

WALSH MEDICAL ARTS CENTER

MEDICAL OFFICE SUITES FOR SUBLEASE

25405 Hancock Avenue, Murrieta, CA 92562

 CUSHMAN &
WAKEFIELD



BUILDING FEATURES



- Free unreserved parking



- Easily accessible to I-15 and I-215



- Adjacent to Rancho Springs Medical Center



- Class A Medical Office Building



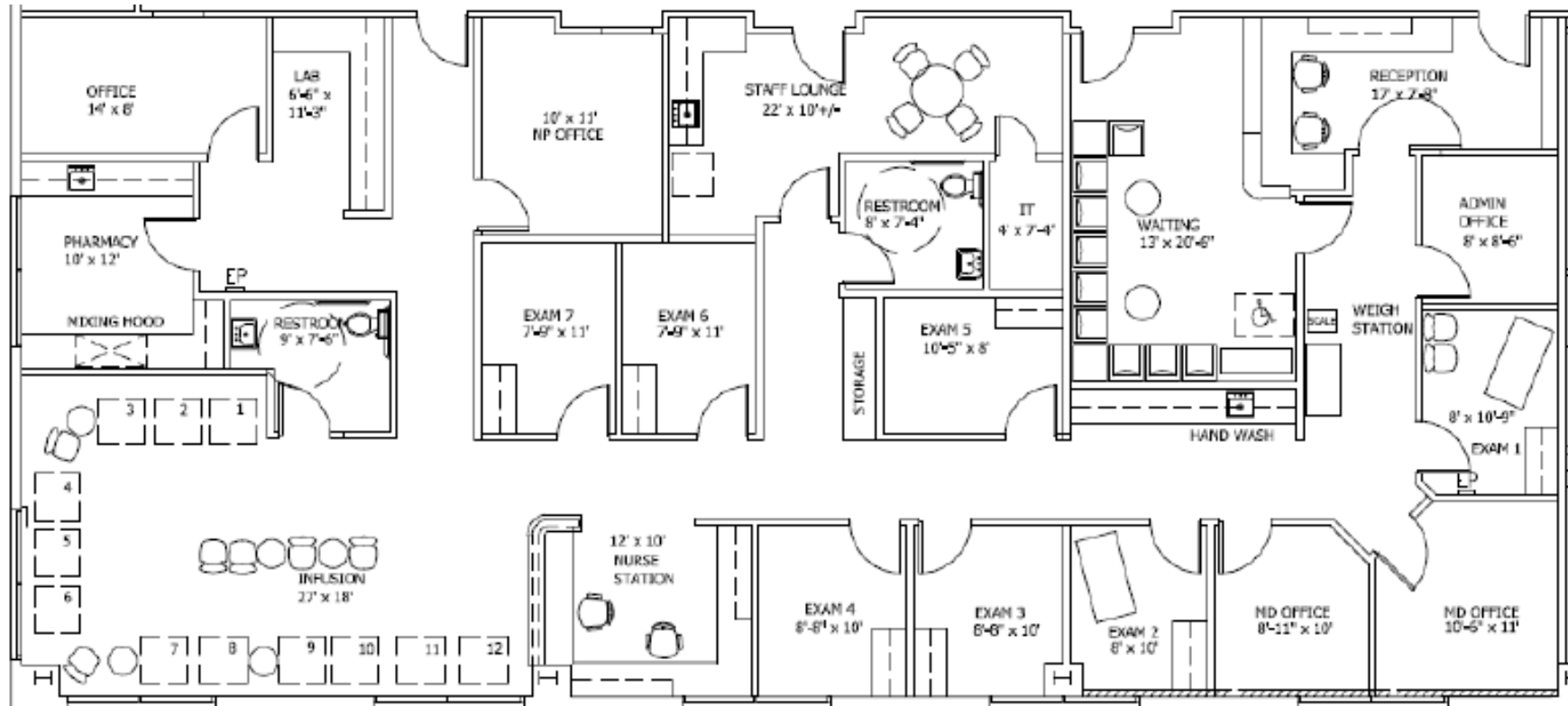
BUILDING AVAILABILITIES

Suite	Size	Asking Rent	Notes
206	4,140 SF	Inquire for pricing	Existing medical office space
207	1,644 SF	Inquire for pricing	Existing medical office space



SECOND FLOOR

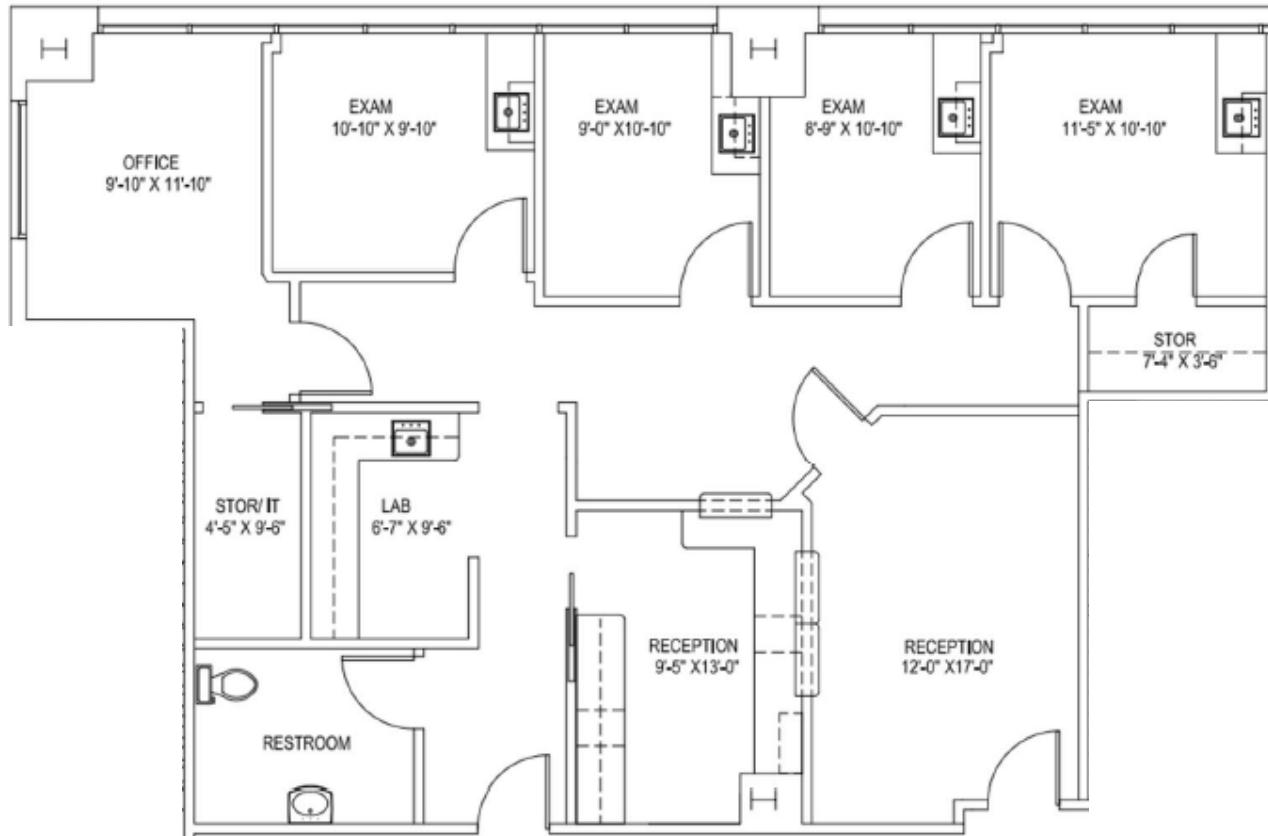
SUITE 206



Size	Asking Rent	Notes
4,140 SF	Inquire for pricing	Existing medical office space

SECOND FLOOR

SUITE 207



Size	Asking Rent	Notes
1,644 SF	Inquire for pricing	Existing medical office space

AERIAL VIEW



RADY CHILDREN'S SPECIALIST
AND MURRIETA MEDICAL PLAZA

RICHARD V. BALIKIAN MD FACS



Rancho OB/GYN
PERSONALIZED MEDICAL CARE FOR WOMAN
Better Health Starts Here!

Southwest HEALTHCARE | RANCHO SPRINGS HOSPITAL

 Temecula Valley OB/GYN
Medical Associates Inc.



VCA CALIFORNIA VETERINARY SPECIALISTS



FLOOR DECOR &

ROSS
DRESS FOR LESS

MURRIETA TOWN CENTER

amazonfresh

DUNKIN'

Walgreens

THE HAT

LOS ALAMOS RD

AVE VENIDA

PARKCREST DR

HANCOCK AVENUE



RANCH WOOD DR

ALTA MURRIETA RD



MURRIETA HOT SPRINGS ROAD

MURRIETA HOT SPRINGS ROAD

VISTA MURRIETA

BY THE NUMBERS

20 MIN. RADIUS



485,466

POPULATION



15.6%

**POPULATION
AGED 65+**



38

MEDIAN AGE



64,262

**TRAFFIC
COUNTS**

WEBSTER AVE & HANCOCK AVE
WEST

INSURANCE COVERAGE

PPO  **31%**

HMO  **11%**

MEDICARE  **14%**

OTHER  **44%**

\$8,704.76

**ANNUAL AVG.
HEALTHCARE
SPENDING PER
HOUSEHOLD**

\$136,201

**AVERAGE
HOUSEHOLD
INCOME**

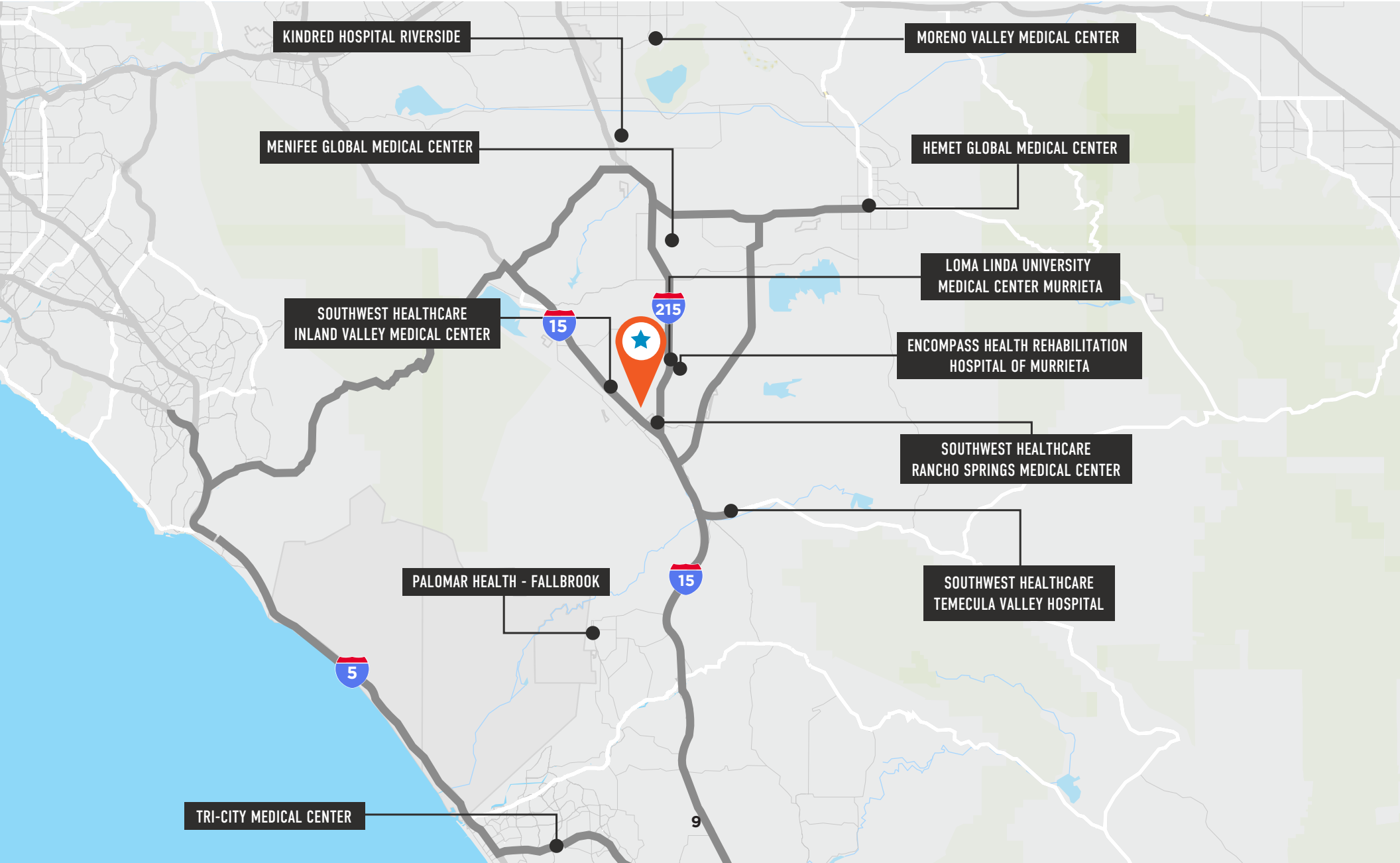
PATIENT DEMAND FORECAST

Service Line	2023 Volume	2028 Volume	2033 Volume	5 Yr Growth	10 Yr Growth
Psychiatry	26,529	31,444	33,536	18.5%	26.4%
Vascular	3,087	3,608	4,122	16.8%	33.5%
Cardiology	18,238	21,126	23,576	15.8%	29.3%
Ophthalmology	16,719	19,303	22,152	15.5%	32.5%
Physical Therapy/Rehabilitation	48,538	55,985	67,283	15.3%	38.6%
Lab	82,898	94,272	104,226	13.7%	25.7%
Podiatry	3,108	3,535	4,001	13.7%	28.7%
Pain Management	2,121	2,404	2,670	13.3%	25.9%
Orthopedics	5,678	6,430	7,359	13.2%	29.6%
ENT	6,206	6,989	7,765	12.6%	25.1%
Miscellaneous Services	39,931	44,923	50,768	12.5%	27.1%
Trauma	1,427	1,563	1,700	9.6%	19.2%
Evaluation and Management	194,073	212,521	228,619	9.5%	17.8%
Radiology	56,103	60,949	65,708	8.6%	17.1%
Neurology	3,209	3,478	3,770	8.4%	17.5%
Oncology	2,782	2,996	3,240	7.7%	16.5%
Dermatology	8,367	8,976	9,569	7.3%	14.4%
General Surgery	1,122	1,192	1,272	6.3%	13.4%
Gastroenterology	4,459	4,736	4,992	6.2%	11.9%
Urology	1,828	1,937	2,094	5.9%	14.5%
Cosmetic Procedures	1,517	1,577	1,653	4.0%	9.0%
Gynecology	1,758	1,816	1,904	3.3%	8.3%
Cosmetic Procedures	4,561	4,769	4,981	4.6%	9.2%
Urology	5,798	6,059	6,464	4.5%	11.5%
Gynecology	5,514	5,603	5,682	1.6%	3.1%



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 the property which includes areas within a 5 mile radius.

NEARBY HEALTHCARE



**FOR MORE INFORMATION,
PLEASE CONTACT:**

NEHAL WADHWA

+1 858-625-5228

nehal.wadhwa@cushwake.com

CA Lic. #01859922

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-05.11.2026

