



LAST VACANCY
±1,295 SF AVAILABLE

**BROKER BONUS /
LEASING SPECIAL** * SEE PAGE 3
FOR DETAILS

MEDICAL SUITES
FOR LEASE

RANCHO CALIFORNIA
MEDICAL PLAZA

29645 RANCHO CALIFORNIA ROAD
TEMECULA, CA

Property Highlights:

- ±45,957 RSF, Multi-Tenant Medical Office Building
- Only 1 ±1,295 Square Feet Suite Available 6/1/2024
- Fully Built Out Medical and Dental Suites
- Directly Across from Major Retail Center, Restaurants, Banks & Other Services
- Elevator served
- 1/2 Mile From I-15 Freeway at Rancho California Road
- Freeway Access via Winchester Road, Temecula's Major Commercial Thoroughfare with Close Proximity to Numerous Restaurants and Amenities
- Centrally Located Between Temecula Valley Hospital and Rancho Springs Hospital
- Mature Landscaping for an Upscale Environment
- High Density Demographics and Traffic Counts

MARY PIPER
Senior Vice President
951.445.4516
mpiper@leetemecula.com
DRE #0126882

MIKE HANNA
Senior Vice President
951.445.4503
mhanna@leetemecula.com
DRE #01456055

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055



RANCHO CALIFORNIA MEDICAL PLAZA

29645 RANCHO CALIFORNIA ROAD | TEMECULA, CA

RANCHO CALIFORNIA ROAD

HIGHGATE SENIOR CENTER



VIA LAS COLINAS



AVAILABILITY

SUITE	SF	RATE	DESCRIPTION
133	±1,295	\$1.70 NNN	<p>Leasing Special, Promotional Rate \$1.50/SF YR. 1, \$1.70/SF YR. 2 - Plus NNN. <i>(through 08/31/2024)*</i></p> <p>Waiting Room, Reception Area, Restroom, Kitchen, Storage, 1 Private Office or Exam Room with Secondary Entry/Exit to Building Corridor, and 2-3 Exam Rooms <i>Available 6/1/2024</i></p>
Lease rates based on a NNN lease - NNN Expenses currently estimated at \$0.66 PSF.			Lockbox located on the Lobby stair handrail. Please contact agent for showing instructions.

Rev. 04/17/2024

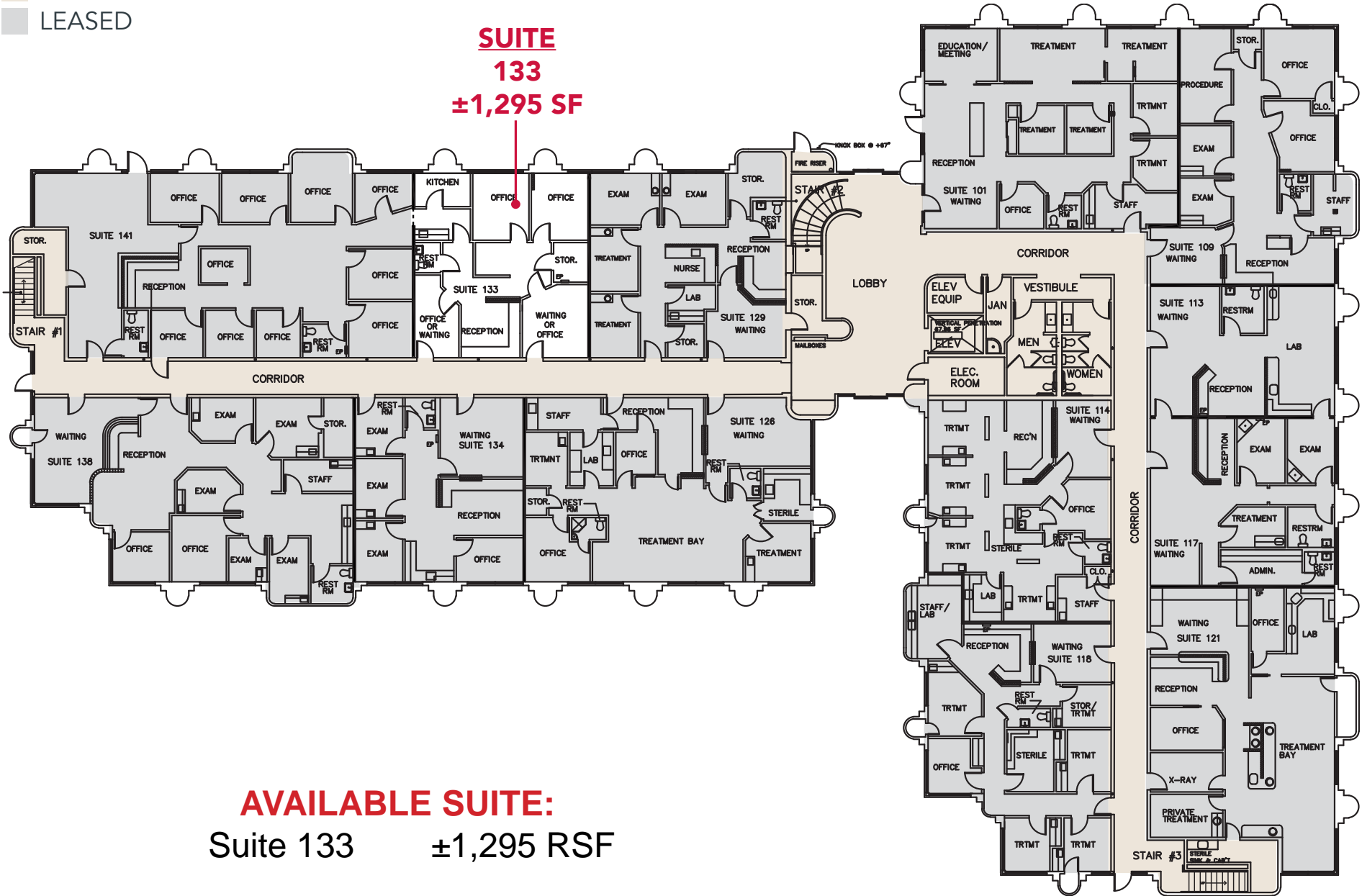
**Broker Bonus: \$1.00 PSF Procuring Broker Bonus / Leasing Special Promotion Rate For Leases Signed By 08/31/2024*



Floor Plans - 1st Floor

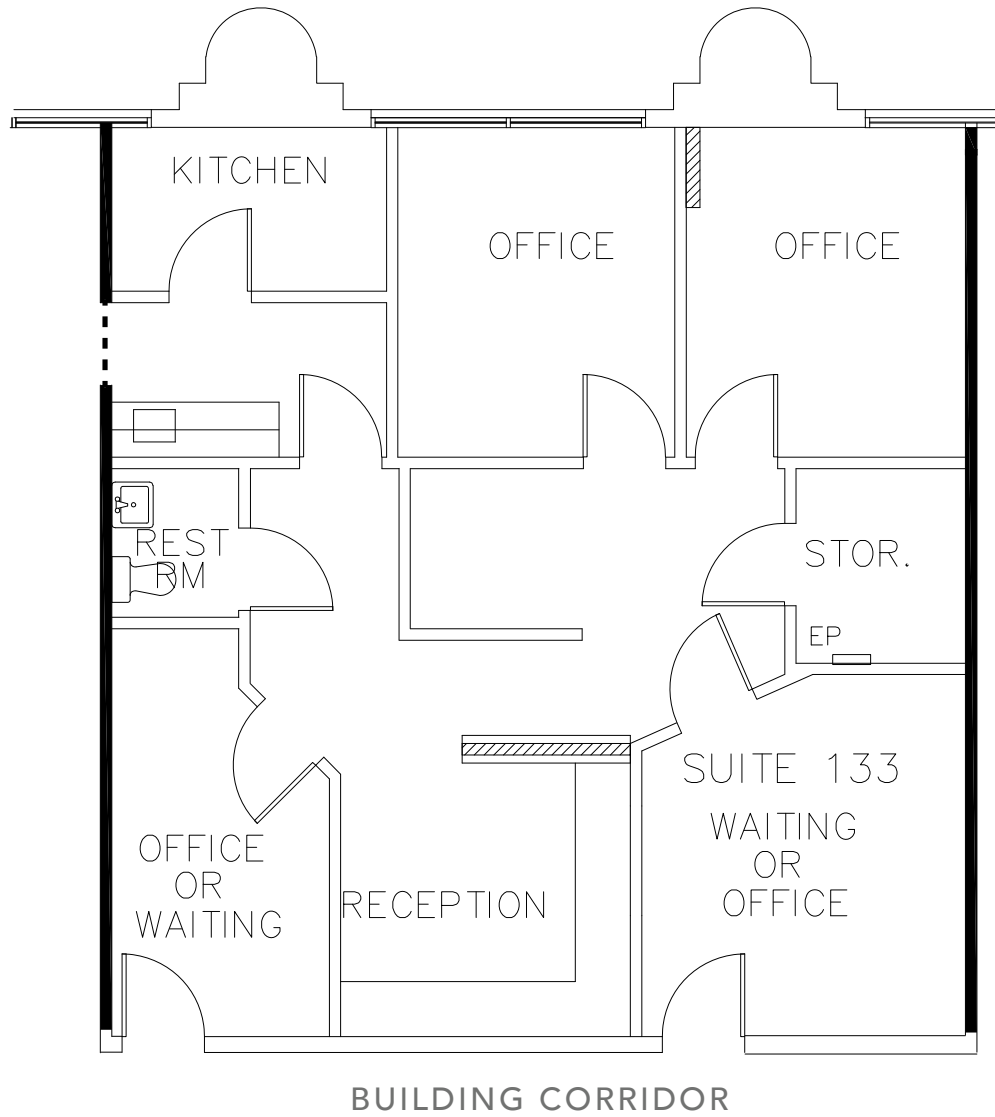
- COMMON AREA
- LEASED

SUITE 133
±1,295 SF



AVAILABLE SUITE:
Suite 133 ±1,295 RSF

Suite 133 - Existing Floor plan



±1,295 RSF



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