

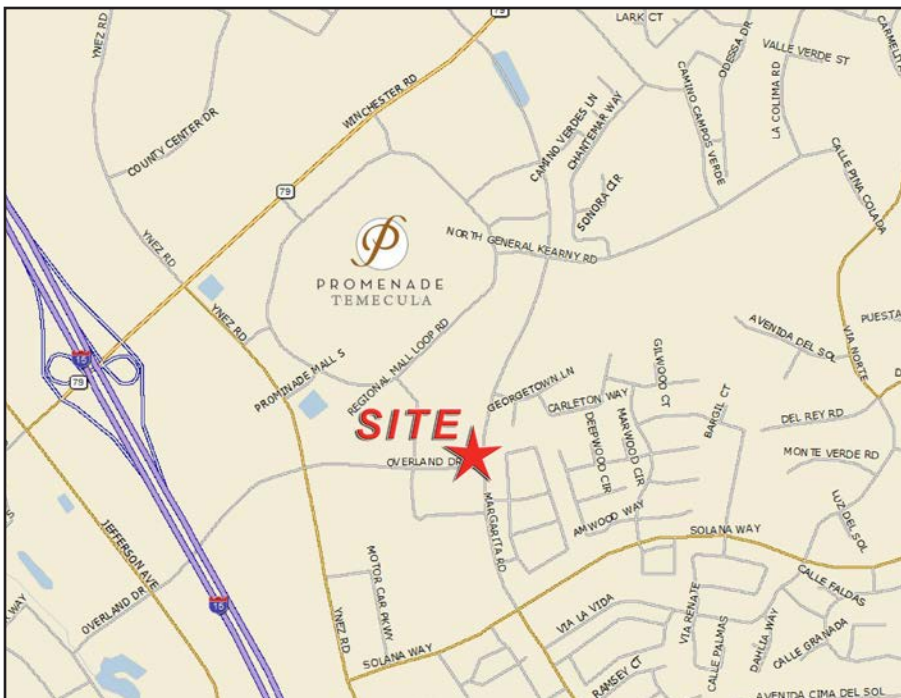
FOR LEASE: RETAIL/OFFICE

# OVERLAND CORPORATE CENTER

41653 MARGARITA ROAD, TEMECULA, CA 92591



**WESTMAR**  
COMMERCIAL REAL ESTATE



- Retail/Office Space
- Immediate Occupancy Available
- **Suite 105:**
  - 1,748± SF
  - Retail/Office
  - \$1.75 PSF NNN

### Features:

- Prestigious location on east side of Interstate 15 near 1,000,000± SF Promenade Regional Mall (J.C. Penny, Sears, Macy's, Edward's Cinema, The Cheesecake Factory, Costco and numerous restaurants.)
- Located at signalized northwest corner of Overland and Margarita Roads within the prominent Overland Corporate Center office park featuring 50,000± square feet of Class 'A' office as well as Red Lobster restaurant.
- Located near former Abbott Laboratories 350,000± SF campus facility which was recently purchased by Mt. San Jacinto Community College. The new college is anticipated to open at this site within 18 months servicing 1,500 students per semester to start. Within 5 years, the college anticipates servicing approximate 6,000 students per semester.
- Common parking for restaurants, retail and office.

### Join these nearby retailers:



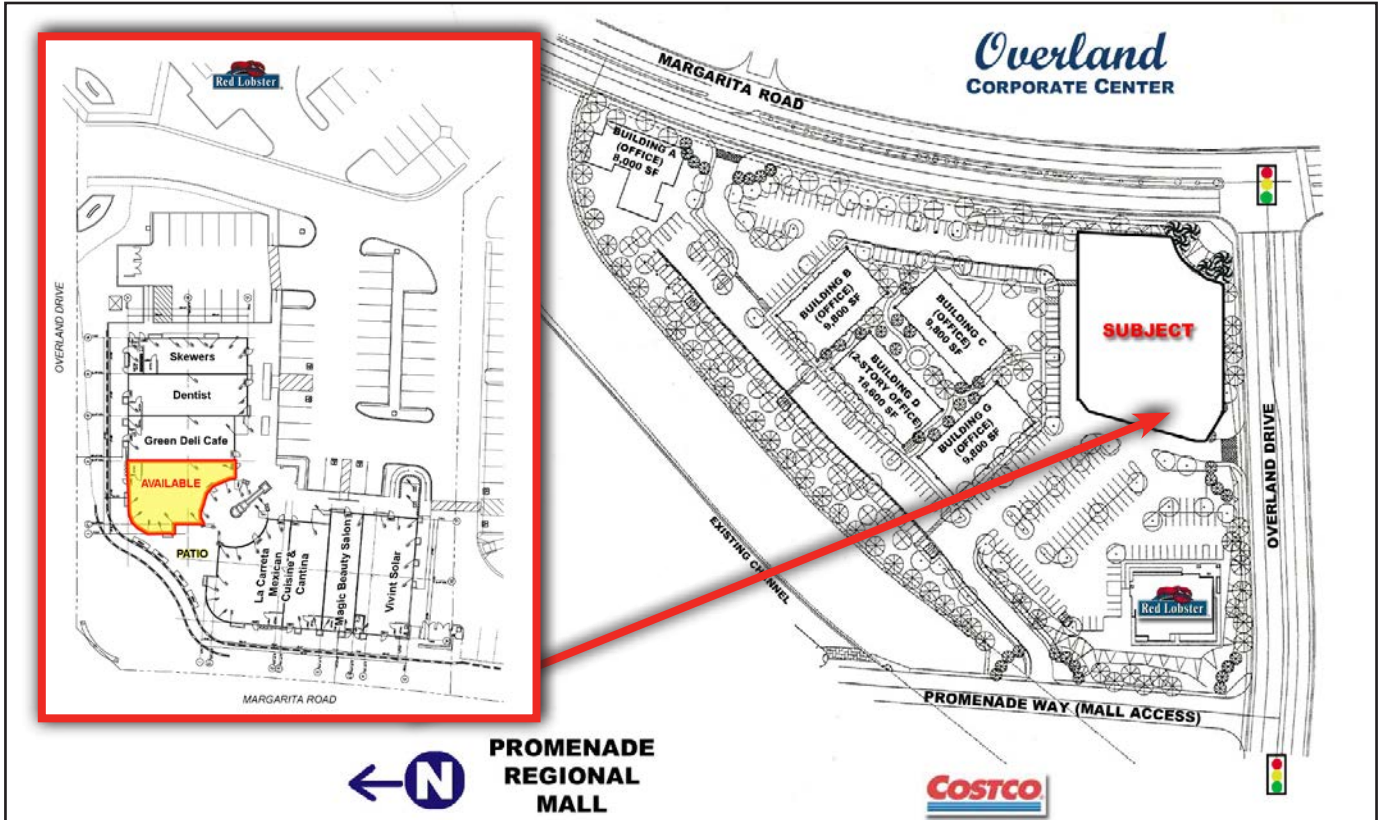
### EXCLUSIVELY LISTED BY:

**Mark Esbensen**  
mesbensen@WestMarCRE.com  
CA License: #00713990

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

**WestMar Commercial Real Estate**  
Founded in 1988  
[www.WestMarCRE.com](http://www.WestMarCRE.com)

41623 Margarita Road, Suite 100, Temecula, CA 92591 | Ph: 951.491.6300 | Fax: 951.491.6330 | [www.WestMarCRE.com](http://www.WestMarCRE.com)



## Availability

Suite	Status	Size	Base Rent
101	Vivint Solar	1,944± SF	----
102	Magic Beauty Salon	1,173± SF	----
103-104	La Careta Mexican Cuisine & Cantina	3,255± SF	----
<b>105</b>	<b>AVAILABLE</b>	<b>1,748± SF</b>	<b>\$1.75</b>
<b>106</b>	Green Deli Cafe	1,475± SF	----
107	Dentist	1,520± SF	----
108	Skewers Restaurant	1,162± SF	----

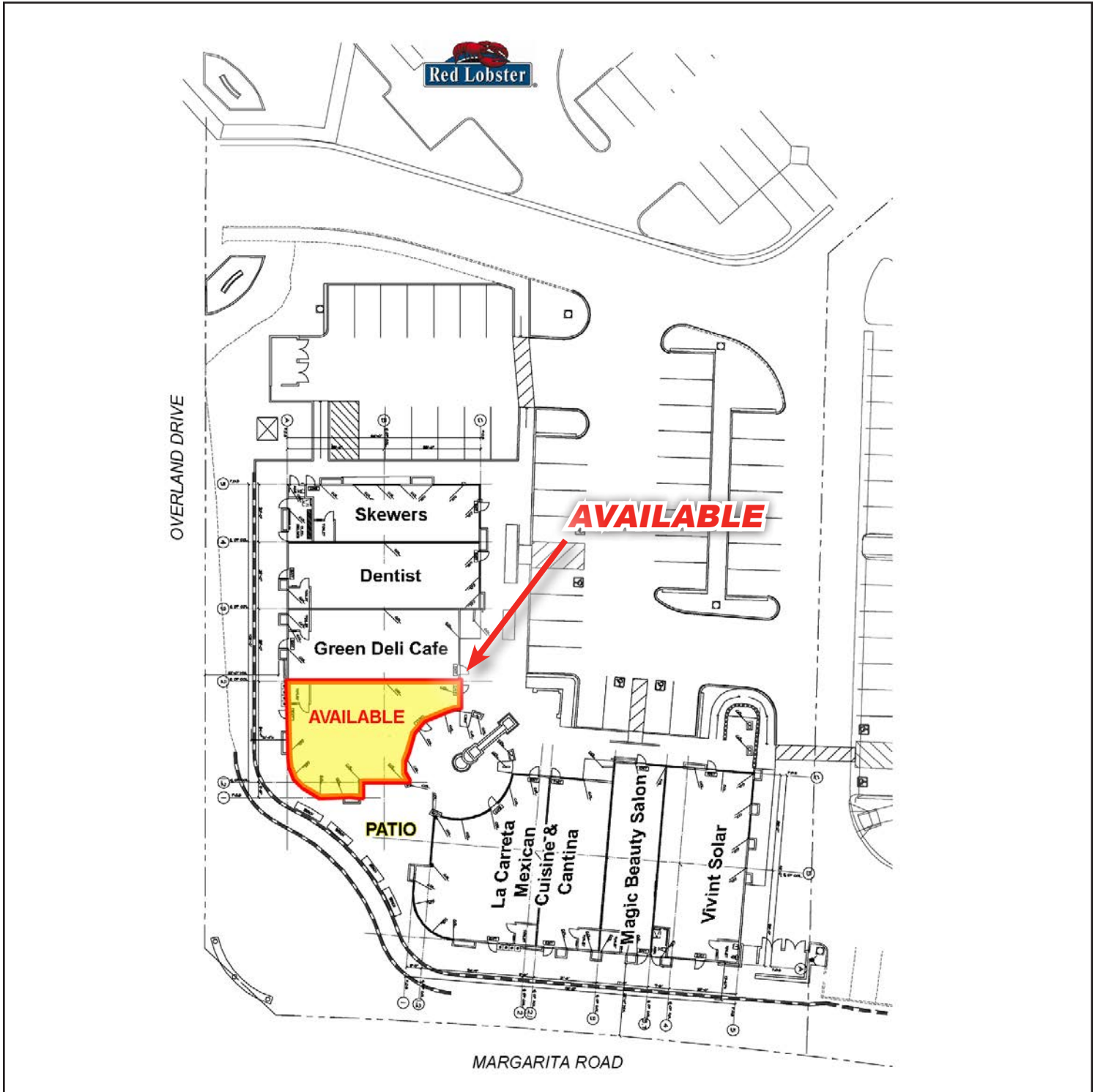
2019 Budget NNN Expenses are \$0.90 PSF/Month

**EXCLUSIVELY LISTED BY:**

**Mark Esbensen**  
mesbensen@WestMarCRE.com  
CA License: #00713990

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

**WestMar Commercial Real Estate**  
Founded in 1988  
www.WestMarCRE.com



**EXCLUSIVELY LISTED BY:**

**Mark Esbensen**  
mesbensen@WestMarCRE.com  
CA License: #00713990

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

**WestMar Commercial Real Estate**  
*Founded in 1988*  
[www.WestMarCRE.com](http://www.WestMarCRE.com)



### Demographics

Source: CoStar 2018	1 mile	3 mile	5 mile
2018 Population (Estimated)	10,423	83,901	185,850
2023 Population (Projected)	11,119	89,534	198,428
Daytime Employee Population	18,699	51,675	79,158
Average Household Income	\$70,562	\$91,986	\$96,894

### Traffic Counts

Source: City of Temecula 2017	ADT
Margarita Road South of Winchester Road	33,650
Overland Drive East of Ynez Road	20,920

**EXCLUSIVELY LISTED BY:**

**Mark Esbensen**  
mesbensen@WestMarCRE.com  
CA License: #00713990

**WestMar Commercial Real Estate**  
Founded in 1988  
www.WestMarCRE.com

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