



**\$10,000 Broker Bonus
For Escrow Closed Before 12/31/2025**



FOR SALE OR LEASE

41707 Winchester Road

2,056 SF Office Condominium
Suite 101 | Temecula, CA 92509

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Property Details



Suite Size:
2,056 SF

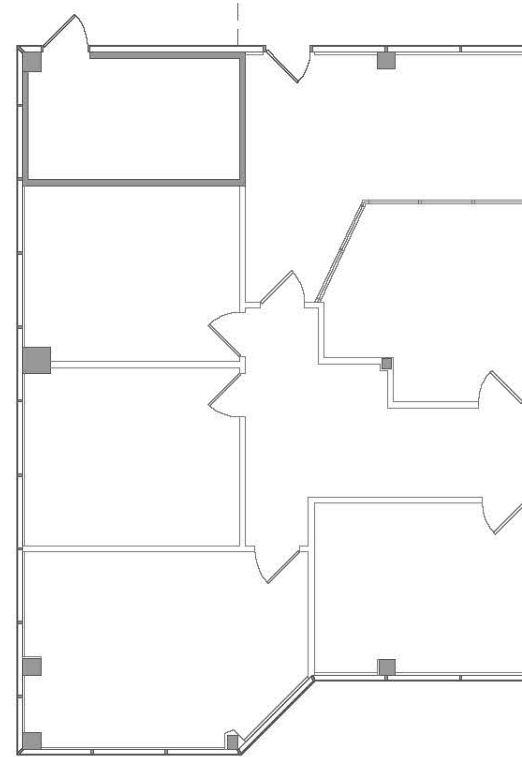


Sale Price: \$637,360
Lease Rate: \$1.80/SF MG



Recent Renovations
Completed on Building

- First floor corner suite
- Reception area, conference room and private offices
- Clean, contemporary lobby
- New roof, HVAC units and parking lot
- Elevator served property
- Restrooms on each floor
- Located within a 24,374 SF three-floor office building
- Professional property management
- Centrally located in uptown Temecula



Suite 101

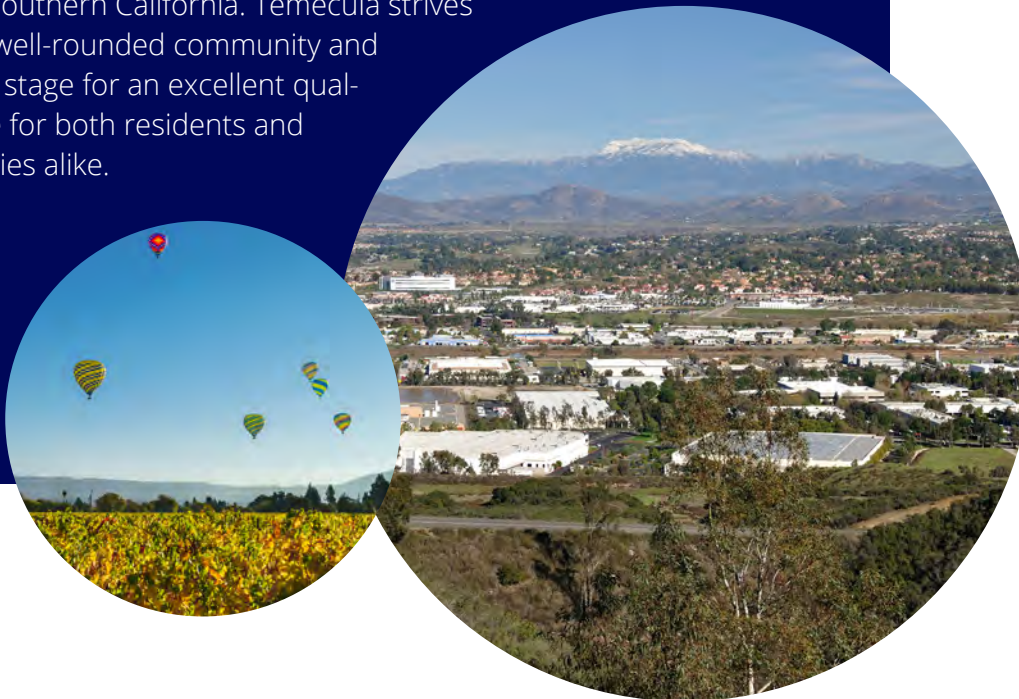




Temecula Submarket

Grow Your Business in the Heart of Innovation

Over the past two decades, the City of Temecula has evolved into an innovative, dynamic city and a regional economic center, all while retaining its small town feel and character. Temecula, branded as Southern California Wine Country, offers award-winning schools, beautiful residential communities, higher educational opportunities, and a vast array of parks and trails. Temecula is ranked among the top 20 least expensive cities to conduct business in California by the Kosmont-Rose Institute, making it an attractive option for relocation, expansion, or new development projects in Southern California. Temecula strives to be a well-rounded community and sets the stage for an excellent quality of life for both residents and companies alike.



Demographics

Population	113,171
Average Household Income	\$145,738
Median Age	38
Number of Households	37,745
College Education	49% of Residents Have Bachelor's Degree or Higher

Temecula Employers

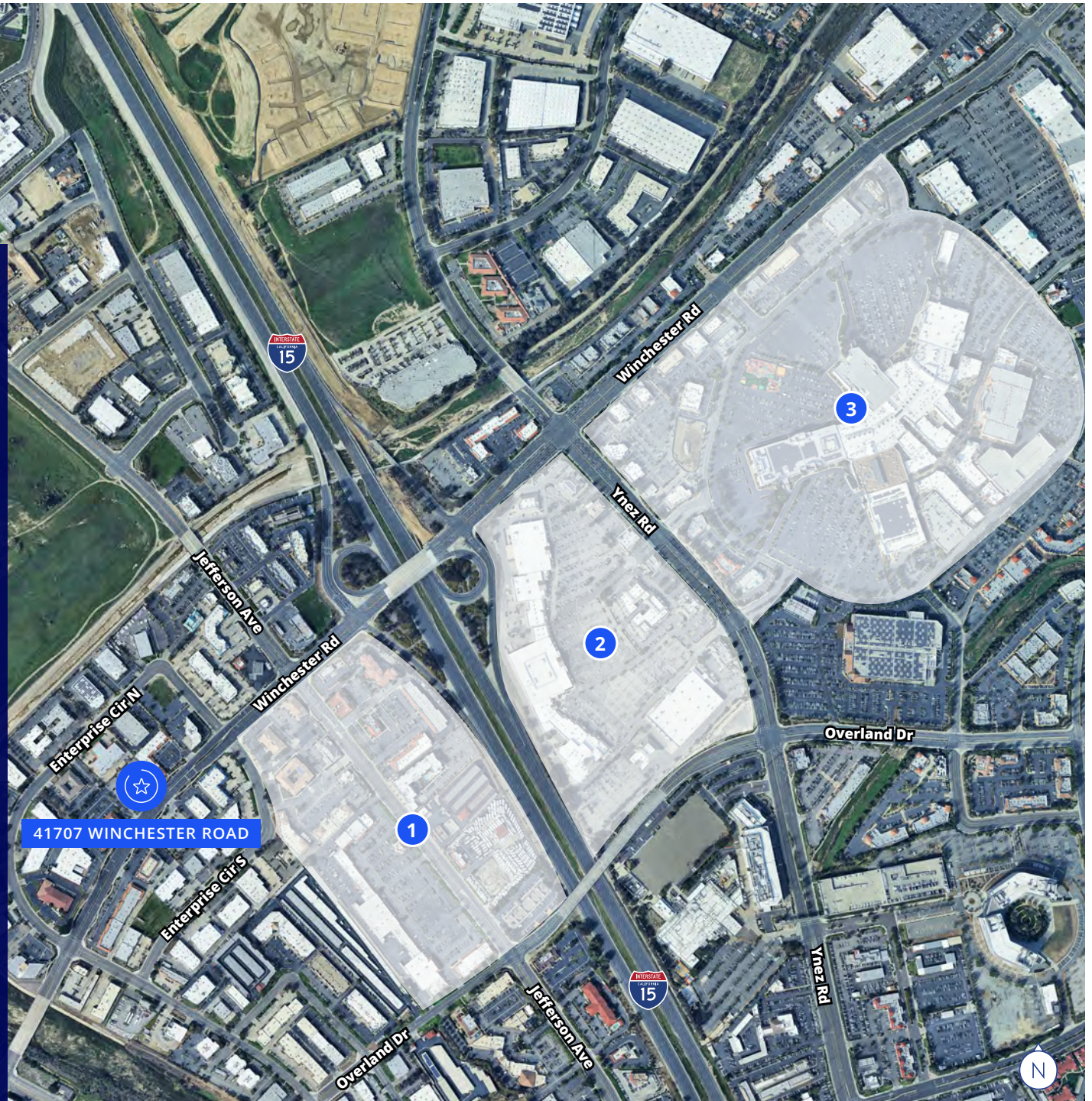


Nearby Amenities

① Starbucks
Jack in the Box
Del Taco
Mo's Egg House
Youandl Sushi
Patsy Mae's Cafe
Pam's Donuts

② **Palm Plaza**
Broken Yolk Cafe
Jersey Mikes
Ano-Thai Kitchen
See's Candies
Shakey's Pizza Parlor
Kung Fu Tea

③ **Promenade**
Benihana
Phil's BBQ
Karl Strauss Brewing
Chipotle
Corner Bakery Cafe
Yard House
The Cheesecake Factory
California Pizza Kitchen



SBA 504 Program Loan Sample

Description	Total Project	%	Borrower	%	Bank Term Loan (1st TD)	%	Interim Loan (2nd TD)	%
CRE Loan Purchase Price	\$673,360	98.91%	\$60,670	8.91%	\$340,383	50.00%	\$272,307	40.00%
3rd Party Reports (appraisal, environmental)	\$7,500	1.10%	\$7,500	1.10%	\$0	0.00%	\$0	0.00%
Origination Fee on 1st TD (0.50%)	\$1,702	0.25%	\$1,702	0.25%	\$0	0.00%	\$0	0.00%
Interim Loan Fee on 2nd TD (0.50%)	\$1,362	0.20%	\$1,362	0.20%	\$0	0.00%	\$0	0.00%
Third Party Lender Fee (0.50% on 1st TD)	\$1,702	0.25%	\$1,702	0.25%	\$0	0.00%	\$0	0.00%
Estimated Closing Costs	-\$4,858	-0.71%	-\$4,858	-0.71%	\$0	0.00%	\$0	0.00%
TOTAL	\$680,767		\$68,077		\$340,383		\$272,307	
% of Total Project	100.0%		10.0%		50.0%		40.0%	

PROSPECTIVE LOAN TERMS 1ST TRUST DEED BANK TERM LOAN ONLY

Bank 1st TD Loan Amount:	\$340,383	Amortization (Years):	25
Bank 1st TD Rate:	6.130%	Monthly Payment:	\$2,220
Note: 1) Interest rate is not set until loan funding and subject to Bank approval. 2) Prepayment Penalty of 5%, 4%, 3%, 2%, 1%, 1% Years 1 through 6.			

PROSPECTIVE LOAN TERMS 2ND TRUST DEED SBA TERM LOAN ONLY

SBA 504 2nd TD Loan Amount (1):	\$279,523	Amortization (Years):	25
SBA 504 2nd TD Rate (2):	5.766%	Monthly Payment:	\$1,761
Note: 1) SBA loan amount includes estimated SBA fees of 2.65%. Estimate only; refer to your CDC for details. 2) Interest rate is not set until SBA loan funding and subject to SBA approval. The information contained herein is for discussion purposes only and is not binding. 3) SBA Prepayment Penalty: Maximum pre-payment penalty would be the full debenture rate of the principal remaining on the 504 Loan. This amount declines by approximately 10% each year. Refer to your CDC for further details.			

PROSPECTIVE COLLATERAL POOL

1st Position Trust Deed on Commercial Real Estate
1st Position Blanket UCC on all Business Assets
2nd Position Trust Deed on Commercial Real Estate
2nd Position Blanket UCC on all Business Assets

Bank Contact Information:
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