

# DOCTORS MEDICAL PARK

40971 WINCHESTER RD  
TEMECULA, CA 92591

MEDICAL OFFICE FOR LEASE



BRETT LARSON, JD, CCIM  
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CalDRE #01947115



## OFFERING SUMMARY

AVAILABLE SF:	±1,500 SF
LEASE RATE:	\$2.35/SF/MO. NNN
NNN FEE:	\$0.70/SF/MO.
YEAR BUILT:	1996
BUILDING SIZE:	±2,950 SF
ZONING:	Community Commercial
MARKET:	Inland Empire
SUBMARKET:	SW Riverside County

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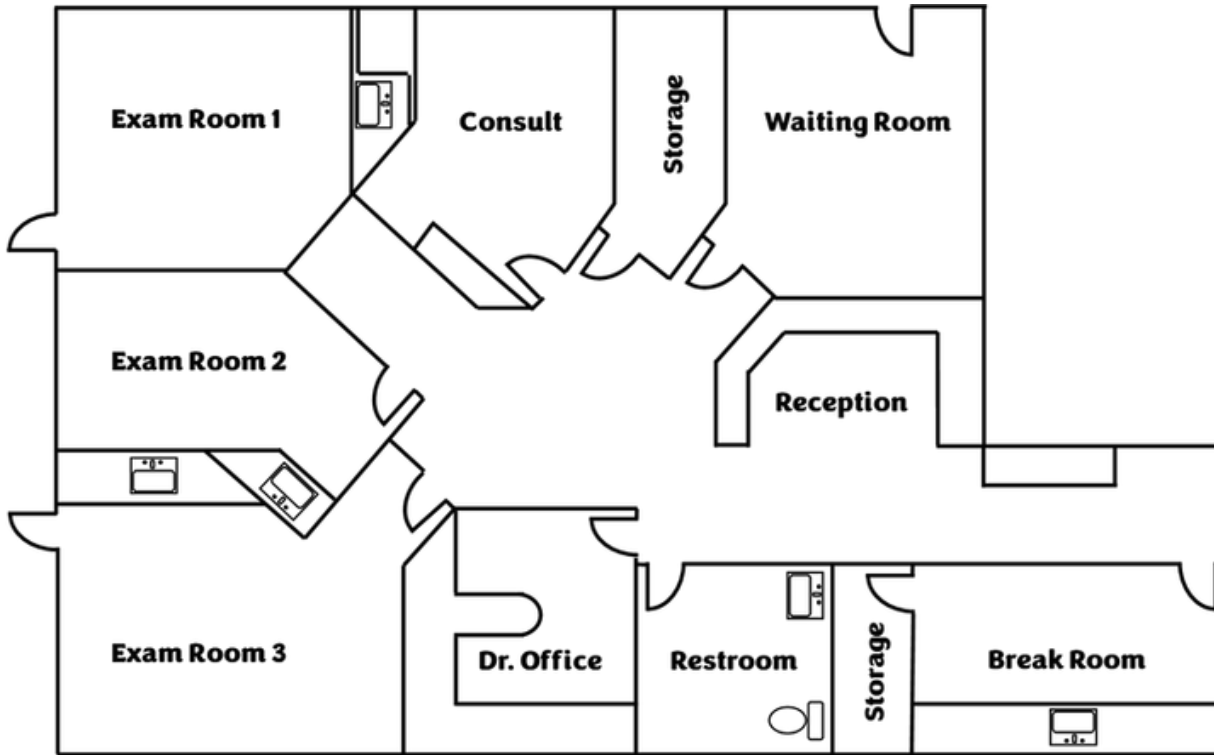
## Location Description

Strategically positioned along one of Temecula’s most heavily trafficked corridors, Doctors Medical Park offers premier visibility and convenient access for patients throughout the region. The property is located just minutes from Interstate 15 and the I-15/I-215 interchange, is surrounded by major retail hubs including the (1) the Promenade Temecula, a 1.2 million square foot shopping mall, (2) Palm Plaza, a 425,000 square foot power center home to Hobby Lobby, TJ Maxx, and Food 4 Less, and (3) Winchester Marketplace, a 50,000 SF Trader Joe’s anchored retail center.

## PROPERTY HIGHLIGHTS

- Fully improved +/- 1,500 SF medical office suite
- Outstanding visibility on Winchester Rd.
- Easily accessible via local freeways and major surface arteries
- Surrounded by high-traffic retail centers
- No load factor / all usable space
- Diverse medical tenant mix within the project





\* Image not to scale

## FEATURES:

- Comfortable waiting room
- Reception area
- Three (3) large exam rooms
- One (1) consult room
- One (1) physician office
- One (1) break room/lab
- One (1) interior restroom
- Two (2) storage areas

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**DOCTORS MEDICAL PARK**

**Winchester Rd. 55,970 ± CPD**

**Winchester Marketplace**

**TRADER JOE'S** **FedEx.**

THE PRESS ESPRESSO COFFEE ROASTERS

**burgerlounge**

**EARTH BISTRO**

951.506.8888 MyEarthBistro.com

**Palm Plaza**

**Food4Less.**

**SALLY BEAUTY.** **HOBBY LOBBY**

**Promenade Mall**

**Apple** **DICK'S SPORTING GOODS** **H&M**

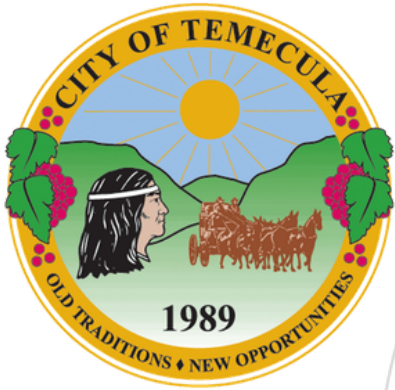
**COSTCO WHOLESALE** **Bath Body Works** **macy's**




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# DEMOGRAPHICS

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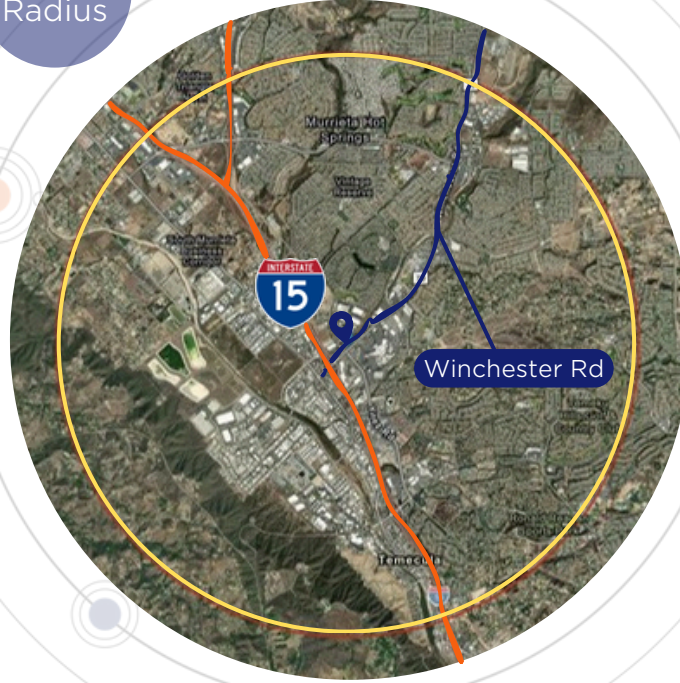


-  **State** California
-  **County** Riverside
-  **Mayor** Jessica Alexander
-  **Website** [temeculaca.gov](http://temeculaca.gov)



Source: Esri

3-Mile Radius



## POPULATION (3 mi. radius)



78,784

POPULATION



26,647

HOUSEHOLDS



\$100,741

MEDIAN HH INCOME

## EMPLOYMENT (3 mi. radius)



64.8%

WHITE COLLAR



16.5%

BLUE COLLAR



18.7%

SERVICES



5.9%

UNEMPLOYMENT RATE

## EDUCATION (3 mi. radius)



20%

HIGH SCHOOL GRADUATE



36%

SOME COLLEGE



36%

BACHELORS/GRAD/ PROF DEGREE

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**INSIGHT**

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