



REDHAWK

MEDICAL CENTER



FOR LEASE

Temecula's Premier Class A Medical Office Building
Featuring ±34,815 SF, Up to ±4,815 SF Available



A SIGNATURE OFFERING FROM:



REDHAWK

MEDICAL CENTER

Redefining Healthcare Space in Temecula

Redhawk Medical Center is a ±34,815-square-foot, two-story medical office building located at the southeast corner of Temecula Parkway and George Cushman Court in South Temecula, in close proximity to Temecula Valley Hospital and within one of the area's most established suburban healthcare corridors. Built in 2002 on a 2.5-acre site, the property features Early California architectural design and is purpose-built to support outpatient medical users in a highly visible, patient-oriented setting.

The building offers flexible suite sizes ranging from approximately 1,580 to 3,235 square feet and a strong medical infrastructure suitable for a wide range of clinical and professional uses.

Redhawk Medical Center is elevator-served and supports efficient patient flow, with medical-capable HVAC systems, monument signage, and space planning services available to accommodate customized medical buildouts.

The tenant mix includes City of Hope, primary care, specialty medical practices, dental care, and an on-site diagnostic imaging center operated by Open MRI of Inland Valley. With approximately 95% occupancy, the property benefits from stable tenancy and sustained demand, reinforcing its role as a well-established outpatient healthcare destination serving South Temecula.

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WHERE HEALTHCARE ACCESS DRIVES OPPORTUNITY

Redhawk Medical Center is prominently positioned along Temecula Parkway and Highway 79, offering exceptional visibility and access in one of South Riverside County's most heavily trafficked corridors. With traffic counts approaching 30,000 vehicles per day and immediate proximity to the I-15 via the Temecula Parkway interchange, the property provides convenient regional access for patients, physicians, and staff throughout Temecula, Murrieta, and greater Southwest Riverside County.

The surrounding trade area is characterized by strong demographics and sustained residential growth. Within a three-mile radius, the property serves a population of more than 74,000 residents with median household incomes exceeding \$117,000, supporting consistent demand for outpatient healthcare services. Nearby retail centers, restaurants, and daily services are within walking distance, enhancing the overall patient and employee experience.

Located within the South Riverside medical submarket, Redhawk Medical Center benefits from limited new medical office development and high barriers to entry, reinforcing

long-term demand for well-located, quality clinical space. The area's growing population, favorable payer mix, and expanding healthcare utilization trends make the property particularly attractive for providers seeking to establish or expand a presence in a high-growth suburban market.

These dynamics combine to position Redhawk Medical Center as a compelling opportunity for healthcare users seeking visibility, accessibility, and integration within a mature and expanding outpatient care environment in one of Inland Southern California's most desirable communities.

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TEMECULA VALLEY HOSPITAL

HOME DEPOT

STAPLES

SPROUTS FARMERS MARKET

79





- 0.1 Mile**
To SR-79
- 1.3 Miles**
To Redhawk Parkway
- 1.6 Miles**
To Temecula Valley Hospital
- 2.8 Miles**
To Redhawk Golf Club
- 3.7 Miles**
To I-15
- 4.8 Miles**
To Old Town Temecula

TEMECULA: WHERE LIFE MEETS EASE

Located in the heart of Temecula, Redhawk Medical Center sits near Southwest Healthcare Temecula Valley Hospital, Redhawk Golf Course, Pechanga Casino, and several major retail destinations, including Temecula Town Center. Its central location provides convenient access to a wide range of surrounding amenities and makes the property easily accessible for patients, staff, and visitors.

1 South Temecula Medical Offices

- | | |
|--|---|
| Temecula Valley Imaging - Rancho Springs | Temecula Valley Emergency Services |
| Temecula Valley Advanced Imaging | Rancho Family Medical Group Urgent Care |

2 East of George Cushman Ct

- | | | |
|------------------------|-------------------|----------------------|
| Walmart Supercenter | Kohl's | Dollar Tree |
| The Home Depot | Albertsons | Stater Bros. Markets |
| Sprouts Farmers Market | CAVA | Lasik Optometry |
| Staples | Redhawk Pavillion | Sav-on Pharmacy |

3 I-15/Promenade Temecula Mall

- | | | |
|-------------------------|-----------------------------|------------------|
| Promenade Temecula Mall | Costco Wholesale | Hobby Lobby |
| Doctors Medical Park | Total Wine & More | Broken Yolk Cafe |
| Trader Joe's | Promenade Medical Plaza | Starbucks |
| Winco Foods | BJ's Restaurant & Brewhouse | Lowe's |

4 Temecula Town Center

- | | | |
|------|------------|--------------------|
| Vons | Chase Bank | Target |
| CVS | Starbucks | Town Center Dental |

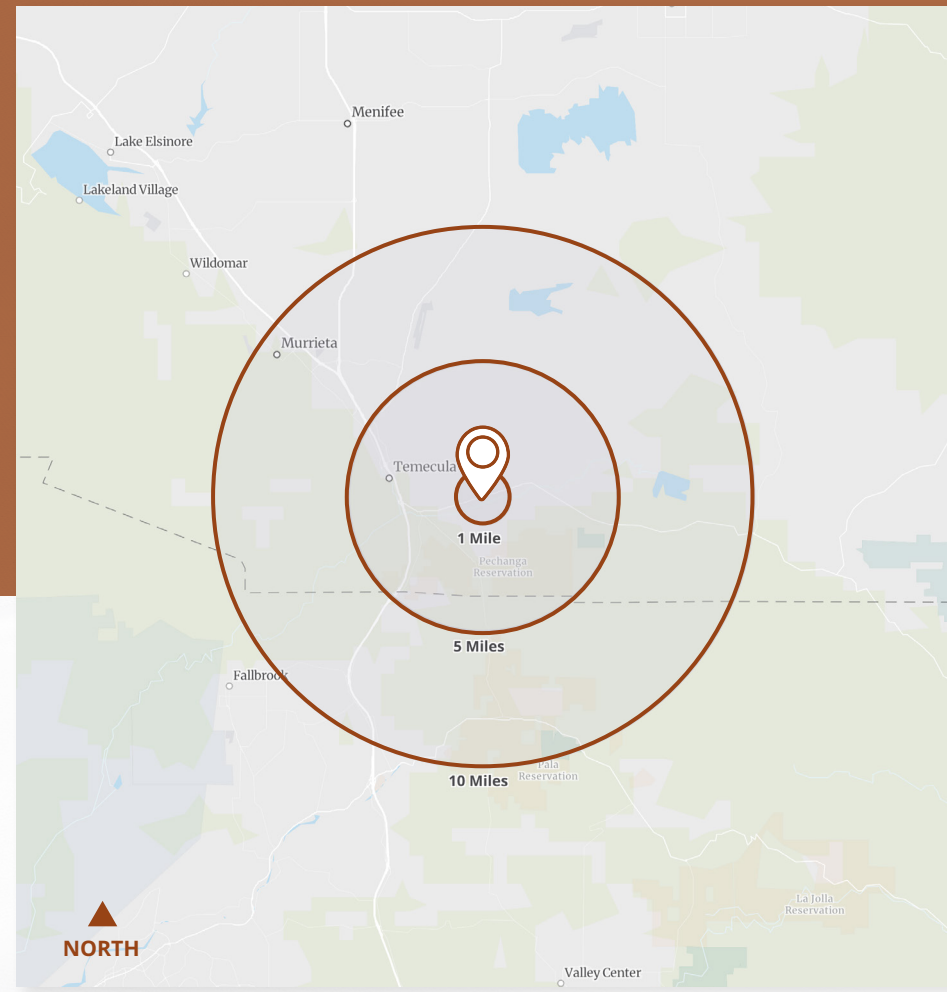


CARE PROJECTION REPORT REDHAWK MEDICAL CENTER

pivotal.

The Care Projections Report presents current, 5-year, and 10-year projections for healthcare demand within a defined market, across both inpatient and outpatient service lines. The report ranks service lines by projected 5-year growth and integrates multiple data sources, including Advisory Board growth projections and age/gender utilization distributions.

TARGET MARKETS



SERVICE LINES

SERVICE LINES

TODAY'S VOLUME

5-YEAR VOLUME ↑

10-YEAR VOLUME ↑

SERVICE LINES	TODAY'S VOLUME	5-YEAR VOLUME ↑	10-YEAR VOLUME ↑
Cardiology	29K	9.8%	17.3%
Chiropractic	7K	16.0%	44.3%
Endocrinology	1K	19.4%	34.9%
ENT	22K	11.4%	20.5%
General Medicine	6K	18.3%	35.2%
Infectious Disease	1K	19.0%	30.1%
Lab	255K	10.5%	19.0%
Ophthalmology	37K	9.8%	18.5%
Orthopedics	7K	7.0%	16.5%
Pain Management	3K	9.0%	17.8%
Physical Therapy/Rehabilitation	108K	8.5%	22.3%
Psychiatry	133K	17.3%	24.5%
Spine	1K	17.0%	28.2%
Trauma	5K	9.0%	16.7%
Vascular	60K	9.7%	20.7%



Redhawk Medical Center offers a premier South Temecula location with excellent accessibility for patients and healthcare providers. Situated at the corner of Temecula Parkway and George Cushman Court with direct access to I-15, the property features medical-ready infrastructure, elevator service, ample surface parking, and flexible suite layouts from 1,580 to 3,235 square feet. With an established healthcare tenant base and thoughtfully designed clinical spaces, Redhawk Medical Center provides visibility, convenience, and efficiency for providers and patients alike.

DISCOVER THE DETAILS

A STRATEGIC LOCATION FOR HEALTHCARE



- **Building Size:** ±34,815 RSF, two-story medical office
- **Available Space:** ±1,580 to ±3,235 RSF
- **Signage Options:** Monument and potential building signage available
- **Prime Access:** Immediately adjacent to I-15 from the 79 freeway
- **Elevator Served**
- **Digital Directory:** Tenant listings and advertising
- **Parking Ratio:** 5/1,000



Serving a Growing Patient Population

2025 Total Population		2030 Total Population		2025 Population Over 50	
Mile 1	15,813	Mile 1	15,763	Mile 1	33.5%
Mile 5	116,111	Mile 5	116,123	Mile 5	34.4%
Mile 10	277,856	Mile 10	288,674	Mile 10	33.7%

2025 Average Household Income	
Mile 1	\$156,176
Mile 5	\$150,418
Mile 10	\$147,799



42,800

Average Daily Traffic Count on Temecula Parkway (CA-79)



PURPOSE-BUILT FOR MODERN HEALTHCARE DELIVERY

Redhawk Medical Center benefits from robust base building systems that support a wide range of outpatient medical and healthcare uses. With flexible suite layouts, elevator service, and existing diagnostic imaging infrastructure, the property can accommodate specialty practices, primary care, dental, and outpatient procedures. Its design allows tenants to efficiently plan clinical operations while providing patients and staff with convenient access, ample parking, and high visibility.

Medical-Ready Building:

Elevator-served, split HVAC first floor/package units second floor, 12' slab-to-slab.

Flexible Suite Sizes:

1,580 – 3,235 SF, 95% leased, tenant mix includes specialty medical, primary care, dental, and imaging.

Existing Infrastructure:

Wet sprinklers, 2.5 AC lot, ample surface parking, signage opportunities.

Operational/Site Features:

Monument signage, local property management, highly visible, strong traffic counts (~30k ADT on Temecula Parkway).

Diagnostic Center:

On-site Open MRI of Inland Valley — shows ability to support imaging equipment.

Construction:

Wood frame, 2002, 28' building height, typical floor 16,184 SF.



Designed for Clinical Functionality

Redhawk Medical Center offers several design elements that enhance its appeal to healthcare tenants and support a wide range of clinical uses, including:

Medical-Ready Floorplates:

Flexible suite layouts with abundant glass line and clear circulation support efficient clinical planning and patient flow — ideal for primary care, specialty practices, imaging, pediatrics, and ancillary healthcare services.

Elevator Service & Surface Parking:

Two-story elevator access and ample surface parking provide convenient patient and staff ingress/egress, improving overall operational efficiency.

Highly Visible Façade & Monument Signage:

Prominent frontage on Temecula Parkway enhances wayfinding and identity for clinical tenants.

Patient-Focused Environment:

Spacious reception and circulation areas, excellent natural lighting, and nearby retail and services support a comfortable experience for patients and visitors.

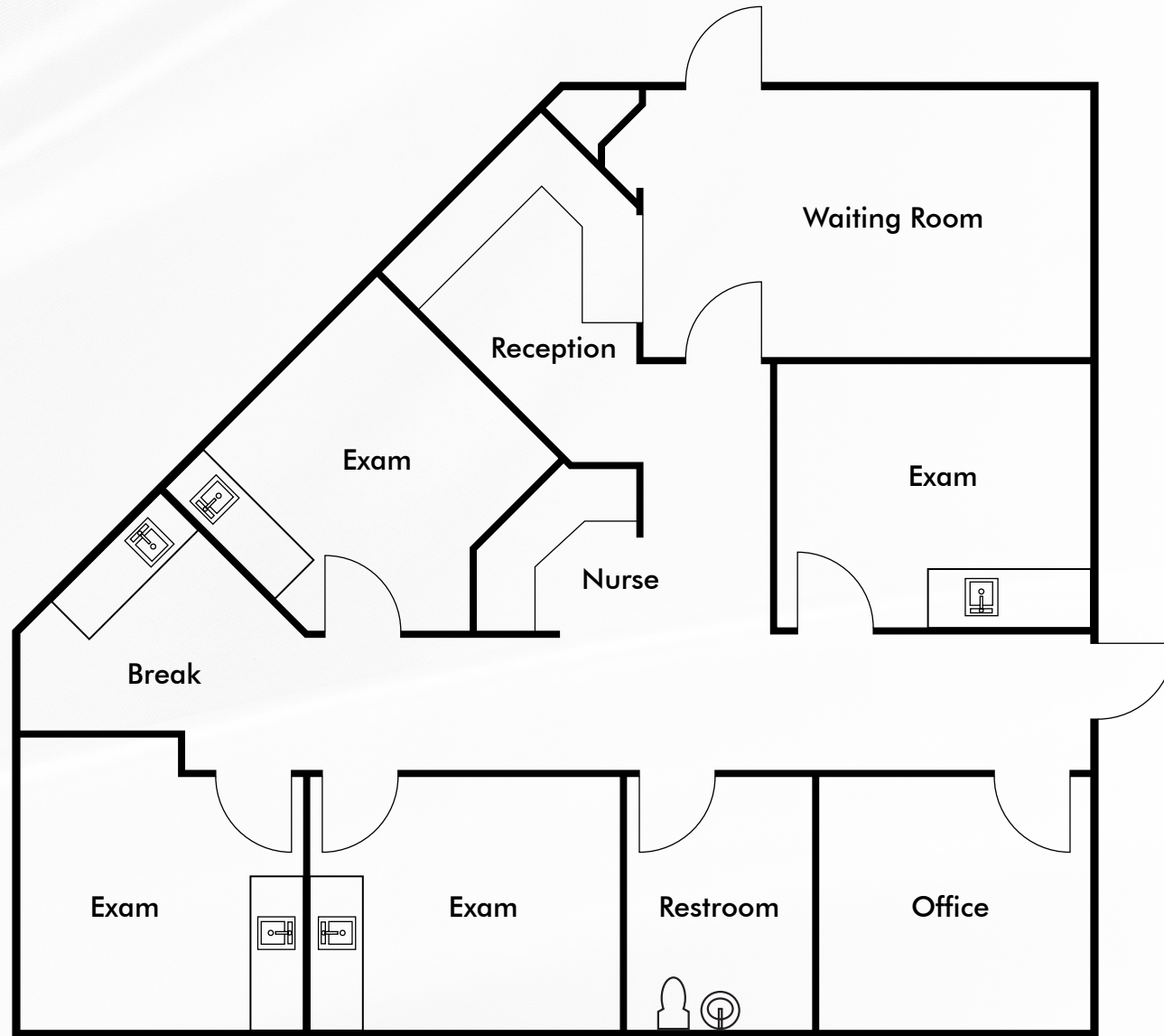
Responsive Ownership & Management:

Experienced local management enables tenant collaboration and thoughtful build-out coordination.

These elements combine to deliver a highly functional and flexible environment — suitable for a broad spectrum of outpatient medical uses in a vibrant healthcare community.



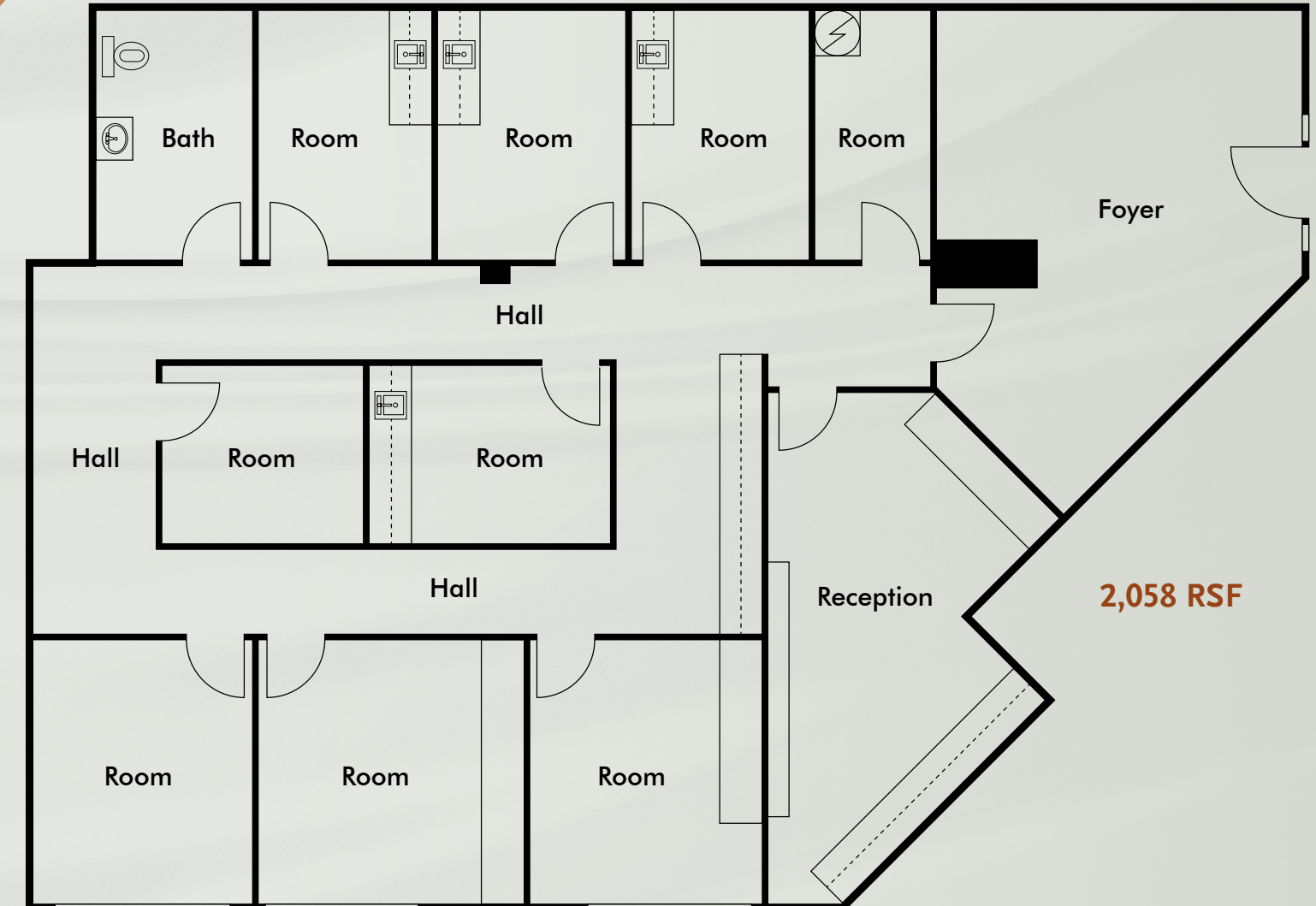
FLOORPLAN SUITE 209



1,580 RSF



FLOORPLAN SUITE 212



2,058 RSF





THE KINGSBARN DIFFERENCE:



Leasing with Kingsbarn Realty Capital represents a strategic partnership with a fully integrated healthcare real estate firm committed to long-term stewardship, disciplined asset management, and delivering stable, high-quality environments for medical providers.

Kingsbarn Realty Capital is an integrated real estate investment firm focused on healthcare and medical real estate, combining development, capital markets, asset management, and investment solutions on a single platform. Through Kingsbarn Capital & Development and Kingsbarn Development Opportunities, the firm develops long-term healthcare assets and client-driven medical projects, frequently partnering in joint ventures as both a developer and equity provider.

Supporting these efforts is KB Property Advisors, Kingsbarn's asset management arm, which oversees more than 280 properties and \$2+ billion in assets, including a growing portfolio of healthcare facilities. Together, these integrated business lines operate as one unified enterprise focused on delivering long-term value and stability in healthcare real estate.

Representative Medical Project Types



HEALTH CENTER AT MACUNGIE
MACUNGIE, PA



DAVITA DIALYSIS
CERES, CA



ADVANCED PAIN CARE
AUSTIN, TX



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