

# VALLEY MEDICAL CENTER

PROFESSIONAL OFFICES FOR LEASE

1695 S. SAN JACINTO AVE.  
SAN JACINTO, CA 92583

VALLEY  
MEDICAL  
&  
BUSINESS  
CENTER

MEDICAL  
& EXECUTIVE  
CENTER

- World Financial, Inc.
- Dr. El. M. D. D.
- Chiropractic - Dr. Gaudin
- Acupuncture
- Statewide Insurance Services
- Laker & Johnson, Chiropractic
- American Spine Institute
- Allstate Insurance
- National Medical Weight Loss - Dr. M. M.
- Berman Medical Foundation
- United Medical Management - Surgery Center
- Social Value Insurance
- Medical Law Group
- Medical Insurance Group
- Medical Insurance Group



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CalDRE #01351570

# PROPERTY OVERVIEW

1695 S SAN JACINTO AVE | SAN JACINTO, CA 92583

## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	±1,155 - 1,659 SF
<b>LEASE RATE:</b>	\$1.75/ SF/ MG
<b>STORIES:</b>	2
<b>YEAR BUILT:</b>	2006
<b>MARKET:</b>	Inland Empire
<b>SUBMARKET:</b>	San Jacinto/Hemet



## PROPERTY FEATURES

- Well-appointed medical and executive office building in San Jacinto, CA. Fully built-out suites of varying sizes:
  - Suite L, ±1,696 SF
  - Suite N, ±1,266 SF
  - Suite P, ±1,155 SF
- Elevator-served, two-story building with professional entry/lobby
- Shared restrooms on each floor
- Building Directory signage
- Diverse tenant mix in project
- Excellent parking and easy ingress/egress to San Jacinto Avenue
- Located near one of San Jacinto's core corridors
- Close proximity to retail centers



***Well-appointed office building at a major intersection in San Jacinto***

SUITE	TENANT	SF	LEASE TYPE	PRICE/SF
L	Available Now!	±1,659	MG	\$1.75
N	Coming soon! Dental Suite	±1,266	MG	\$1.75
P	Available Now!	±1,155	MG	\$1.75

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# INTERIOR PHOTOS

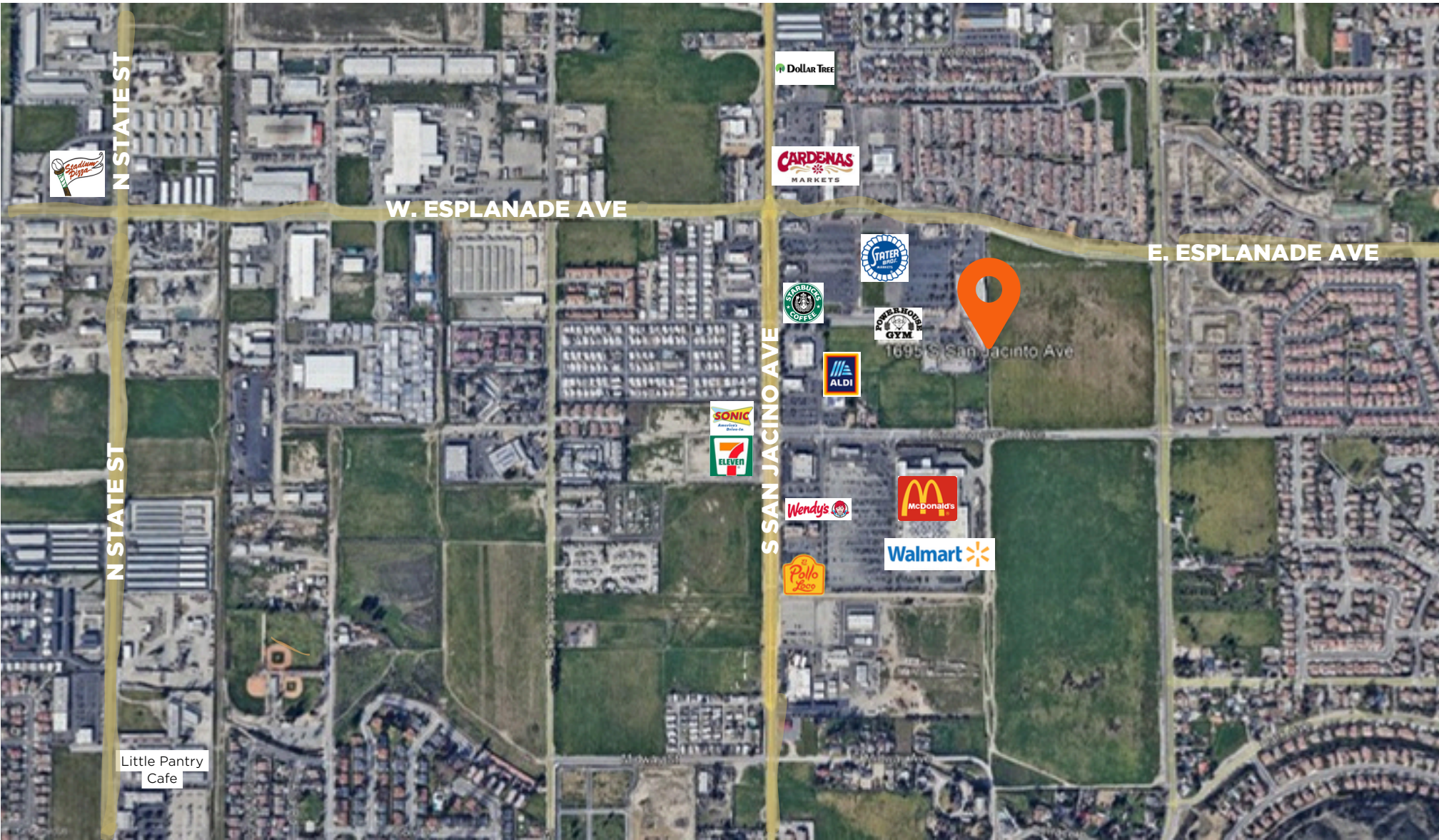
1695 S SAN JACINTO AVE | SAN JACINTO, CA 92583





# AERIAL LOCATOR

 1695 S SAN JACINTO AVE | SAN JACINTO, CA 92583





# DEMOGRAPHICS

SAN JACINTO OFFICES | 1695 S. SAN JACINTO AVE. | SAN JACINTO, CA



- State California
- County Riverside
- Mayor Crystal Ruiz
- Website [sanjacintoca.gov](http://sanjacintoca.gov)

## POPULATION

Source: ESRI



118,108  
POPULATION



36.0  
MEDIAN AGE



38,615  
HOUSEHOLDS

## EMPLOYMENT



42%  
WHITE COLLAR



33%  
BLUE COLLAR



25%  
SERVICES



10%  
UNEMPLOYMENT RATE

## EDUCATION



33%  
HIGH SCHOOL  
GRADUATE



31%  
SOME COLLEGE



15%  
BACHELORS/GRAD/  
PROF DEGREE

## INCOME



\$64,719  
MEDIAN HOUSEHOLD  
INCOME

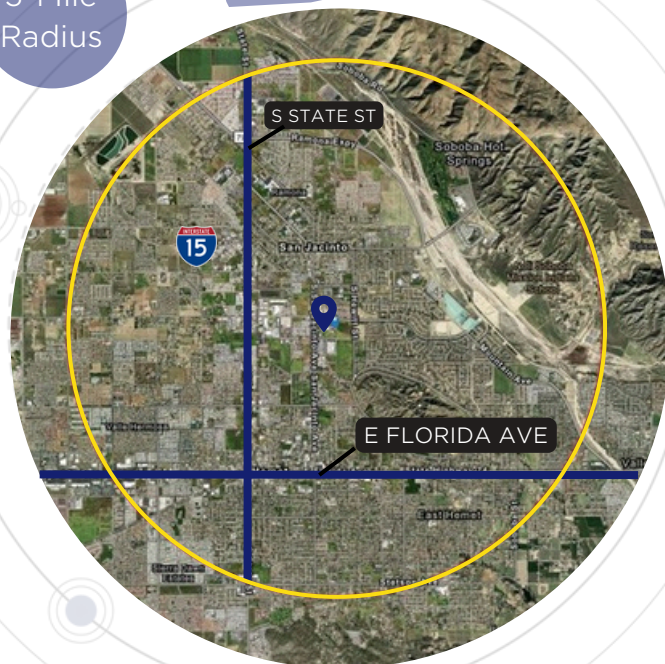


\$26,465  
PER CAPITA  
INCOME



\$124,060  
MEDIAN NET  
WORTH

3-Mile  
Radius



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