



PROPERTY HIGHLIGHTS

- Prominent Location with Excellent Visibility on Newport Road
- Two (2) Story Medical or Office Buildings Planned
- Build to Suit Opportunity
- ±44,000 SF of Premium Space (Each Building ±22,000 SF)
- Full Floor or Entire Building
- Excellent opportunity for a single user or users needing an entire level of dedicated space

**CONTACT AGENT
FOR ADDITIONAL
INFORMATION**

DEMOGRAPHICS	1 mile	3 mile	5 mile
Population	14,401	77,045	137,726
Daytime Population	7,879	40,336	69,440
Avg. HH Income	\$93,573	\$86,530	\$96,179

*Source: Regis

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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

CONCEPTUAL SITE PLAN



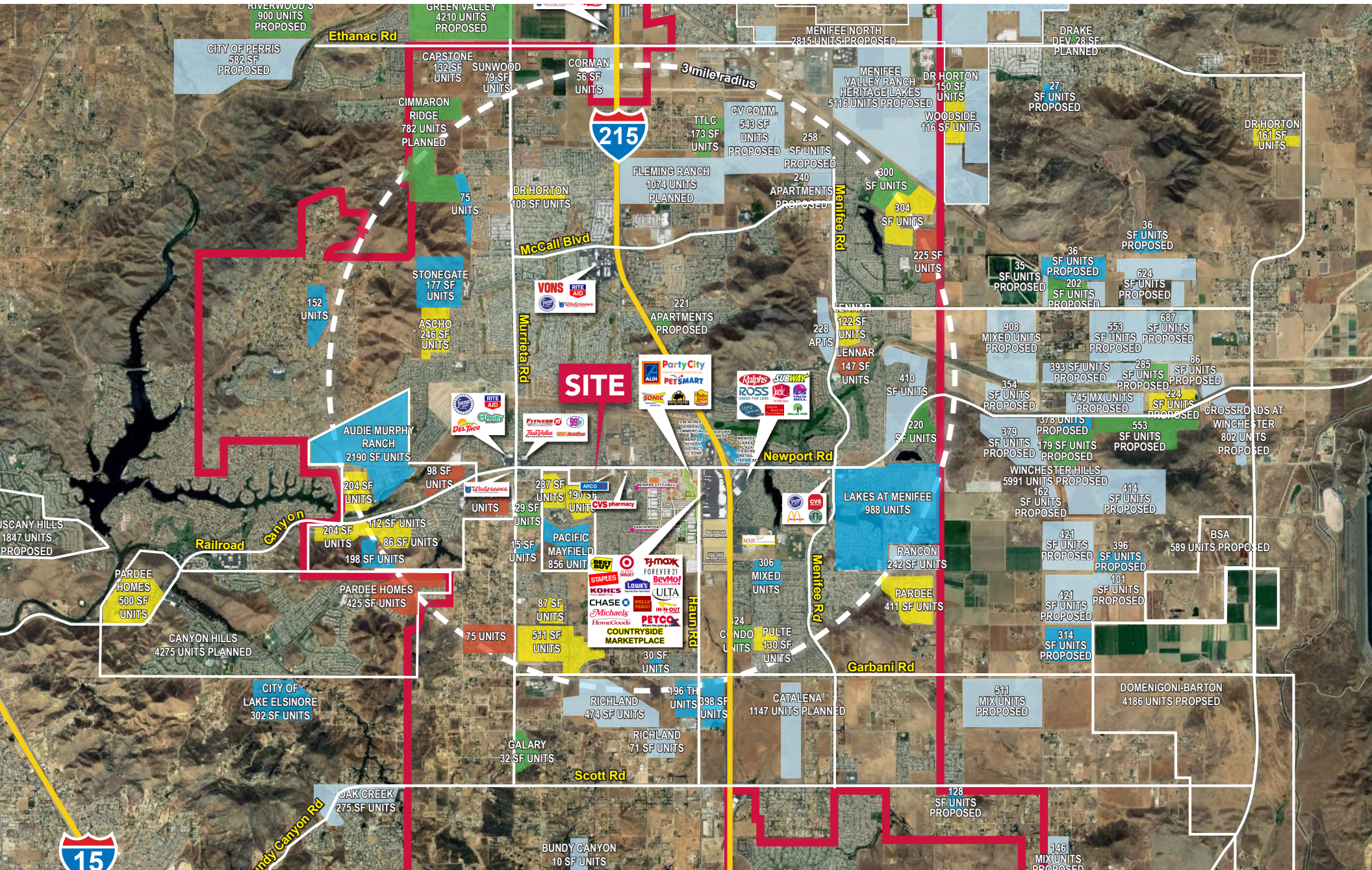
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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AERIAL VIEW OF PROPERTY



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DEMOGRAPHICS

	<i>1-mile radius</i>	<i>3-mile radius</i>	<i>5-mile radius</i>
Population	14,401	77,045	137,726
Average Household Income	\$93,573	\$86,530	\$96,179
Households	4,730	28,094	46,983
Median Household Income	\$79,154	\$77,117	\$82,903
Daytime Population	7,879	40,336	69,440
Median Age	38.9	41.4	39.0