



# RANCHO PUEBLO OFFICE PARK

## FOR LEASE

31515 RANCHO PUEBLO RD | SUITE 104  
TEMECULA, CA 92592



31515

NGUYEN  
Internal Medicine

ALL STAR  
PHYSICAL THERAPY  
of Temecula  
DR. MIRTHA RHEUMATOLOGY  
of Temecula & Chiropractic Center

**RANCHO PUEBLO CENTER**

MAIN DIRECTORY

OFFICE	OFFICE
101	102
103	104
105	106
107	108
109	110
111	112
113	114
115	116
117	118
119	120
121	122
123	124
125	126
127	128
129	130
131	132
133	134
135	136
137	138
139	140
141	142
143	144
145	146
147	148
149	150

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OFFERING SUMMARY

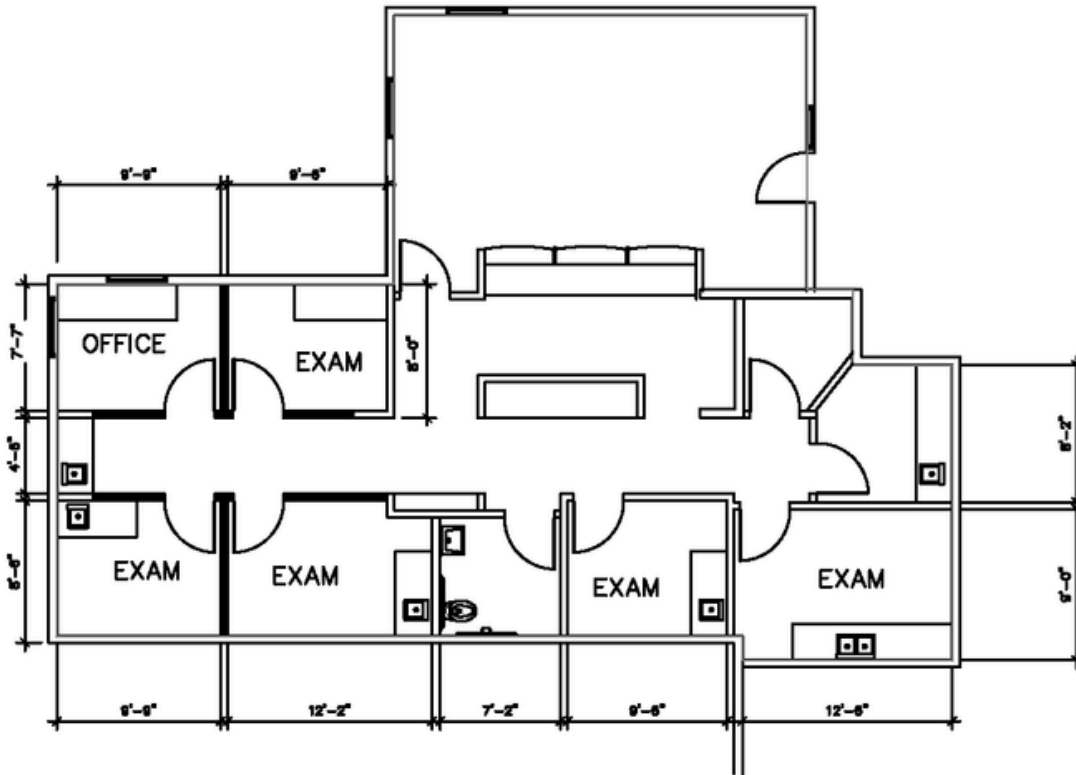
AVAILABLE SF:	±1,985 SF
LEASE RATE:	\$2.50/SF/MO. NNN
NNN FEE:	\$0.65/SF/MO.
YEAR BUILT:	2007
BUILDING SIZE:	± 20,396 SF
ZONING:	PO ( Professional Office )
MARKET:	Inland Empire
SUBMARKET:	SW Riverside County

PROPERTY HIGHLIGHTS

- Fully-improved ±1,985 SF medical office suite for lease
- First floor access
- Abundant parking - 5 spaces per 1,000 SF
- Professionally managed
- Diverse medical tenant mix
- Directly adjacent to Temecula Valley Hospital
- Vehicle traffic in excess of 40,000 cars per day along Temecula Parkway/Highway 79S
- Building signage available

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## FEATURES:

- Waiting room
- Reception area
- Four (4) exam rooms
- Two (2) staff offices
- Lab
- Kitchen
- One (1) interior restroom

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# AREA MAP

31515 RANCHO PUEBLO ROAD | TEMECULA, CA 92592



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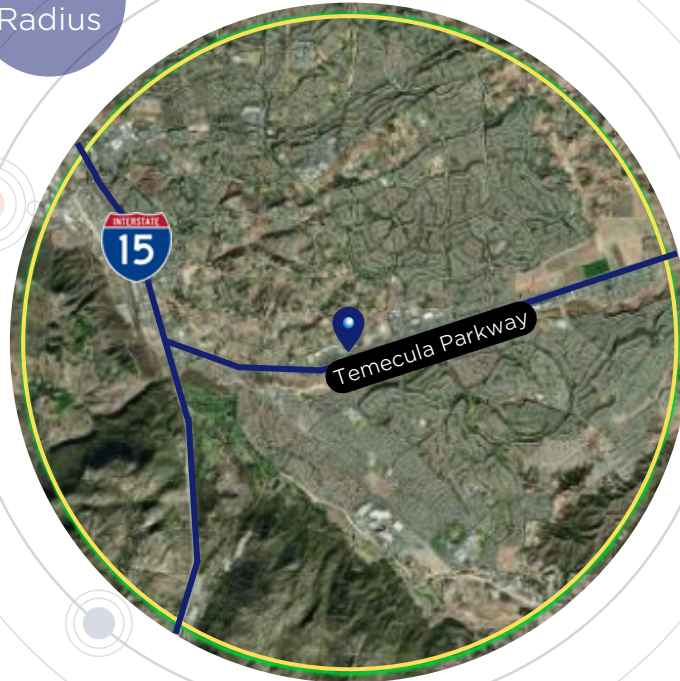


# DEMOGRAPHICS

31515 RANCHO PUEBLO ROAD | TEMECULA, CA 92592



3-Mile Radius



## 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

- State** California
- County** Riverside
- Mayor** Brenden Kalfus
- Website** temeculaca.gov



Source: Esri

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**INSIGHT**  
COMMERCIAL REAL ESTATE ADVISORS

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