

# MEDICAL OFFICE FOR LEASE

## RANCHO PUEBLO OFFICE PARK

31515 Rancho Pueblo Road, Suite 202  
Temecula, CA 92592

[CLICK HERE  
FOR VIDEO  
TOUR](#)



BRETT LARSON, JD, CCIM

951.600.8634 x701

[brett.larson@svn.com](mailto:brett.larson@svn.com)

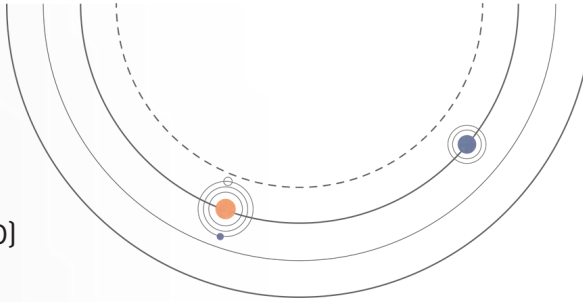
CalDRE #01947115

# PROPERTY OVERVIEW

31515 Rancho Pueblo Road | Temecula, CA 92592

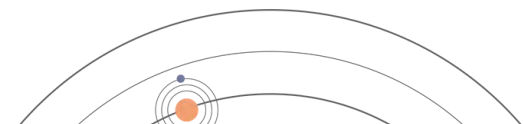
## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	±2,011 SF
<b>LEASE RATE:</b>	\$2.50/ SF/ MO. NNN (NNN EST. @ \$0.65/ SF/ MO)
<b>STORIES:</b>	2
<b>YEAR BUILT:</b>	2007
<b>MARKET:</b>	Inland Empire
<b>SUBMARKET:</b>	SW Riverside County



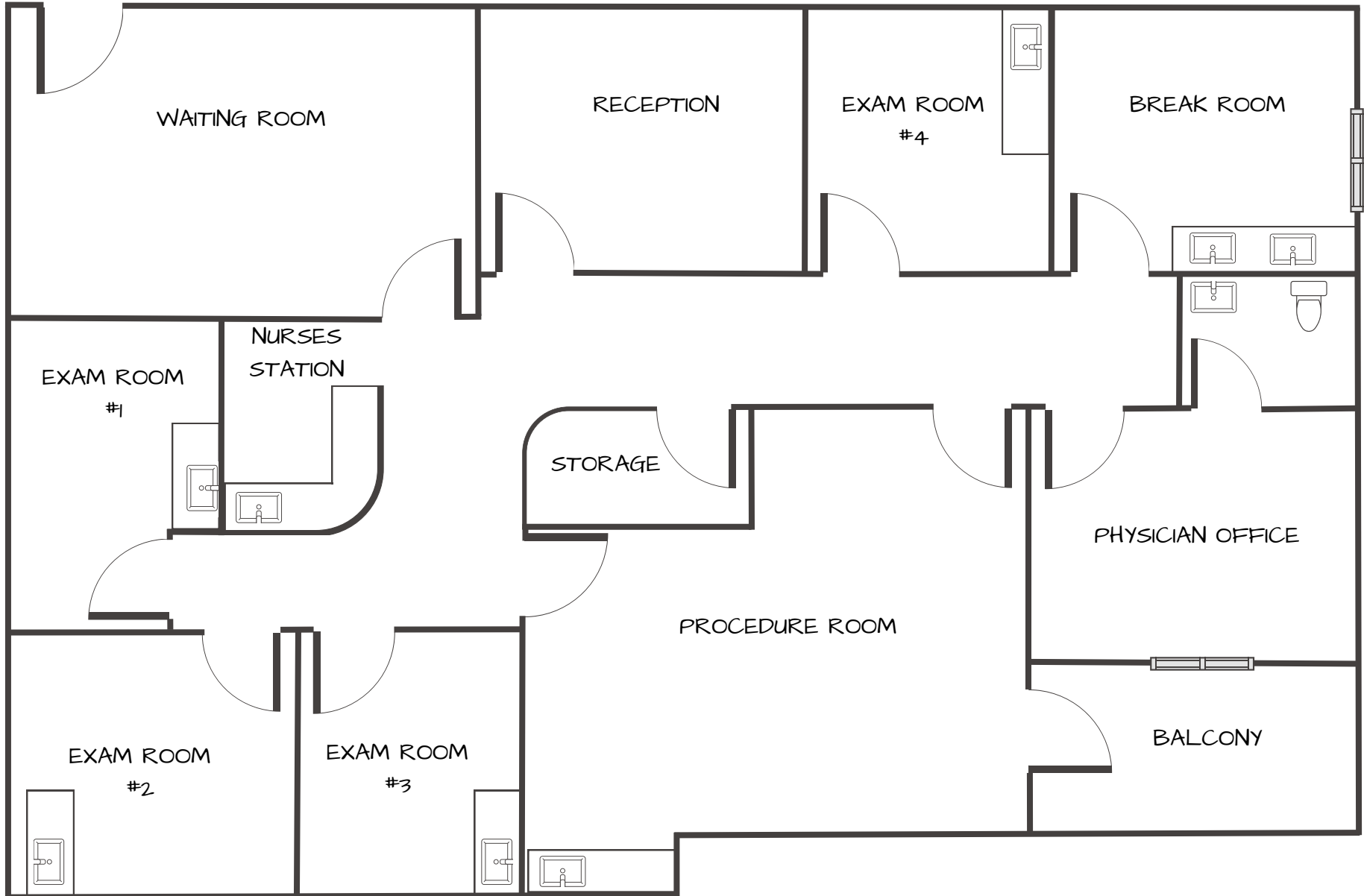
## PROPERTY FEATURES

- Fully built-out ±2,011 SF medical office suite featuring:
  - Four (4) Exam Rooms
  - Procedure Room
  - Large Waiting Room
  - Physician Office w/ Private Restroom
  - Break Room
  - Private Balcony
- Elevator served
- Building signage available
- Diverse medical tenant mix in project
- Vehicle traffic in excess of 40,000 cars per day along Temecula Parkway/Highway 79S
- Directly adjacent to Temecula Valley Hospital
- Abundant 5:1,000 SF parking



# FLOOR PLAN

31515 Rancho Pueblo Road | Temecula, CA 92592



# INTERIOR PHOTOS

31515 Rancho Pueblo Road | Temecula, CA 92592



# AERIAL LOCATOR

31515 Rancho Pueblo Road | Temecula, CA 92592



# DEMOGRAPHICS

31515 Rancho Pueblo Road | Temecula, CA 92592



3-Mile Radius



- State California
- County Riverside
- Mayor Brenden Kalfus
- Website [temeculaca.gov](http://temeculaca.gov)



## POPULATION



87,330  
POPULATION



28,882  
HOUSEHOLDS



\$120,482  
MEDIAN HH  
INCOME

## EMPLOYMENT



67.5%  
WHITE COLLAR



14.7%  
BLUE COLLAR



17.8%  
SERVICES



4.7%  
UNEMPLOYMENT RATE

## EDUCATION



18%  
HIGH SCHOOL  
GRADUATE



33%  
SOME COLLEGE



43%  
BACHELORS/GRAD/  
PROF DEGREE



PRESENTED BY:



BRETT LARSON  
951.600.8634 x701  
brett.larson@svn.com  
CaDRE #01947115

This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer, tenant or landlord to verify the information and conduct appropriate due diligence. SVN | Insight, 2025