

**FOR LEASE**



**1,609± - 5,724 RSF**  
*Office Spaces Available*



**\$1.65 - \$3.00**  
*Utilities Included*



## **Single Oak Center**

28780 Single Oak Drive, Temecula, CA 92591

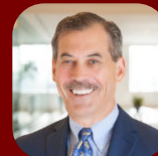
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# Property Highlights

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

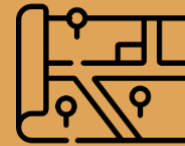


Nearby New Altair Project with 1,750± High-End Homes



Outstanding Mix of Healthcare Practices With the Building

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

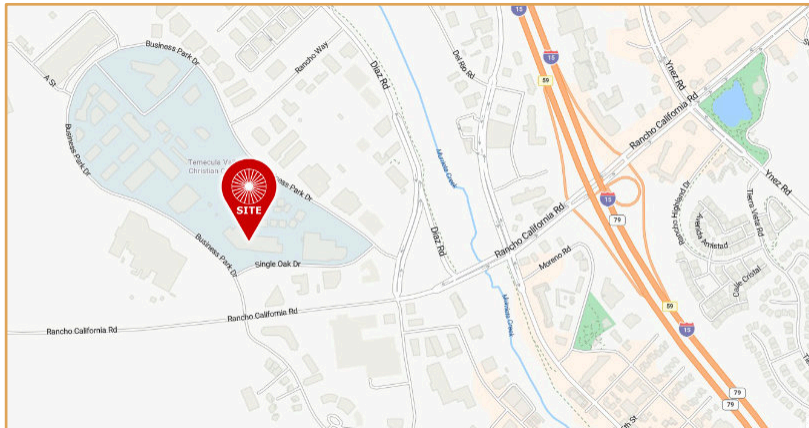


# Property Features



## Offices Available For Lease:

- Suite 155: 1,353 RSF (Former Medical Imaging Suite)
  - Suite 250: 1,609 RSF
  - Suite 255: 4,115 RSF (Upon 30 Days Notice)
  - Suite 250-255: 5,724 RSF
  - Suite 290: 2,194 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.

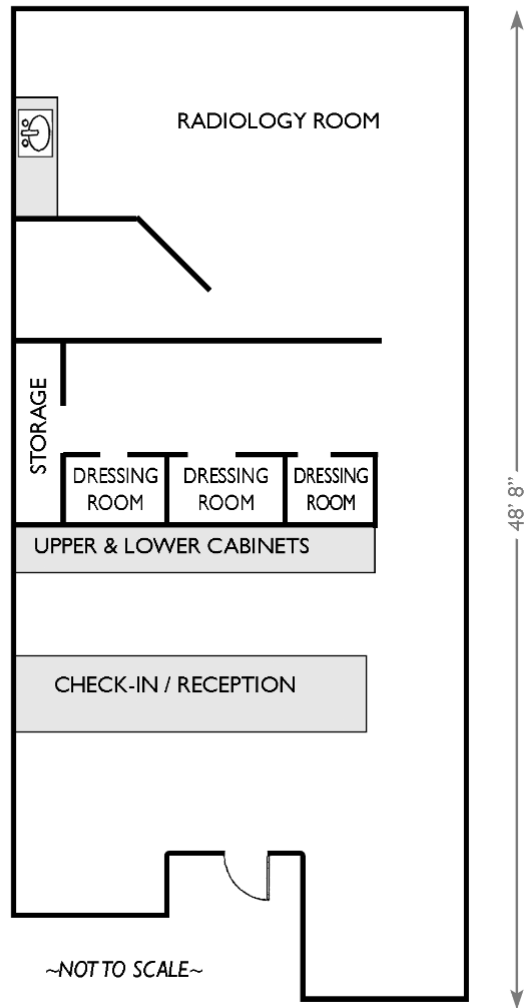




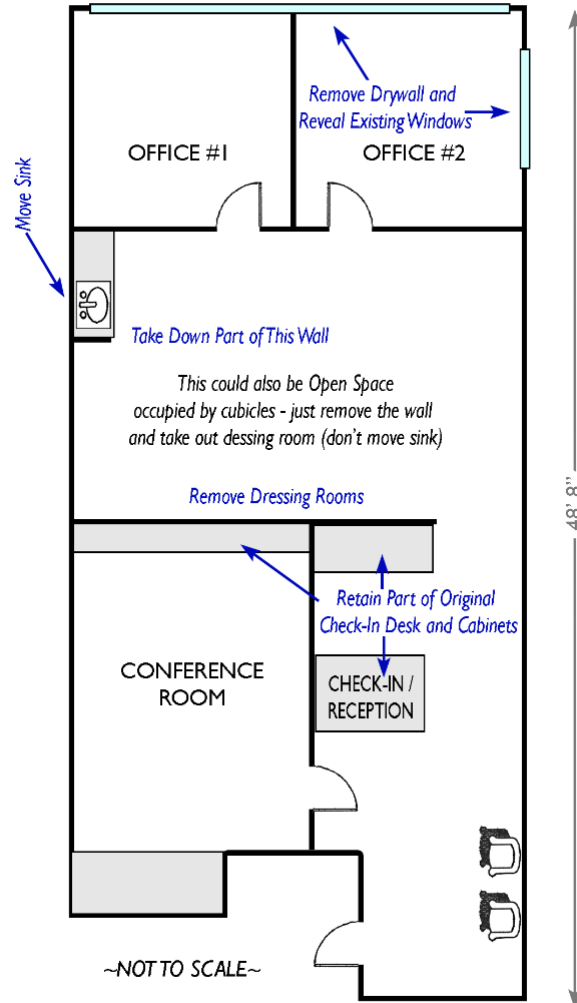
# Property Photos



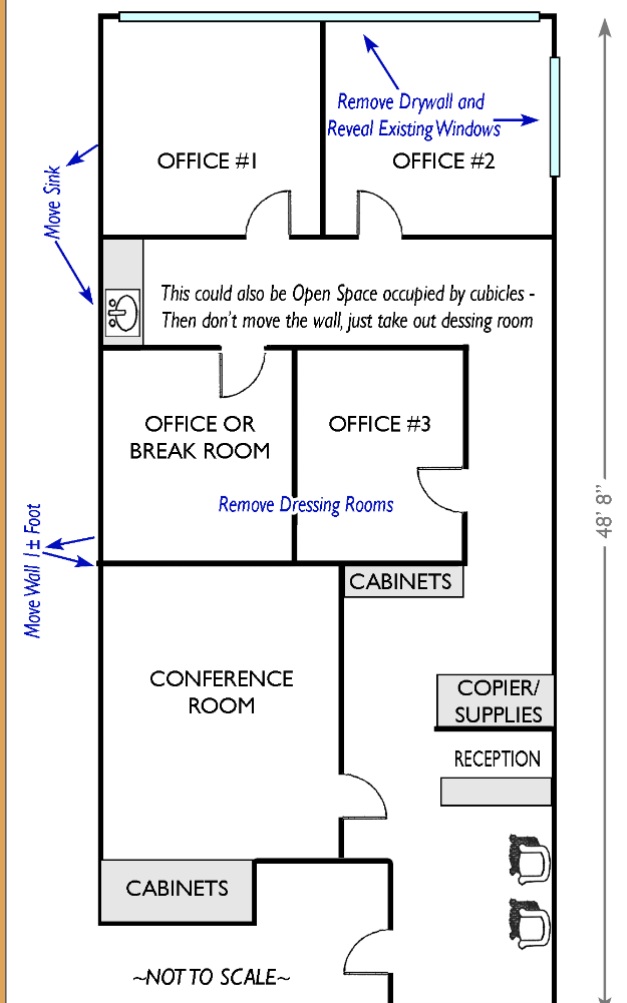
**Suite 155**  
**1,353 RSF**  
**(Current Configuration)**



**Suite 155 - Potential Configuration**  
**1,353 RSF**  
**(2 Offices and Open Space)**

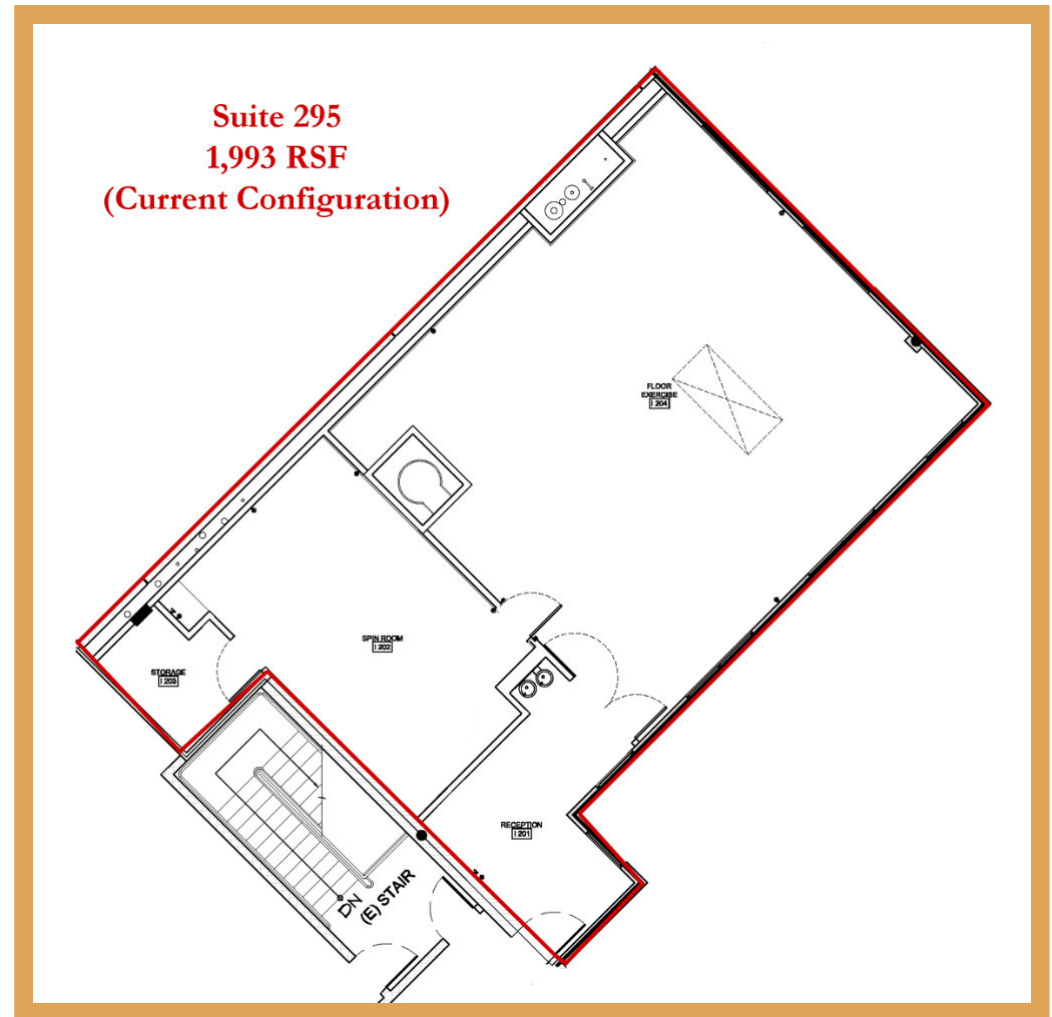
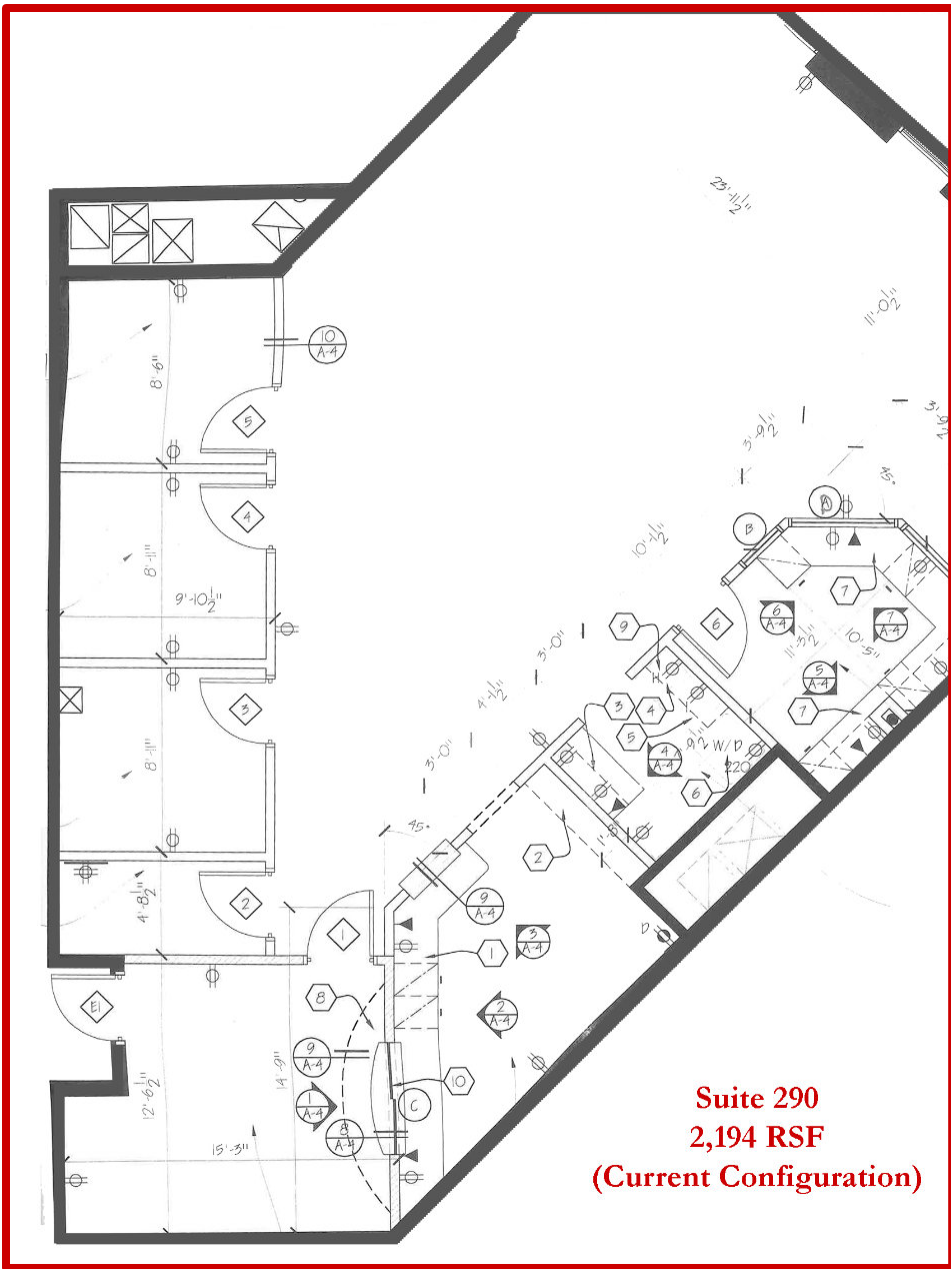


**Suite 155 - Potential Configuration**  
**1,353 RSF**  
**(3 Offices & Breakroom or 4 Offices)**


















**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.



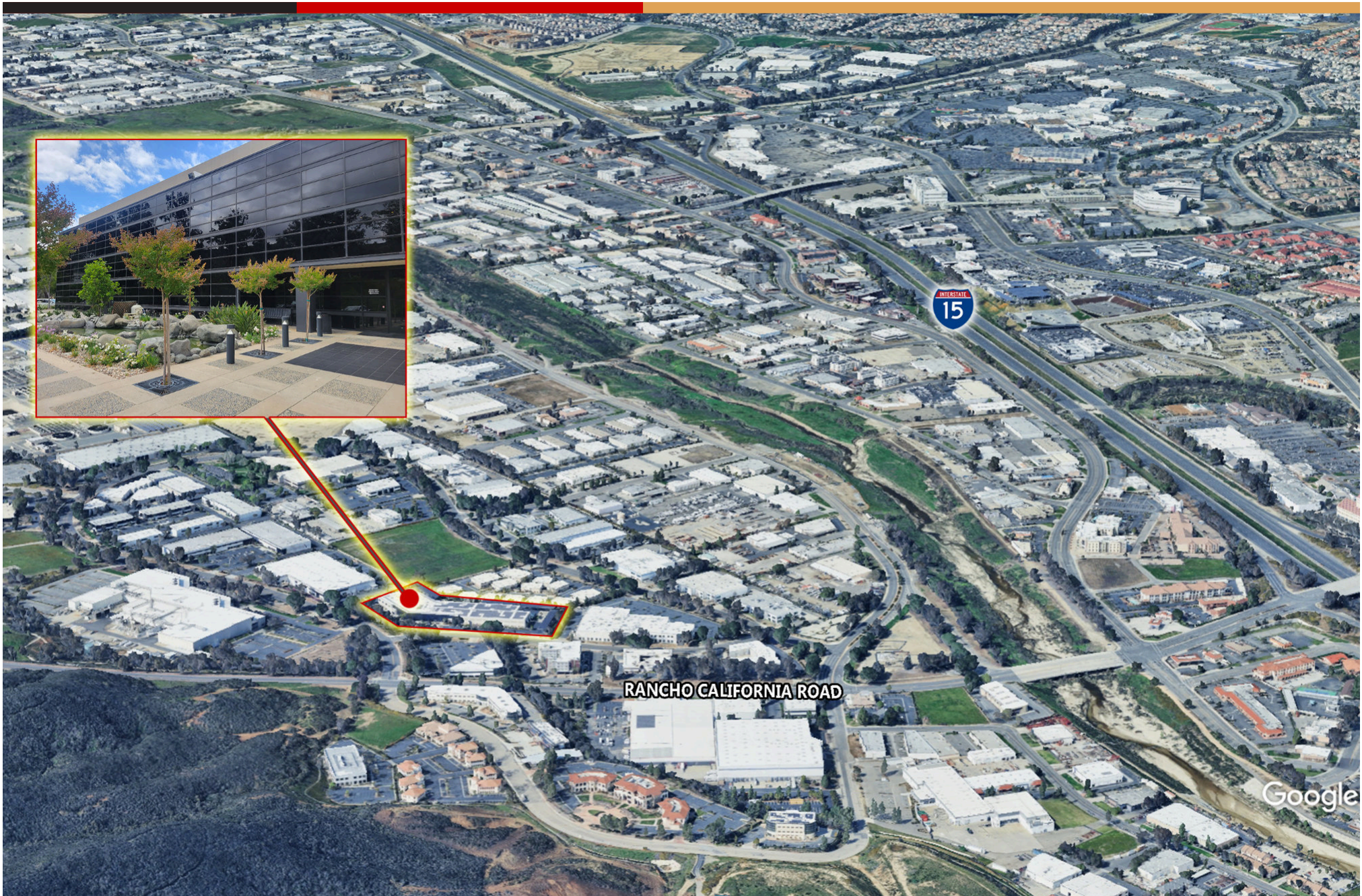
## Demographics

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



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