**FOR LEASE: ENTIRE FLOOR OF PROFESSIONAL BUILDING**

**HOSPITAL ADJACENT MEDICAL OFFICES**

31565 Rancho Pueblo Road, Temecula, CA 92592

- 1,621± SF - 10,750± SF
- Adjacent to Temecula Valley Hospital
- Great Monument and Building Signage Opportunities
- $2.00 PSF/Month/NNN
- Lease/Purchase Option

**Features:**

- Part of 20+ Medical Practices at Rancho Pueblo Center
- New 2008 Construction with Energy Efficient Design

**Demographics**

<table>
<thead>
<tr>
<th>Source: ESRI 2014</th>
<th>1 mile</th>
<th>3 mile</th>
<th>5 mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014 Population (Estimated)</td>
<td>10,946</td>
<td>85,473</td>
<td>116,537</td>
</tr>
<tr>
<td>2019 Population (Projected)</td>
<td>11,809</td>
<td>92,951</td>
<td>126,478</td>
</tr>
<tr>
<td>Average Household Income</td>
<td>$102,307</td>
<td>$97,800</td>
<td>$97,594</td>
</tr>
</tbody>
</table>

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix, and availability subject to change without notice.
Executive Summary

The Rancho Pueblo Center consists of five medical office condominium buildings (MOB) built adjacent to the new Temecula Valley Hospital (September 2013). The available property in question consists of the entire second floor of 31565 Rancho Pueblo Road. Four of the original five units are currently beautifully improved as a single professional office at a combined investment level in excess of $400 per square foot. The fifth suite, although contiguous, currently remains in “shell” condition.

The Temecula Valley Hospital is a new 5-story, $150 million dollar facility located on a 37-acre site next door. The 140-bed, all private room medical center, is the 1st hospital in Temecula. This Universal Health Services (UHS) subsidiary will also include 5 high tech surgical suites, an open heart surgery specialty, a 20-bed ICU and a Consolidated Treatment Unit, which is a unique Emergency Room design that allows for expansion according to need.

The Rancho Pueblo medical community currently consists of 20+ medical/dental practices that, in addition to General Dentistry and Family Practice, include specialists in Psychiatry, Internal Medicine, Radiology, Ophthalmology, Rheumatology, Obstetrics/Gynecology, Pediatrics and Oral and Facial Surgery. National providers of laboratory and diagnostic services are also co-located within the complex providing wonderful support. All of the two-story, elevator served, buildings were recently completed (2008-2010) and feature the latest in energy-efficient design.

The five original suites that comprise this offering combine for a total of 10,750 leasable square feet. The landlord is accepting offers to lease the space on a long-term basis and is prepared to assist any necessary reconfiguration by providing a generous Tenant Improvement allowance. He has retained a local design/build construction firm to assist in the potential configuration, as required.

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix, and availability subject to change without notice.
Hospital Adjacent Medical Offices
31565 Rancho Pueblo Road, Temecula, CA 92592

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix, and availability subject to change without notice.

Reception Desk

Temecula Valley Hospital (June 2013)

Executive Office

East Parking & Adjacent Hospital

Standard Offices and Open Area

Elevator Served

EXCLUSIVELY LISTED BY:

Jerry Palmer
jpalmer@WestMarCRE.com
CA License: #01442207

Luanne Palmer
lpalmer@WestMarCRE.com
CA License: #01444893

WestMar Commercial Real Estate
Founded in 1988
www.WestMarCRE.com
EXCLUSIVELY LISTED BY:

Jerry Palmer  
jpalmer@WestMarCRE.com  
CA License: #01442207

Luanne Palmer  
lpalmer@WestMarCRE.com  
CA License: #01444893

WestMar Commercial Real Estate  
Founded in 1988  
www.WestMarCRE.com

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix, and availability subject to change without notice.