

# WALSH MEDICAL ARTS CENTER



MEDICAL OFFICE SUITES FOR SUBLEASE

25405 Hancock Avenue, Murrieta, CA 92562

25405

WALSH MEDICAL  
ARTS CENTER

DENTISTRY

25405 HANCOCK AVE

GOLDEN TRIANGLE  
SURGI CENTER

GRAYBILL MEDICAL GROUP

THE ONCOLOGY INSTITUTE

LABCORP

QUEST DIAGNOSTICS

JON J. ATIGA, M.D.  
PEDIATRICS

PACIFIC DERMATOLOGY  
INSTITUTE



# BUILDING FEATURES



- Free unreserved parking



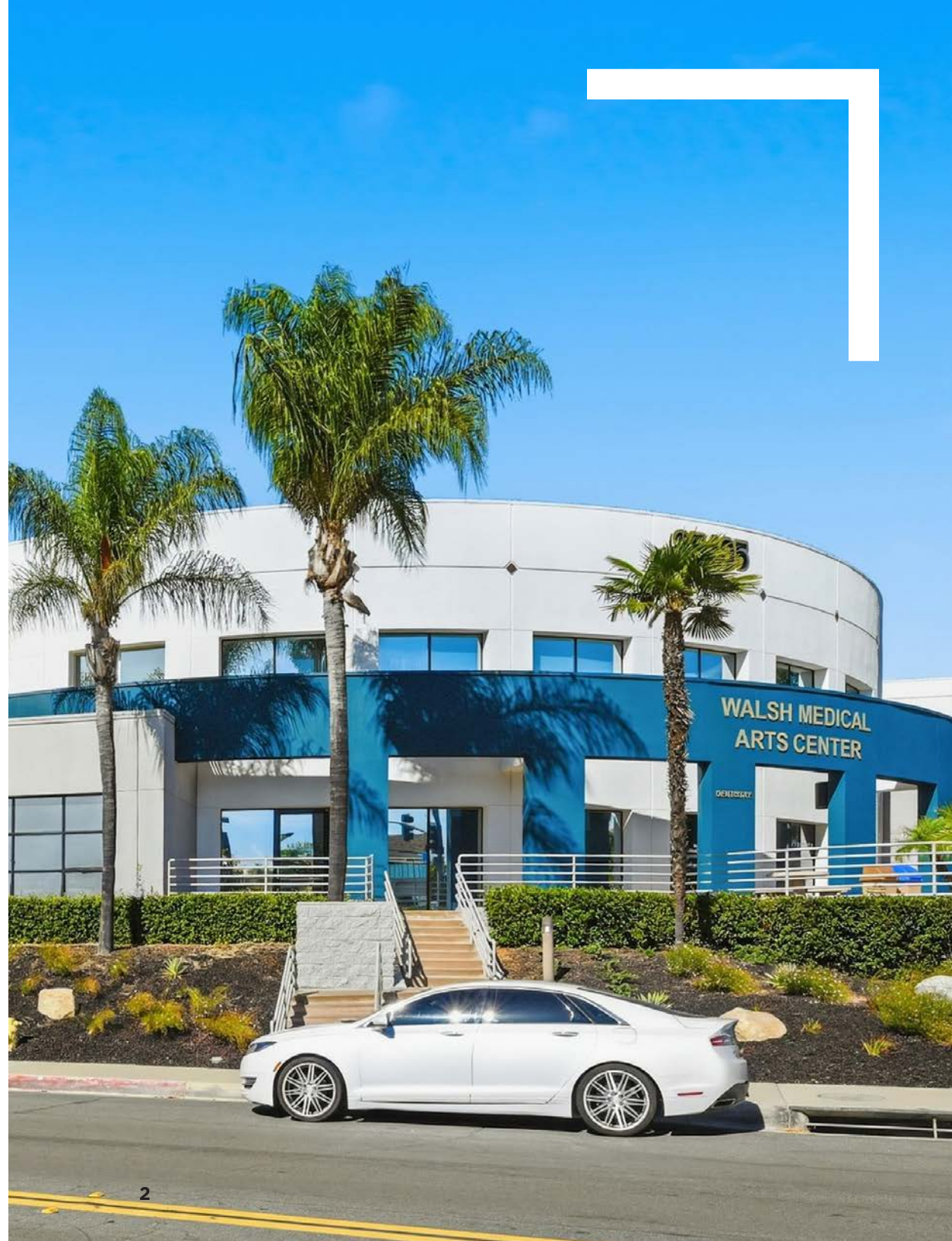
- Easily accessible to I-15 and I-215



- Adjacent to Rancho Springs Medical Center



- Class A Medical Office Building



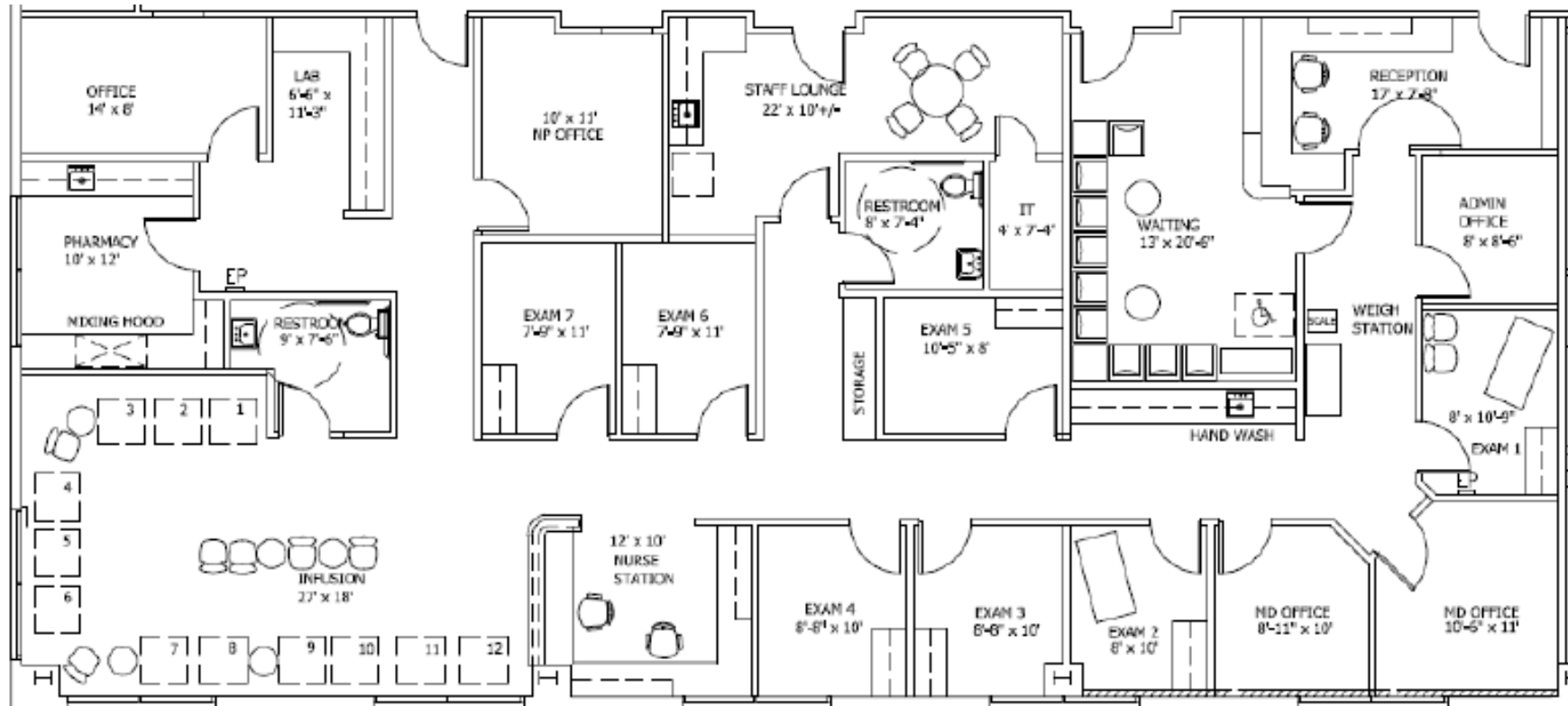
# BUILDING AVAILABILITIES

Suite	Size	Asking Rent	Notes
206	4,140 SF	Inquire for pricing	Existing medical office space
207	1,644 SF	Inquire for pricing	Existing medical office space



# SECOND FLOOR

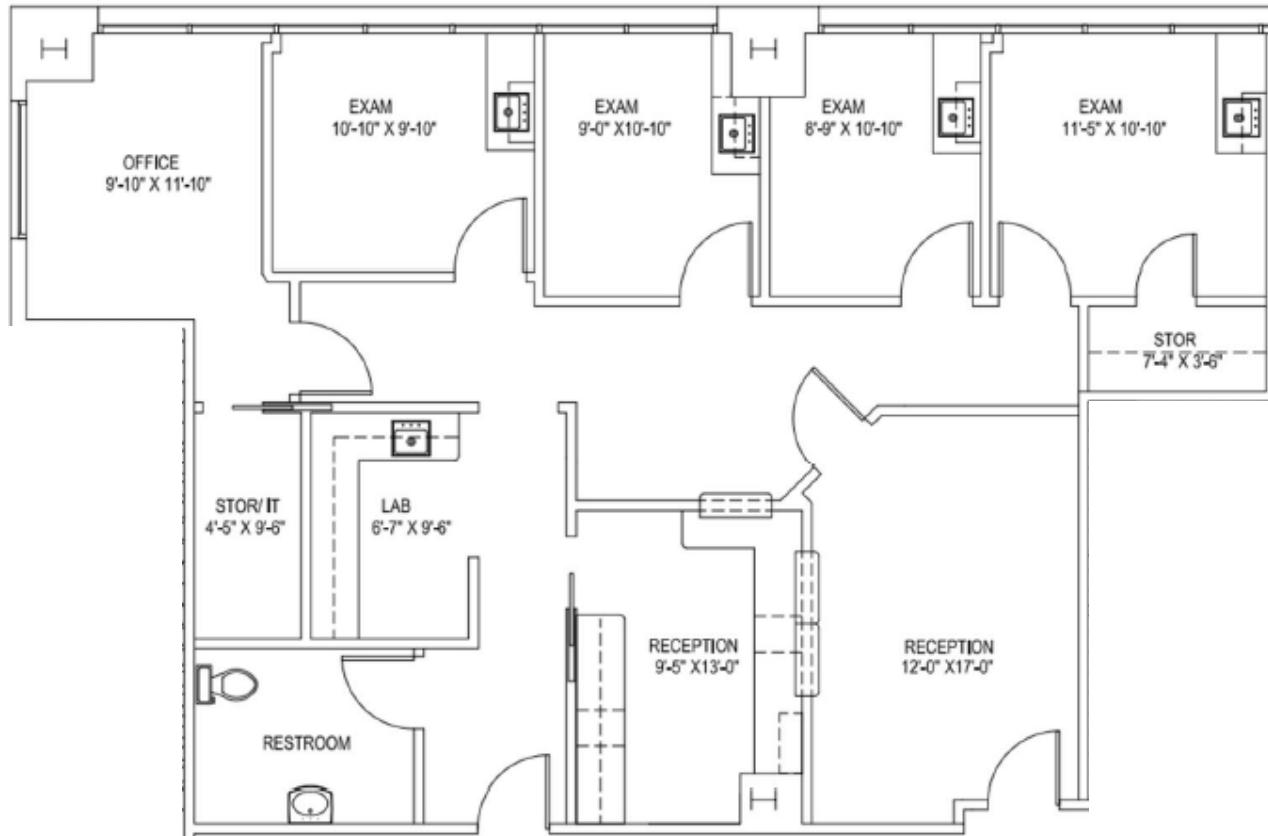
SUITE 206



Size	Asking Rent	Notes
4,410 SF	Inquire for pricing	Existing medical office space

# SECOND FLOOR

SUITE 207



Size	Asking Rent	Notes
1,644 SF	Inquire for pricing	Existing medical office space

# AERIAL VIEW



RADY CHILDREN'S SPECIALIST  
AND MURRIETA MEDICAL PLAZA

RICHARD V. BALIKIAN MD FACS



**Rancho OB/GYN**  
PERSONALIZED MEDICAL CARE FOR WOMAN  
*Better Health Starts Here!*

**Southwest HEALTHCARE** | RANCHO SPRINGS HOSPITAL

 Temecula Valley OB/GYN  
Medical Associates Inc.



VCA CALIFORNIA VETERINARY SPECIALISTS



**FLOOR DECOR &**

**ROSS**  
DRESS FOR LESS

MURRIETA TOWN CENTER

amazonfresh

**DUNKIN'**

*Walgreens*

THE HAT

LOS ALAMOS RD

AVE VENIDA

PARKCREST DR

HANCOCK AVENUE



RANCH WOOD DR

ALTA MURRIETA RD



MURRIETA HOT SPRINGS ROAD

MURRIETA HOT SPRINGS ROAD

VISTA MURRIETA

# BY THE NUMBERS

20 MIN. RADIUS



485,466

POPULATION



15.6%

POPULATION  
AGED 65+



38

MEDIAN AGE



64,262

TRAFFIC  
COUNTS

WEBSTER AVE & HANCOCK AVE  
WEST

## INSURANCE COVERAGE

PPO 31%

HMO 11%

MEDICARE 14%

OTHER 44%

\$8,704.76

ANNUAL AVG.  
HEALTHCARE  
SPENDING PER  
HOUSEHOLD

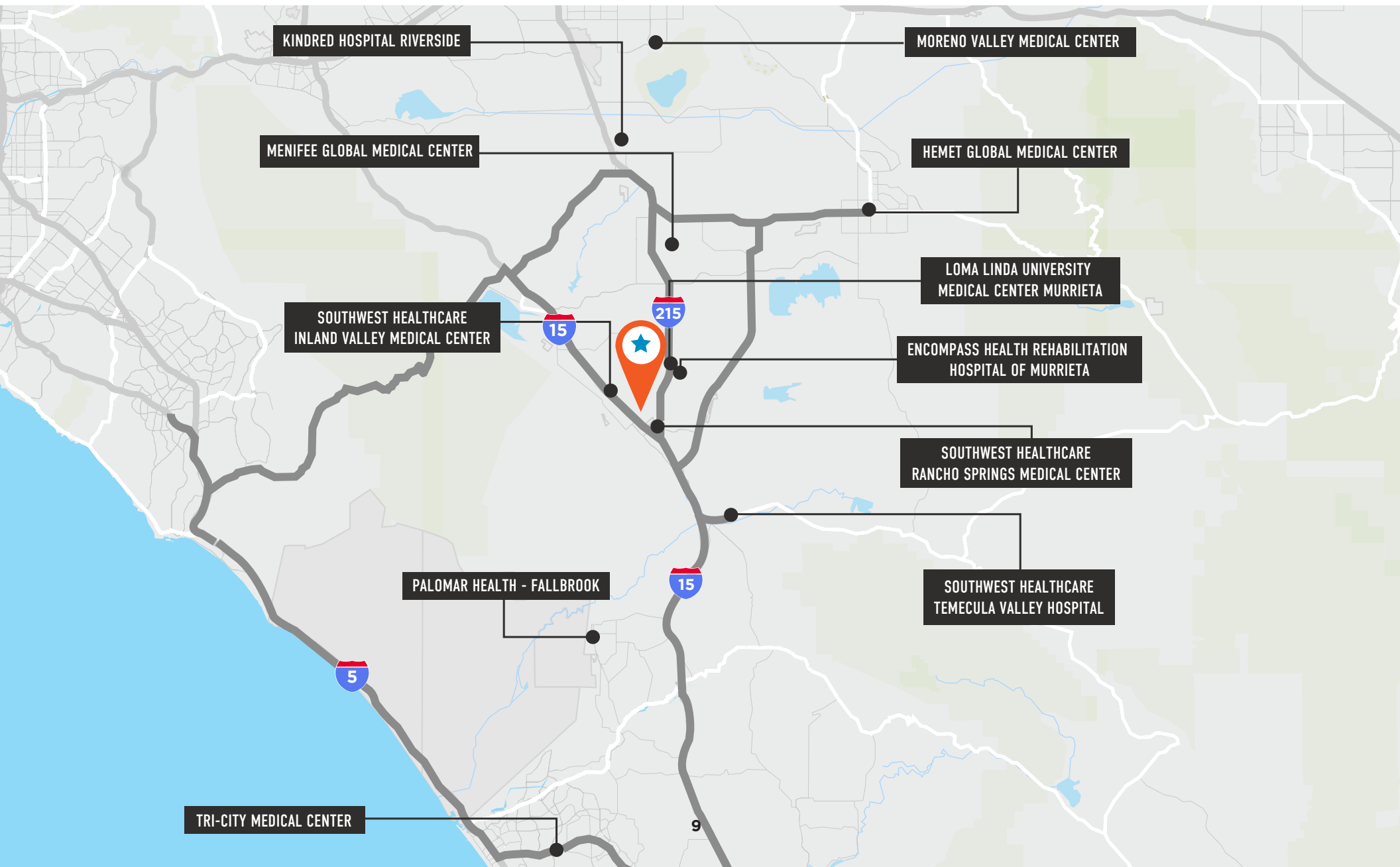
\$136,201

AVERAGE  
HOUSEHOLD  
INCOME

# PATIENT DEMAND FORECAST

Service Line	2023 Volume	2028 Volume	2033 Volume	5 Yr Growth	10 Yr Growth
Psychiatry	26,529	31,444	33,536	18.5%	26.4%
Vascular	3,087	3,608	4,122	16.8%	33.5%
Cardiology	18,238	21,126	23,576	15.8%	29.3%
Ophthalmology	16,719	19,303	22,152	15.5%	32.5%
Physical Therapy/Rehabilitation	48,538	55,985	67,283	15.3%	38.6%
Lab	82,898	94,272	104,226	13.7%	25.7%
Podiatry	3,108	3,535	4,001	13.7%	28.7%
Pain Management	2,121	2,404	2,670	13.3%	25.9%
Orthopedics	5,678	6,430	7,359	13.2%	29.6%
ENT	6,206	6,989	7,765	12.6%	25.1%
Miscellaneous Services	39,931	44,923	50,768	12.5%	27.1%
Trauma	1,427	1,563	1,700	9.6%	19.2%
Evaluation and Management	194,073	212,521	228,619	9.5%	17.8%
Radiology	56,103	60,949	65,708	8.6%	17.1%
Neurology	3,209	3,478	3,770	8.4%	17.5%
Oncology	2,782	2,996	3,240	7.7%	16.5%
Dermatology	8,367	8,976	9,569	7.3%	14.4%
General Surgery	1,122	1,192	1,272	6.3%	13.4%
Gastroenterology	4,459	4,736	4,992	6.2%	11.9%
Urology	1,828	1,937	2,094	5.9%	14.5%
Cosmetic Procedures	1,517	1,577	1,653	4.0%	9.0%
Gynecology	1,758	1,816	1,904	3.3%	8.3%
Cosmetic Procedures	4,561	4,769	4,981	4.6%	9.2%
Urology	5,798	6,059	6,464	4.5%	11.5%
Gynecology	5,514	5,603	5,682	1.6%	3.1%

# NEARBY HEALTHCARE



**FOR MORE INFORMATION,  
PLEASE CONTACT:**

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