



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



**FOR SALE OR LEASE**

# 41707 Winchester Road

3,979 SF Office Condominium  
Suite 202-206 | Temecula, CA 92509

**Christopher J. Masino, SIOR**

President

+1 951 795 4556

[cmasino@masinoindustrial.com](mailto:cmasino@masinoindustrial.com)

License No. 01352110

**Tucker Hohenstein, SIOR**

Senior Executive Vice President

+1 760 930 7966

[tucker.hohenstein@colliers.com](mailto:tucker.hohenstein@colliers.com)

License No. 00999360



# Property Details



Suite Size:  
3,979 SF



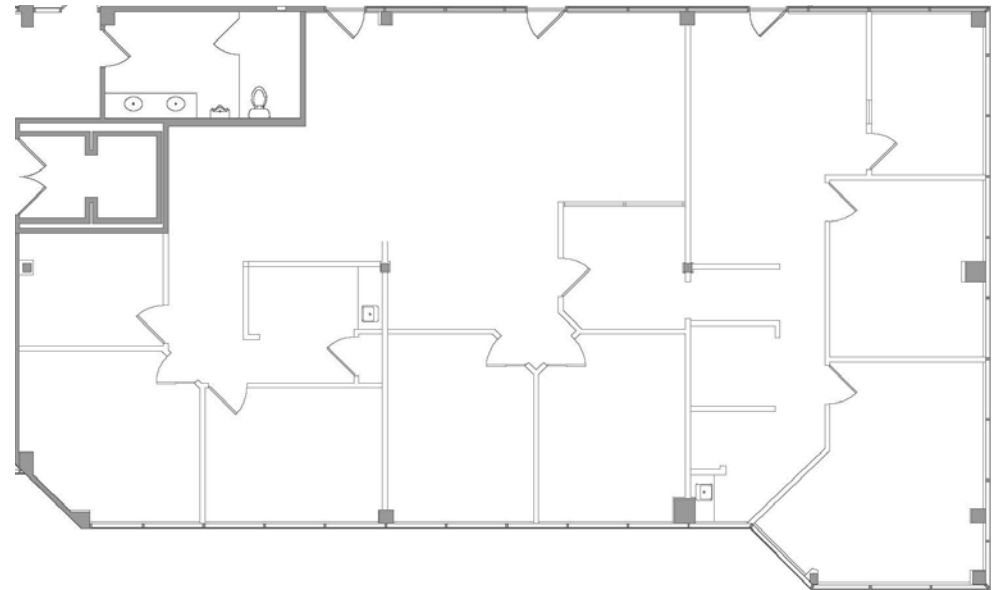
Sale Price: \$1,173,805  
Lease Rate: \$1.65/SF MG



Recent Renovations  
Completed on Building

- 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 202-206





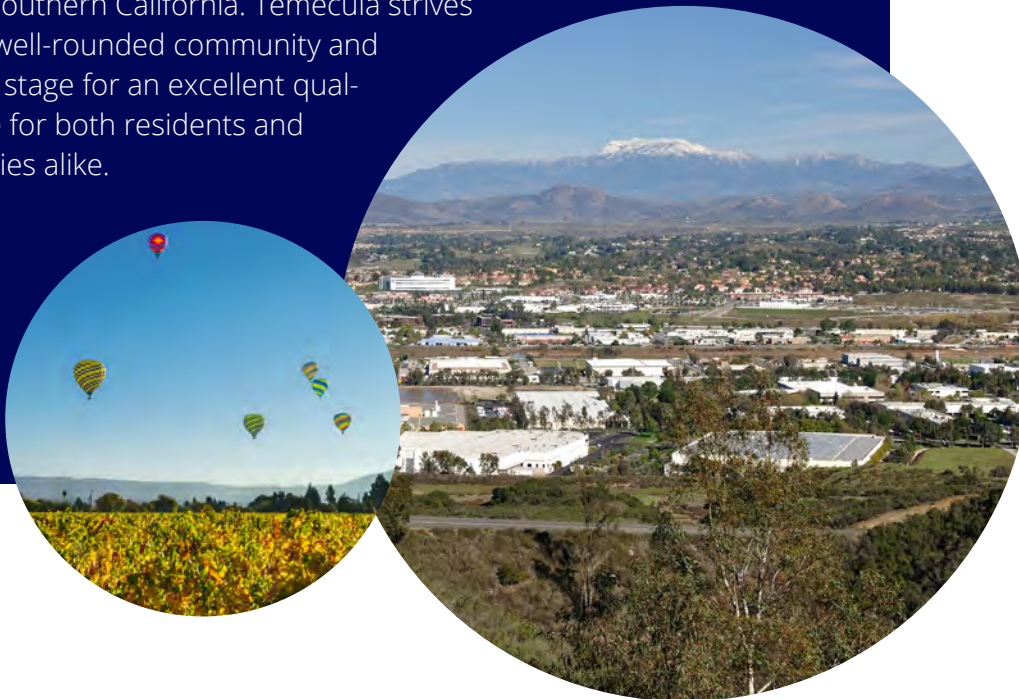




# Temecula Submarket

## 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

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

## Temecula Employers



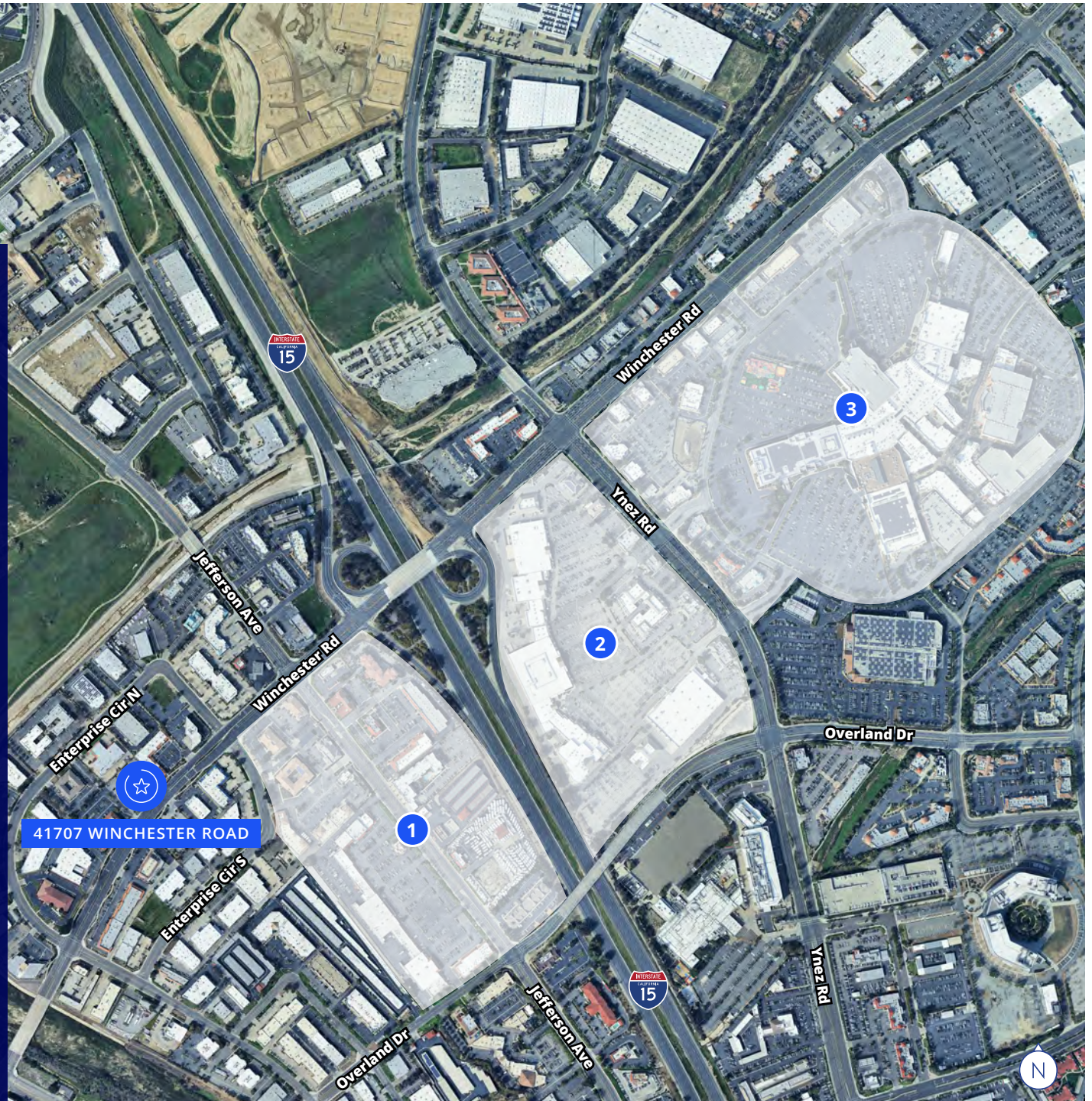


## Nearby Amenities

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	\$1,173,805	98.91%	\$105,760	8.91%	\$593,358	50.00%	\$474,687	40.00%
3rd Party Reports (appraisal, environmental)	\$7,500	0.63%	\$7,500	0.63%	\$0	0.00%	\$0	0.00%
Origination Fee on 1st TD (0.50%)	\$2,967	0.25%	\$2,967	0.25%	\$0	0.00%	\$0	0.00%
Interim Loan Fee on 2nd TD (0.50%)	\$2,373	0.20%	\$2,373	0.20%	\$0	0.00%	\$0	0.00%
Third Party Lender Fee (0.50% on 1st TD)	\$2,967	0.25%	\$2,967	0.25%	\$0	0.00%	\$0	0.00%
Estimated Closing Costs	-\$2,895	-0.24%	-\$2,895	-0.24%	\$0	0.00%	\$0	0.00%
<b>TOTAL</b>	<b>\$1,186,717</b>		<b>\$118,672</b>		<b>\$593,358</b>		<b>\$474,687</b>	
<b>% of Total Project</b>	<b>100.0%</b>		<b>10.0%</b>		<b>50.0%</b>		<b>40.0%</b>	

## PROSPECTIVE LOAN TERMS 1ST TRUST DEED BANK TERM LOAN ONLY

Bank 1st TD Loan Amount:	\$593,358	Amortization (Years):	25
Bank 1st TD Rate:	6.130%	Monthly Payment:	\$3,870
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):	\$487,266	Amortization (Years):	25
SBA 504 2nd TD Rate (2):	5.766%	Monthly Payment:	\$3,070
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:**  
 Ciro Villa  
 Senior Director, Business Banking  
 Torrey Pines Bank  
 Direct: 619 233 2525  
 Email: cvilla@torreypinesbank.com



**Christopher J. Masino, SIOR**

President  
+1 951 795 4556  
cmasino@masinoindustrial.com  
License No. 01352110

**Tucker Hohenstein, SIOR**

Senior Executive Vice President  
+1 760 930 7966  
tucker.hohenstein@colliers.com  
License No. 00999360



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.