

# FOR LEASE

## MEDICAL CENTER DRIVE

MURRIETA • CALIFORNIA

Building Top Signage Available



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# Property Overview

## Property Overview

High image plug and play medical building. Top tier finishes with every element of decor overwhelming the senses. From the minute you walk through the door, you realize first impressions are lasting. This building speaks for itself. Truly a once in a lifetime offering investment grade asset.

**Attractive Finishes** High end finishes throughout. Extensive window line with an abundance of glass and modern features. Beautifully touched with stone finishes and attractive lobby.



## Availabilities

### 1ST FLOOR

Suite 100	Available Now
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### 2ND FLOOR

Suite 201	Available September 2022
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Suite 202	Available September 2022
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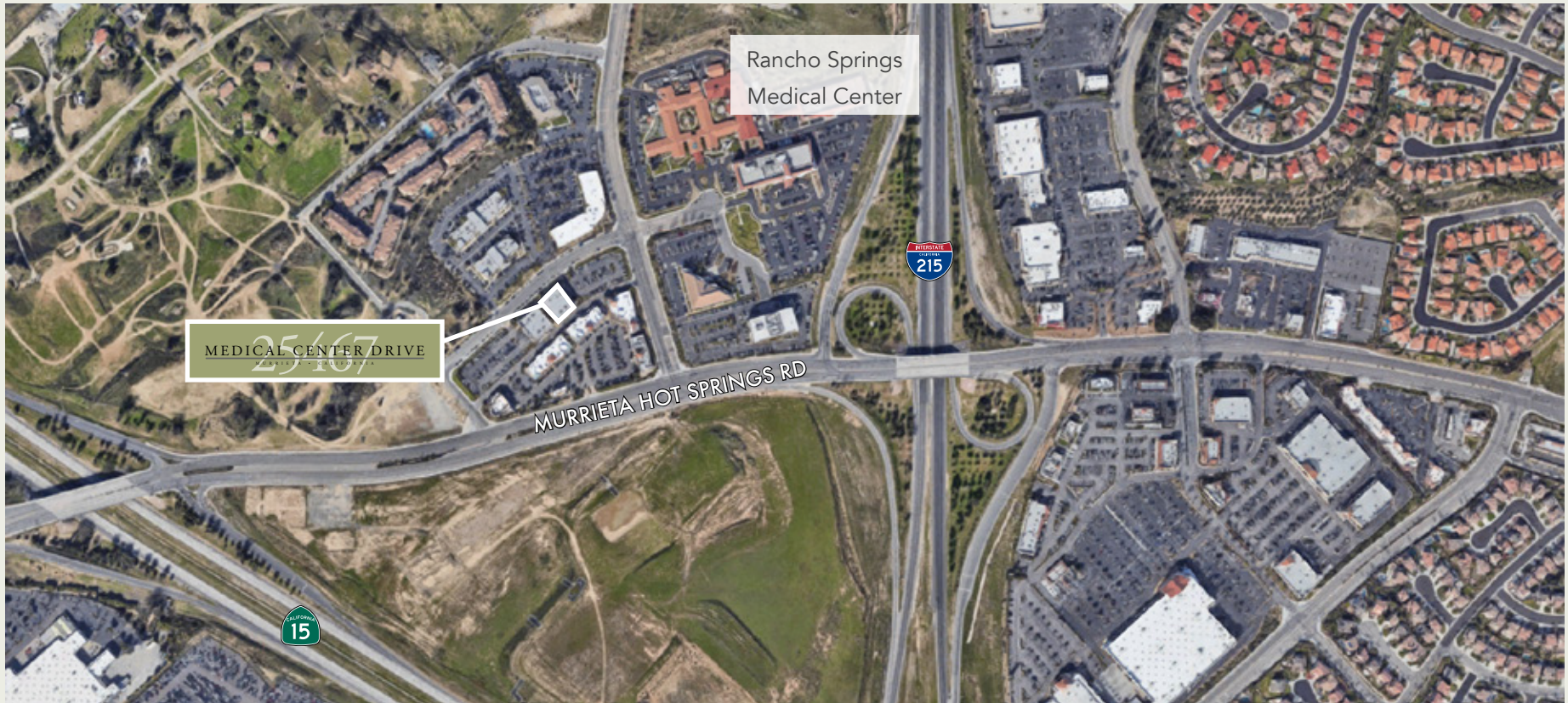
- Rent withheld. Attractive TI Packages.
- See floor plans for dimensions. Rate is negotiable.

# Market Summary

## Murrieta Medical Market Overview

Rancho Springs Medical Center is a 120 bed acute-care hospital with the region's only Pediatric Emergency Services team provided by board certified Rady Children's emergency medical physicians.

Rancho Springs also provides the area's only OB/Emergency Department program, which gives expectant mothers 24/7 onsite access to OB/GYN physician coverage.



# Market Summary

## 2020 Demographics (est.)



PLACE OF WORK	1 MILE	3 MILES	5 MILES
BUSINESSES	852	5,144	9,238
EMPLOYEES	9,244	43,327	75,306



INCOME	1 MILE	3 MILES	5 MILES
AVERAGE HH INCOME	\$92,566	\$102,596	\$110,155
2025 AVERAGE HH INCOME	\$105,096	\$116,272	\$125,121
2020 MEDIAN HH INCOME	\$74,603	\$80,342	\$86,776
2025 MEDIAN HH INCOME	\$79,724	\$87,009	\$95,383
2020 PER CAPITA INCOME	\$28,315	\$33,362	\$34,658
2025 PER CAPITA INCOME	\$31,891	\$37,569	\$39,044



POPULATION	1 MILE	3 MILES	5 MILES
2020 - CURRENT YEAR EST.	9,6193	94,5233	186,339
2025 - FIVE YEAR PROJ.	10,3193	99,0413	197,871
2010 - CENSUS	8,1613	86,7403	162,219
2000 - CENSUS	5,2653	47,8573	85,635
2010-2020 ANNUAL GROWTH RATE	1.62%	0.84%	1.36%
2020-2025 ANNUAL GROWTH RATE	1.41%	0.94%	1.21%



AGE	1 MILE	3 MILES	5 MILES
MEDIAN AGE	31.2	34.8	4.4



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
AVERAGE HH SIZE	3.37	3.07	3.16



EDUCATION	1 MILE	3 MILES	5 MILES
2020 POPULATION 25 AND OVER	5,983	62,488	368,316
LESS THAN 9TH GRADE	95 1.6%	2,057 3.3%	4,037 3.3%
9-12TH GRADE - NO DIPLOMA	311 5.2%	3,099 5.0%	5,889 4.8%
HIGH SCHOOL DIPLOMA	1,369 22.9%	13,637 21.8%	24,314 19.9%
GED OR ALTERNATIVE CREDENTIAL	167 2.8%	1,353 2.2%	3,041 2.5%
SOME COLLEGE - NO DEGREE	1,528 25.5%	17,700 28.3%	34,220 28.1%
ASSOCIATE'S DEGREE	636 10.6%	5,884 9.4%	11,880 9.7%
BACHELOR'S DEGREE	1,128 18.9%	12,546 20.1%	25,170 20.6%
GRADUATE OR PROFESSIONAL DEGREE	749 12.5%	6,212 9.9%	13,396 11.0%



GENDER	1 MILE	3 MILES	5 MILES
2020 POPULATION	9,619	94,523	186,339
MALES	4,695 48.8%	45,645 48.3%	81,211 48.9%
FEMALES	4,924 51.2%	48,878 51.7%	95,129 51.1%



CLASS OF WORKER	1 MILE	3 MILES	5 MILES
CIVILIAN POPULATION 16+	4,001	37,033	73,504
WHITE COLLAR	2,248 56.2%	23,362 63.1%	47,504 64.4%
SERVICES	998 24.7%	7,445 20.1%	14,156 19.3%
BLUE COLLAR	765 19.1%	6,225 16.8%	12,020 16.4%



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
2020 DAYTIME POPULATION	14,004	102,518	604,808
196,057	8,476 60.5%	45,296 55.9%	44.2% 84,336
43.0%	5,531 39.5%	57,222 55.8%	111,721 57.0%

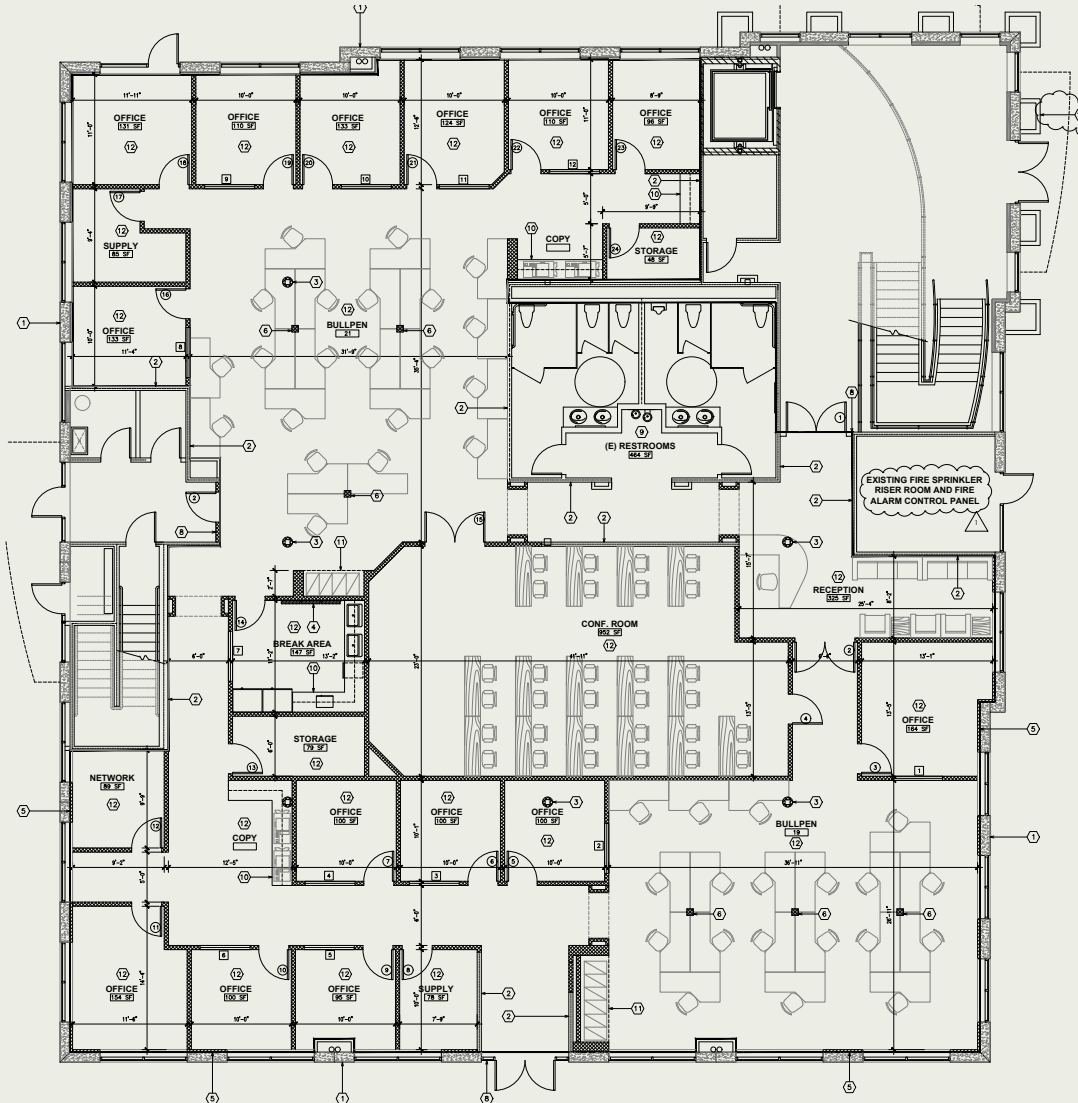
Source: Esri

# Photos



# Floor Plan

Suite 100  
Available Now



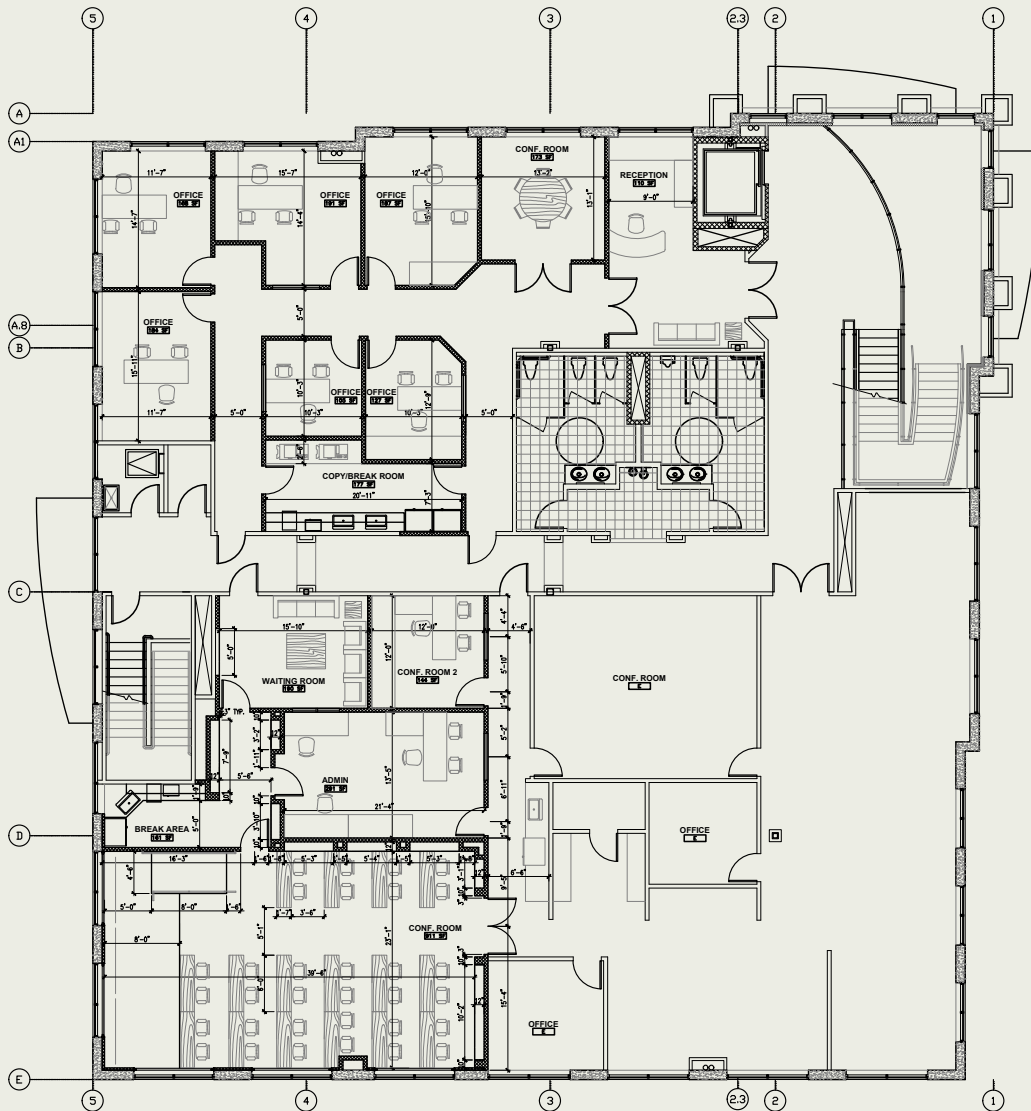
# Floor Plan

Suite 201  
Available September 2022



# Floor Plan

## Suite 202 Available September 2022



\*Floor plan is concept, not built out.





# Photos



# Area Overview

## Murrieta Overview

Murrieta is a city in southwestern Riverside County, California and is one of the fastest growing cities in the state. Murrieta is typically characterized as a bedroom community with residents commuting to jobs in neighboring counties and Camp Pendleton. It is bordered by the city of Temecula to the south, Menifee and Wildomar to the north and the unincorporated community of French Valley to the east.

Top employers include Murrieta Valley Unified School District, Southwest Healthcare System, Loma Linda University Medical Center and the County of Riverside. Murrieta is served by two hospitals: Loma Linda University Medical Center and Rancho Springs Medical Center.



# Retail Amenities



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