

SUITE 101: 1,596 RSF (PROFESSIONAL OFFICE)
SUITE 102: 2,608 RSF (ORAL SURGERY OFFICE)
UP TO 4,204 RSF OFFICE / MEDICAL CONDOS

FOR SALE

4
1
6
1
9

OVERLAND
CORPORATE CENTER

MARGARITA RD.
SUITE 101-102
TEMECULA, CA



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**LEE &
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COMMERCIAL REAL ESTATE SERVICES

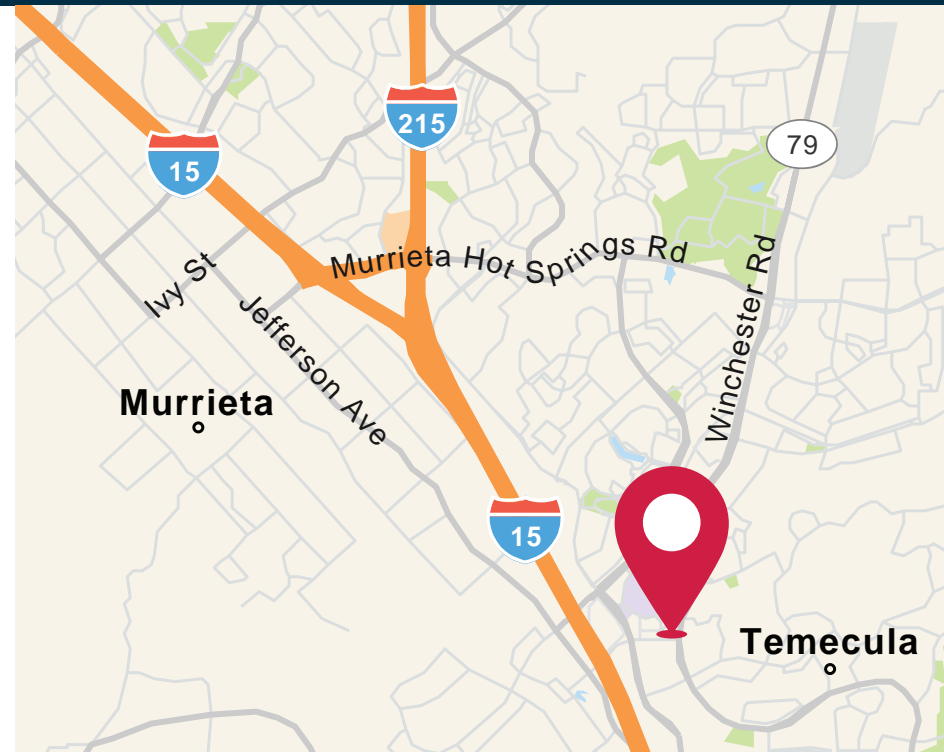
FEATURES:

- 2-story professional building comprised of multi-tenant condo units
- **SUITE 101:** 1,596 RSF / 1,413 USF (Professional Office)
- **SUITE 102:** 2,608 RSF / 2,308 USF (Oral Surgery Office)
- **COMBINED 101-102:** 4,204 RSF / 3,721 USF
- Prime Temecula Valley location next to Promenade Mall, restaurants, retail and numerous business services.
- ½ Mile from Interstate 15 on and off ramps at Winchester Road
- Beautifully manicured grounds with central courtyards with covered lunch tables.

SUITE 101:
\$630,420 / \$395.00 PER RSF

SUITE 102:
\$1,121,440 / \$430.00 PER RSF

SUITES 101-102 (COMBINED):
\$1,751,860 / \$416.781 PER RSF





LOCATION

41619 Margarita Road, Suites 101 & 102
Temecula, CA



PARKING

The Site Provides 40 Parking Stalls, Which
Equates to a Parking Ratio of 4 Spaces Per
1,000 SF.



BUILT

Building on site was built in 2002



SITE

Overland Corporate Center is centrally
located in beautiful Temecula, CA with
direct access to Margarita Road and
Overland Road. Minutes from the
Promenade Mall and Interstate 15.



TRAFFIC COUNTS

Margarita Road 31,141 CPD
Overland Road 21,476 CPD
Ynez Road 42,752 CPD
Winchester Road 55,264 CPD



ZONING

Per the city of temecula, the subject
site is currently zoned as SP-7 Temecula
Regional Center (Promenade Mall)
[Click Here to Read More](#)



BUILDING AREA

Overland Corporate is part of a larger
professional building campus. The
building area is ±18,600 SF across two
(2), elevator served floors. The Subjects,
Suite 101: 1,596 RSF and Suite 102:
2,608 RSF.



WALK SCORE®

Very Walkable (82)

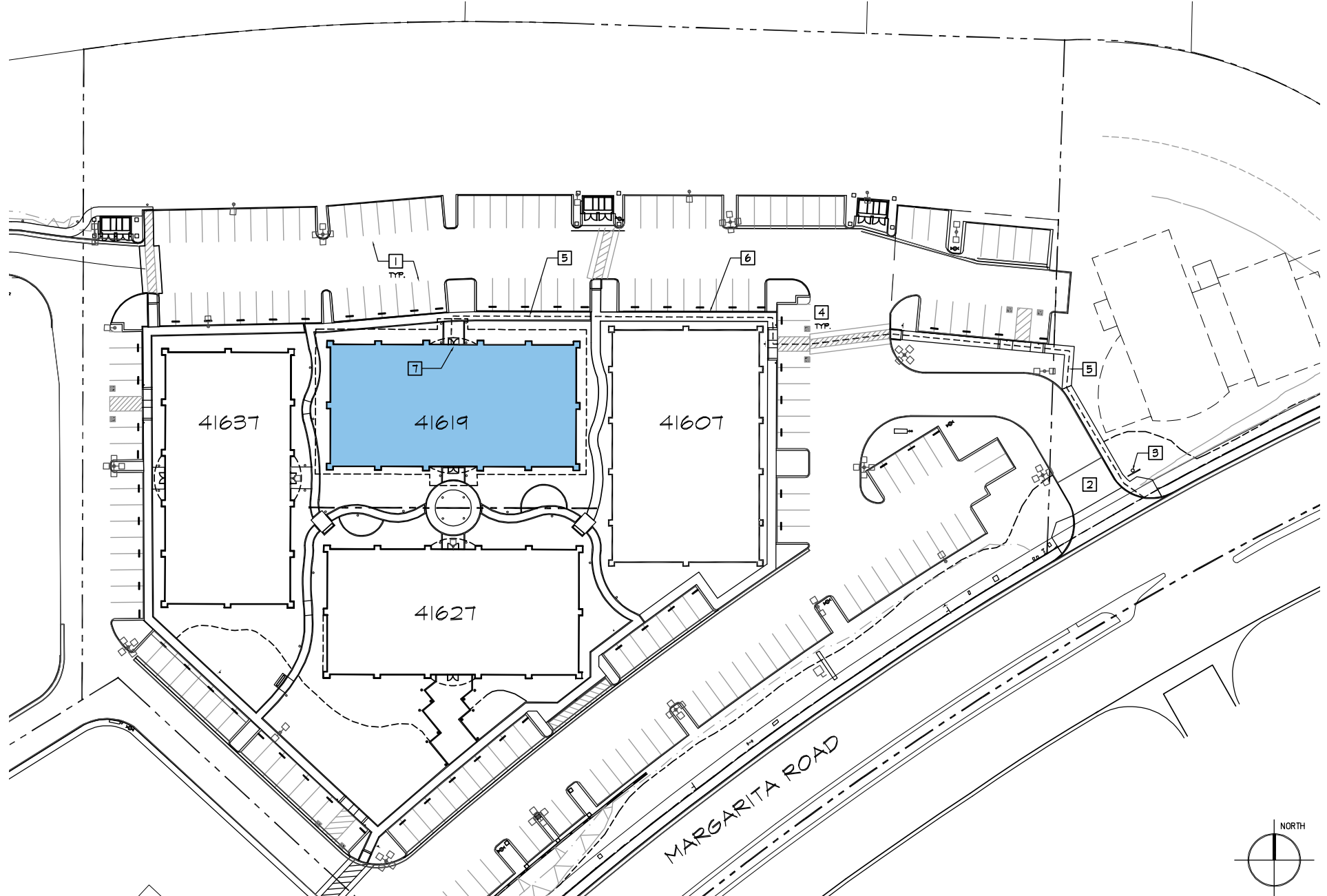


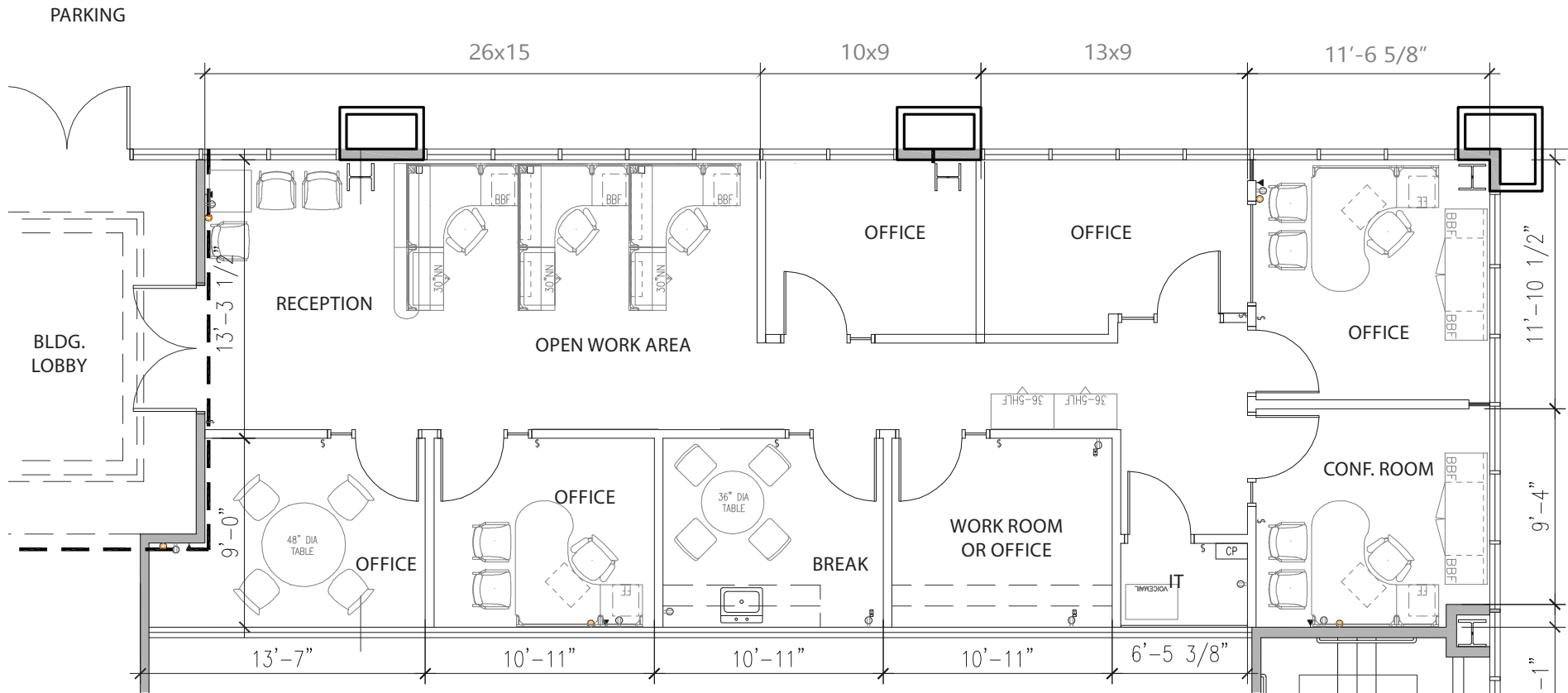
41619 MARGARITA RD., SUITES 101 & 102
TEMECULA, CA

PROPERTY PHOTOS









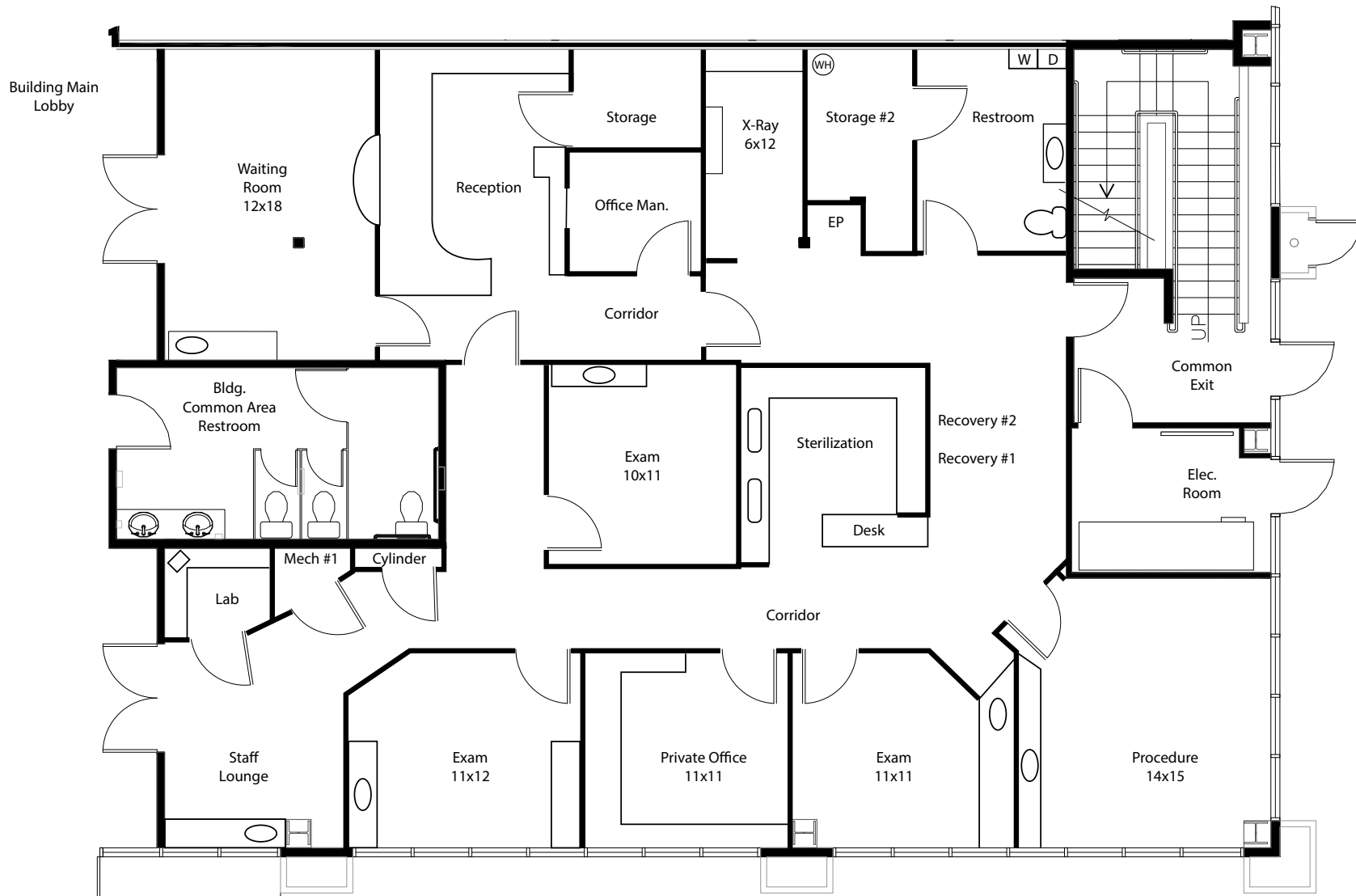
Furniture for illustration purposes only

SUITE	RSF	USF	DESCRIPTION	PRICE
101	±1,596 RSF	±1,413 USF	Professional Office	\$630,420 / \$395.00 per RSF

Contact Agent For Touring Instructions

CAM Fees Estimated at \$.53 PSF/Month





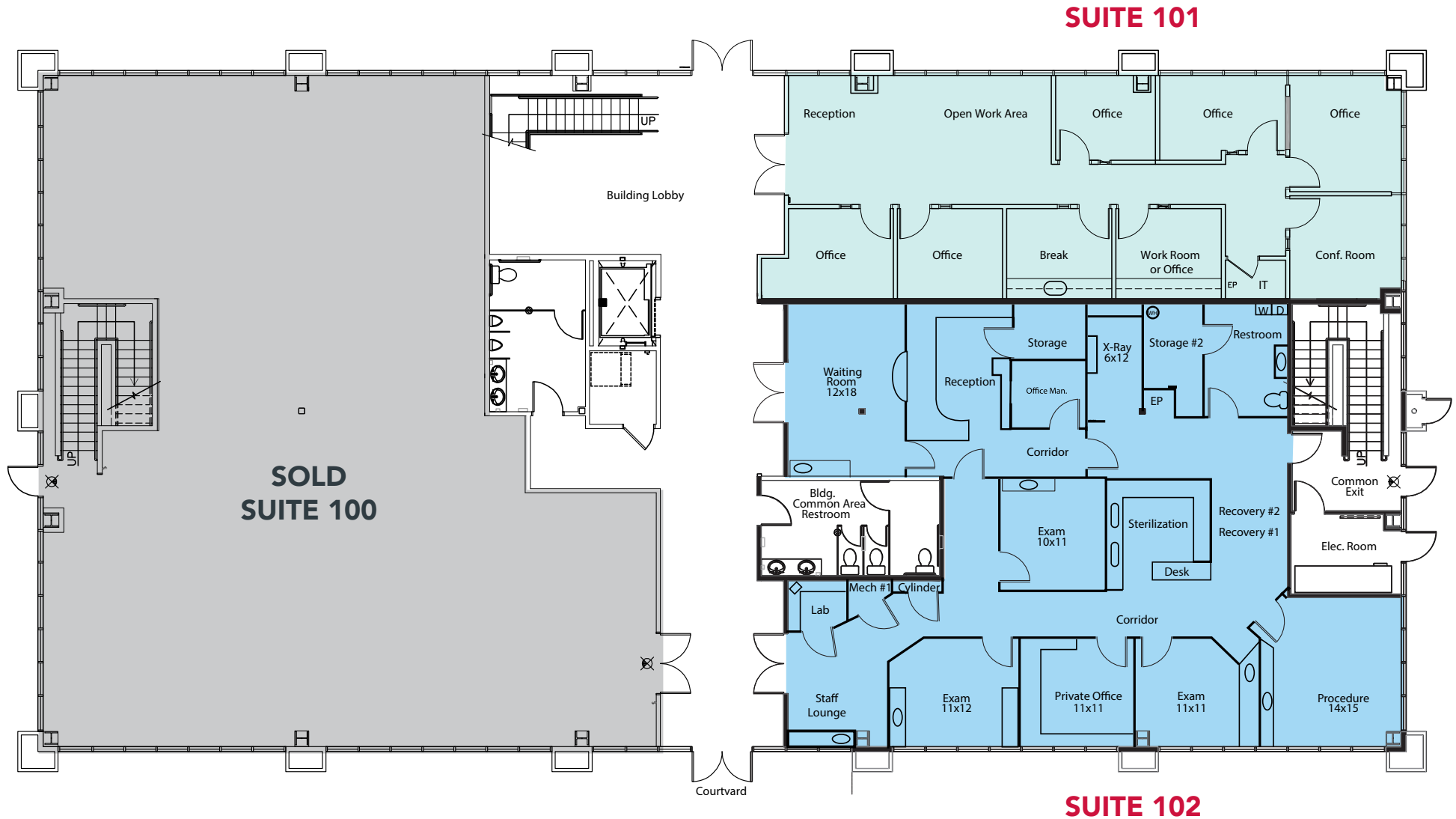
SUITE	RSF	USF	DESCRIPTION	PRICE
102	±2,608 RSF	±2,308 USF	Oral Surgery Office	\$1,121,440 / \$430.00 per RSF

Contact Agent For Touring Instructions

CAM Fees Estimated at \$.53 PSF/Month

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
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SUITES	RSF	USF	DESCRIPTION	PRICE
101 & 102	±4,204 RSF	±3,271 USF	Professional Office & Oral Surgery Office	\$1,751,860 Combined

Contact Agent For Touring Instructions



41619

MARGARITA RD., SUITES 101 & 102
TEMECULA, CA

AREA SNAPSHOT

2025 DEMOGRAPHICS

SOURCE: REGIS

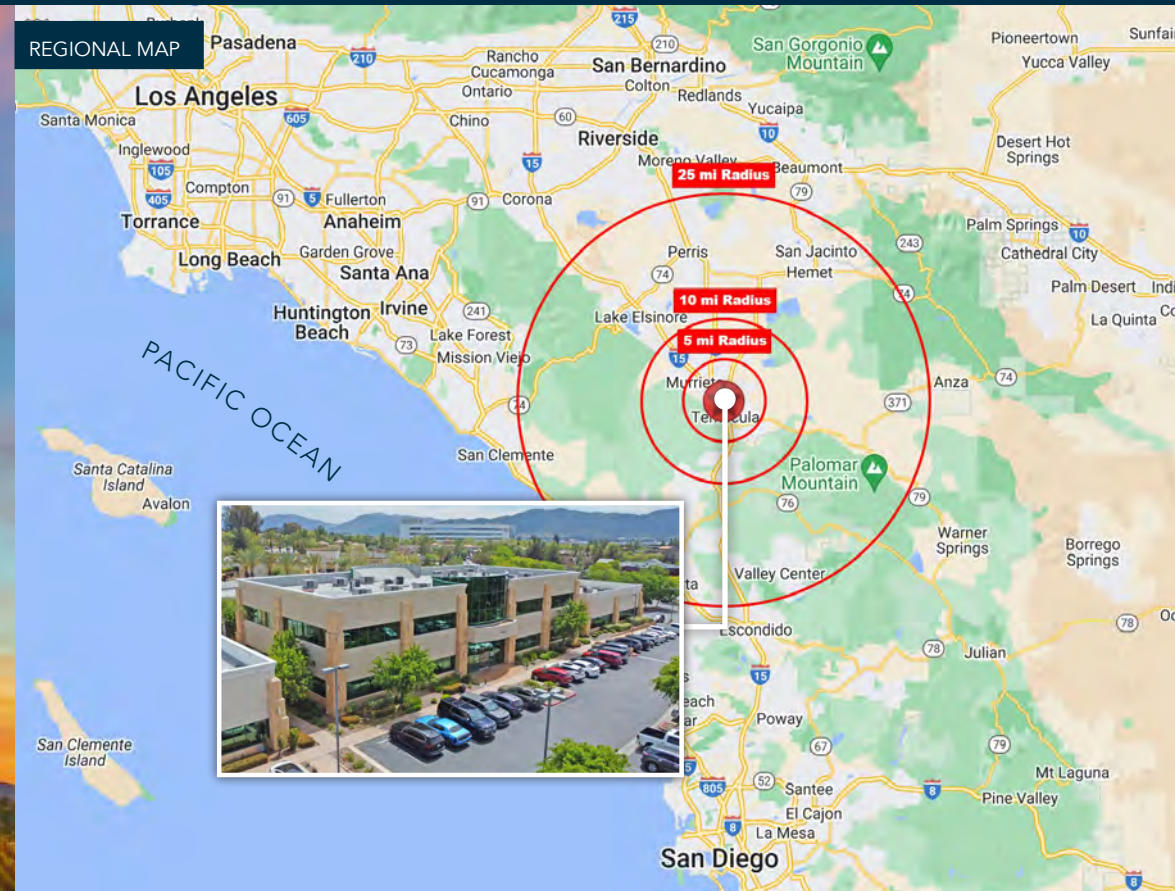
	TEMECULA	RIVERSIDE COUNTY
POPULATION	112,502	2,540,000
LABOR FORCE	87,384	2,100,000
HOUSEHOLDS	36,554	817,124
AVG HH INCOME	\$148,730	\$125,278



HOUSING MARKET

www.zillow.com/temecula-ca/home-values/

\$761,275 ZILLOW
HOME VALUE



41619

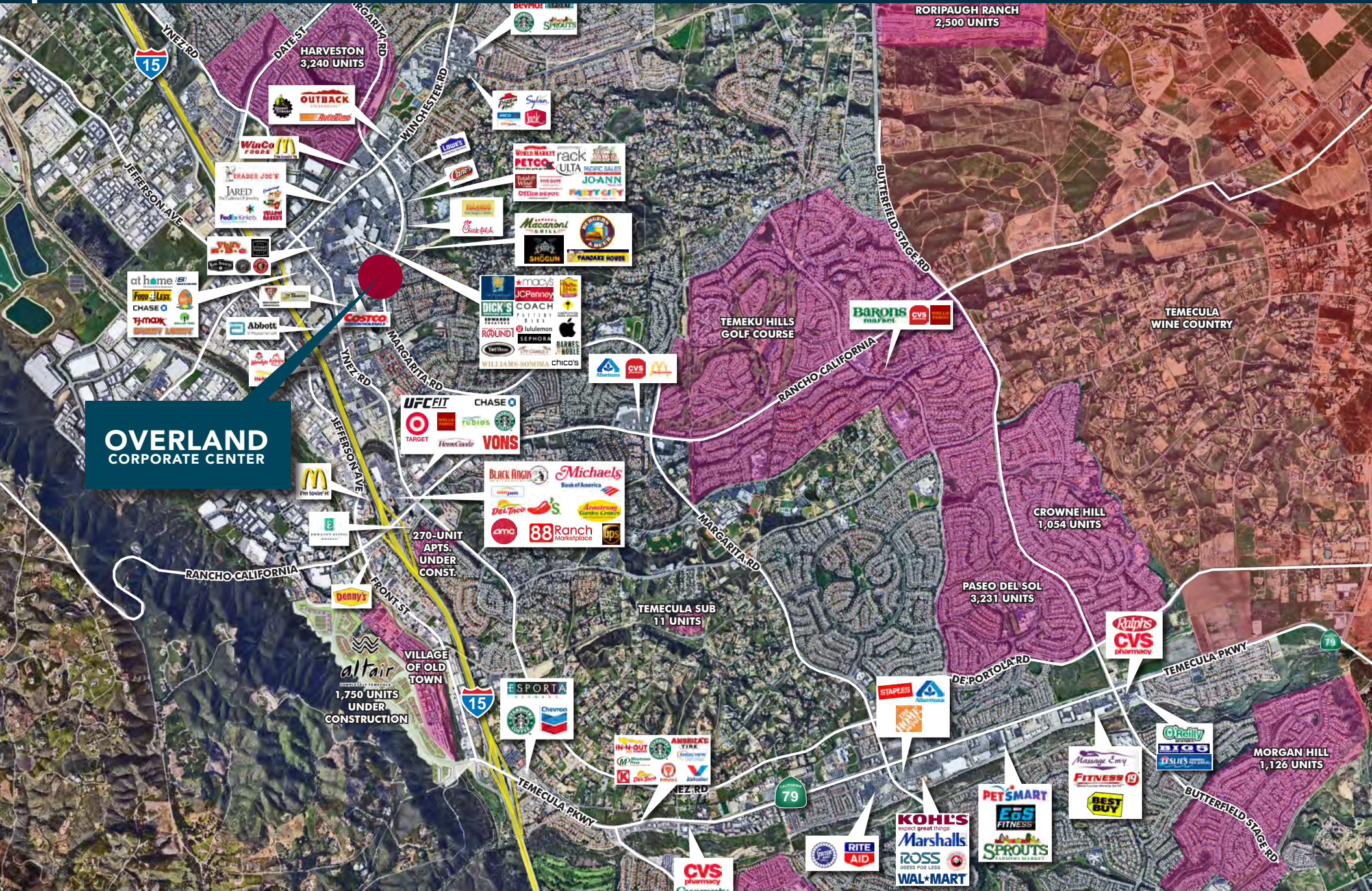
MARGARITA RD., SUITES 101 & 102
TEMECULA, CA

SURROUNDING AMENITIES



41619 MARGARITA RD., SUITES 101 & 102 TEMECULA, CA

EXPANDED AMENITIES



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