

MEDICAL OFFICE CONDOS  
FOR SALE OR LEASE



**PARKER**  
— MEDICAL CENTER II

 **CUSHMAN &  
WAKEFIELD**  
44625 AVENIDA DE MISSIONES  
TEMECULA, CA 92592

# BUILDING FEATURES



## Prime Location

Adjacent to Temecula Valley Hospital



## Ownership Opportunity

Condos available for sale or lease



## New Construction

Breaking ground 2026 with covered and surface level parking



## Medical Corridor

Synergistic healthcare providers nearby



## Full Building Availability

Two floors with 12,500 SF floor plates

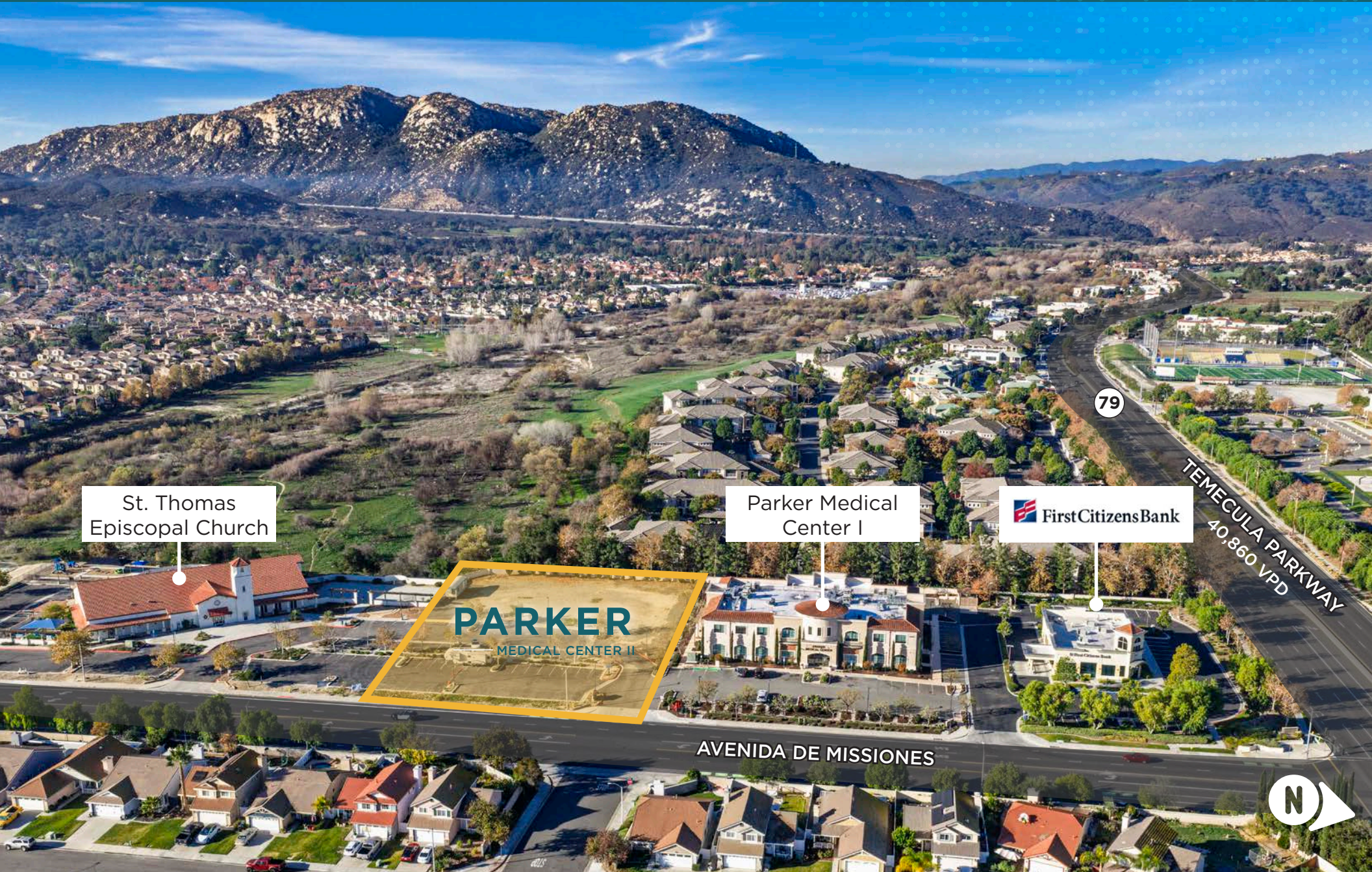


## Favorable Demographics

Average house hold income well above the state average and robust payor mix



# BIRDSEYE VIEW



St. Thomas  
Episcopal Church

Parker Medical  
Center I

First Citizens Bank

**PARKER**  
MEDICAL CENTER II

AVENIDA DE MISSIONES

79

TEMECULA PARKWAY  
40,860 VPD



# AERIAL OVERLOOK

Southwest HEALTHCARE | TEMECULA VALLEY HOSPITAL

0.6 MILES | 3 MINUTE DRIVE

TEMECULA PARKWAY

AVENIDA DE MISSIONES

VIA RIO TEMECULA

First Citizens Bank

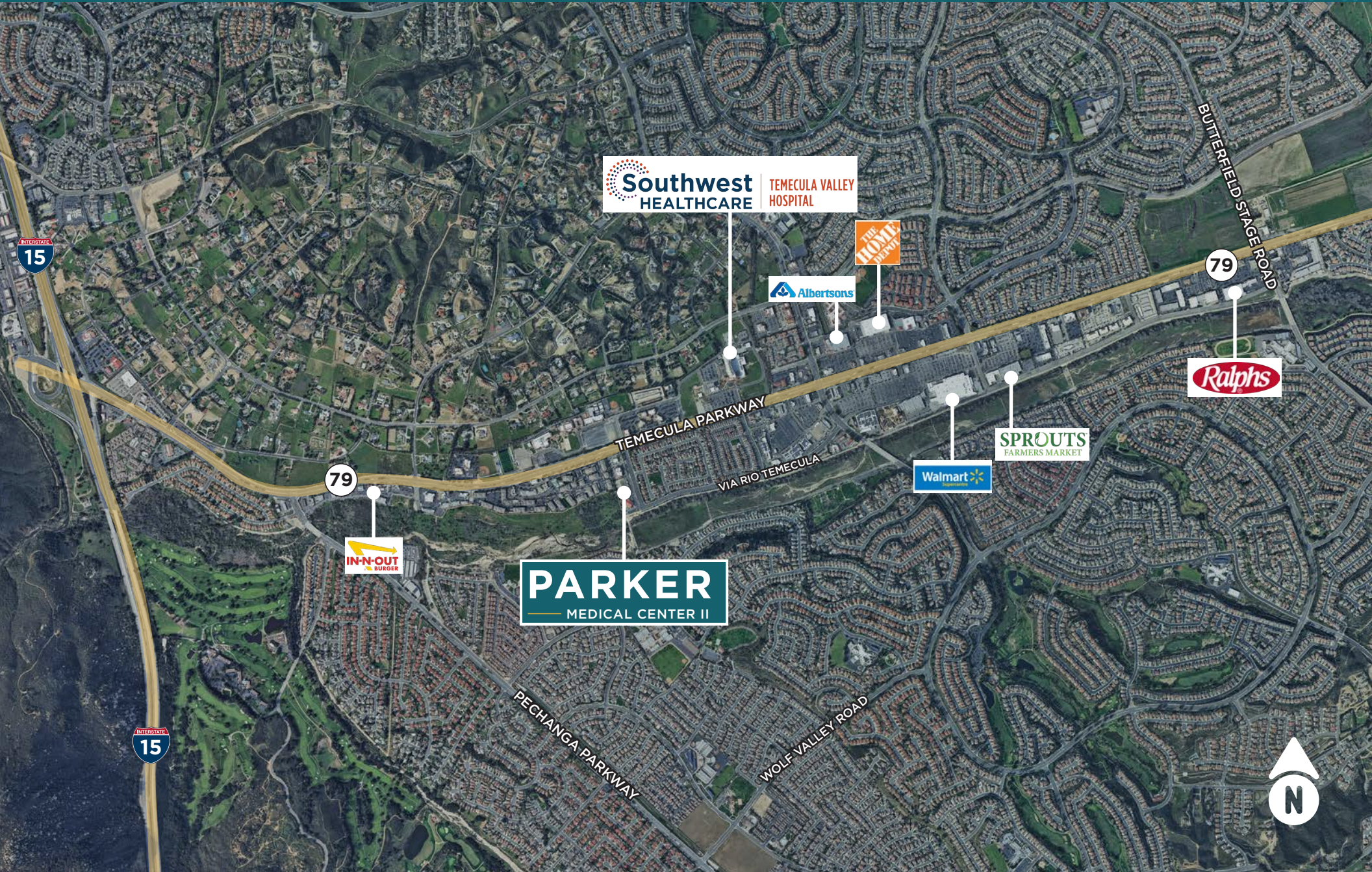
Parker Medical Center I

**PARKER**  
MEDICAL CENTER II

St. Thomas Episcopal Church



# NEARBY AMENITIES



**Southwest**  
HEALTHCARE | TEMECULA VALLEY  
HOSPITAL

Albertsons

THE HOME  
DEPOT

Walmart

SPROUTS  
FARMERS MARKET

Ralphs

IN-N-OUT  
BURGER

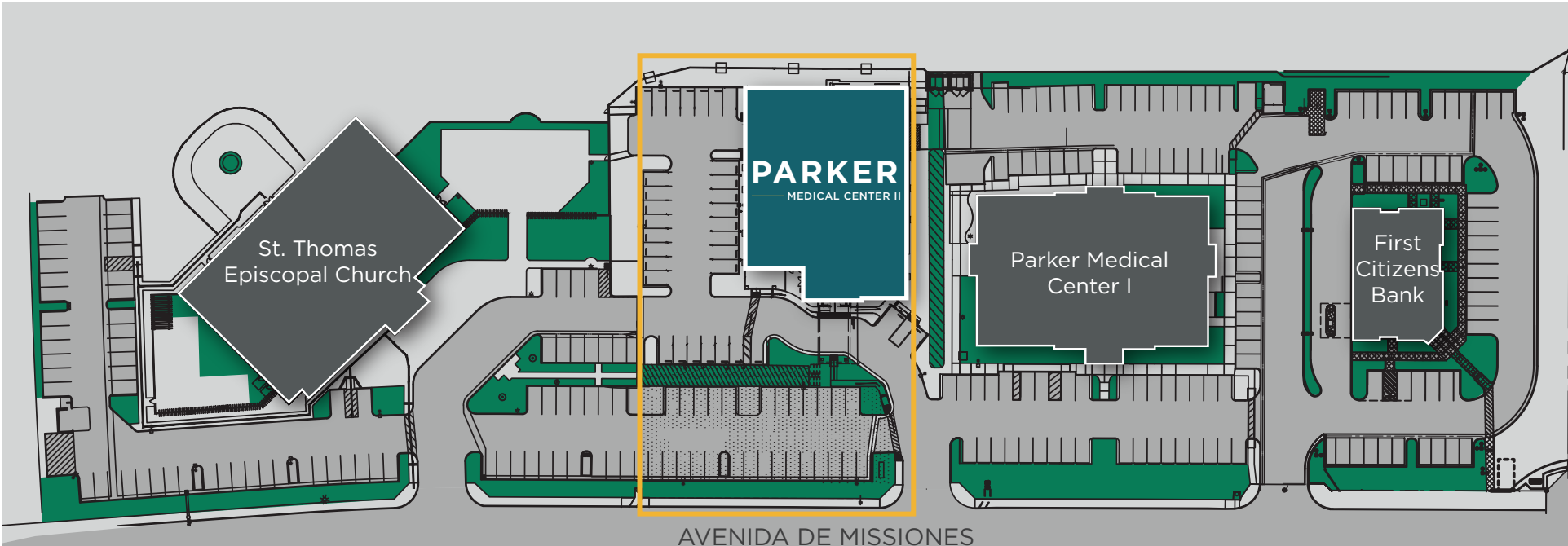
**PARKER**  
MEDICAL CENTER II



# PROPERTY PHOTOS

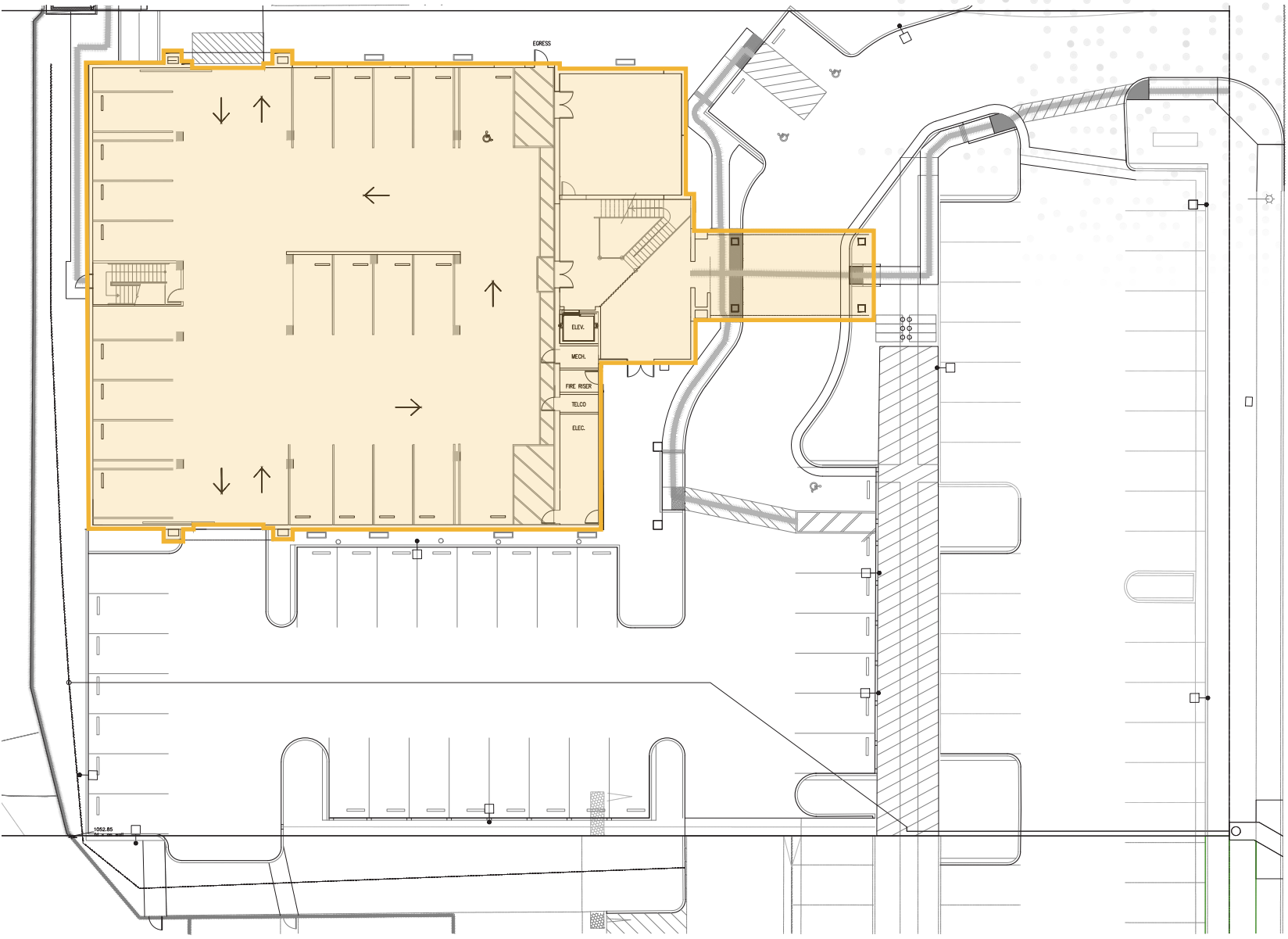


# SITE PLAN



# FLOOR PLANS

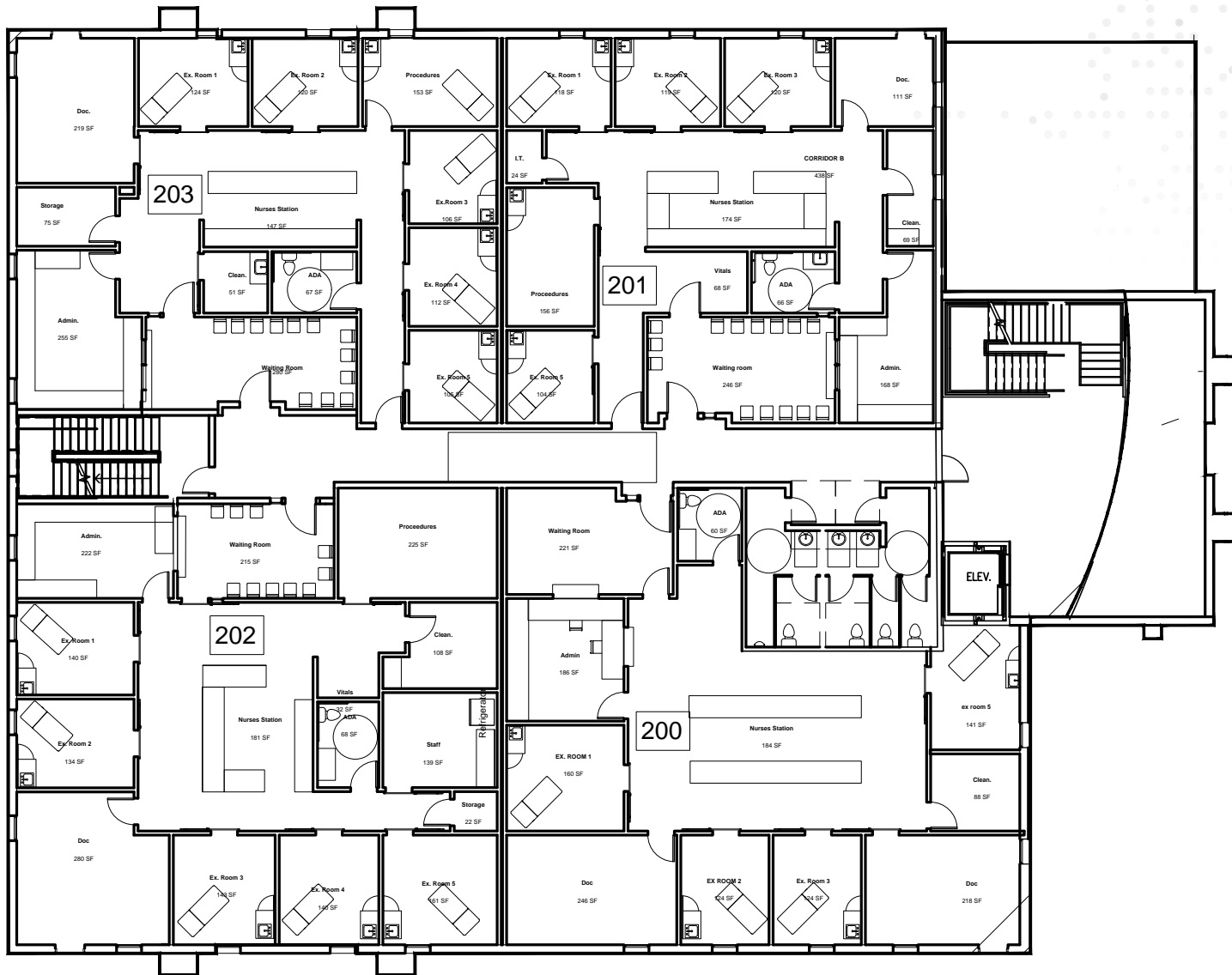
## GROUND FLOOR - GROUND LEVEL GATED GARAGE PARKING



# FLOOR PLANS

## FIRST/SECOND FLOOR - HYPOTHETICAL SUITES

Approximately 12,500 SF plus private patio on the 2nd floor



# COMPELLING DEMOGRAPHICS



**117,008**

POPULATION



**\$8,915**

ANNUAL AVERAGE  
HEALTHCARE SPENDING  
PER HOUSEHOLD



**15%**

POPULATION AGED 65+



**38**

MEDIAN AGE

## TRAFFIC COUNTS



**40,860**

CARS PER DAY

**5 MILE  
RADIUS**



**\$147,724**

AVERAGE  
HOUSEHOLD INCOME

Annual healthcare  
spending per household

## INSURANCE COVERAGE

**48%**

PPO

**17%**

HMO

**20%**

MEDICARE

**15%**

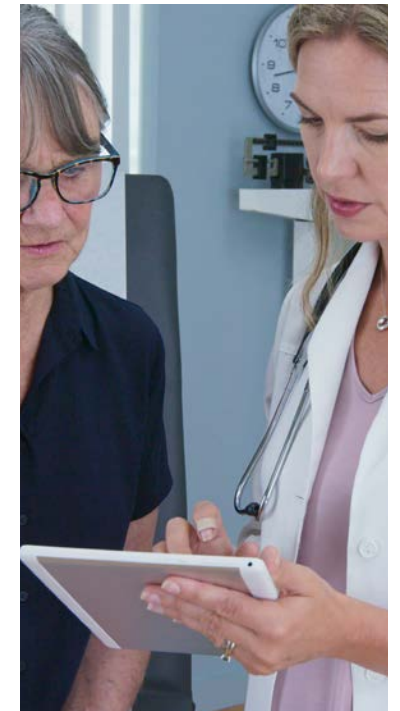
OTHER

# PATIENT DEMAND FORECAST

SERVICE LINE	2024 VOLUME	2029 VOLUME	2034 VOLUME	5 YR GROWTH	10 YR GROWTH
Physical Therapy/Rehabilitation	95,548	109,324	121,277	14.4%	26.9%
Psychiatry	52,451	59,685	61,513	13.8%	17.3%
Vascular	5,773	6,512	7,238	12.8%	25.4%
Cardiology	34,022	38,374	42,886	12.8%	26.1%
Podiatry	5,428	6,089	6,817	12.2%	25.6%
Ophthalmology	31,039	34,608	37,942	11.5%	22.2%
Miscellaneous Services	74,298	81,884	89,054	10.2%	19.9%
Pain Management	4,026	4,425	4,759	9.9%	18.2%
Lab	157,665	171,926	184,971	9.0%	17.3%
ENT	12,192	13,245	14,332	8.6%	17.6%
Oncology	5,383	5,846	6,264	8.6%	16.4%
Orthopedics	10,946	11,848	12,988	8.2%	18.7%
Nephrology	1,886	2,023	2,113	7.3%	12.0%
Trauma	2,683	2,836	2,984	5.7%	11.2%
Evaluation and Management	393,334	413,323	419,242	5.1%	6.6%
Radiology	105,018	110,283	115,530	5.0%	10.0%
Neurology	6,261	6,570	6,840	4.9%	9.3%
Thoracic Surgery	238	248	259	4.0%	8.9%
Dermatology	15,845	16,447	16,992	3.8%	7.2%
Cosmetic Procedures	2,929	3,032	2,963	3.5%	1.1%
Gastroenterology	8,541	8,826	8,949	3.3%	4.8%
Neurosurgery	334	344	368	3.1%	10.2%
General Surgery	2,115	2,176	2,233	2.9%	5.6%
Urology	3,346	3,428	3,585	2.5%	7.1%



Market Scenario Planner displays the types of services patients in your market are expected to use and allows projections to be customized according to five key growth drivers; disease prevalence, care management, insurance, readmissions and technology shifts. The above data is representative of Parker Medical Center II within a 5 mile radius.



# CAMPUS ADJACENT HOSPITAL



Temecula Valley Hospital® (TVH) opened on October 14, 2013 as a center for healing with a soothing environment that has peaceful scenic views, natural light and spacious, comfortable lounges. With more than 350 affiliated physicians, over 1,100 employees and 70 volunteers, TVH offers the community a comprehensive range of services similar to hospitals in large metropolitan areas.

The hospital offers major specialty services, including open heart surgery and neuroscience services. TVH is also designated as a STEMI Receiving Center and Stroke Ready Hospital by the Riverside County Emergency Medical Services Agency. The DNV has also designated the hospital as the area's only Comprehensive Stroke Center.

As part of the hospital's ongoing commitment to providing advanced care to the communities, they opened a 28,000-square-foot wing on the east side of the hospital's first floor in 2018.

Temecula Valley Hospital a part of Southwest Healthcare, a comprehensive network of care with convenient hospital and ambulatory locations here to serve you and your loved ones. Southwest Healthcare is comprised of five acute care facilities — Temecula Valley Hospital, Corona Regional Medical Center, Palmdale Regional Medical Center, Southwest Healthcare Rancho Springs Hospital, and Southwest Healthcare Inland Valley Hospital — and several non-hospital access points.

9

Grade "A" Patient  
Care Ratings

140

Private Patient  
Rooms

1

Helicopter Pad



## SERVICES PROVIDED

- Bloodless Medicine
- Cardiology
- Emergency Services
- Gastroenterology
- Heart and Vascular Services
- Neurology
- Nutritional Services
- Oncology
- Orthopedics
- Palliative Care
- Pulmonology
- Radiology
- Spine Services
- Stroke Services
- Surgery

# PARKER

MEDICAL CENTER II



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[VIEW OUR LATEST SOUTH RIVERSIDE  
MEDICAL OFFICE REPORT](#)



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