

1,991 SF – 12,354 SF Customizable Medical Space Available for Lease

25130 Hancock Ave, Murrieta, CA 92562



Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260

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
 $\pm$ 35' tall freeway pylon sign,
monument, and building sign



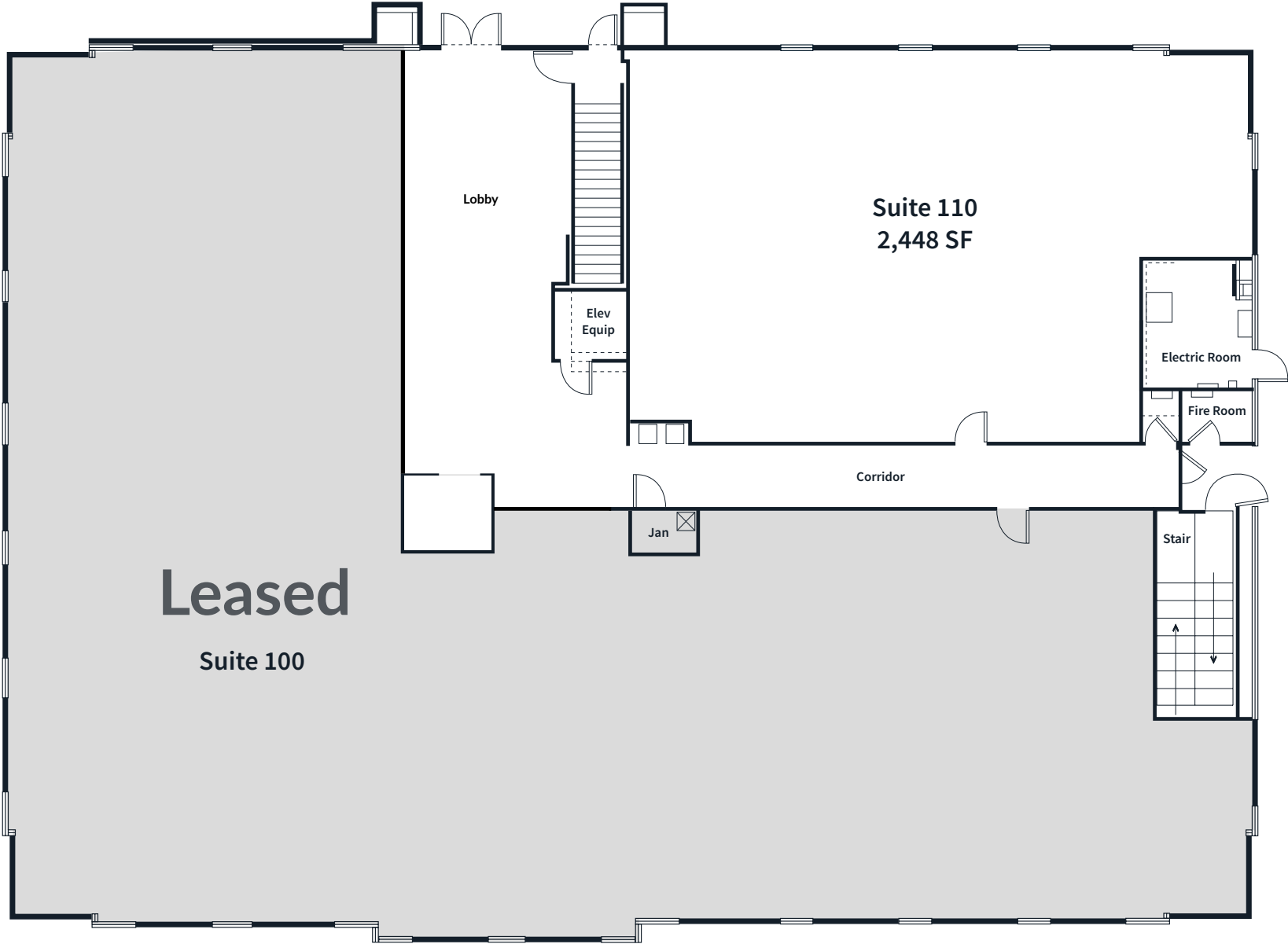
Freeway Pylon Sign



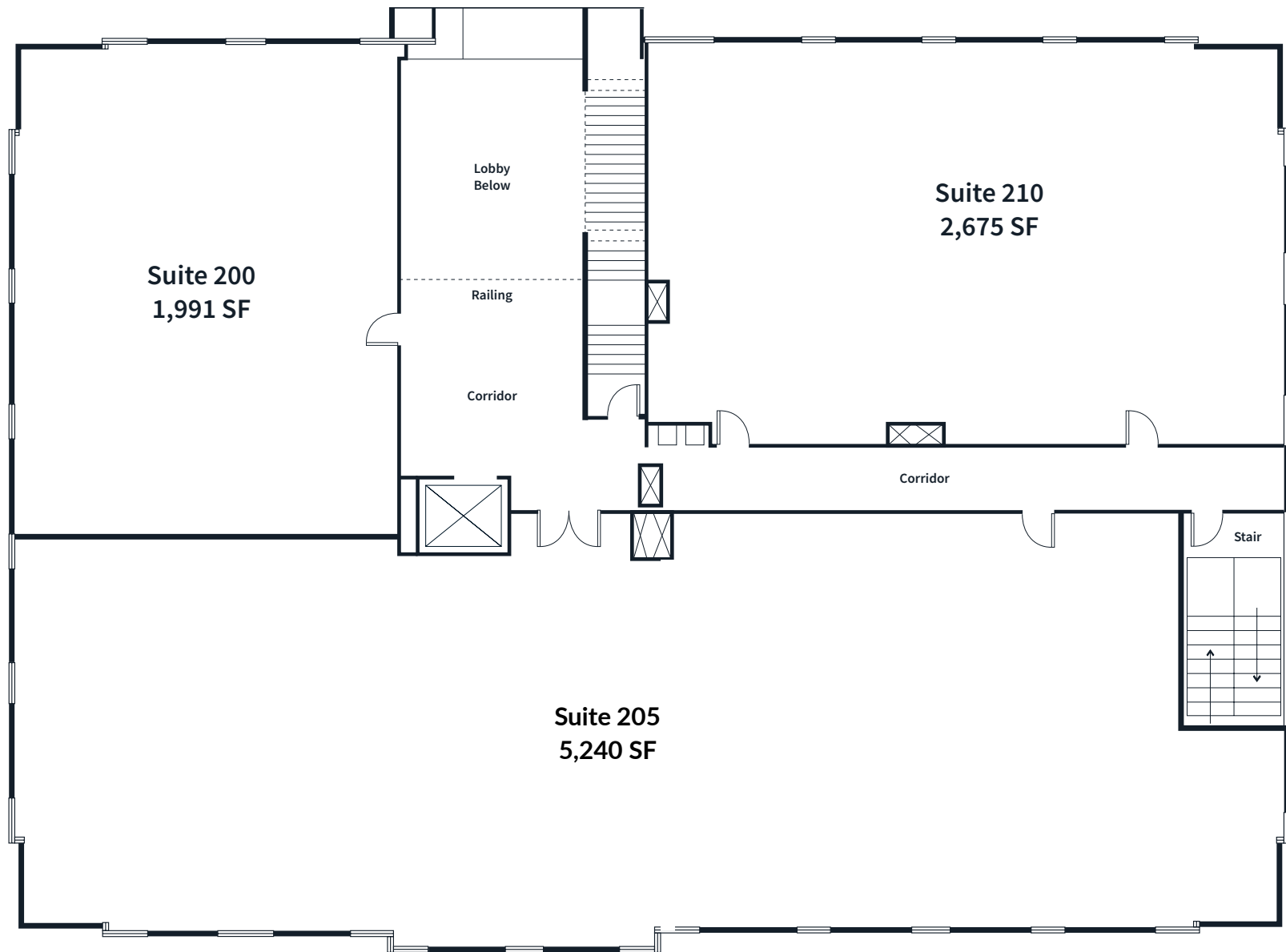
Exterior Site Plan



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

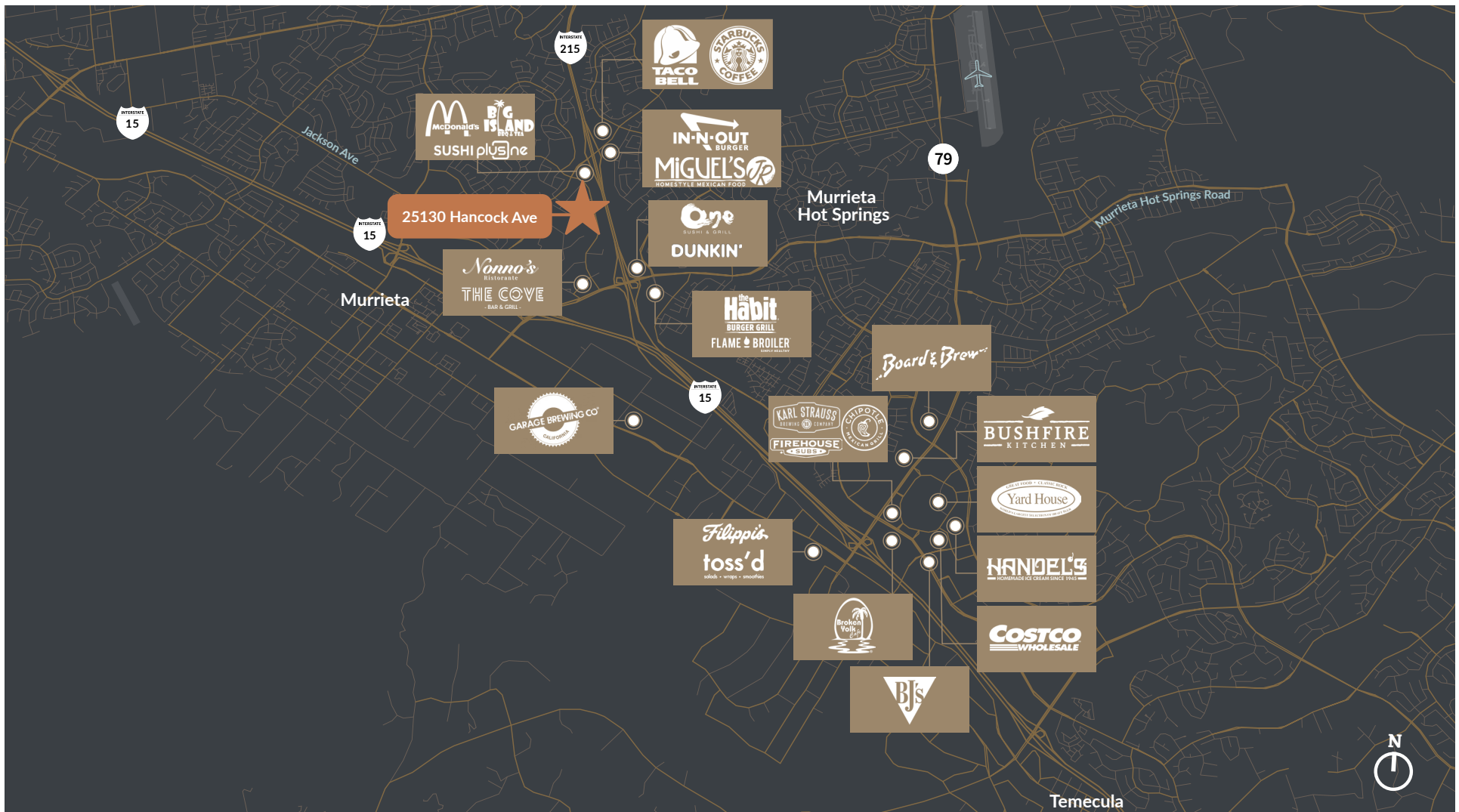


Doctor Demand

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.





For leasing inquiries:



Kelly Moriarty

+1 858 410 6359
kelly.moriarty@jll.com
RE Lic. #01963162

Jess Gianulias

+1 858 352 2906
jess.gianulias@jll.com
RE Lic. #02091715



Brett Pack

+1 619 787 4046
bpack@tobiascommercial.com
RE Lic. #01866035

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