

# 2,074 SF – 16,324 SF Customizable Medical Space Available for Lease

25130 Hancock Ave, Murrieta, CA 92562



# Project Features



Brand new construction



Customizable shell space opportunity



Prominent location with excellent visibility and access



Significant parking available (4.86/1,000)



Elevator served two-level medical office space



Located on Hancock Avenue with significant frontage to the 215 freeway with approximately 19,000 cars driving past daily



Highly visible signage including ± 35' tall freeway pylon sign, monument, and building sign



## Freeway Pylon Sign



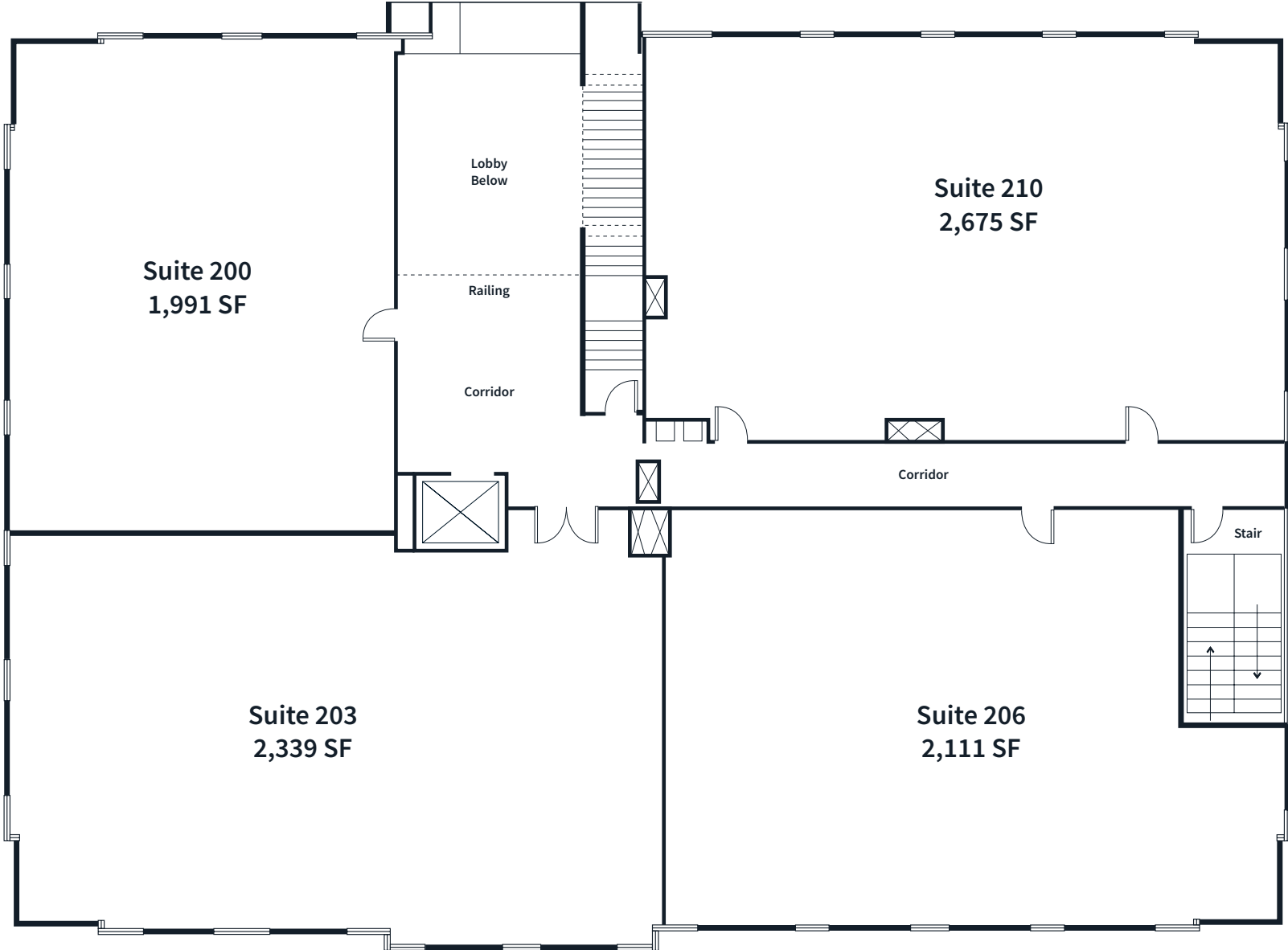
# Exterior Site Plan



# First Floor Site Plan

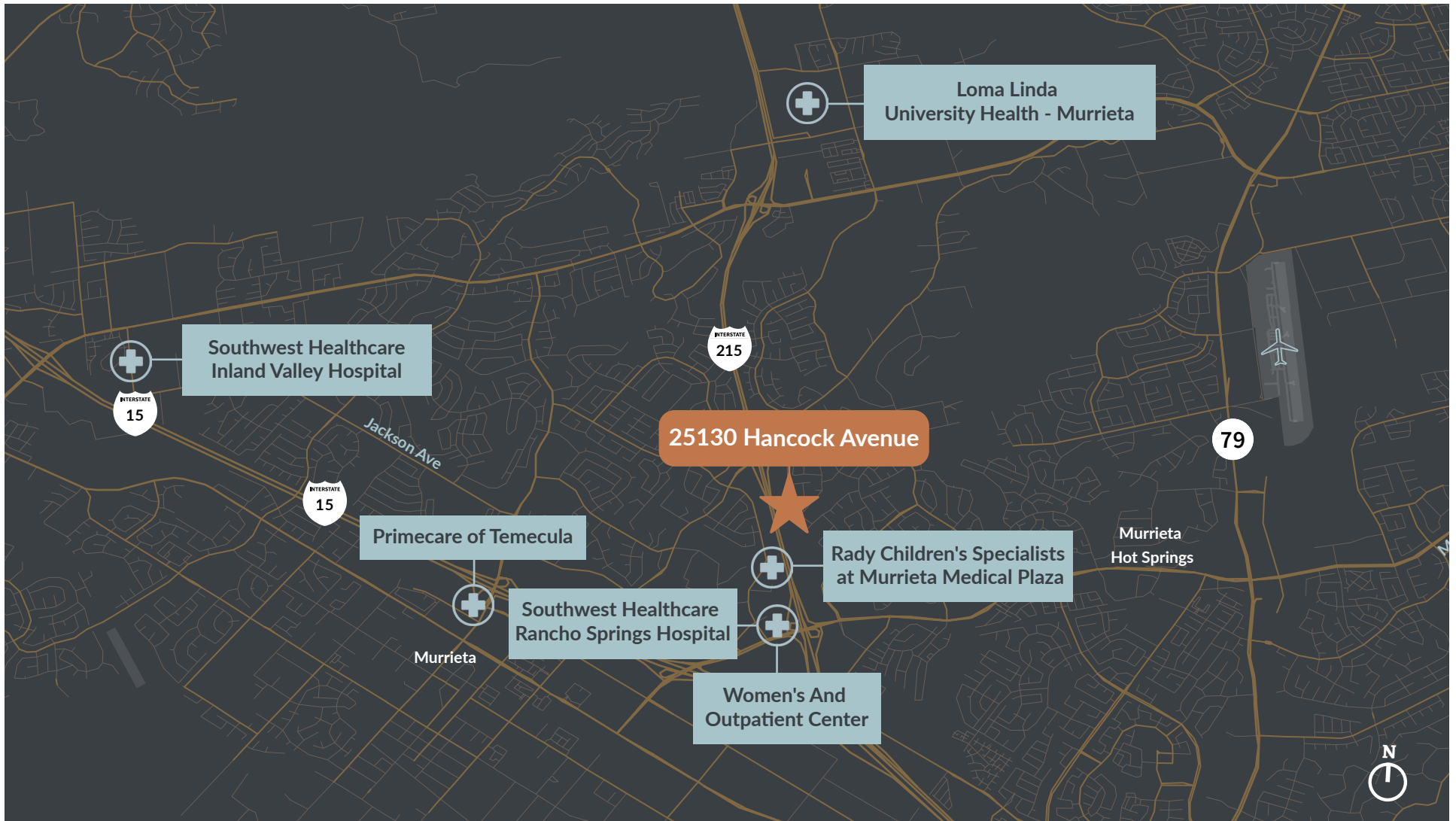


# Second Floor Site Plan



# Where Care Connects

**25130 Hancock Avenue** benefits from its proximity to the newly expanded Southwest Healthcare Inland Valley Hospital, providing immediate access to a comprehensive acute care network and specialized services. The property is also conveniently located near the nationally recognized Loma Linda University Medical Center, positioning tenants within an established medical ecosystem that supports referral networks, collaborative care, and enhanced patient confidence.



# Serving a Growing Patient Population

Area Demographics within a 10-mile radius



**468,532**

Total Population



**151,060**

Total Households



**73,187**

Population Age  
over 65+



**37.9**

Median Age



**\$116,309**

Median Household Income



**152,360**

Population Age  
of <24



**122,434**

Total Employees



**289,178**

Visited Doctor/  
12 Months



**\$8,850**

Average Annual Health  
Care Spending



**36.62%**

Have PPO



**23.28%**

Have Medicare



**21.39%**

Have HMO

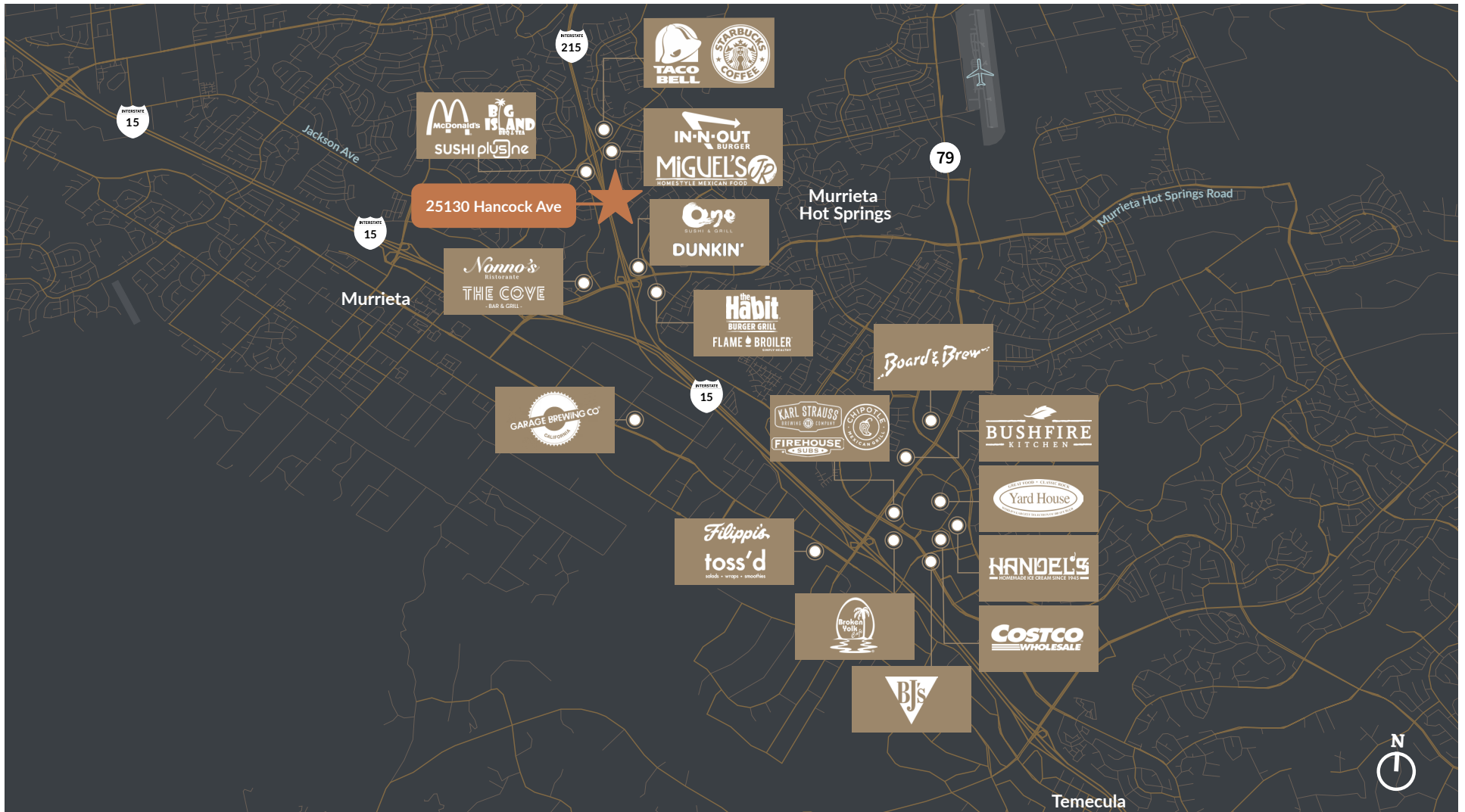


# Doctor Demand

Within a 10-Mile Radius		Patient Volume			Providers		
Physician Specialty	Current Volume	5-Year Projected Volume	5-Year Projected Growth	Clinician Count	Benchmark (per 100K)	Current Gap	5-Year Gap
Allergy	37,187	37,327	0.7%	4	2.0	4.4	4.6
Cardiovascular	125,538	146,165	17.1%	37	13.8	23.9	25.8
Dermatology	57,216	61,515	8.0%	11	7.2	19.8	20.8
Emergency Department	16,891	18,642	10.9%	71	24.3	36.8	40.3
Endocrinology	2,884	3,752	30.6%	8	3.2	5.6	6.1
ENT	44,669	50,159	12.5%	10	4.3	8.9	9.5
Gastroenterology	30,539	32,653	7.4%	20	6.4	8.2	9.1
General Surgery	7,223	7,642	6.3%	25	10.2	20.5	22.0
Nephrology	6,724	7,470	11.6%	7	4.2	11.9	12.5
Neurology	24,214	26,221	8.7%	20	9.0	20.0	21.3
Oncology	38,191	43,172	13.6%	14	8.7	23.6	24.8
Ophthalmology	113,785	129,820	14.8%	12	8.5	24.9	26.1
Orthopedics	38,191	43,172	13.6%	19	10.4	26.7	28.1
Pathology	572,670	645,341	13.2%	5	5.6	19.3	20.1
Pediatrics	191,535	194,295	1.5%	57	21.9	41.4	44.6
Physical Therapy/Rehabilitation	345,407	411,744	19.7%	341	79.1	2.0	13.0
Plastic Surgery	10,510	11,371	8.7%	8	3.1	5.3	5.7
Podiatry	20,381	23,139	14.7%	14	5.1	8.7	9.5
Primary Care	825,793	896,767	9.0%	233	84.9	148.7	161.3
Psychiatry	189,649	225,781	19.6%	30	23.5	74.4	77.8
Pulmonology	17,972	17,575	-1.9%	12	5.9	13.4	14.2
Radiology	323,973	346,995	7.6%	15	14.9	51.0	53.1
Urology	12,099	12,750	6.0%	9	4.0	8.7	9.3
Women's Health	58,312	62,847	8.2%	39	17.9	40.8	43.5

# Nearby Amenities

25130 Hancock Avenue sits at the heart of one of Southern California's most dynamic and family-oriented communities. The Murrieta-Temecula corridor offers patients and staff access to premier shopping, dining, and entertainment destinations. This highly desirable location combines small-town appeal with big-city convenience for a health-conscious population that values quality healthcare and an exceptional lifestyle.





25130 Hancock Ave

Hancock Ave

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