FOR SALE: FULLY IMPROVED OFFICE CONDOS
HOSPITAL ADJACENT MEDICAL OFFICES
31565 Rancho Pueblo Road, Temecula, CA 92592

- 1,621-10,750± Square Feet
- Adjacent to Temecula Valley Hospital
- Existing Office Build-Out Provides Significantly Greater Value Than “Shell” Offerings (≈$25 - $45 psf)
- Great Monument and Building Signage Opportunities
- Units 3, 4, 5, and 7: $265 psf
- Unit 6: $240 psf (Shell)

Features:
- Offered at 75% of Invested Cost
- Join 20+ Medical Practices at Rancho Pueblo Center
- Recent 2008 Construction with Energy Efficient Design
- Multiple Legal Parcels Providing Flexibility in Utilization and Exit Strategies

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

Demographics
Source: ESRI 2014

<table>
<thead>
<tr>
<th></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>

Traffic Counts
Source: City of Temecula, 2013

<table>
<thead>
<tr>
<th>Traffic Count</th>
<th>5 mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>Temecula Parkway West of Margarita Road</td>
<td>40,163</td>
</tr>
</tbody>
</table>
Executive Summary

The Rancho Pueblo Center consists of five medical office condominium buildings (MOB) built adjacent to the new Temecula Valley Hospital. The property in question consists of the entire 2nd floor (5 condos) at 31565 Rancho Pueblo Road. Four of the units were beautifully improved as a single professional office at a combined investment level in excess of $400 per square foot. The 5th condominium, although contiguous, currently remains in “shell” condition.

Building exteriors are designed with Tuscan/Montecito flavored architecture and are part of a campus that includes a beautiful courtyard with fountain and lush landscaping. The building provides individual roof top HVAC units and elevator machinery.

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 legal condominiums that comprise this offering allow a buyer the flexibility to acquire suites ranging in size from 1,621± to 10,750± square feet. The historically low interest rates, combined with the after tax benefits of depreciation makes this the ideal time to take advantage of this type of offering.

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.
EXCLUSIVELY LISTED BY:

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

Luanne Palmer
lpalmerr@WestMarCRE.com
CA License: #0144893

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

41623 Margarita Road, Suite 100, Temecula, CA 92591 | Ph: 951.491.6300 | Fax: 951.491.6330 | 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.