

**FOR LEASE**



**886± - 1,993 RSF**  
*Office Spaces Available*



**\$1.95 - \$2.75 PSF**  
*Utilities Included*



## **Single Oak Center**

28780 Single Oak Drive, Temecula, CA 92591

**Luanne Palmer**

Vice President

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# Property Highlights

Single Oak Professional Center is located in the prestigious Temecula sub-market in close proximity to Old Town Temecula, the new 1,750± home Altair housing development, and nearby restaurants.

This 110,110± SF professional office project boasts numerous amenities, in-house fitness center, easy ingress and egress, and strong, responsive ownership. Each floor offers an abundance of glass line and an ideal mix of healthcare tenants.



## Project Features



Upscale Medical Center on Busy Thoroughfare in South Temecula



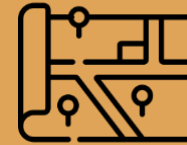
Easy Access to the I-15 at Rancho California Road On/Off Ramp



Nearby New Altair Project with 1,750± High-End Homes



Outstanding Mix of Healthcare Practices With the Building



Close Proximity to Old Town Temecula Restaurants, Shopping, and Services



Full Service Leases Including Electric and Waste Utilities

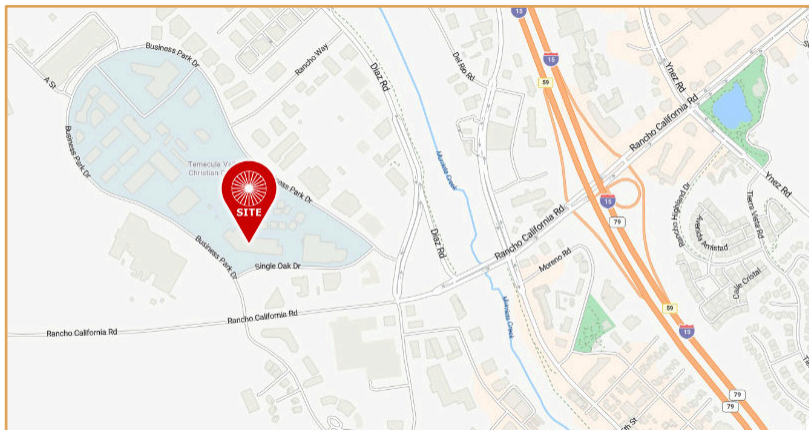
No Additional CAM or NNN Fees

# Property Features



## Offices Available For Lease:

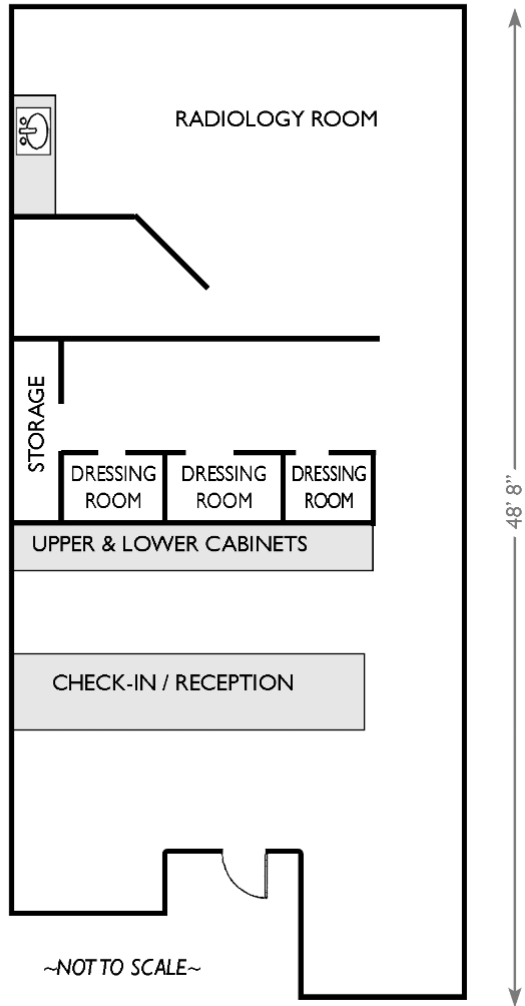
- Suite 155: 1,353 RSF (Former Medical Imaging Suite)
  - Suite 290-A: 886 RSF
  - Suite 290-B: 1,308 RSF
  - Suite 295: 1,993 RSF
- Prime location near the intersection of I-15 and Rancho California, offering convenient access.
  - Only a 5-minute drive to Old Town, where you can find a plethora of restaurants, shopping options, and close proximity to financial institutions.
  - A prestigious corporate environment with a two-story reception area, conveniently accessible in an elevator-served building.



# Property Photos

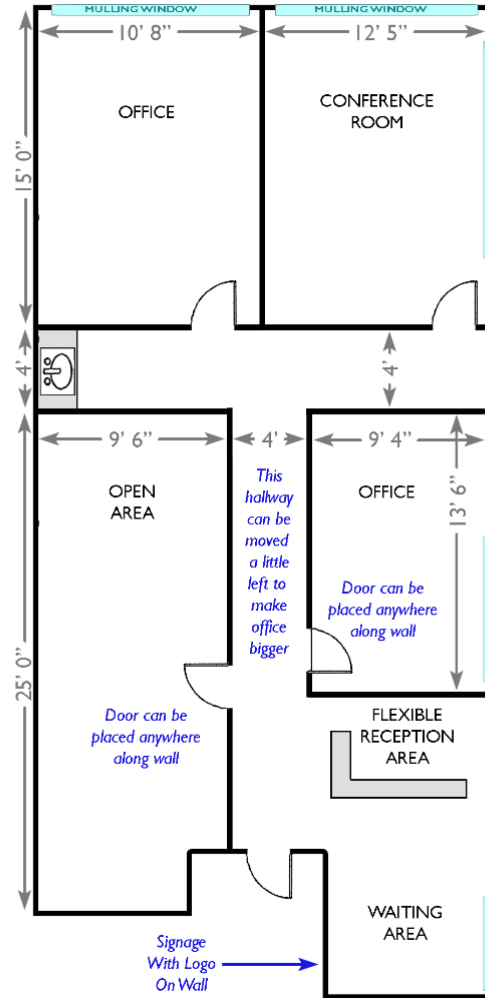


**Suite 155**  
**1,353 RSF**  
**(Current Configuration)**



~NOT TO SCALE~

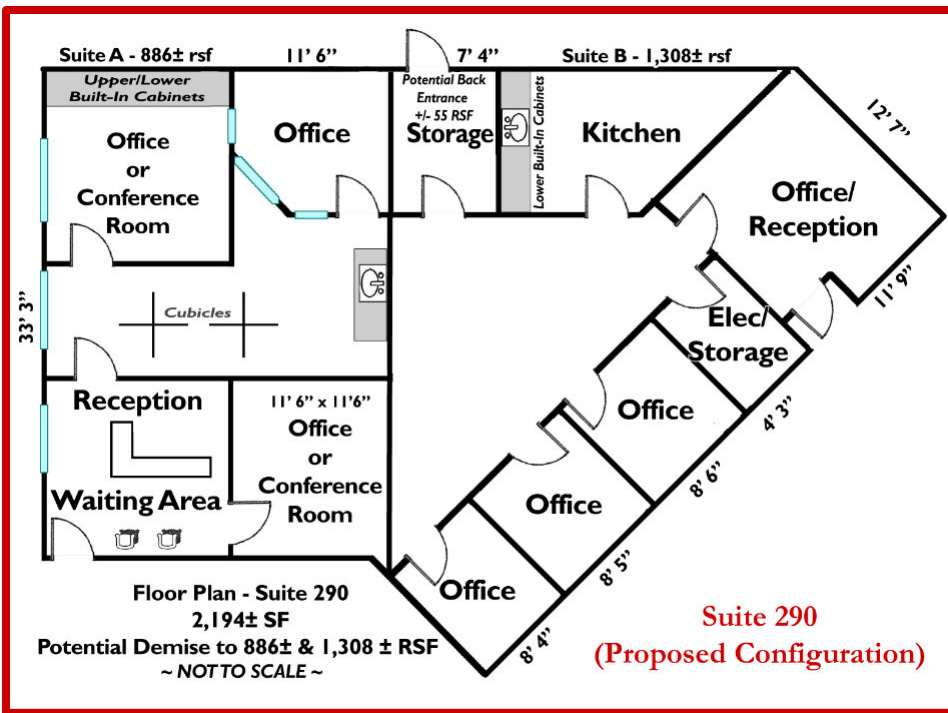
**Suite 155**  
**1,353 RSF**  
**(Proposed Configuration)**



~NOT TO SCALE~

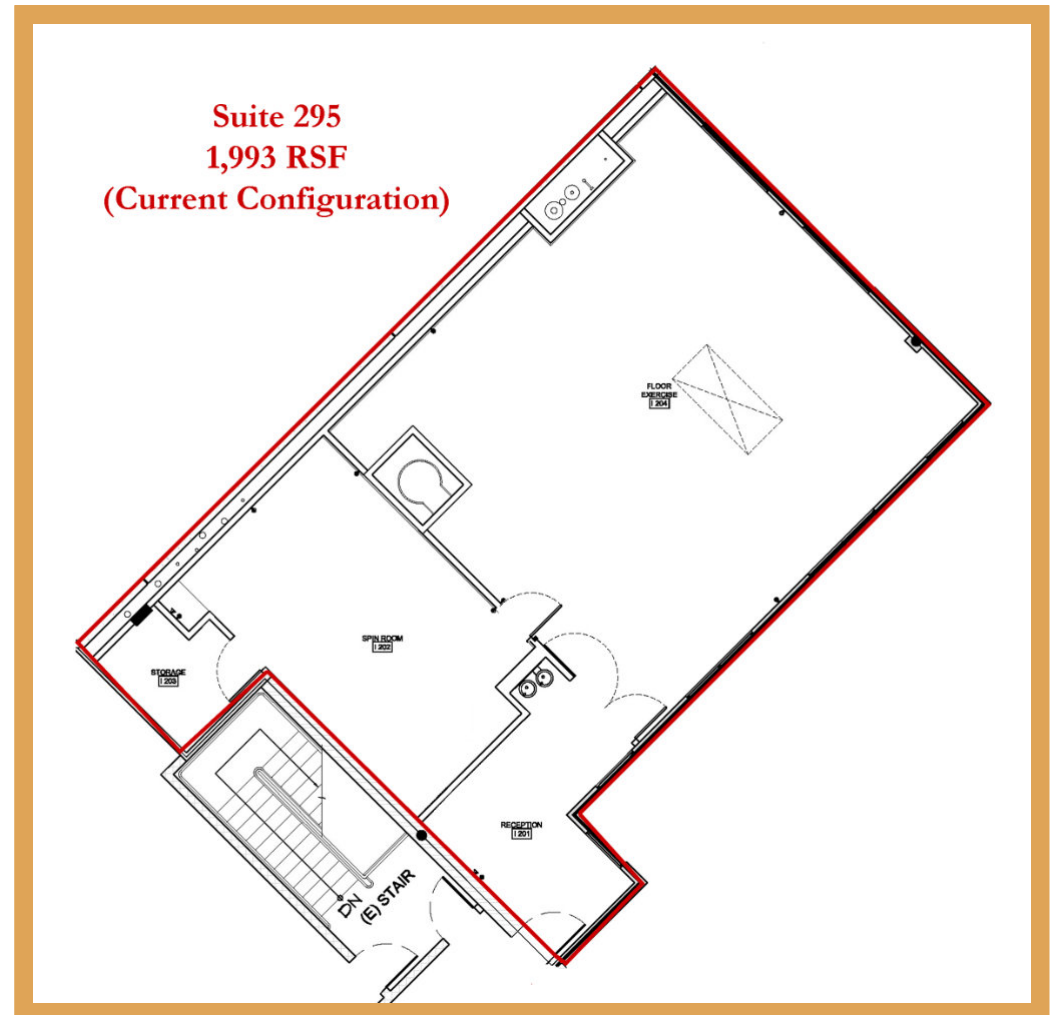
## Suite 155

- 1,353± RSF
- \$2.75 PSF/Month (\$3,720.75/Month)  
Utilities included
- Proposed Configuration: Window lined suite with reception, waiting area, two offices, conference room, and open area.
- Building signage available



## Suite 295

- 1,993± RSF
- \$1.95 PSF/Month (\$3,886.35/Month)  
Utilities included
- Current Configuration: Reception, two open rooms, and storage area.



## Suite 290 Suite A

- 886± RSF
- \$2.05 PSF/Month (\$1,816.30/Month)  
Utilities included
- Proposed Configuration: Reception/waiting area, conference room, two offices, and open/cubicle area with coffee bar/sink.

## Suite 290 Suite B

- 1,308± RSF, expandable back entrance
- \$2.25 PSF/Month  
Utilities included
- Proposed Configuration: Reception, three offices, kitchen with sink, two storage areas, and open area. This suite offers 2 entry doors, if needed.

**Temecula is a thriving professional and commercial hub in Southwest Riverside County, known for its strategic location, high quality of life, and pro-business environment.** With a population of over 110,000 and easy access to the I-15 and I-215 corridors, Temecula offers excellent connectivity to San Diego, Orange, and Riverside counties. The city's well-educated workforce, strong median household income, and steady population growth create a solid foundation for businesses looking to establish or expand their presence in Southern California.

**The City of Temecula actively supports business development through streamlined permitting processes, accessible city leadership, and robust economic development initiatives.** Temecula offers a unique mix of affordability and opportunity—providing lower operating costs compared to coastal markets, while still delivering access to a large consumer base and a growing network of professional services. Its award-winning schools, safe neighborhoods, and abundance of amenities make it an attractive location not only for businesses but also for the professionals who work in them. Whether you're launching a new venture or expanding an existing practice, Temecula offers the infrastructure and community support to grow with confidence.

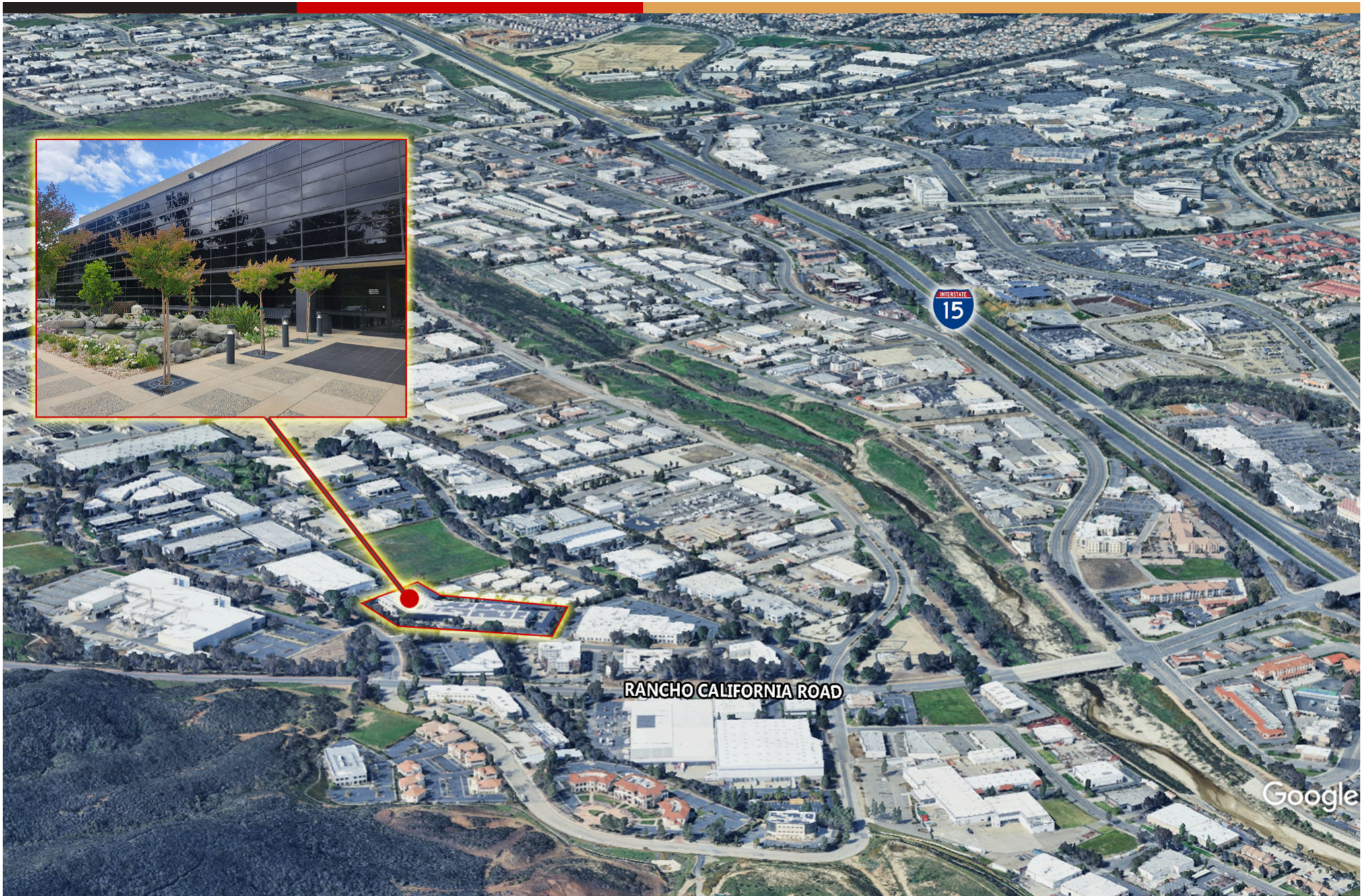


## Demographics

Source: CoStar 2024		1 mile	3 mile	5 mile
	2024 Population (Estimated)	2,676	45,751	147,369
	2029 Population (Projected)	2,909	48,684	155,174
	2024 Total Households	1,137	16,100	47,509
	2029 Total Households (Projected)	1,236	17,078	49,827
	Daytime Employee Population	15,067	48,570	80,656
	Total Businesses	1,921	6,212	10,964
	Average Household Income	\$69,947	\$103,444	\$120,271
	High School Degree or Higher	2,008	30,776	97,944
	Graduate Degree or Higher	830	12,943	41,540

# Amenities





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