RETAIL BUILDING FOR SALE OR LEASE



Demographics

Source: CoStar 2024

	1 mile	3 mile	5 mile
2024 Population (Estimated)	2,084	72,336	170,058
2029 Population (Projected)	2,190	76,546	179,232
Daytime Employee Population	23,943	57,104	84,828
Average Household Income	\$111,182	\$107,608	\$118,682

Traffic Counts

Source: CoStar 2025

	ADT
Jefferson Avenue at Winchester Road	25,944
Winchester Road at Jefferson Avenue	41,892
Interstate 15 at Winchester Road	178,761

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SUITE	TENANT	SF	RATE (PSF/MONTH)
A	AVAILABLE	2,500±	\$2.50
B	Tri Valley Chiropractic	1,250±	—
C	AVAILABLE	1,250±	\$2.50

2026 NNN Budget estimated at \$0.75 PSF monthly

