

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
CA License # 01444893
(951) 491-6321

lpalmer@westmarcre.com



The above information, while not guaranteed, has been secured from sources we believe to be reliable. Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

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

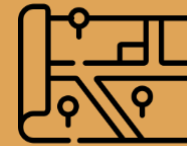


Nearby New Altair Project with 1,750± High-End Homes



Outstanding Mix of Healthcare Practices With the Building

Elevator Served



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



Full Service Leases Including Electric and Waste Utilities

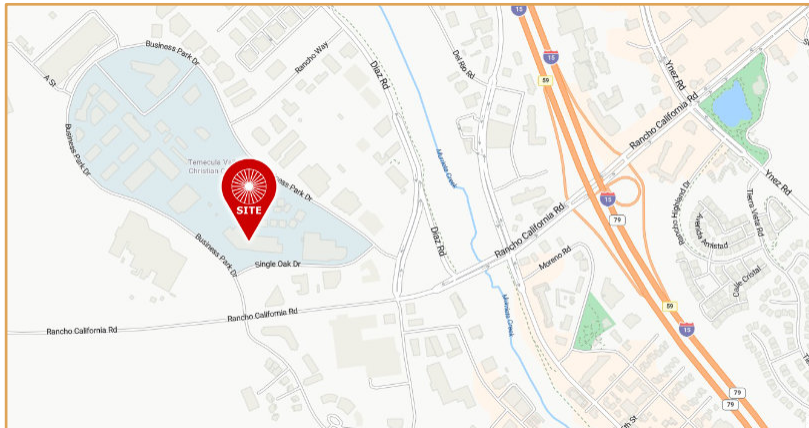
No Additional CAM or NNN Fees

Property Features



Offices Available For Lease:

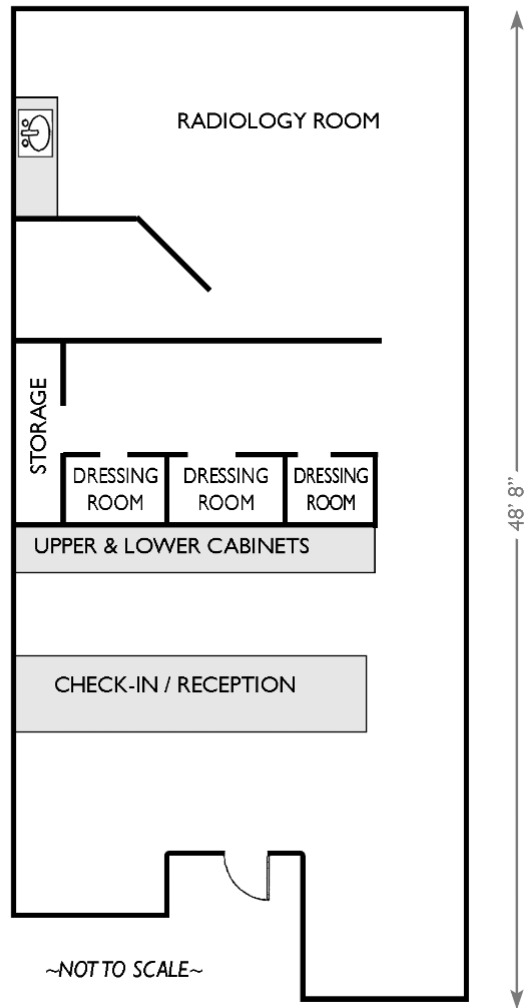
- Suite 180: 1,353 RSF
(Former Medical Imaging Suite)
 - Suite 290-A: 886 RSF
 - Suite 290-B: 1,308 RSF
 - Suite 295: 1,993 RSF
- Prime location near the intersection of I-15 and Rancho California, offering convenient access.
 - Only a 5-minute drive to Old Town, where you can find a plethora of restaurants, 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.



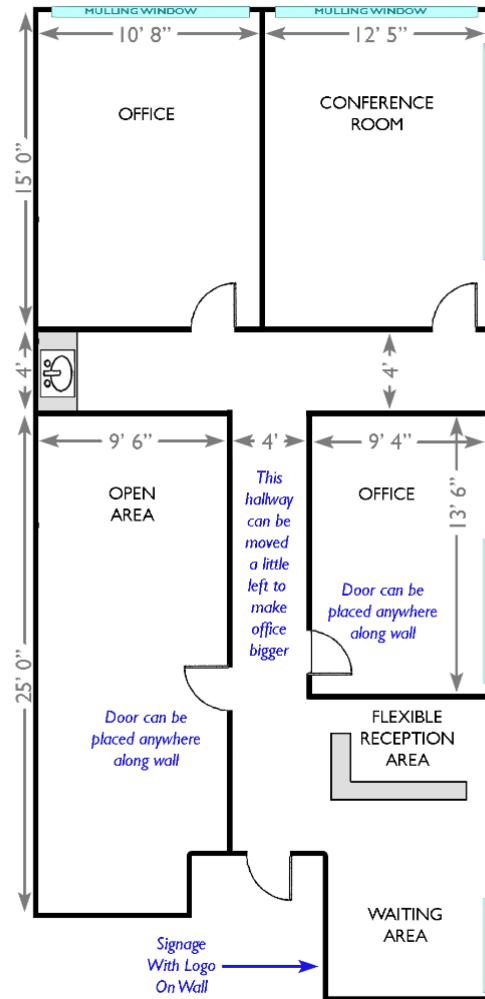
Property Photos



Suite 180
1,353 RSF
(Current Configuration)

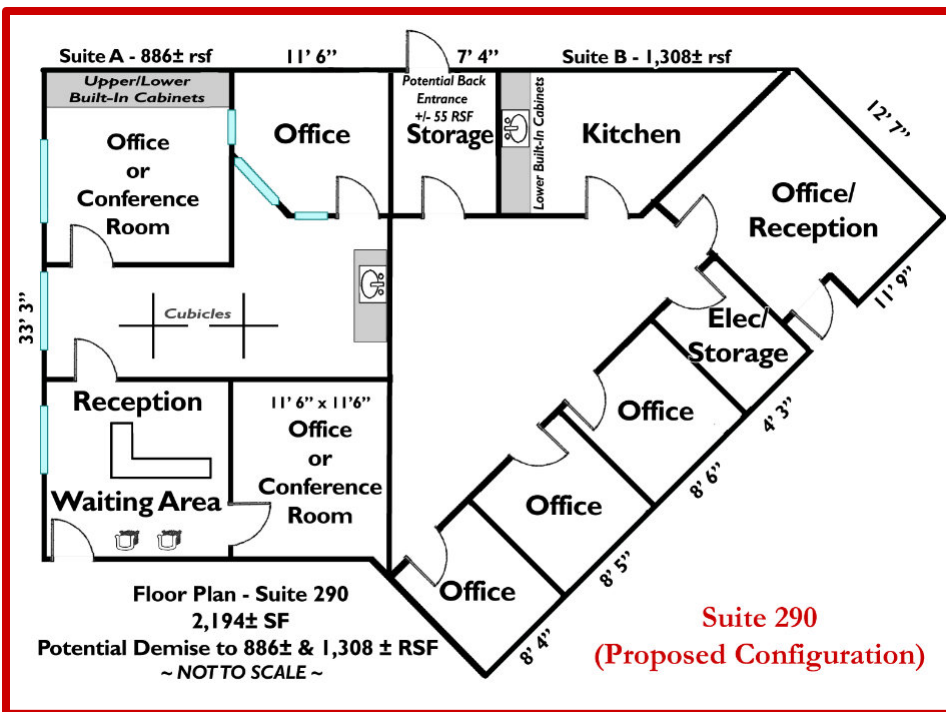


Suite 180
1,353 RSF
(Proposed Configuration)



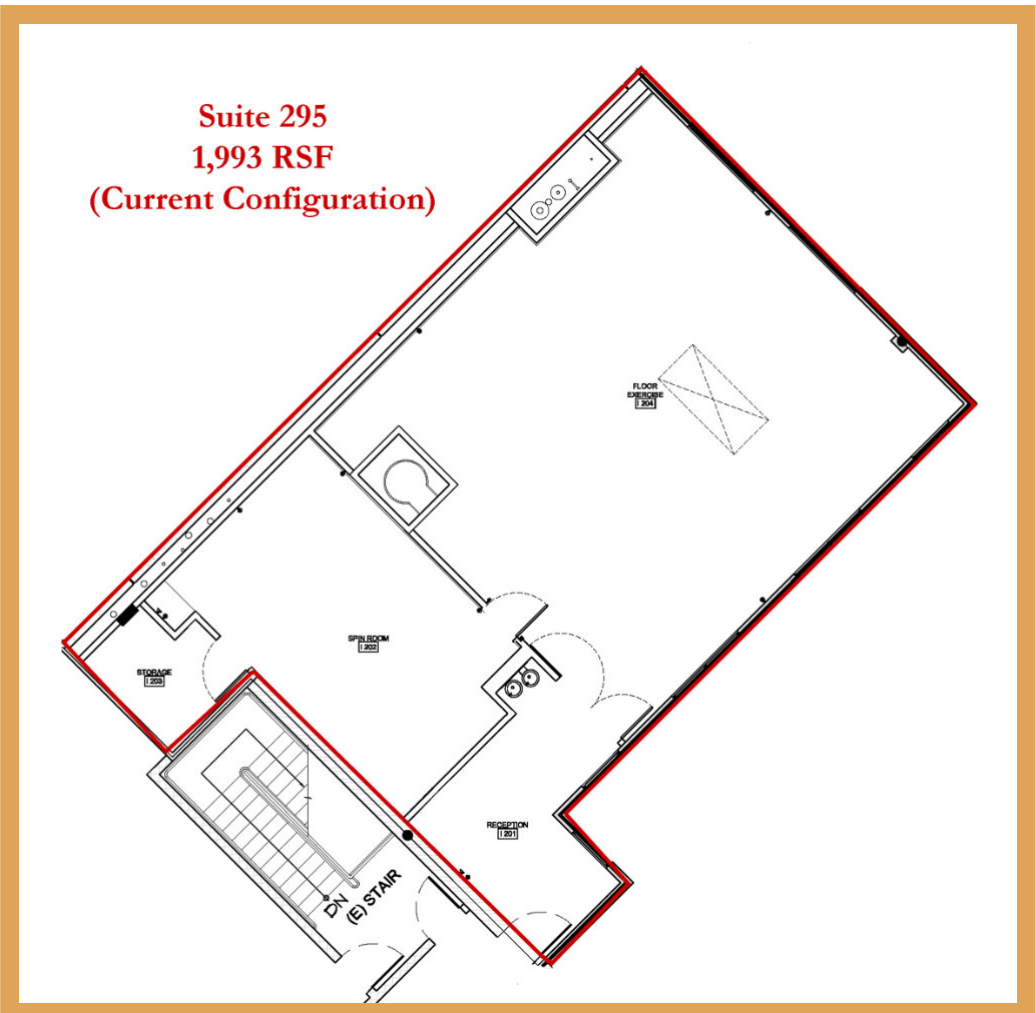
Suite 180

- 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.

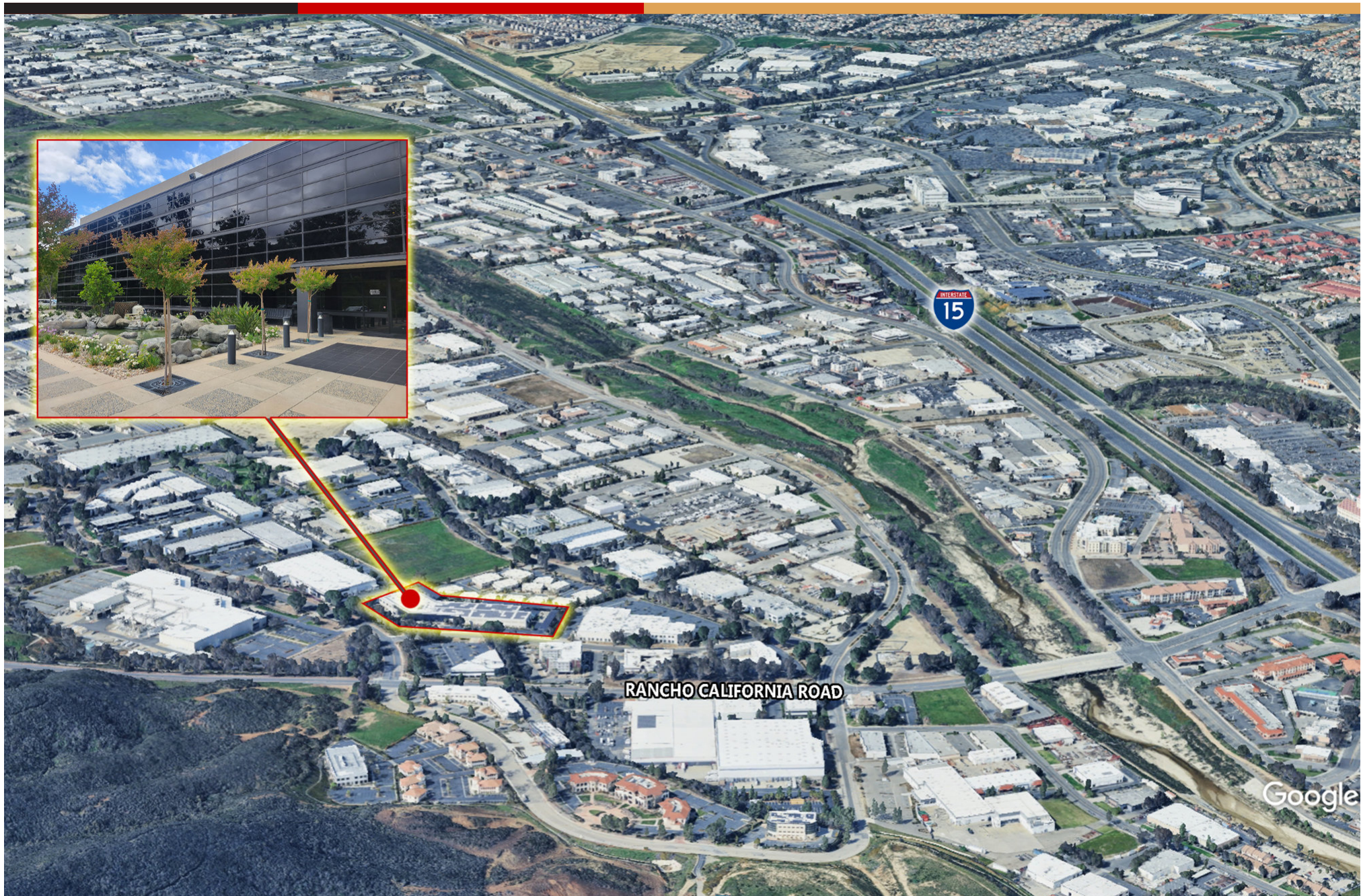
The City of Temecula actively supports business development through streamlined permitting processes, accessible city leadership, and robust economic development initiatives. Temecula offers a unique mix of affordability and opportunity—providing lower operating costs compared to coastal markets, while 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 2025

		1 mile	3 mile	5 mile
	2025 Population (Estimated)	2,582	44,220	146,703
	2030 Population (Projected)	2,667	45,442	149,791
	2025 Total Households	1,069	15,475	47,269
	2030 Total Households (Projected)	1,101	15,829	48,044
	Daytime Employee Population	13,697	45,589	77,649
	Total Businesses	1,939	6,266	11,248
	Average Household Income	\$90,509	\$120,800	\$135,958
	High School Degree or Higher	2,008	30,776	97,944
	Graduate Degree or Higher	830	12,943	41,540



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