

# FOR LEASE – PREMIER MEDICAL CENTER

25130 HANCOCK AVE, MURRIETA, CA 92562



20,800 SF – SHELL COMPLETE, NOW LEASING!



**CONTACT: BRETT PACK**

[bpack@tobiascommercial.com](mailto:bpack@tobiascommercial.com)

Direct: 619.787.4046

Office: 951.676.6677

[www.tobiascommercial.com](http://www.tobiascommercial.com)

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# FEATURES

25130 Hancock Ave, Murrieta, CA 92562



## PROPERTY:

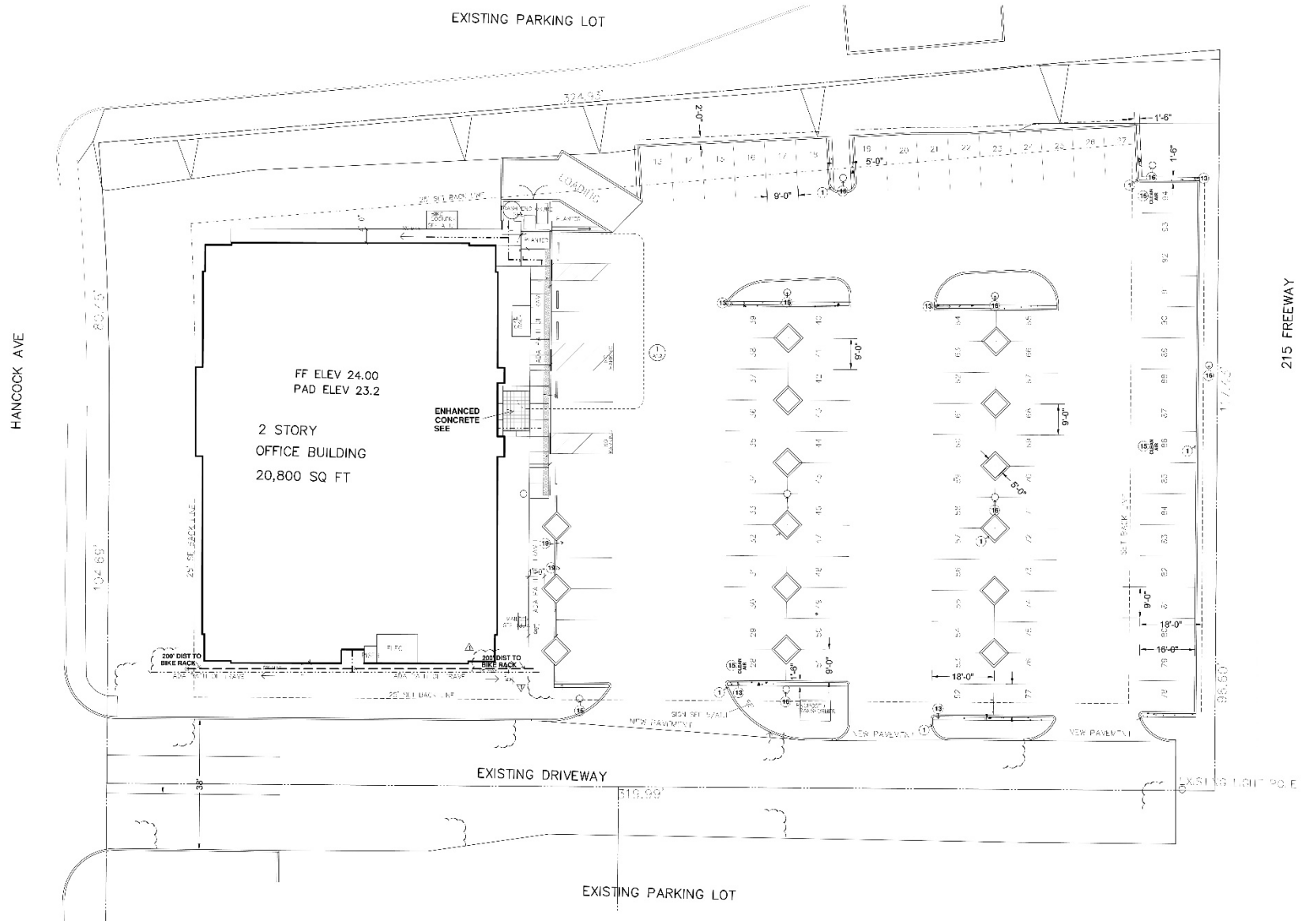
- Prominent Location with Excellent Visibility and Access
- Attractive New Construction
- Significant Parking Available
- +/-20,800 SF of Premium Space
- Elevator Served Two-Level Medical Office space
- Located on Hancock Avenue with Significant Frontage to the 215 Freeway
- Access from north and south via Murrieta Hot Springs Road or Los Alamos Road
- Excellent Opportunity for a Single User or Users needing an entire level of dedicated space
- Highly Visible Signage Including +/- 35' Tall Freeway Pylon Sign, Monument, and Building Signs



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# EXTERIOR SITE PLAN

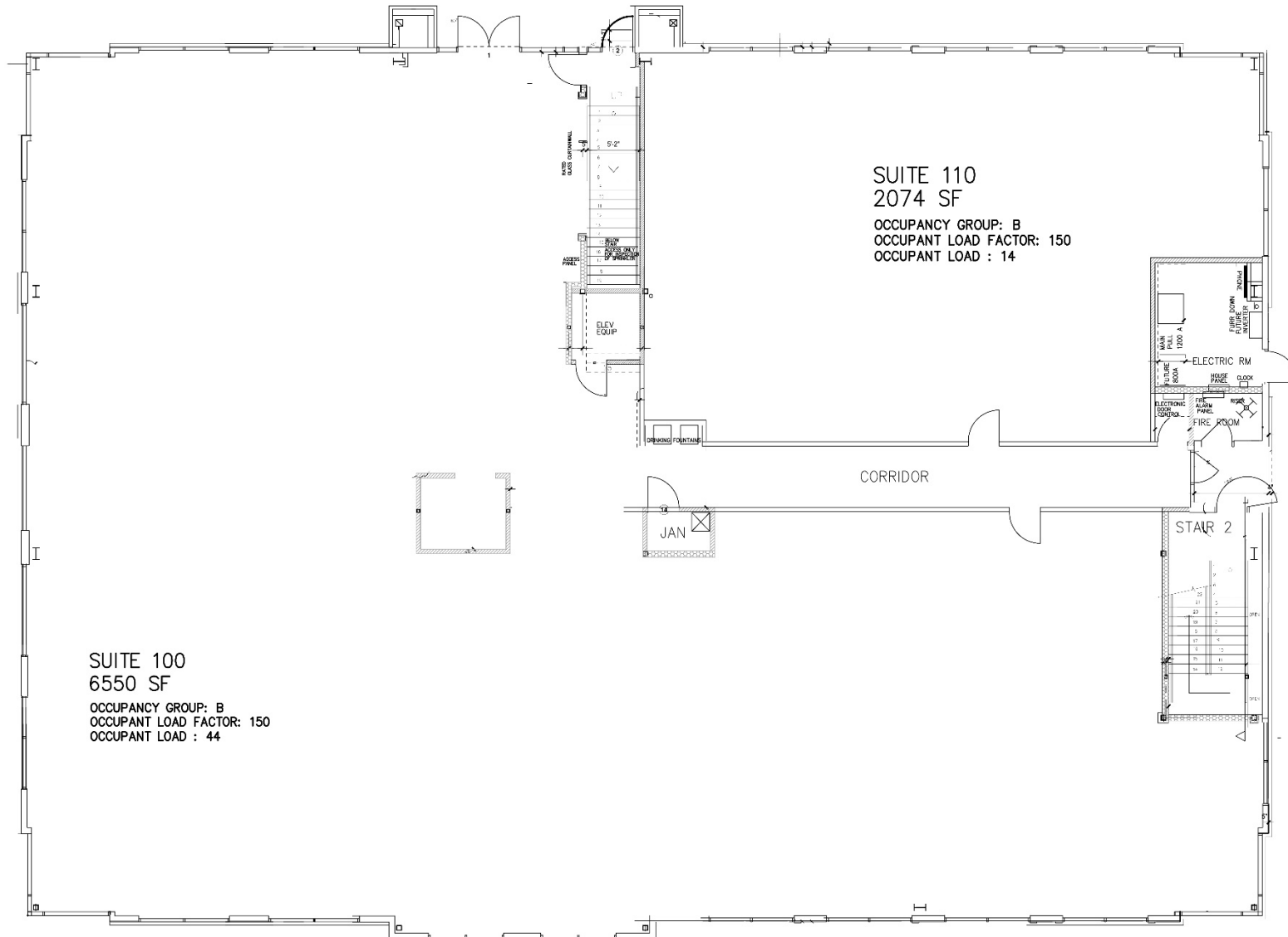
25130 Hancock Ave, Murrieta, CA 92562



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# FIRST FLOOR SITE PLAN

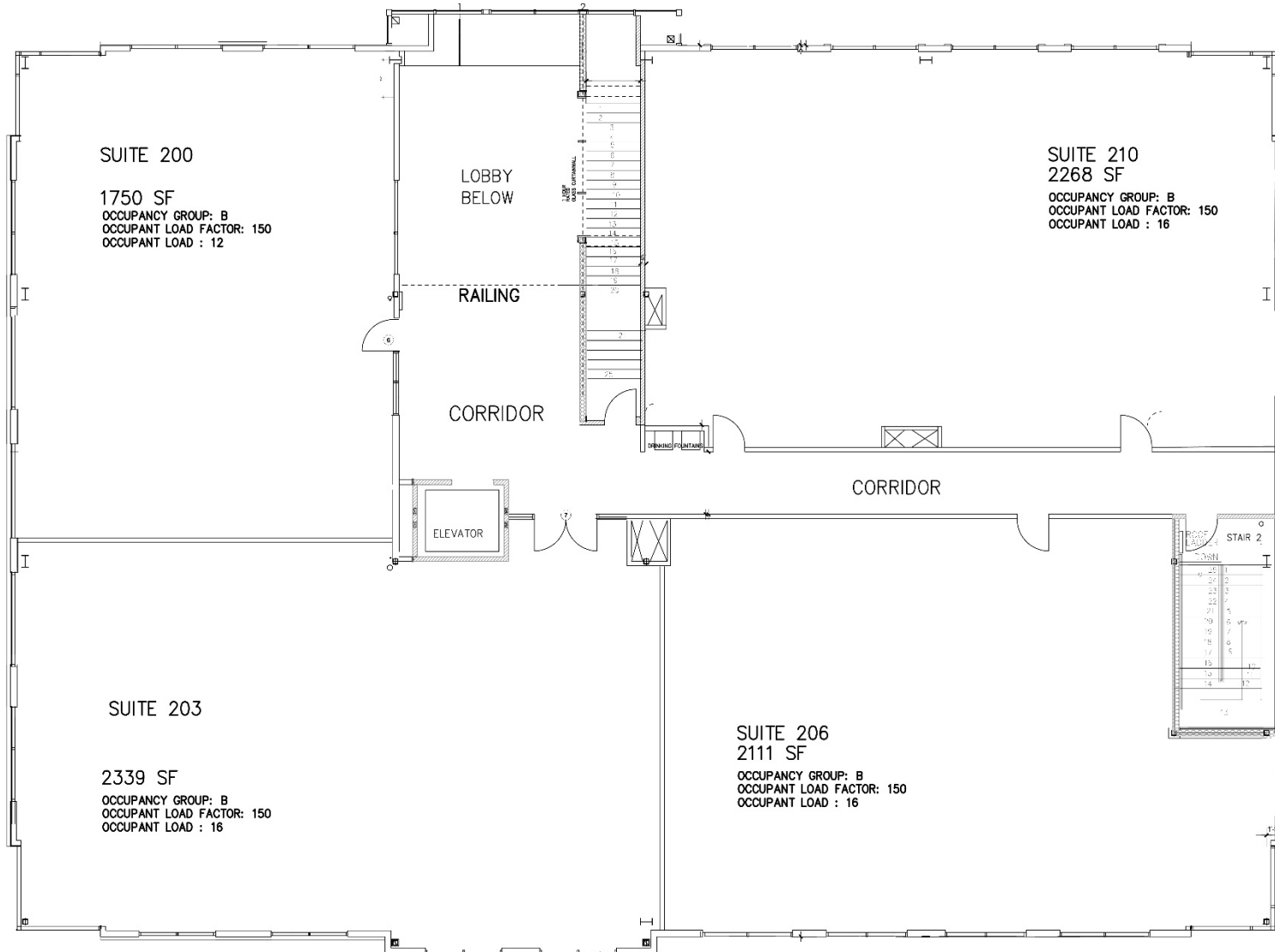
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# SECOND FLOOR SITE PLAN

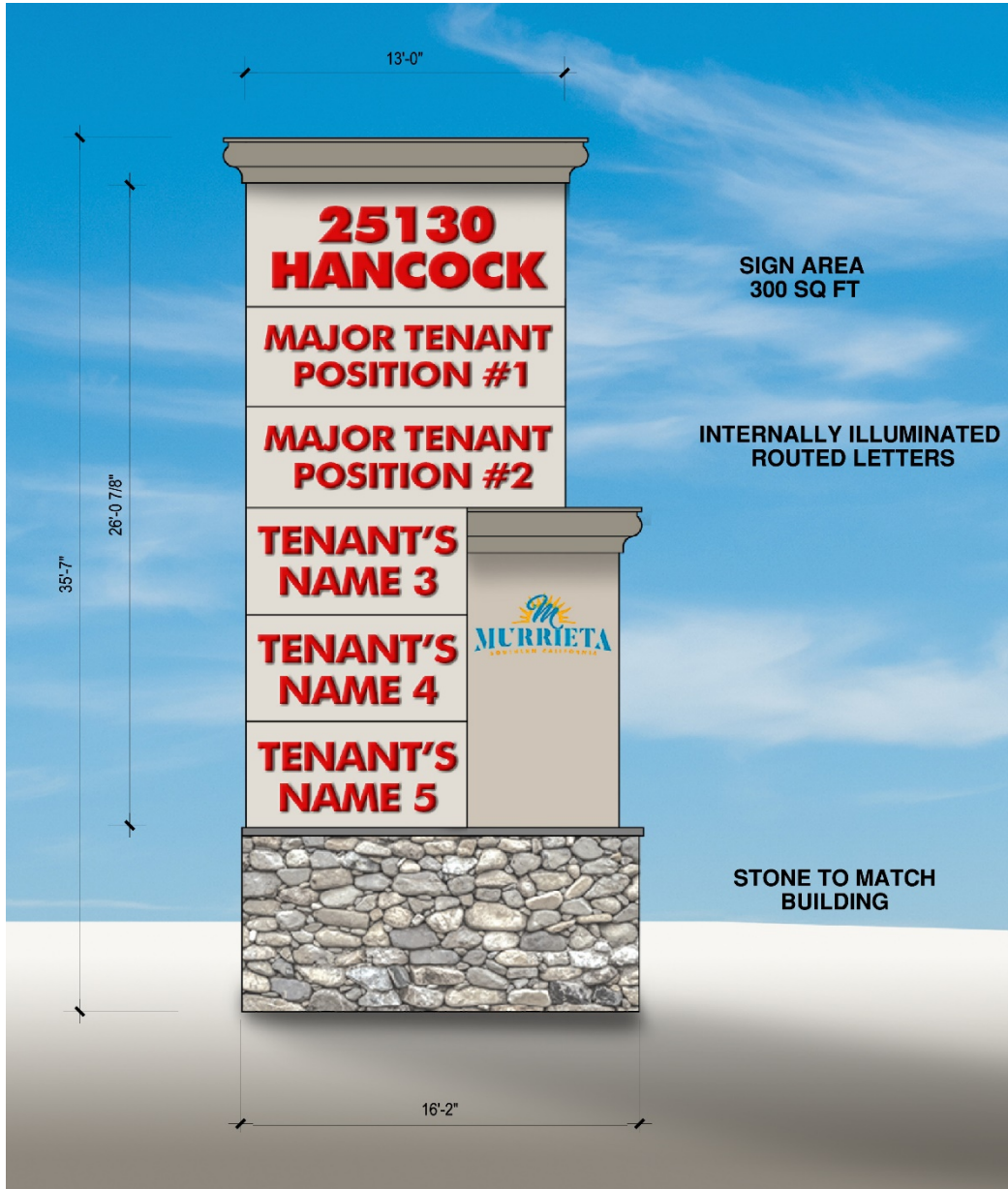
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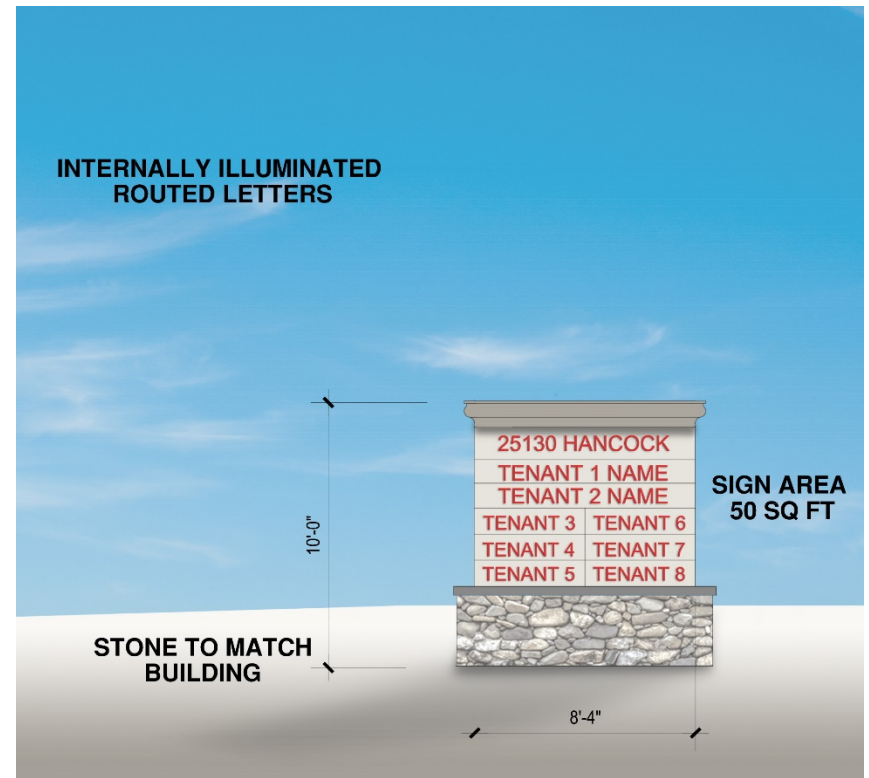
# SIGNS

25130 Hancock Ave, Murrieta, CA 92562



Freeway Pylon Sign

Hancock Monument Sign



**AERIAL**

25130 Hancock Ave, Murrieta, CA 92562



25130 HANCOCK AVE.

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# MAP

25142 Hancock Ave, Murrieta, CA 92562



← North off of I-215

LOMA LINDA UNIVERSITY MEDICAL CENTER

KAISER PERMANENTE

7-Eleven

OrthoMATTRESS

MIGUEL'S HOMESTYLE MEXICAN FOOD

PROFES GYM A HARDCORE TRAINING FACILITY

SCANDINAVIAN DESIGNS

Shell

IN-N-OUT BURGER

Sit'n Sleep YOUR MATTRESS SUPERSTORE

ERIC ROLLERTAINMENT

Mor furniture for less

STATER BROS.

The UPS Store

CVS pharmacy

CHUCK & CHEESE'S

Rady Children's Hospital San Diego

University of Phoenix

RANCHO SPRINGS MEDICAL CENTER A Campus of Southeast Healthcare System

**CONTACT: Brett Pack**  
Direct 619.787.4046

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