

44025-44065 MARGARITA RD
TEMECULA, CA 92592



DE PORTOLA

PROFESSIONAL CENTER

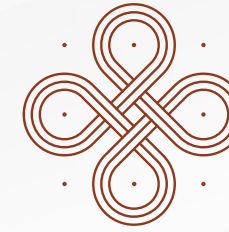


FOR LEASE
CLASS A
MEDICAL OFFICE BUILDING

±37,621 SF MEDICAL CAMPUS
UP TO ±3,026 SF AVAILABLE



CLASS A MEDICAL OFFICE SPACE IN SOUTH TEMECULA
±37,621 SF MULTI-BUILDING MEDICAL CAMPUS
FLEXIBLE SUITE SIZES RANGING FROM ±1,372 TO ±3,026 SF



DE PORTOLA

PROFESSIONAL CENTER

A Modern Healthcare Campus in Temecula

De Portola Professional Center is a ±37,621-square-foot multi-building medical office campus located along Margarita Road in South Temecula, within one of the area's established suburban healthcare corridors. The project offers convenient access to surrounding residential communities, retail amenities, and major thoroughfares including Temecula Parkway and Highway 79.

Constructed in 2016 on approximately ±2.75 acres, the campus consists of three buildings featuring a mix of single- and two-story layouts with contemporary design

and a medical office campus setting. The property is designed to support medical users in a highly accessible, patient, staff and client-friendly environment. The project offers flexible suite sizes ranging from approximately ±1,372 to ±3,026 to square feet and features strong medical infrastructure suitable for a wide range of clinical uses.

De Portola Professional Center benefits from a diverse tenant mix including medical, wellness, contributing to a stable and established healthcare environment within the South Riverside submarket.

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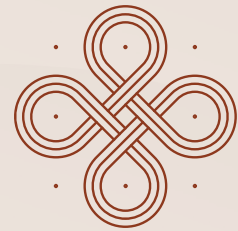
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STRATEGIC VISIBILITY IN A GROWING HEALTHCARE CORRIDOR

De Portola Professional Center benefits from a highly visible South Temecula location, strong surrounding demographics, and convenient regional connectivity that support long-term demand for medical and professional office users. **Highlights include:**

- Prominent location along Margarita Road in South Temecula
- Strong visibility with nearby traffic counts exceeding 25,000+ vehicles per day on Margarita Road and 35,000+ vehicles per day along Temecula Parkway / Highway 79
- Convenient regional access via Temecula Parkway and nearby Interstate 15
- Well-connected to Temecula, Murrieta, and the greater Inland Empire
- Located within an established residential and professional corridor serving approximately 89,000 residents within a three-mile radius
- Affluent surrounding demographics, with median household incomes exceeding \$123,000 within a three-mile radius
- Close proximity to retail centers, restaurants, and daily amenities for employees, patients, and visitors
- Benefits from limited new medical development and strong occupancy fundamentals in the South Riverside submarket
- Positioned to capture growing demand for medical and professional office services in a high-growth suburban market





NEARBY AMENITIES

Located in South Temecula along Margarita Road, De Portola Professional Center is surrounded by a wide range of retail, dining, and service amenities. The property benefits from close proximity to Temecula Parkway/Highway 79, providing convenient access to major shopping centers, healthcare providers, and everyday conveniences for patients, employees, and visitors.

1 South Temecula Medical Offices

Temecula Valley Hospital
Temecula Valley Advanced Imaging

Rancho Family Medical Group
Local dental, wellness, and specialty medical providers

2 Temecula Parkway Corridor

Walmart Supercenter
The Home Depot
Sprouts Farmers Market
Staples

Kohl's
Albertsons
CAVA
Redhawk Pavillion

Dollar Tree
Stater Bros. Markets
Vail Ranch Pharmacy
Better Buzz Coffee

3 I-15/Promenade Temecula Mall

Promenade Temecula Mall
Doctors Medical Park
Trader Joe's
Winco Foods

Costco Wholesale
Total Wine & More
Promenade Medical Plaza
BJ's Brewhouse

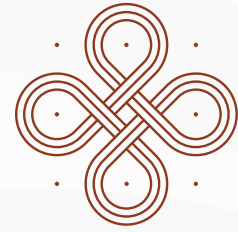
Hobby Lobby
Broken Yolk Cafe
Starbucks
Lowe's

4 Temecula Town Center

Vons
CVS

Chase Bank
Starbucks

Target
AMC Temecula 10



PATIENT DEMAND FORECAST DE PORTOLA PROFESSIONAL CENTER



The Outpatient Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties in keymarkets across the US. The MSP tool supports planners, providers and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. The above data is representative of the De Portola Professional Center which is located within the 92592 Zip Code. For more information on the Advisory Board, please visit www.advisory.com.



92592

**TARGET
MARKETS**

**SERVICE
LINES**

SERVICE LINES	TODAY'S VOLUME	5-YEAR VOLUME ↑	10-YEAR VOLUME ↑
Cardiology	21,374	11.5%	23.3%
Dermatology	10,028	2.4%	4.4%
Endocrinology	509	23.2%	33.4%
ENT	7,638	7.1%	14.6%
Gastroenterology	5,419	2.0%	2.1%
General Surgery	1,337	1.6%	2.9%
Nephrology	1,198	5.9%	9.1%
Neurology	3,935	3.6%	6.7%
Neurosurgery	211	1.7%	7.3%
Oncology	3,428	7.2%	13.3%
Ophthalmology	19,413	10.4%	19.8%
Orthopedics	6,928	6.8%	15.6%
Pain Management	2,537	8.6%	15.5%
Physical Therapy/Rehabilitation	60,525	12.8%	23.5%
Podiatry	3,337	11.5%	24.2%
Psychiatry	33,316	11.9%	13.7%
Radiology	66,068	3.7%	7.4%
Spine	449	12.7%	20.2%
Thoracic Surgery	150	2.7%	6.2%
Trauma	1,690	4.3%	8.5%
Urology	2,108	1.3%	4.7%
Vascular	3,621	11.6%	22.8%





De Portola Professional Center offers a highly accessible South Temecula location ideal for medical users. Positioned along Margarita Road near Temecula Parkway/Highway 79, the property provides convenient regional access and strong local visibility. The campus features medical-ready infrastructure, ample surface parking, and flexible suite configurations from approximately ± 1,372 to ± 3,026 square feet. Supported by an established tenant base, the property delivers a functional and professional setting designed to meet the needs of medical users.

DISCOVER THE DETAILS

A STRATEGIC ADDRESS FOR HEALTHCARE GROWTH




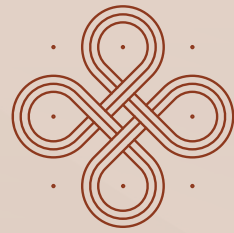
- **Building Size:** ±37,621 RSF multi-building medical office campus
- **Available Space:** ±1,372 to ±3,026 SF suites available
- **Signage Opportunities:** Monument and suite signage available
- **Access:** Close to I-15 & Temecula Pkwy/Hwy 79
- **Building Configuration:** Mix of single and two-story buildings
- **Construction:** Built in 2016 with modern medical-capable infrastructure
- **Parking:** ±140 surface parking spaces across the campus

Positioned Near a Growing Patient Base

	2025 Total Population	2030 Total Population	2025 Population Over 50
Mile 1	14,758	Mile 1 14,859	Mile 1 32.6%
Mile 5	126,136	Mile 5 126,826	Mile 5 34.4%
Mile 10	294,567	Mile 10 306,012	Mile 10 33.8%

	2025 Average Household Income
Mile 1	\$149,007
Mile 5	\$148,649
Mile 10	\$148,432

 **35,000+**
Average Daily
Traffic Count on
Temecula Parkway
(HWY 79)



DESIGNED FOR MEDICAL OFFICE USERS

De Portola Professional Center is supported by strong base building systems and flexible layouts that accommodate a wide range of medical and wellness users. The campus environment allows tenants to efficiently operate while providing patients and clients with convenient access, ample parking, and a professional setting.

Medical Buildings:

Modern construction with infrastructure suitable for a variety of outpatient medical and healthcare-related uses.

Flexible Suite Configurations:

Suite sizes ranging from approximately ±1,372 to ±3,026 SF, with layouts adaptable to meet a variety of operational needs.

Established Tenant Base:

Diverse mix of medical and wellness users contributing to a stable and healthcare environment.

Site & Visibility Features:

Monument signage opportunities, strong surrounding traffic counts, and frontage along Margarita Road.

Parking & Accessibility:

Ample surface parking across the campus with convenient access to Temecula Parkway/Highway 79, and I-15.

Building Details:

Constructed in 2016, the project consists of three buildings with a mix of single and two-story configurations in a well-maintained campus setting.



Designed for Functionality & Flexibility

De Portola Professional Center incorporates design elements that support a wide range of medical and wellness users, including:

Flexible Floor Plans:

Efficient suite layouts with adaptable configurations support a variety of operational needs, including medical and wellness uses.

Campus Accessibility & Parking:

Ample surface parking and convenient site circulation provide easy access for patients and staff.

Visibility & Signage Opportunities:

Frontage along Margarita Road with monument and suite signage options enhances identity and wayfinding.

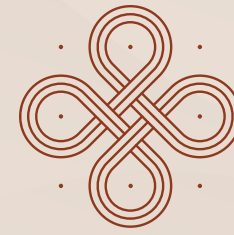
Professional Environment:

Well-maintained buildings, natural light, and a suburban campus setting contribute to a comfortable experience for patients and staff.

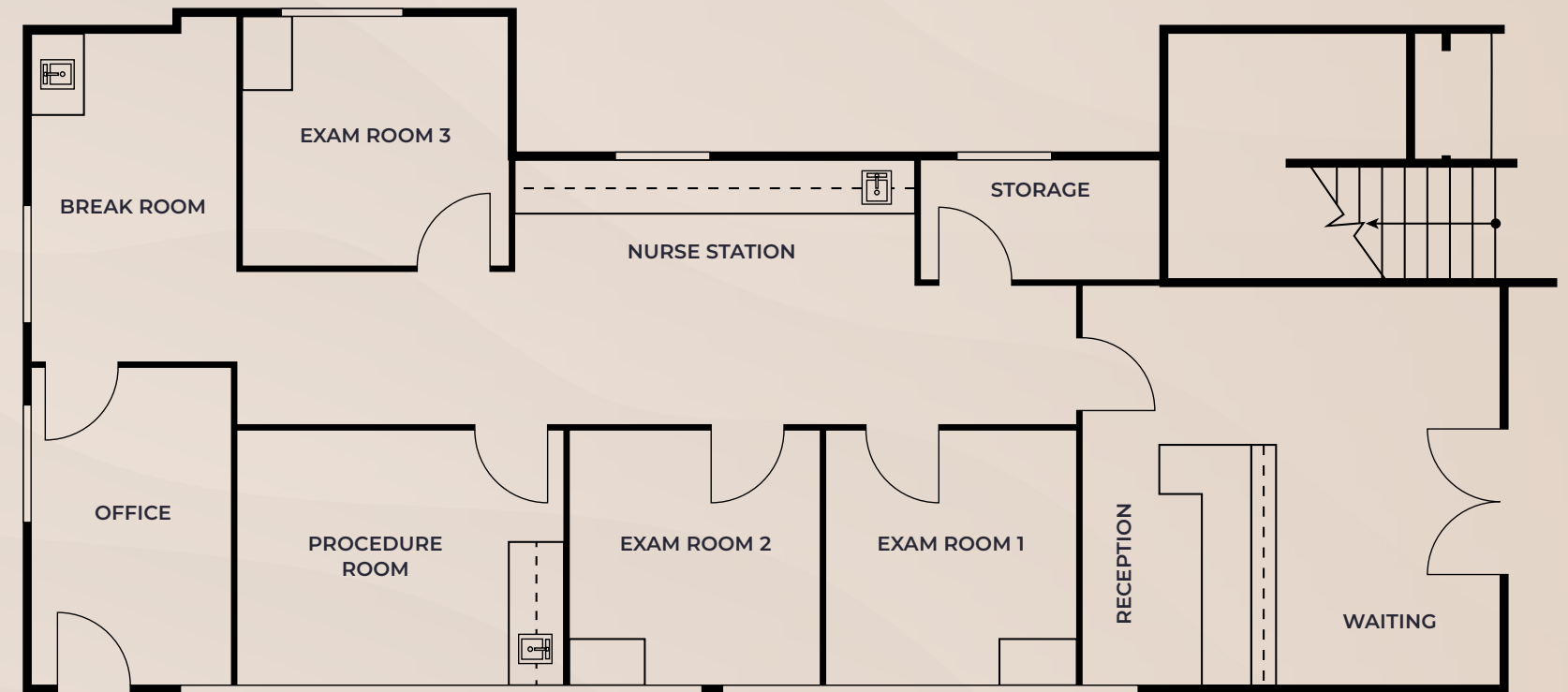
Established Ownership & Management:

Professionally managed property with an established tenant base supporting long-term stability.

De Portola Professional Center offers a functional and flexible environment suited for a broad range of medical users within a growing South Temecula community.



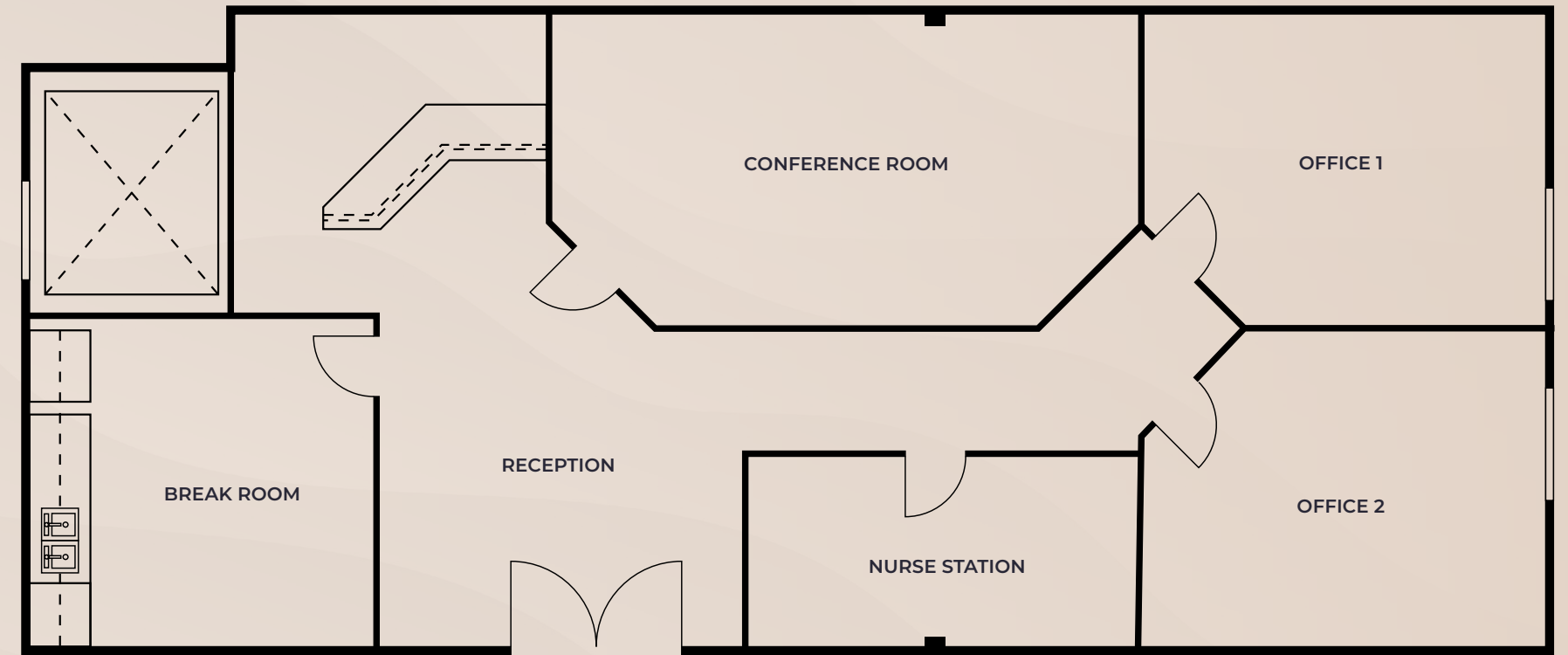
FLOORPLAN SUITE 106



1,654 RSF

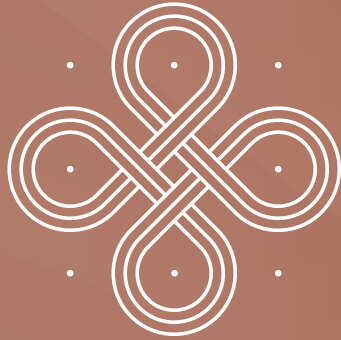


FLOORPLAN SUITE 200



1,372 RSF





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