



FOR LEASE

PROFESSIONAL OFFICE | MEDICAL SPACES

THE COURTYARD

27349 JEFFERSON AVE
TEMECULA, CA 92590

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THE COURTYARD is a ±36,474 rentable square foot professional and medical office property located in the City of Temecula. The property features attractive architecture, high-quality interior improvements, efficient layouts with no core or load factor, elevator service, and a landscaped courtyard garden. Suites are fully improved, move-in ready, and available for professional office, medical, or dental users.

THE COURTYARD benefits from its location near Jefferson Avenue and Winchester Road, with immediate access to Interstate 15 (0.25 miles) and The Promenade regional shopping center (0.35 miles). Surrounded by major retailers, restaurants, and stable housing growth, Temecula remains a strong professional and medical hub.

Historically, the property has maintained high occupancy and steady lease performance, driven by its suite flexibility, accessibility, and desirable location.



PROPERTY INFO

Address	27349 Jefferson Ave Temecula, CA 92590
Lot Size	2.41 Acres
Parking Ratio	4/1,000
Year Built	1989
Zoning	CC

- 468 SF - 2,189 SF Professional/Medical Offices Available
- Prime Location
- Outstanding Demographics
- Multi Discipline Office / Medical Tenant Mix

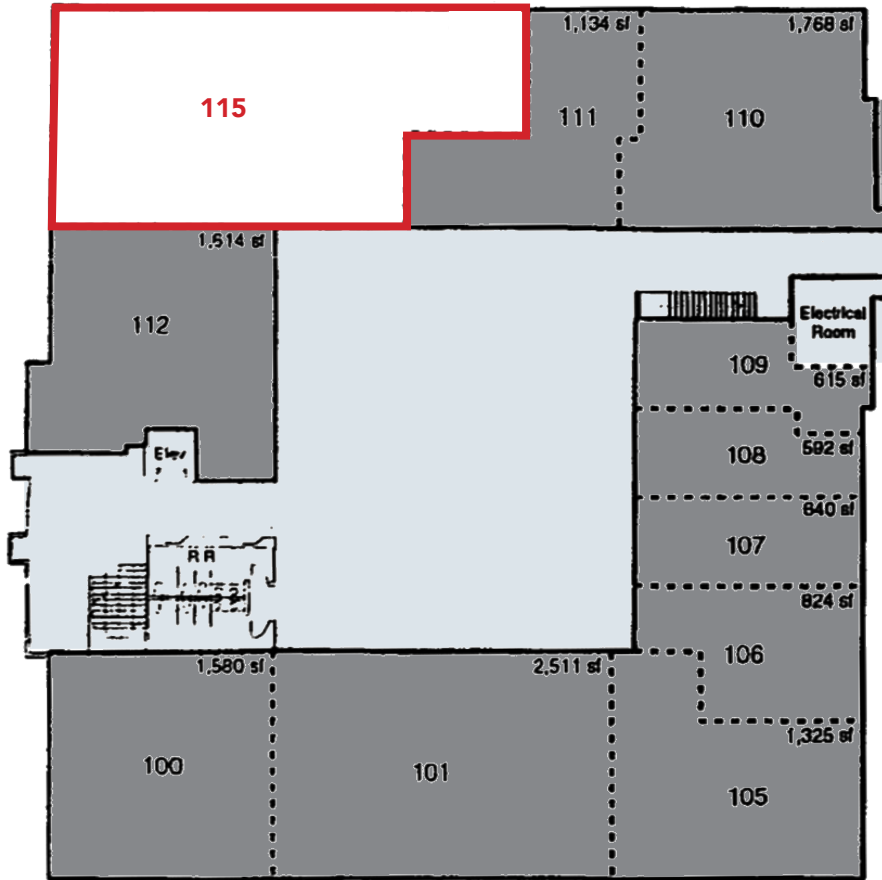


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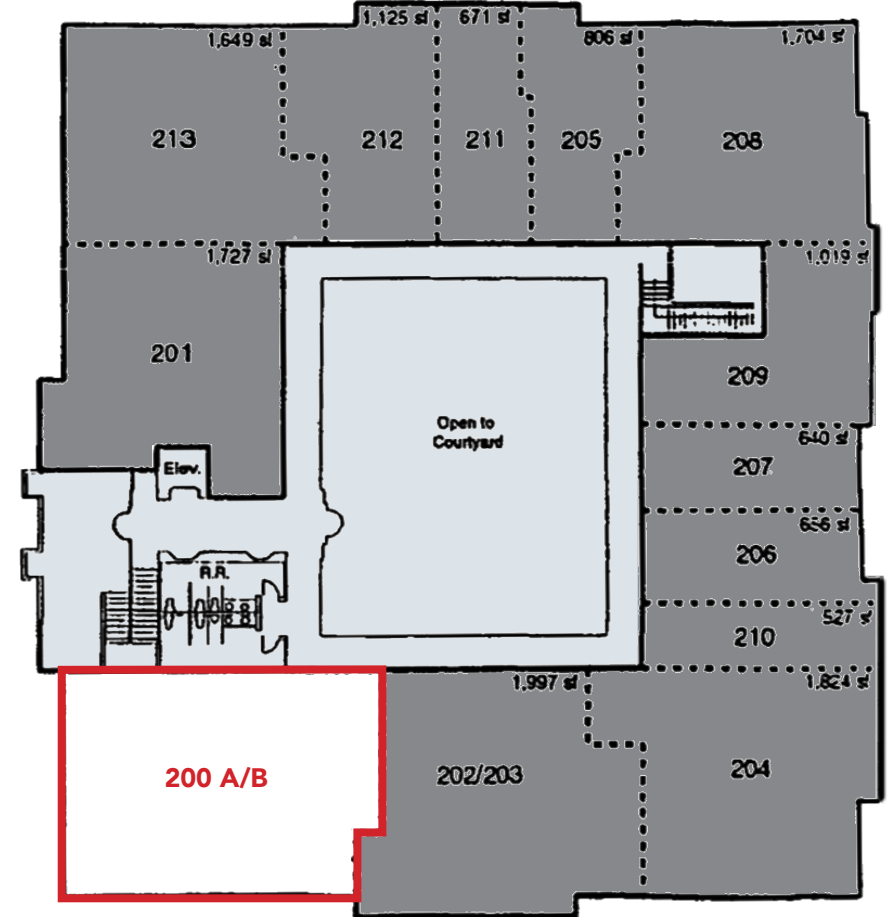
PROPERTY PHOTOS





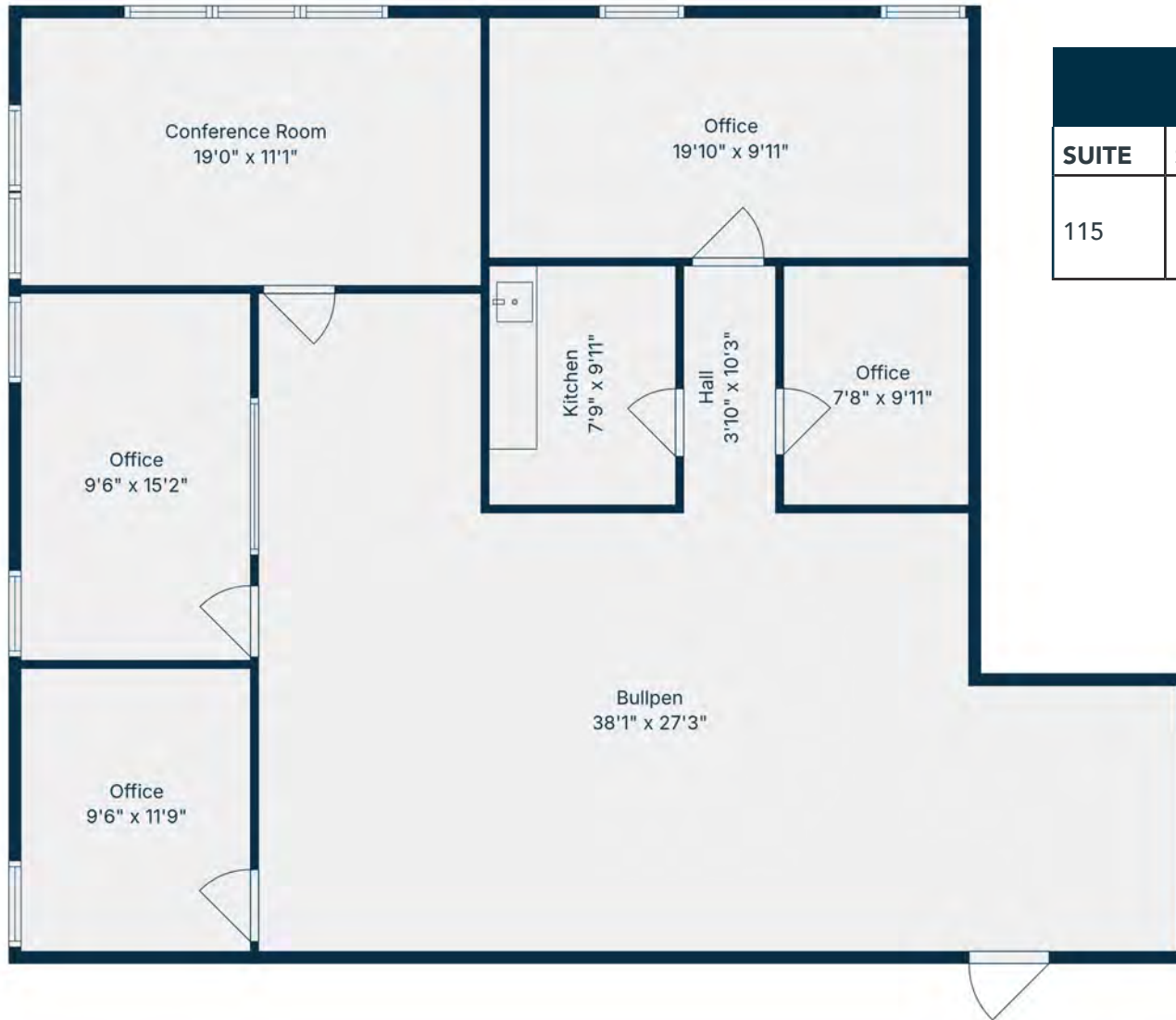
1ST FLOOR AVAILABILITY

SUITE	SIZE	RATE	DESCRIPTION
115	1,630 SF	\$1.85 PSF	Open Area, Conference Room, Kitchen, 4 Offices



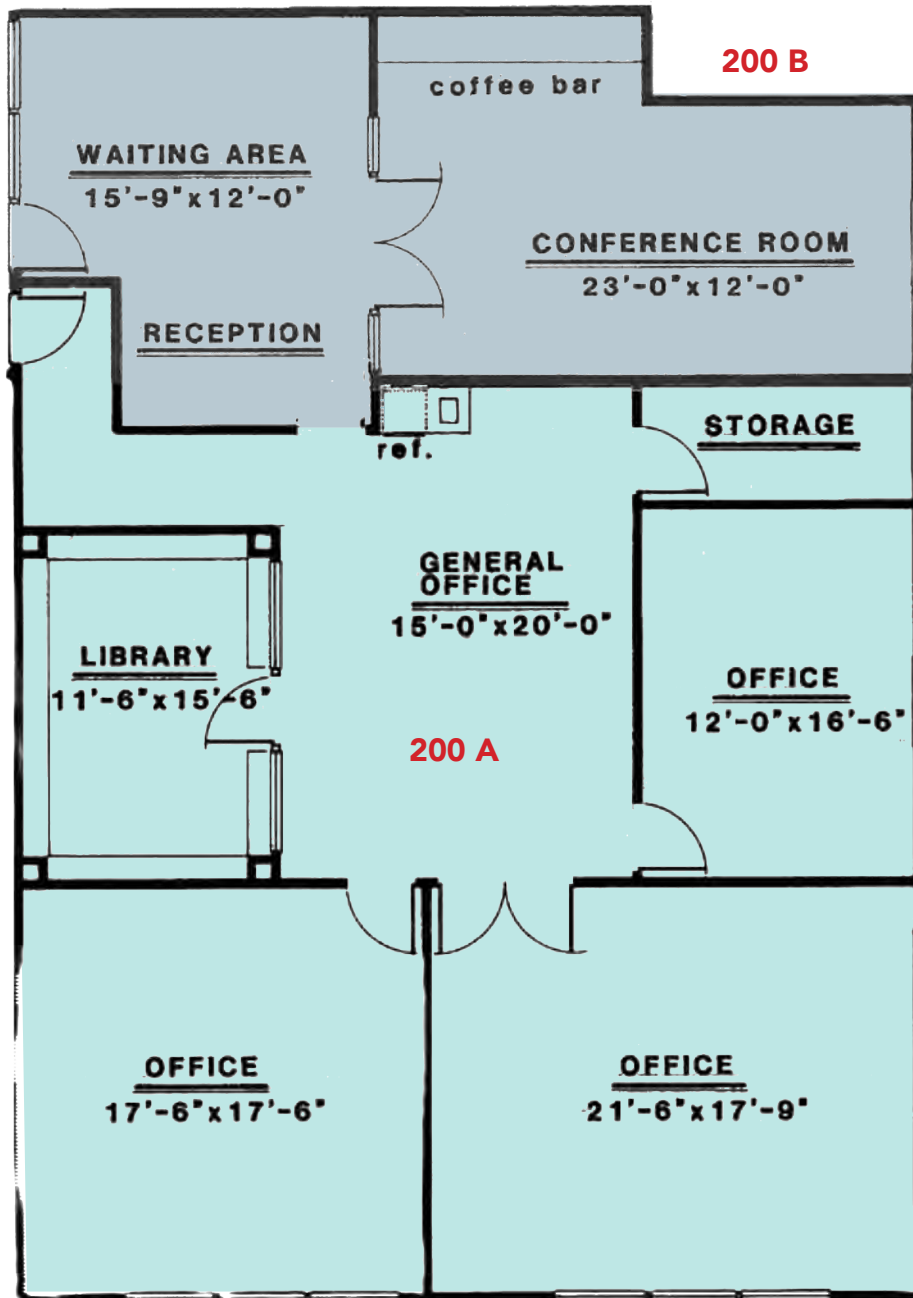
2ND FLOOR AVAILABILITY

SUITE	SIZE	RATE	DESCRIPTION
200 A	1,721 SF	\$1.85 PSF	Contiguous with private offices, kitchen, bullpen
200 B	468 SF	\$950/Mo.	Open work area and large office or conference room
200A/B	2,189 SF	\$1.85 PSF	See Above for Descriptions



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LOCATION MAP



TRADER JOE'S
WinCo
FOODS

BUSHFIRE
KITCHEN

PROMENADE
LIFESTYLE
macy's
COSTCO
DICK'S
SPORTING GOODS
ROUND1
BENIHANA
JCPenney
Apple
REGAL
ENTERTAINMENT
GROUP

HOBBY
LOBBY
Food 4 Less
at home
TJ-maxx

STAYBRIDGE
SUITES

15

181,008 CPD

Jack
in the box

JEFFERSON AVE (30,734 CPD)

WINCHESTER RD (30,207 CPD)

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TEMECULA

Population	112,502
Average Household Income	\$138,962 (1 Mile Radius)
Average Household Income	\$140,433 (5 Mile Radius)
Est. Households	57,506 (5 Mile Radius)
Total Businesses	9,828 (5 Mile Radius)

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Seaway Properties Real Estate, Inc.
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