

DOCTORS MEDICAL PARK

40971 WINCHESTER RD
TEMECULA, CA 92591

MEDICAL OFFICE FOR LEASE



BRETT LARSON, JD, CCIM
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CalDRE #01947115



OFFERING SUMMARY

AVAILABLE SF:	±1,500 SF
LEASE RATE:	\$2.35/SF/MO. NNN
NNN FEE:	\$0.70/SF/MO.
YEAR BUILT:	1996
BUILDING SIZE:	±2,950 SF
ZONING:	Community Commercial
MARKET:	Inland Empire
SUBMARKET:	SW Riverside County

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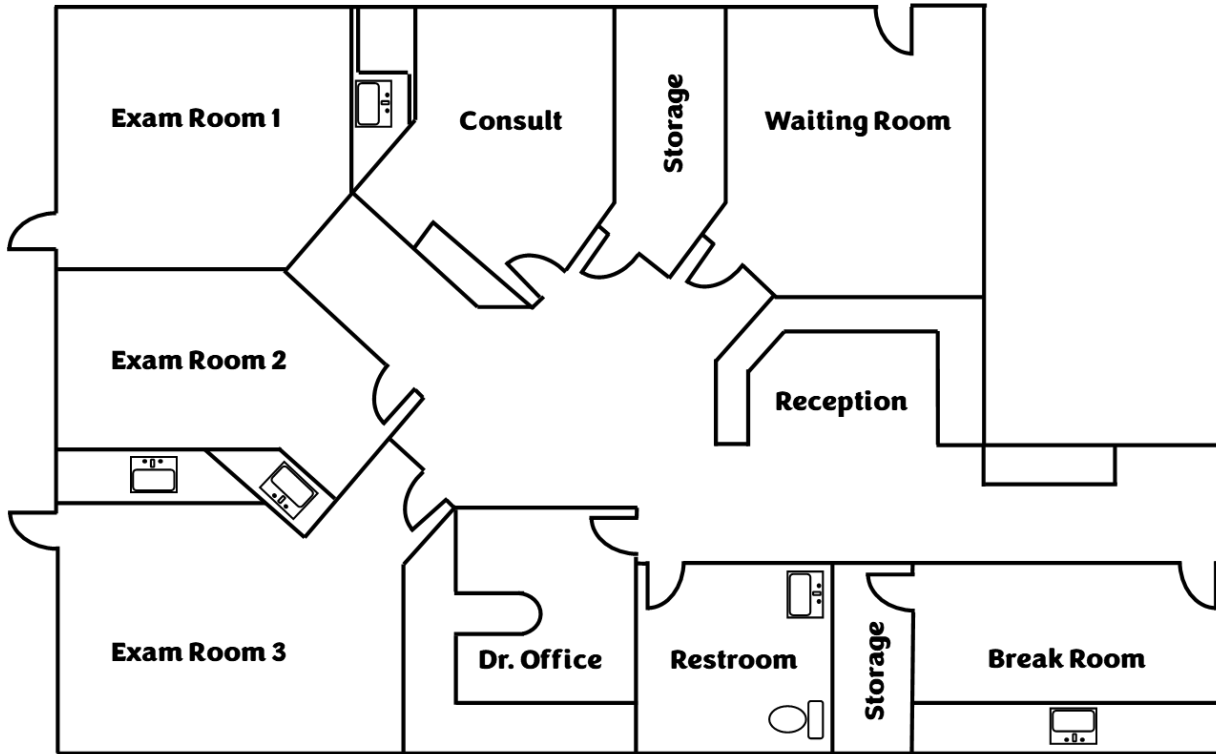
Location Description

Strategically positioned along one of Temecula’s most heavily trafficked corridors, Doctors Medical Park offers premier visibility and convenient access for patients throughout the region. The property is located just minutes from Interstate 15 and the I-15/I-215 interchange, is surrounded by major retail hubs including the (1) the Promenade Temecula, a 1.2 million square foot shopping mall, (2) Palm Plaza, a 425,000 square foot power center home to Hobby Lobby, TJ Maxx, and Food 4 Less, and (3) Winchester Marketplace, a 50,000 SF Trader Joe’s anchored retail center.

PROPERTY HIGHLIGHTS

- Fully improved +/- 1,500 SF medical office suite
- Outstanding visibility on Winchester Rd.
- Easily accessible via local freeways and major surface arteries
- Surrounded by high-traffic retail centers
- No load factor / all usable space
- Diverse medical tenant mix within the project





*** Image not to scale**

FEATURES:

- Comfortable waiting room
- Reception area
- Three (3) large exam rooms
- One (1) consult room
- One (1) physician office
- One (1) break room/lab
- One (1) interior restroom
- Two (2) storage areas

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Winchester Marketplace

TRADER JOE'S FedEx.

THE PRESS ESPRESSO COFFEE ROASTERS

burgerlounge

EARTH BISTRO

Promenade Mall

Apple DICK'S SPORTING GOODS H&M

COSTCO Bath Body Works macy's

Palm Plaza

Food 4 Less

SALLY BEAUTY HOBBY LOBBY

DOCTORS MEDICAL PARK

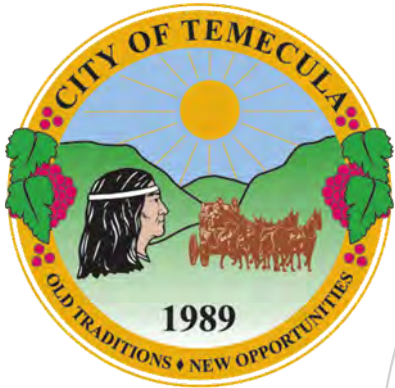
Winchester Rd. 55,970 ± CPD





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DEMOGRAPHICS

40971 WINCHESTER RD | TEMECULA, CA 92591



-  **State** California
-  **County** Riverside
-  **Mayor** Jessica Alexander
-  **Website** temeculaca.gov



Source: Esri

3-Mile Radius



POPULATION (3 mi. radius)



78,784

POPULATION



26,647

HOUSEHOLDS



\$100,741

MEDIAN HH INCOME

EMPLOYMENT (3 mi. radius)



64.8%

WHITE COLLAR



16.5%

BLUE COLLAR



18.7%

SERVICES



5.9%

UNEMPLOYMENT RATE

EDUCATION (3 mi. radius)



20%

HIGH SCHOOL GRADUATE



36%

SOME COLLEGE



36%

BACHELORS/GRAD/ PROF DEGREE

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INSIGHT

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