Makena Medical
RANCHO SPRINGS

MAKENA MEDICAL
RANCHO SPRINGS

Rancho Springs Medical Center

WALSH CENTER DR

HANCOCK AVE

MURRIETA HOT SPRINGS RD

INTERSTATE 215

Availability

SUITE	SF	RENTAL RATE	COMMENTS
1st Floor	17,392	Negotiable	Shell condition ready for medical buildout
2nd Floor	14,900	Negotiable	Shell condition ready for medical buildout

Building Features

Prime Location
Adjacent to Rancho Springs Medical Center

Investment Opportunity
Physician Equity Participation Available

New Construction
Completion within 12 months

Medical Corridor
Synergistic Healthcare Providers Nearby

Demographics
5-Mile Radius

188,472
Population

$115,869
Avg. Household Income

35
Median Age

Traffic Counts

15,788 Cars Per Day
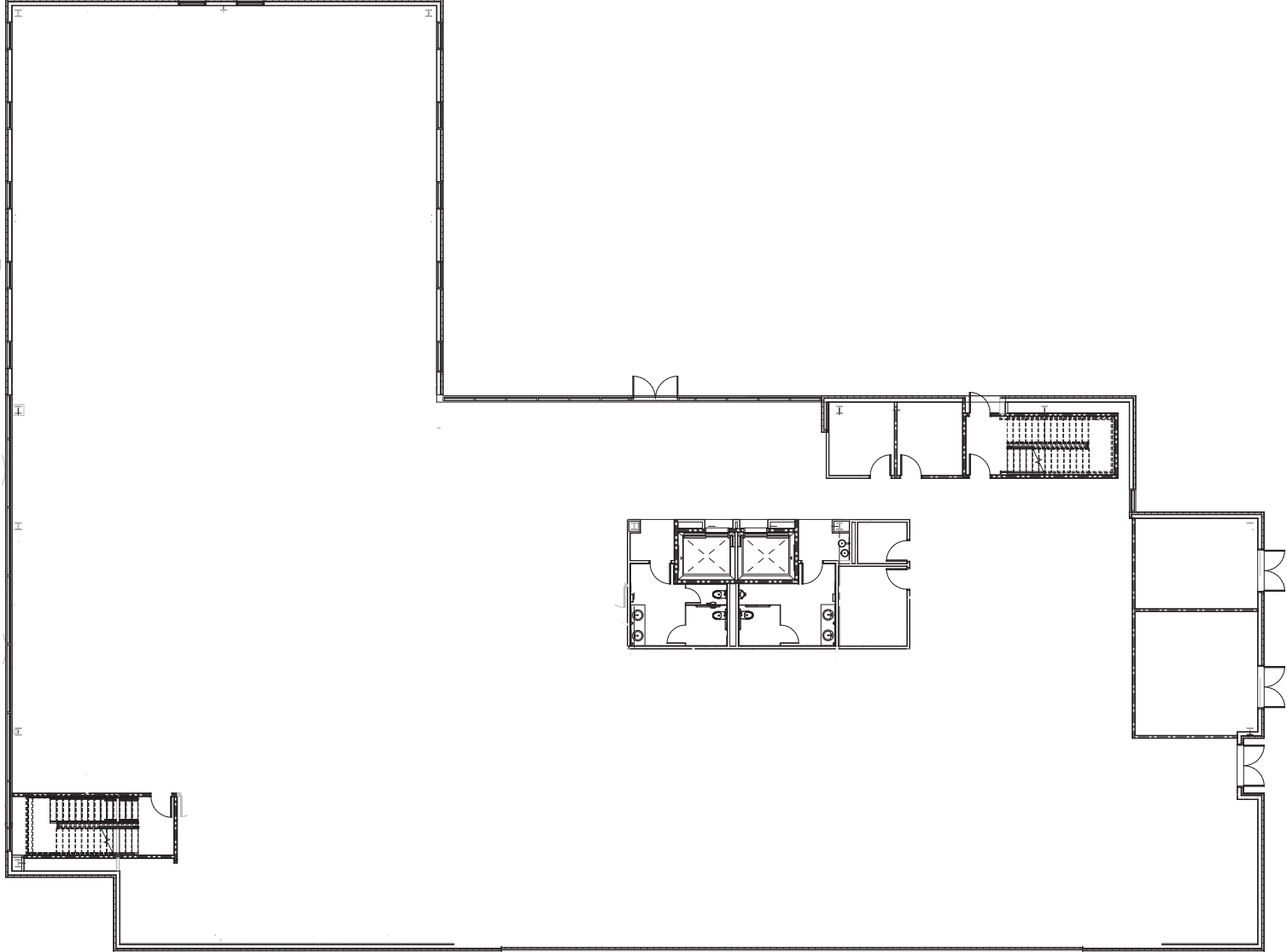Walsh Center Dr & Hancock Ave

Patient Demand Forecast
Five Mile Radius

Service Line	2020 Volume	2025 Volume	2030 Volume	5 Yr Growth	10 Yr Growth
Physical Therapy/ Rehabilitation	48,231	63,639	72,106	31.9%	49.5%
Pain Management	2,175	2,857	3,297	31.4%	51.6%
Orthopedics	5,693	7,373	8,355	29.5%	46.8%
Podiatry	3,294	4,174	4,969	26.7%	50.8%
Neurology	3,356	4,092	4,607	21.9%	37.3%
Vascular	3,223	3,887	4,409	20.6%	36.8%
Ophthalmology	17,573	21,111	23,635	20.1%	34.5%
Dermatology	8,848	10,506	11,708	18.7%	32.3%
Pulmonology	2,833	3,344	3,626	18.0%	28.0%
ENT	6,447	7,485	7,839	16.1%	21.6%

Advisory Board

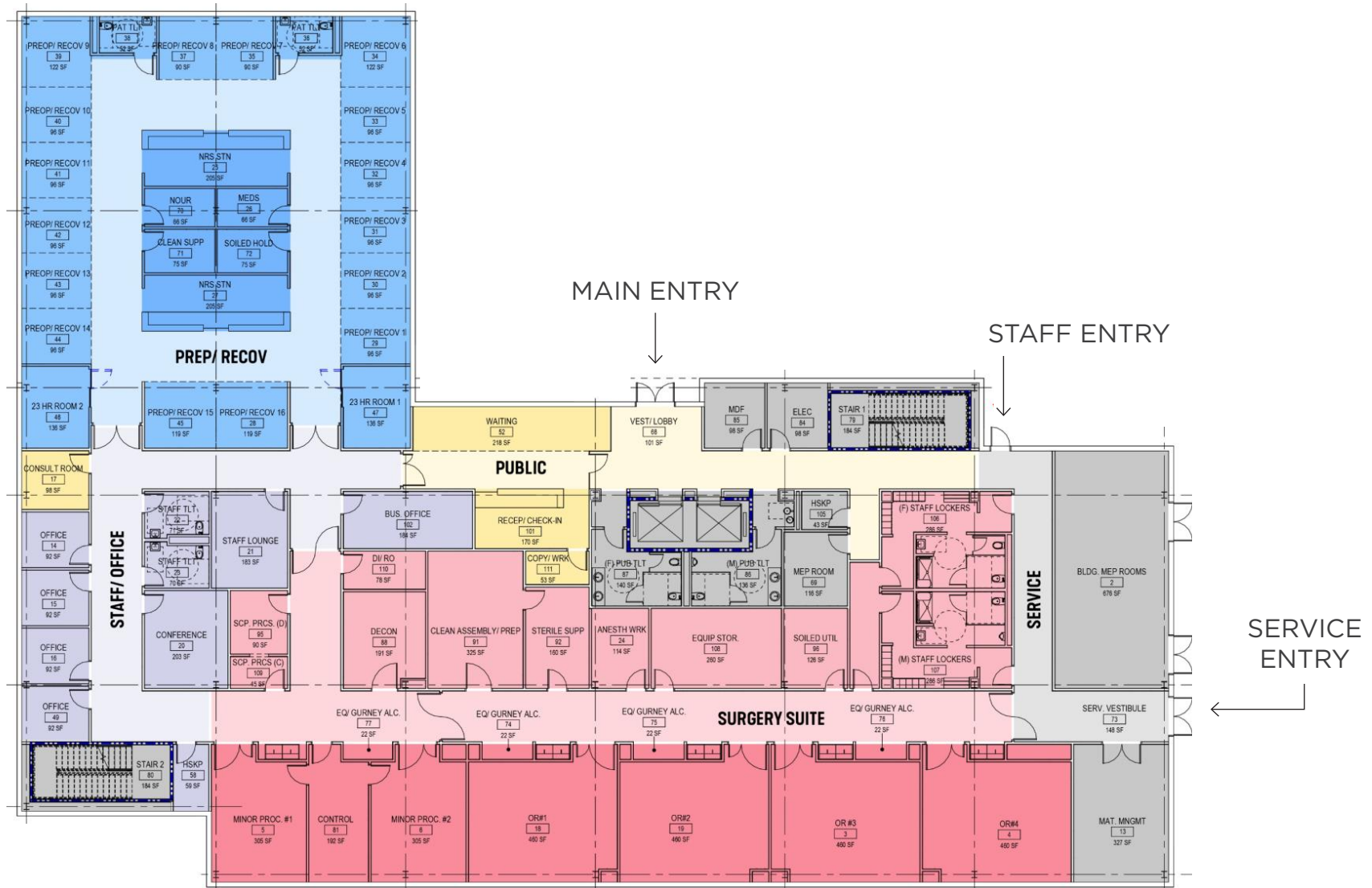Market Scenario Planner displays the types of services patients in your market are expected to use and allows projections to be customized according to five key growth drivers; disease prevalence, care management, insurance, readmissions and technology shifts. The above data is representative of Makena Murrieta Rancho Springs which includes areas within a five mile radius.
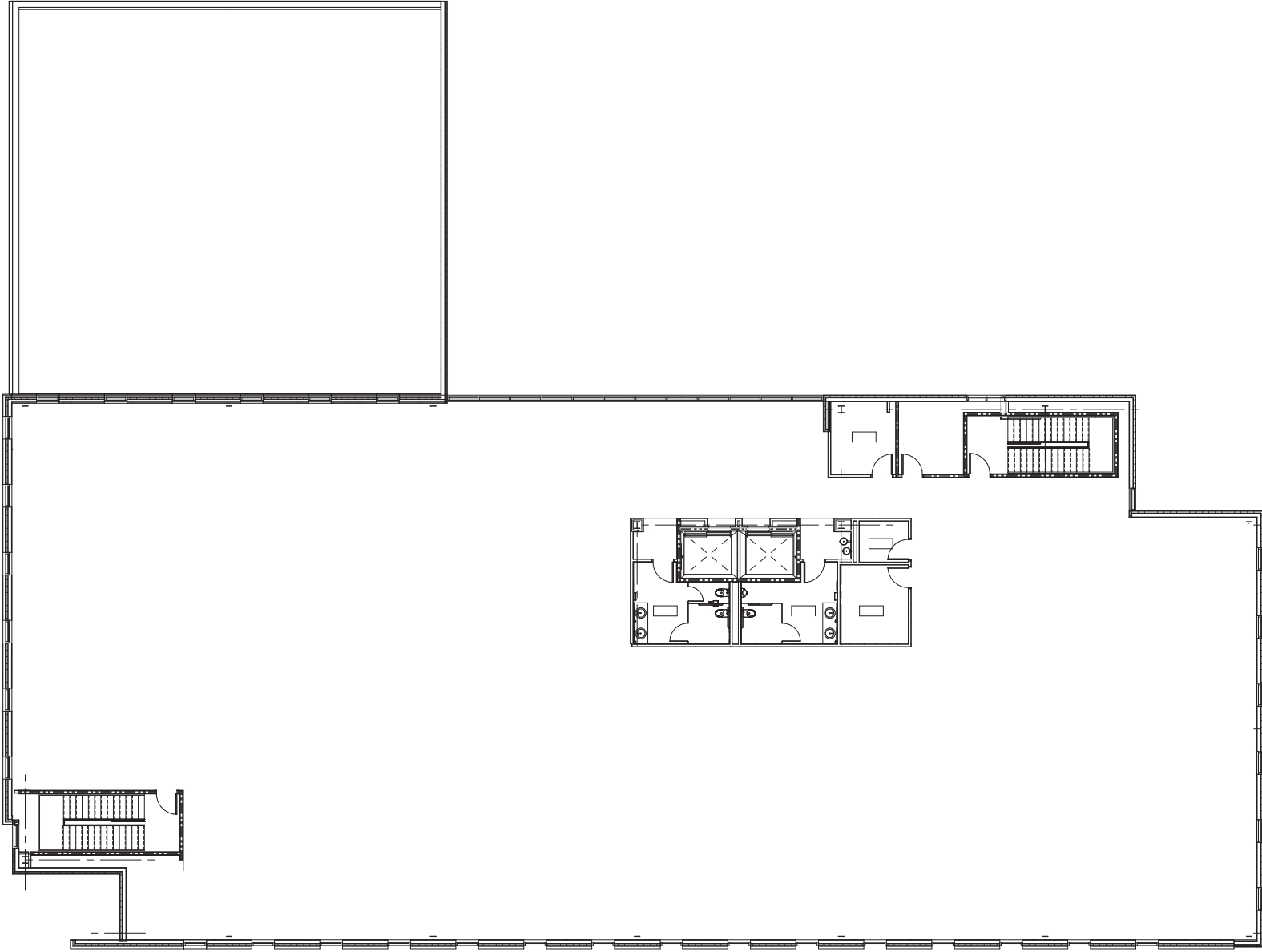
Floor 1 - 17,392 RSF
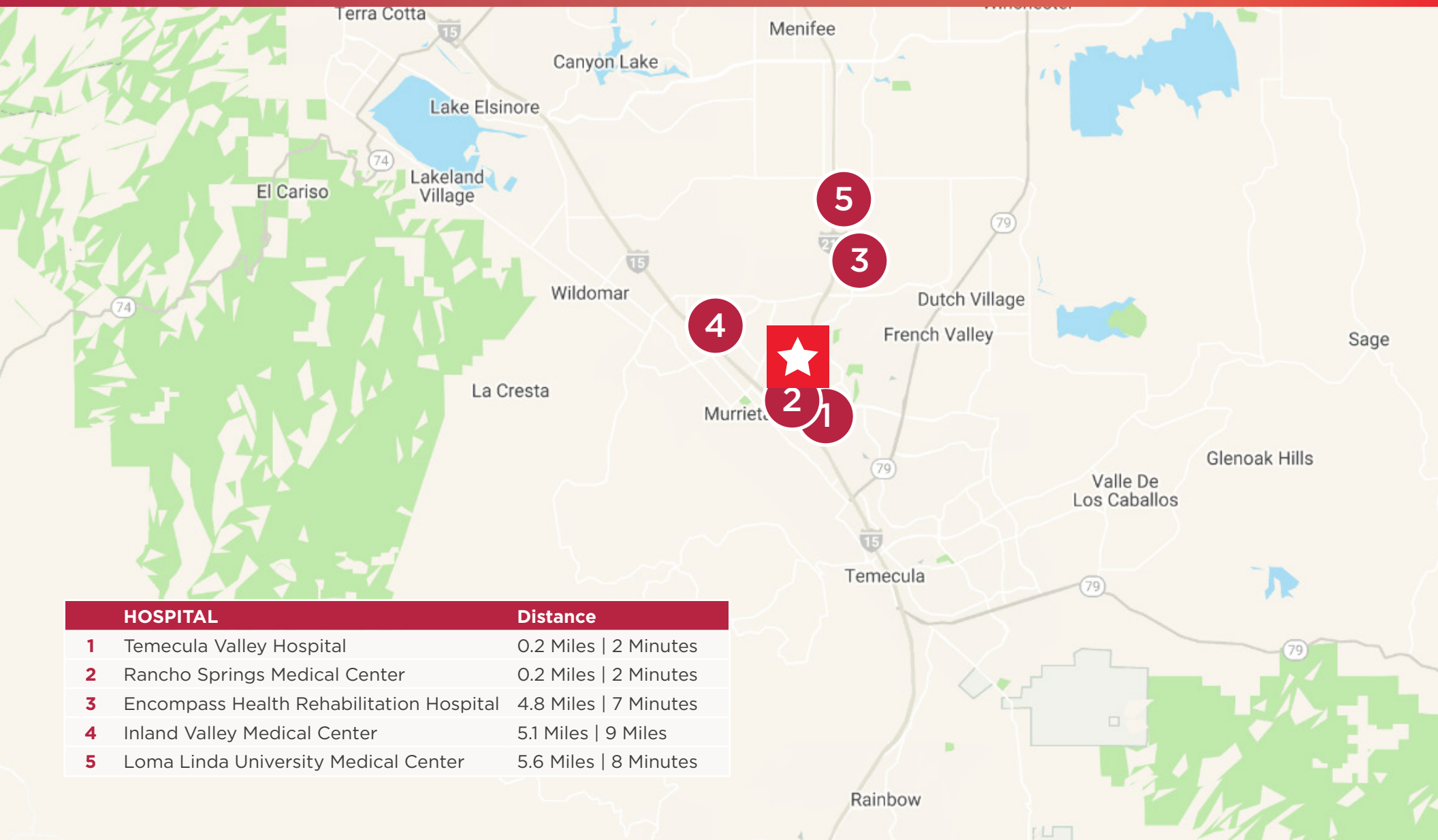
17,392 RSF (Hypothetical ASC)

MAIN ENTRY

STAFF ENTRY

SERVICE ENTRY

PREP/ RECOV

PREOP/ RECOV 9 — 39 — 122 SF
PREOP/ RECOV 8 — 37 — 90 SF
PREOP/ RECOV 7 — 35 — 90 SF
PREOP/ RECOV 6 — 34 — 122 SF
PAT TLT — 38
PAT TLT — 38
PREOP/ RECOV 10 — 40 — 96 SF
PREOP/ RECOV 5 — 33 — 96 SF
PREOP/ RECOV 11 — 41 — 96 SF
PREOP/ RECOV 4 — 32 — 96 SF
PREOP/ RECOV 12 — 42 — 96 SF
PREOP/ RECOV 3 — 31 — 96 SF
PREOP/ RECOV 13 — 43 — 96 SF
PREOP/ RECOV 2 — 30 — 96 SF
PREOP/ RECOV 14 — 44 — 96 SF
PREOP/ RECOV 1 — 29 — 96 SF
NRS STN — 25 — 205 SF
NOUR — 70 — 66 SF
MEDS — 26 — 66 SF
CLEAN SUPP — 71 — 75 SF
SOILED HOLD — 72 — 75 SF
NRS STN — 27 — 205 SF
23 HR ROOM 2 — 46 — 136 SF
PREOP/ RECOV 15 — 45 — 119 SF
PREOP/ RECOV 16 — 28 — 119 SF
23 HR ROOM 1 — 47 — 136 SF
WAITING — 52 — 218 SF
VEST/ LOBBY — 68 — 101 SF
MDF — 85 — 98 SF
ELEC — 84 — 98 SF
STAIR 1 — 79 — 184 SF

PUBLIC

CONSULT ROOM — 17 — 98 SF
STAFF/ OFFICE
OFFICE — 14 — 92 SF
STAFF TLT — 22 — 71 SF
STAFF TLT — 23 — 70 SF
STAFF LOUNGE — 21 — 183 SF
BUS. OFFICE — 102 — 184 SF
RECEP/ CHECK-IN — 101 — 170 SF
HSKP — 105 — 43 SF
(F) STAFF LOCKERS — 106 — 286 SF
OFFICE — 15 — 92 SF
DI/ RO — 110 — 78 SF
COPY/ WRK — 111 — 53 SF
(F) PUB TLT — 87 — 140 SF
(M) PUB TLT — 88 — 136 SF
MEP ROOM — 86 — 116 SF
BLDG. MEP ROOMS — 2 — 676 SF
OFFICE — 16 — 92 SF
CONFERENCE — 20 — 203 SF
SCP. PRCS. (D) — 95 — 90 SF
DECON — 88 — 191 SF
CLEAN ASSEMBLY/ PREP — 91 — 325 SF
STERILE SUPP — 92 — 160 SF
ANESTH WRK — 24 — 114 SF
EQUIP STOR. — 108 — 260 SF
SOILED UTIL — 96 — 126 SF
(M) STAFF LOCKERS — 107 — 286 SF
OFFICE — 49 — 92 SF
SCP. PRCS (C) — 109 — 45 SF
SERVICE
EQ/ GURNEY ALC. — 77 — 22 SF
EQ/ GURNEY ALC. — 74 — 22 SF
EQ/ GURNEY ALC. — 75 — 22 SF
SURGERY SUITE
EQ/ GURNEY ALC. — 76 — 22 SF
SERV. VESTIBULE — 73 — 148 SF
STAIR 2 — 80 — 184 SF
HSKP — 58 — 59 SF
MINOR PROC. #1 — 5 — 305 SF
CONTROL — 81 — 192 SF
MINOR PROC. #2 — 6 — 305 SF
OR#1 — 18 — 460 SF
OR#2 — 19 — 460 SF
OR #3 — 3 — 460 SF
OR#4 — 4 — 460 SF
MAT. MNGMT — 13 — 327 SF

Floor 2 - 14,900 RSF

Renderings

	HOSPITAL	Distance
1	Temecula Valley Hospital	0.2 Miles | 2 Minutes
2	Rancho Springs Medical Center	0.2 Miles | 2 Minutes
3	Encompass Health Rehabilitation Hospital	4.8 Miles | 7 Minutes
4	Inland Valley Medical Center	5.1 Miles | 9 Miles
5	Loma Linda University Medical Center	5.6 Miles | 8 Minutes

JOE ZUREK
858-558-5612
joe.zurek@cushwake.com
CA Lic. #01967813

NEHAL WADHWA
858-625-5228
nehal.wadhwa@cushwake.com
CA Lic. #01859922

MATTHEW MELENDRES
408-510-9968
matthew.melendres@cushwake.com
CA Lic. #02162349

ELLIOT FINK
651-447-9946
elliot.fink@cushwake.com
CA Lic. #02201586

CUSHMAN & WAKEFIELD