

FOR LEASE

MEDICAL OFFICE

RANCHO PUEBLO OFFICE PARK

31515 Rancho Pueblo Road | Temecula, CA 92592

[CLICK HERE
FOR VIDEO
TOUR](#)



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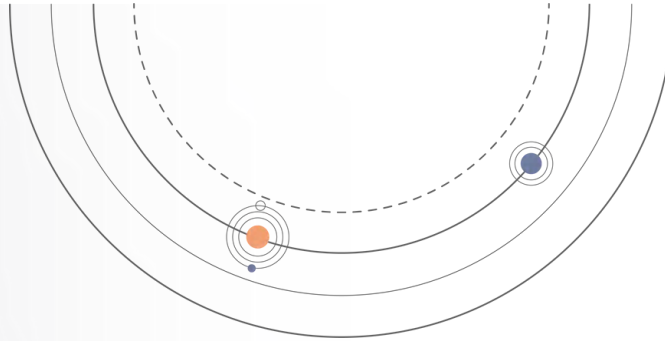
CalDRE #01947115

PROPERTY OVERVIEW

31515 Rancho Pueblo Road | Temecula, CA 92592

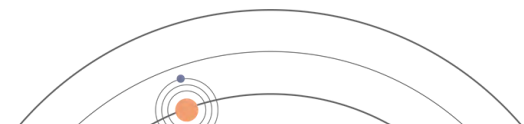
OFFERING SUMMARY

AVAILABLE SF:	±2,011 SF
STORIES:	2
YEAR BUILT:	2007
ZONING:	Commercial Retail
MARKET:	Inland Empire
SUBMARKET:	SW Riverside County



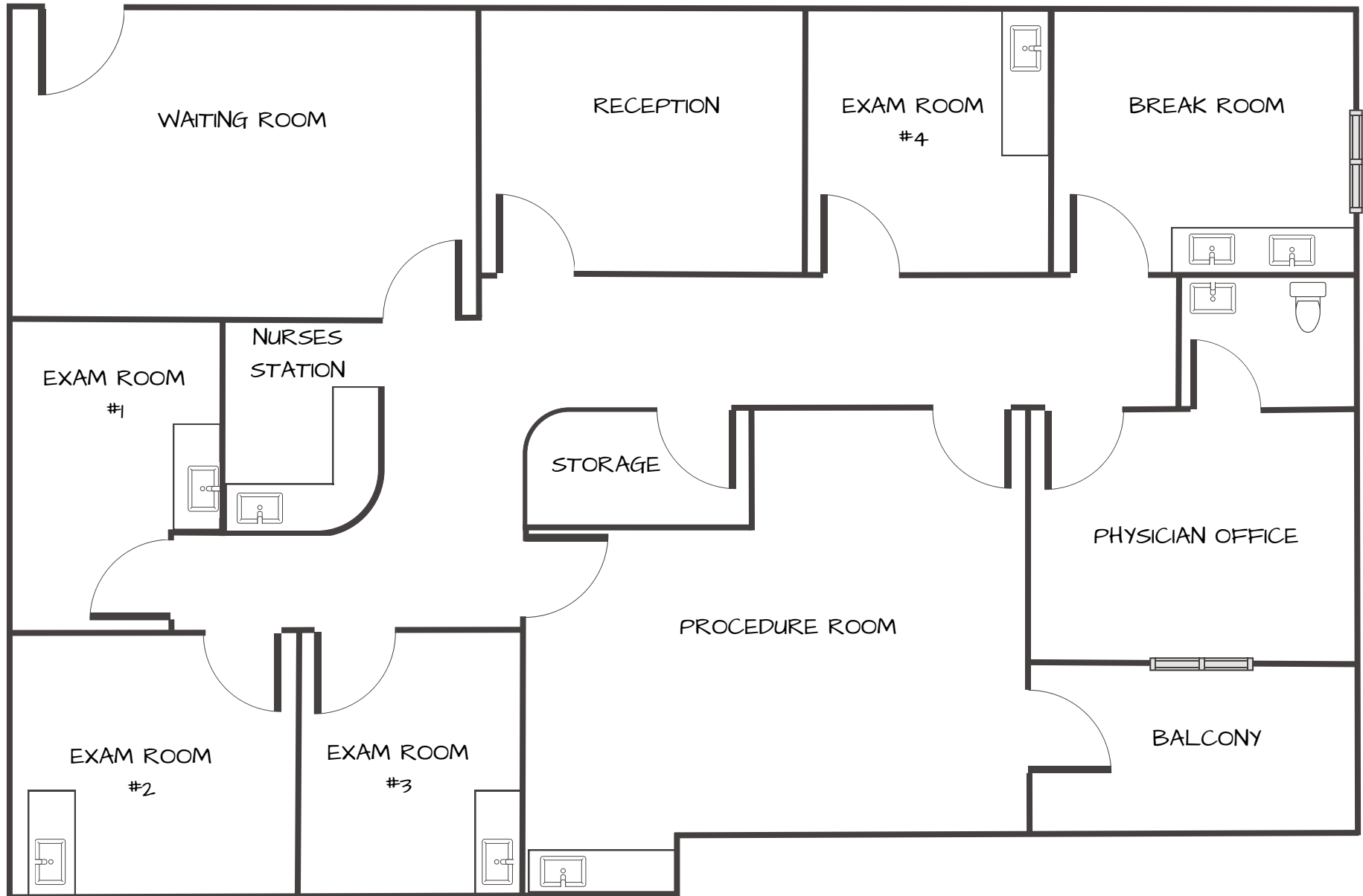
PROPERTY FEATURES

- Fully built-out ±2,011 SF medical office suite featuring:
 - Four (4) Exam Rooms
 - Procedure Room
 - Large Waiting Room
 - Physician Office w/ Private Restroom
 - Break Room
 - Private Balcony
- Elevator served
- Building signage available
- Diverse medical tenant mix in project
- Vehicle traffic in excess of 40,000 cars per day along Temecula Parkway/Highway 79S
- Directly adjacent to Temecula Valley Hospital
- Abundant 5:1,000 SF parking



FLOOR PLAN

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INTERIOR PHOTOS

31515 Rancho Pueblo Road | Temecula, CA 92592



AERIAL LOCATOR

31515 Rancho Pueblo Road | Temecula, CA 92592



DEMOGRAPHICS

31515 Rancho Pueblo Road | Temecula, CA 92592



3-Mile Radius



- State California
- County Riverside
- Mayor James Stewart
- Website temeculaca.gov



POPULATION



88,562
POPULATION



28,882
HOUSEHOLDS



\$109,113
MEDIAN HH
INCOME

EMPLOYMENT



67.3%
WHITE COLLAR



15.5%
BLUE COLLAR



17.2%
SERVICES



4.0%
UNEMPLOYMENT RATE

EDUCATION



19%
HIGH SCHOOL
GRADUATE



35%
SOME COLLEGE



41%
BACHELORS/GRAD/
PROF DEGREE

PRESENTED BY:



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This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer, tenant or landlord to verify the information and conduct appropriate due diligence. SVN | Insight, 2024