

# ADOBE PLAZA



**27645 Jefferson Avenue | Temecula | CA**

**CYNDI LIGHT**  
**SENIOR VICE PRESIDENT**  
951.452.3000  
[cyndil@cbsocalgroup.com](mailto:cyndil@cbsocalgroup.com)  
CalDRE # 01717659

27368 Via Industria, Suite 102 | Temecula, CA 92590  
P: 951-200-7683 | F: 951-239-3147  
CalDRE: 02089395 | [www.cbsocalgroup.com](http://www.cbsocalgroup.com)



**COLDWELL BANKER**  
**COMMERCIAL**  
SC

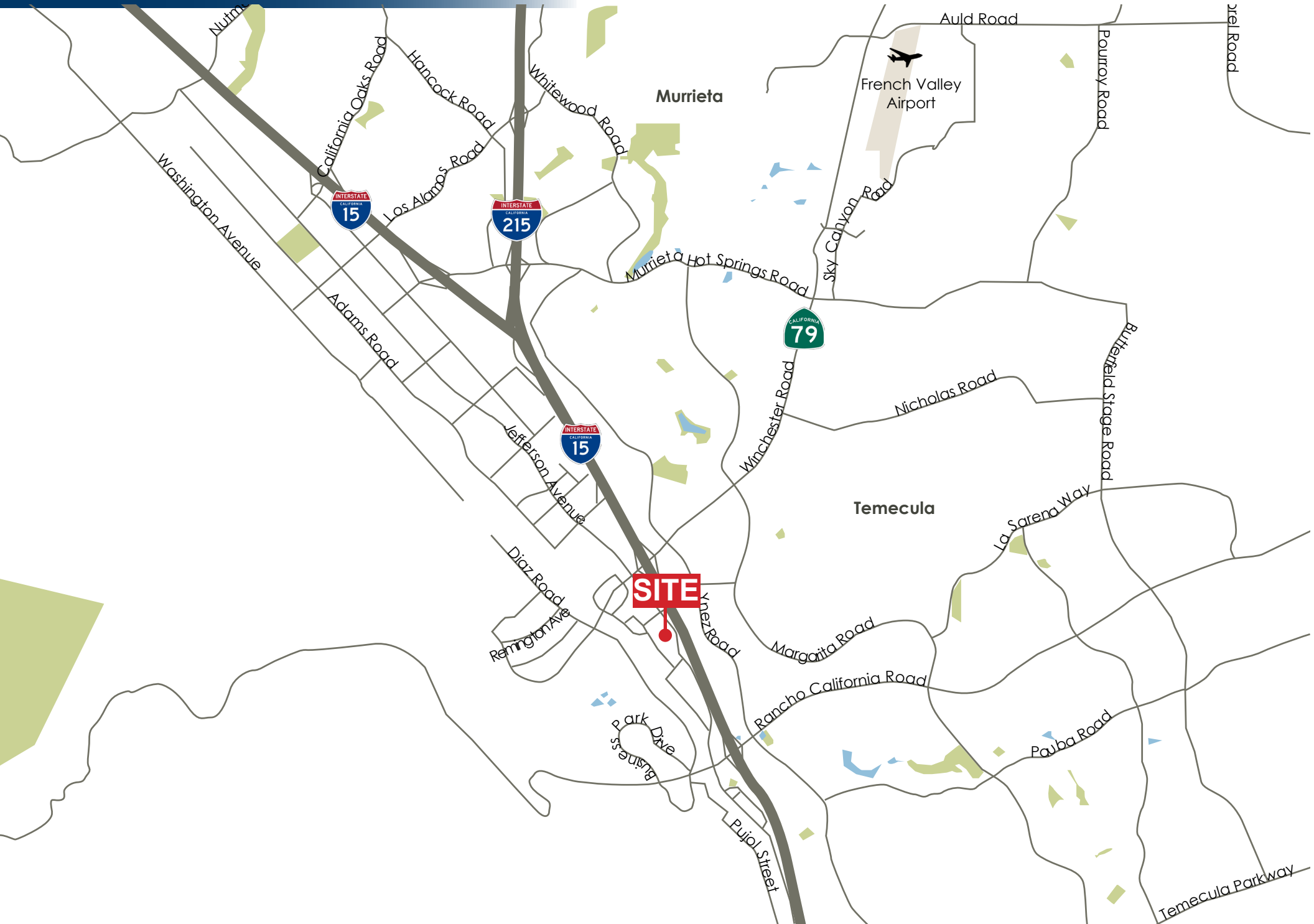
Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Commercial Affiliates. Each Office is Independently Owned and Operated. All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information. CalDRE License # 02089395

## Property Information

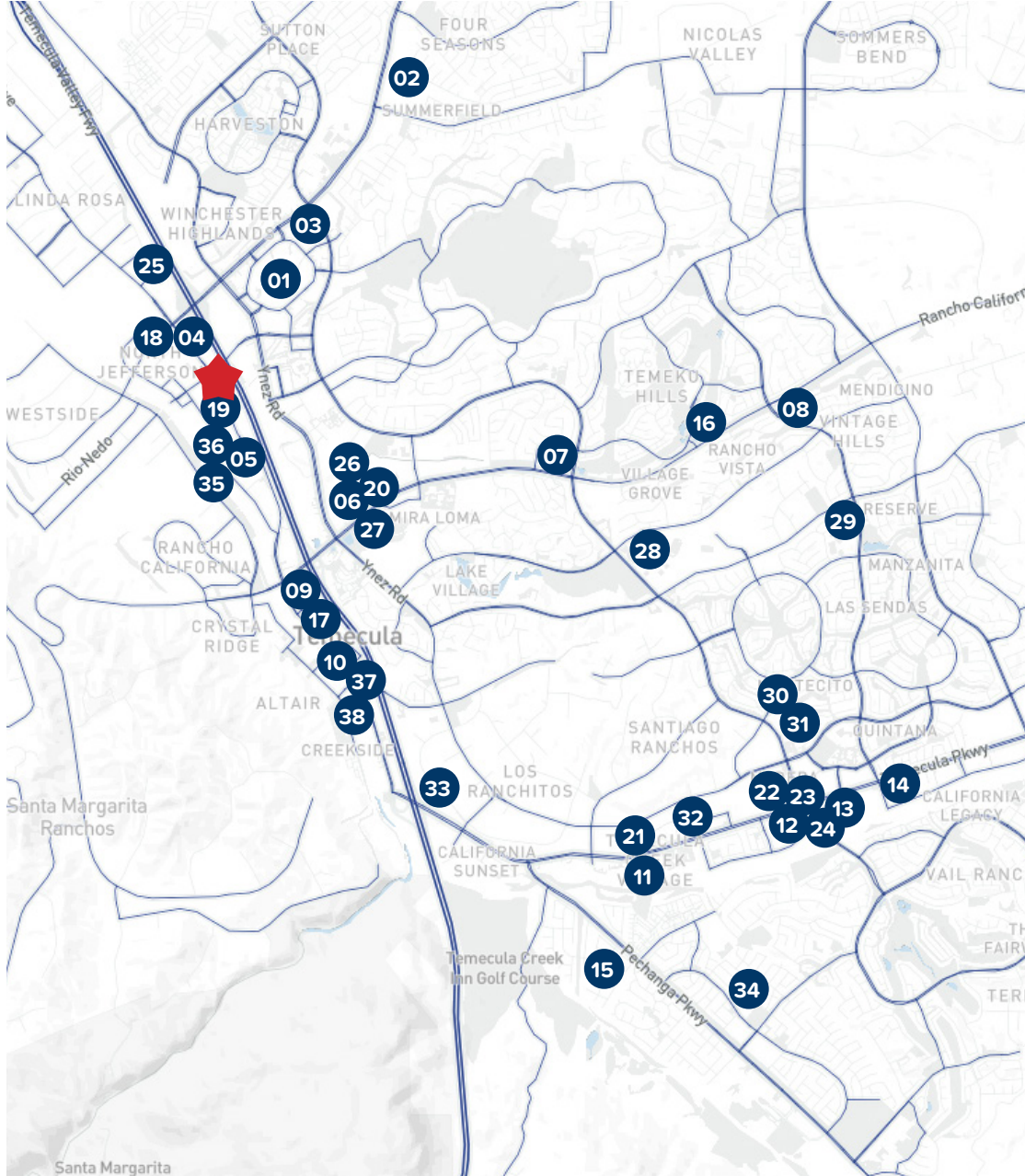
- **Suite 110: ±1,080 SF**  
**Asking Rate: \$1.85 PSF + \$0.65 NNN**
- **Suite 111: ±1,613 SF**  
**Asking Rate: \$1.85 PSF + \$0.65 NNN**
- **Great visibility on Jefferson Avenue**
- **Strong Demographics and Traffic Counts**
- **Ample Parking; Easy Access**



# Location



# Surrounding Retail



## SHOPPING CENTERS

- 01 Promenade Mall
- 02 Rancho Temecula Town Center
- 03 Commons at Temecula
- 04 Winchester Center
- 05 Los Amigos Shopping Center
- 06 Temecula Town Center
- 07 Palomar Village
- 08 Meadows Village
- 09 Venti Old Town Plaza
- 10 Old Town Temecula
- 11 Temecula Creek Village Shopping Center
- 12 Vail Ranch Center
- 13 Redhawk Towne Center
- 14 Vail Ranch Plaza

## ENTERTAINMENT

- 15 Pechanga Resort Casino
- 16 Temecula Wineries
- 17 Old Town Temecula

## MEDICAL FACILITIES

- 18 Temecula Urgent Care
- 19 Temecula Medical Center
- 20 Inland Urgent Care
- 21 United Medical Urgent Care
- 22 Temecula Valley Hospital
- 23 Rancho Family Medical Group
- 24 Carbon Health Urgent Care

## EDUCATION

- 25 SJVC Temecula
- 26 Springs Charter School
- 27 Peppertree Montessori
- 28 Temecula Valley High School
- 29 Temecula Middle School
- 30 Temecula Valley Adult School
- 31 CSUSM @ Temecula
- 32 Rancho Christian School
- 33 Julian Charter School
- 34 Temecula Luiseno Elementary

## GOVERNMENT FACILITIES

- 35 Temecula DMV
- 36 California Highway Patrol
- 37 City of Temecula Civic Center
- 38 Temecula Community Center

# Temecula Overview

Temecula is one of Southern California's most desirable suburban markets, known for its award-winning schools, established master planned communities, thriving Wine Country, and high quality of life. Positioned between San Diego and Orange County, Temecula attracts families seeking strong schools, safe neighborhoods, and a more affordable alternative to coastal markets while maintaining convenient access to major job centers via Interstate 15.

The city continues to experience strong demographic and economic growth driven by in-migration from San Diego, Orange County, and Los Angeles. With limited remaining residential land available, South Temecula remains one of the top-performing housing submarkets in the Inland Empire.

## 2025 SUMMARY

|                          |           |
|--------------------------|-----------|
| Population               | 111,752   |
| Households               | 36,147    |
| Median Age               | 36.2      |
| Median Household Income  | \$112,399 |
| Average Household Income | \$141,899 |

## KEY MARKET STRENGTHS

- High-performing public schools (top 10% statewide)
- Strong retail, employment, medical, and recreational amenities
- Established master-planned neighborhoods with strong price support
- Direct access to Wine Country, Pechanga Resort, Old Town Temecula
- Attractive lifestyle and value alternative to coastal markets

Temecula's balanced demographics, high incomes, and exceptional quality of life make it one of Southern California's most resilient and enduring residential markets.





**27645 Jefferson Avenue | Temecula | CA**

**CYNDI LIGHT**  
**SENIOR VICE PRESIDENT**  
951.452.3000  
[cyndil@cbsocalgroup.com](mailto:cyndil@cbsocalgroup.com)  
CalDRE # 01717659

27368 Via Industria, Suite 102, Temecula, CA 92590  
P: 951-200-7683 | F: 951-239-3147  
CalDRE: 02089395 | [www.cbsocalgroup.com](http://www.cbsocalgroup.com)



**COLDWELL BANKER**  
**COMMERCIAL**  
**SC**

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Commercial Affiliates. Each Office is Independently Owned and Operated. All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information. CalDRE License # 02089395