

RANCHO CALIFORNIA MEDICAL PLAZA

29645 RANCHO CALIFORNIA ROAD | TEMECULA, CA

RC MEDICAL PLAZA

UNDER NEW OWNERSHIP
MEDICAL SUITES FOR LEASE

SHERI SHOEMAKER

Senior Vice President
951.445.4510
sshoeemaker@leetemecula.com
DRE #00846946

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



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29645 RANCHO CALIFORNIA ROAD | TEMECULA, CA

RANCHO CALIFORNIA ROAD

VIA LAS COLINAS

HIGHGATE SENIOR CENTER



Property Highlights

- Suites starting at ±973 Square Feet
- Immediate Occupancy
- Fully Built Out Medical and Dental Suites
- Directly Across from Major Retail Center, Restaurants, Banks & Other Services
- Elevator served
- Adjacent to Aldi Market & Highgate Senior Living
- 1/2 Mile From I-15 Freeway at Rancho California Road
- Centrally Located Between Temecula Valley Hospital and Rancho Springs Hospital
- Mature Landscaping for an Upscale Environment
- High Density Demographics and Traffic Counts



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Newly
Remodeled Lobby!



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AVAILABILITY

SUITE	SF	RATE	DESCRIPTION
113	±973	\$1.50 NNN	Large waiting room, open work area and restroom. Can be configured with 3 exam rooms.
229*	±2,626	\$1.50 NNN	Dental suite, waiting room, reception, 5 operatories, laboratory, employee lounge, private doctors office, nurses work station, two storage areas.
237*	±1,450	\$1.50 NNN	Large waiting room/reception desk & area, one private office, admin office, lab room, two restrooms, two treatment rooms, and four treatment areas. Ideal for chiropractor or physical therapy.
241*	±1,478	\$1.50 NNN	Dental Suite, waiting room, reception, 4 operatories, lab and doctor's office.

*Can Combine Suites 229, 237 & 241

Lease rates based on a NNN lease - NNN Expenses currently estimated at \$0.63 PSF.

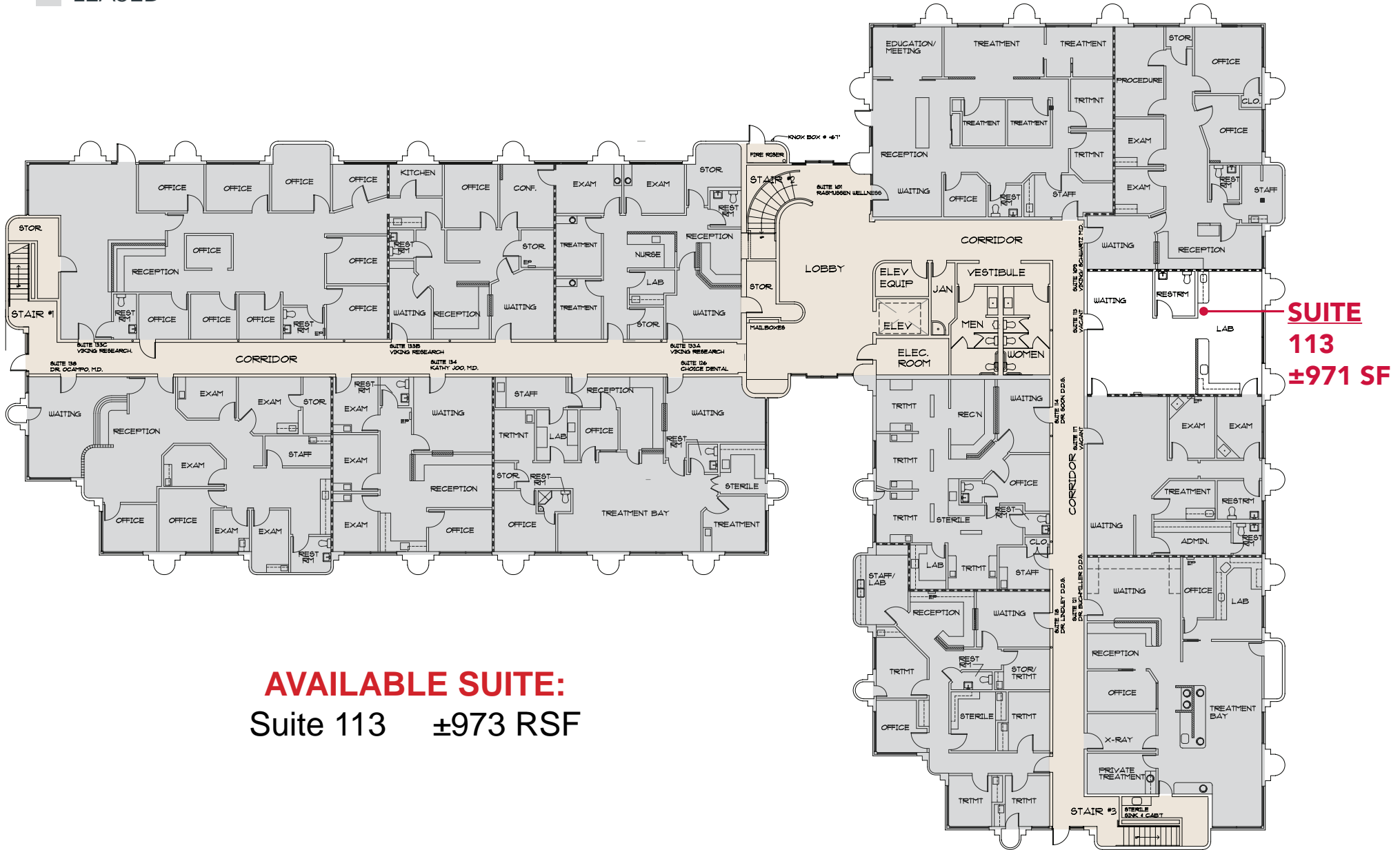
Lockbox located on the Lobby stair handrail.
Please contact agent for showing instructions.

Rev. 10/18/19



Floor Plans - 1st Floor

- COMMON AREA
- LEASED



AVAILABLE SUITE:
 Suite 113 ±973 RSF

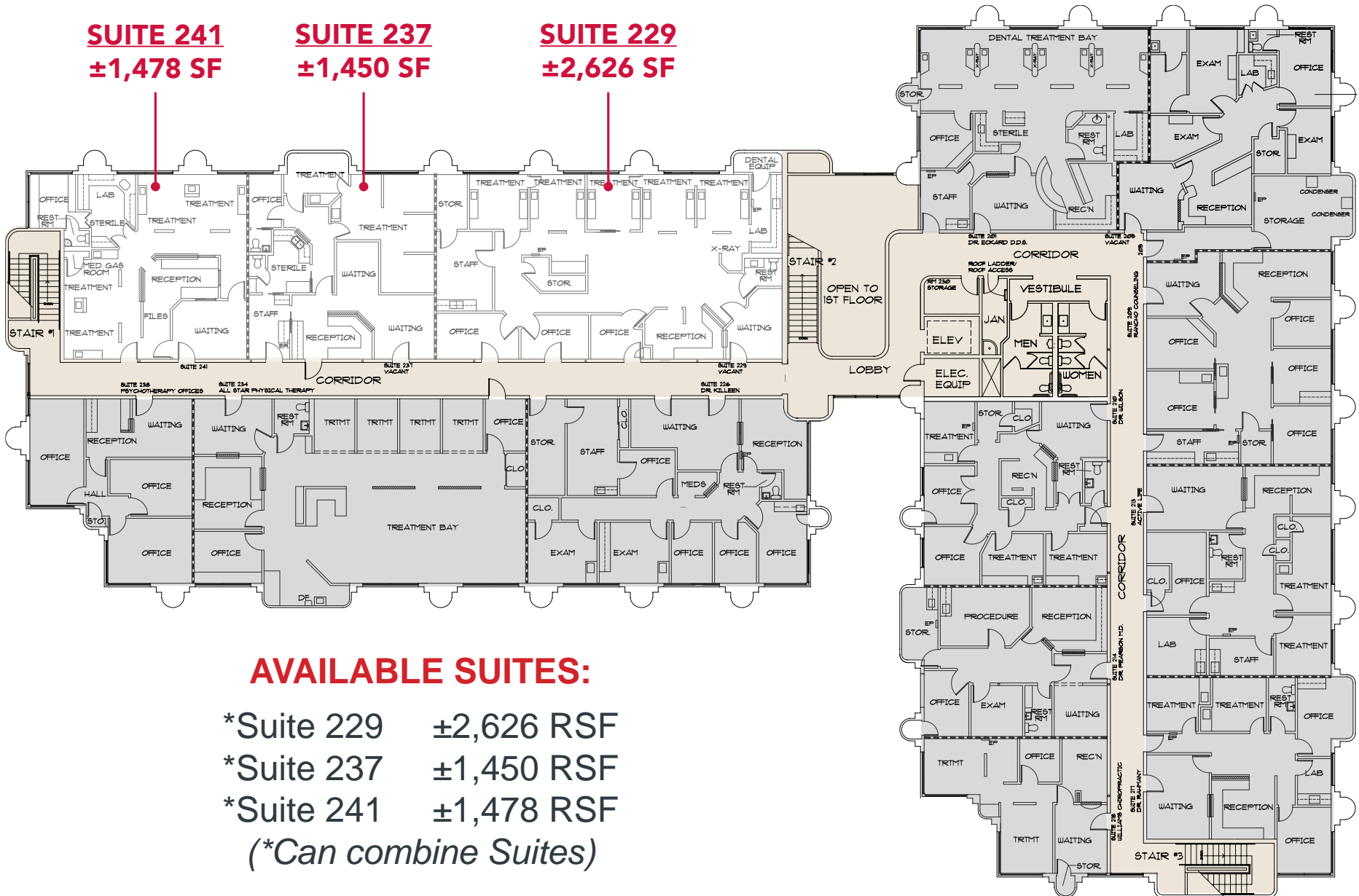
Floor Plans - 2nd Floor

- COMMON AREA
- LEASED

SUITE 241
±1,478 SF

SUITE 237
±1,450 SF

SUITE 229
±2,626 SF



AVAILABLE SUITES:

- * Suite 229 ±2,626 RSF
 - * Suite 237 ±1,450 RSF
 - * Suite 241 ±1,478 RSF
- (*Can combine Suites)



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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