

PROPOSED +/-50,000 SF AND 10,000 SF MEDICAL BUILDINGS - FOR LEASE

# MAKENA MEDICAL MURRIETA CAMPUS

SEC INTERSTATE 215 AND BAXTER RD, MURRIETA, CA

INQUIRE WITH BROKER REGARDING EQUITY  
PARTICIPATION FOR TENANTS



Conceptual plans prepared by Ruhnau Clarke Architects

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**MAKENA MURRIETA MOB - PHASE I**

60,000 SF under construction  
delivering late 2022\*

Future Hotel  
Site



**MAKENA MURRIETA MOB - PHASE III**

+/-10,000 SF proposed available for lease,  
sale, or build-to-suit sale

PARCEL 1

PARCEL 5

Parking for Phase II

**MAKENA MURRIETA MOB - PHASE II**

+/-50,000 SF proposed available for lease

Murrieta Fire  
Station NO. 4

\*Uses include Urgent Care, Imaging Center, Pediatrics, MD Offices, Path Lab, Nursing School



SITE SUMMARY	
MAXIMUM BUILDING AREA:	50,200 GSF
REQUIRED PROPOSED PARKING:	251 STALLS
BUILDING AREAS:	
FIRST FLOOR:	16,975 SF
SECOND FLOOR:	16,529 SF
THIRD FLOOR:	16,696 SF

Preliminary building areas are conceptual only

\*Uses include Urgent Care, Imaging Center, Pediatrics, MD Offices, Path Lab, Nursing School





## Demographics

	Population	Avg. Household Income	Median Age
2021	206,225	\$116,461	33
2026 5-MILE RADIUS	222,746	\$132,699	33.7
2021	456,622	\$110,658	35.5
2026 10-MILE RADIUS	489,620	\$125,728	35.3

## Traffic Counts



**105,392** Cars Per Day

I-215 and Keller Rd N





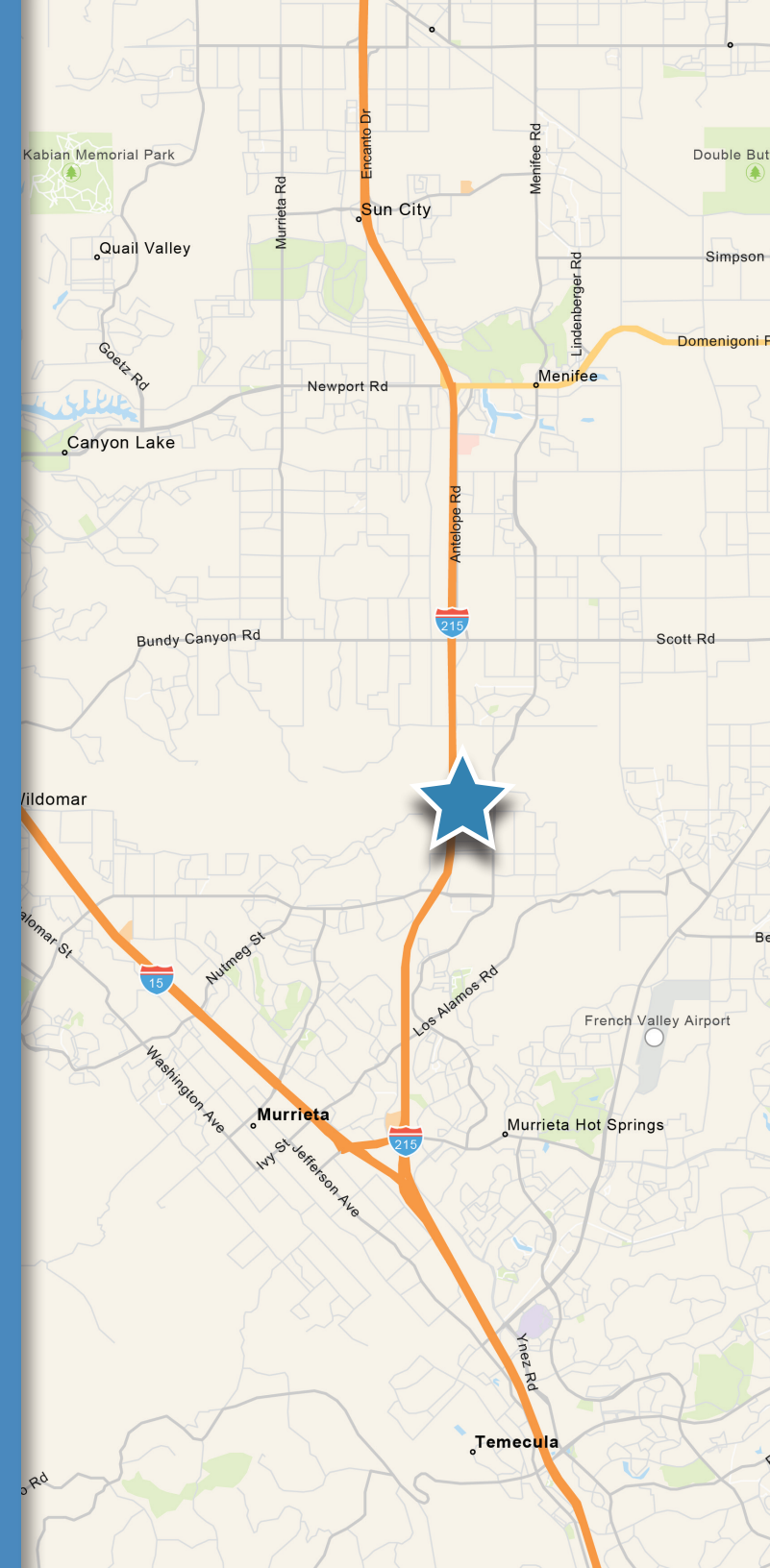
# Patient Demand Forecast

Makena Medical Murietta Campus  
10-Mile Radius

Service Line	2020 Volume	2025 Volume	2030 Volume	5 Year Growth	10 Year Growth
Pain Management	3,376	4,487	5,231	32.9%	54.9%
Physical Therapy	81,584	108,009	122,346	32.4%	50.0%
Orthopedics	9,094	11,815	13,485	29.9%	48.3%
Podiatry	4,585	5,954	7,283	29.9%	58.9%
Vascular	4,827	5,918	6,810	22.6%	41.1%
Ophthalmology	26,255	31,965	36,346	21.7%	38.4%
Neurology	5,796	7,026	7,894	21.2%	36.2%
Dermatology	14,360	17,054	19,061	18.8%	32.7%
Pulmonology	4,714	5,578	6,059	18.3%	28.5%
Miscellaneous	68,598	80,811	82,895	17.8%	20.8%



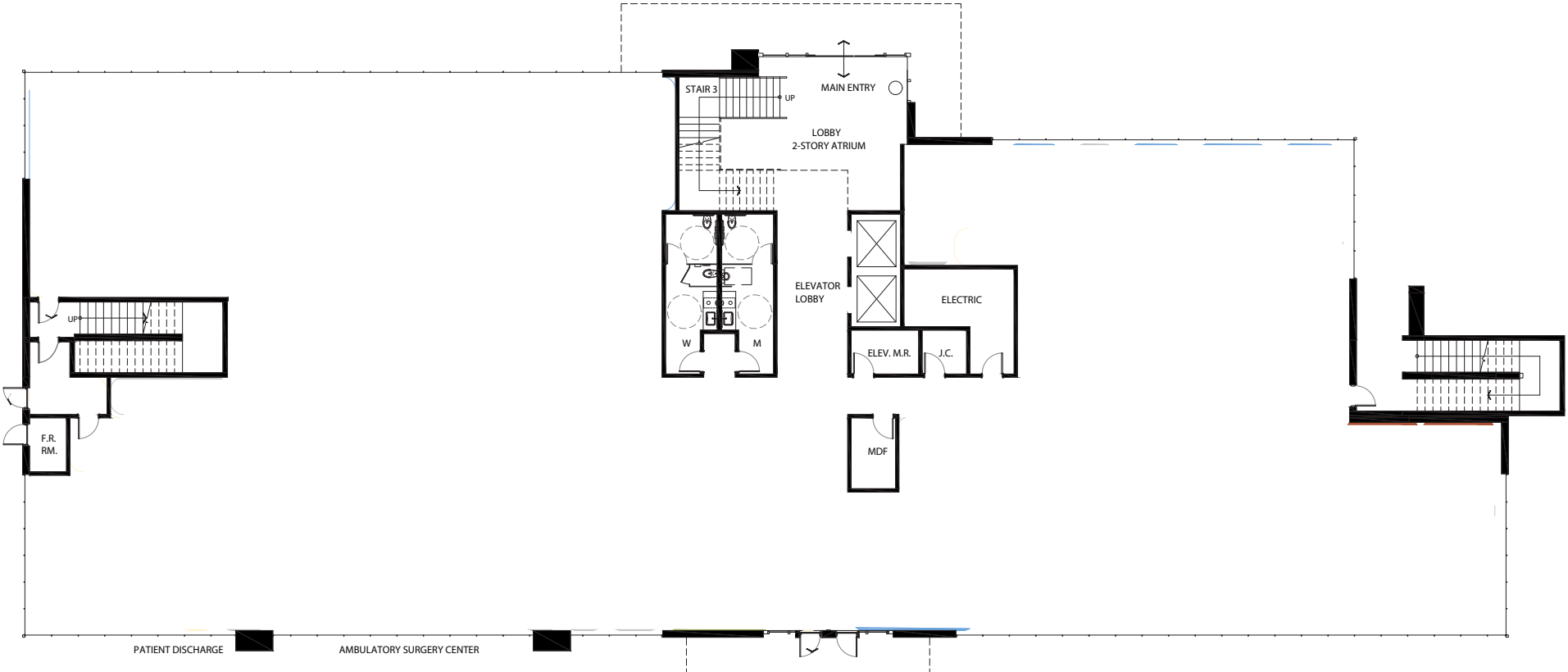
Market Scenario Planner displays the types of services patients in your market are expected to use and allows projections to be customized according to five key growth drivers; disease prevalence, care management, insurance, readmissions and technology shifts. The above data is representative of Makena Medical Murietta which includes areas within a ten mile radius.





# Makena Murrieta MOB

## Phase II



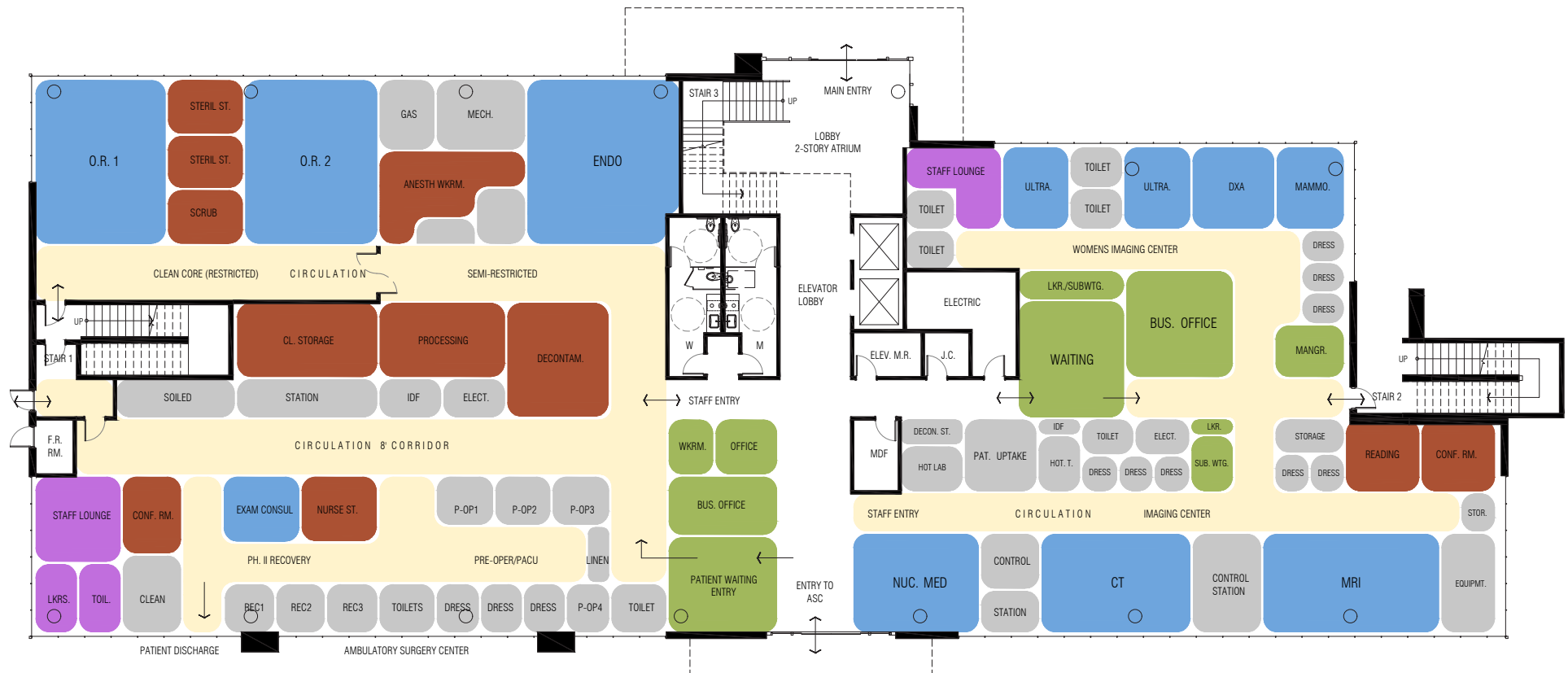
SPACE	SIZE	RATE
Floor 1	+/- 16,975 SF	Negotiable





# Hypothetical Surgery Center and Imaging Center

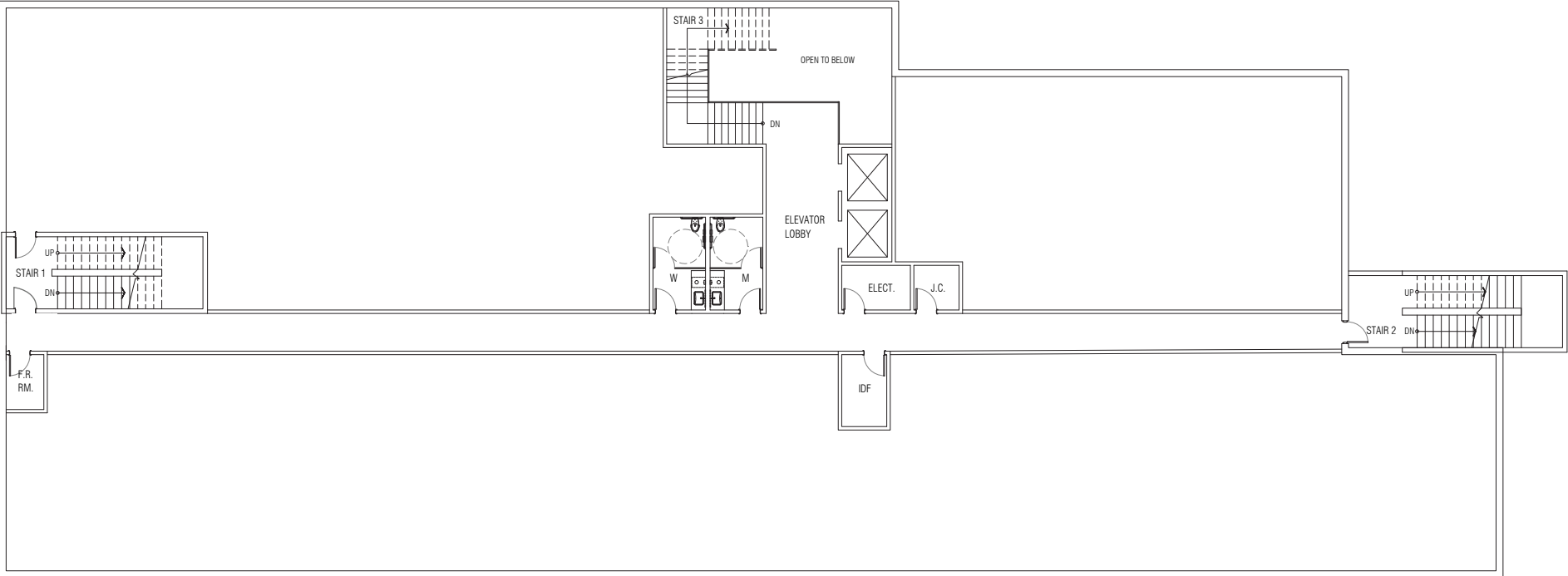
## Phase II





# Makena Murrieta MOB

## Phase II



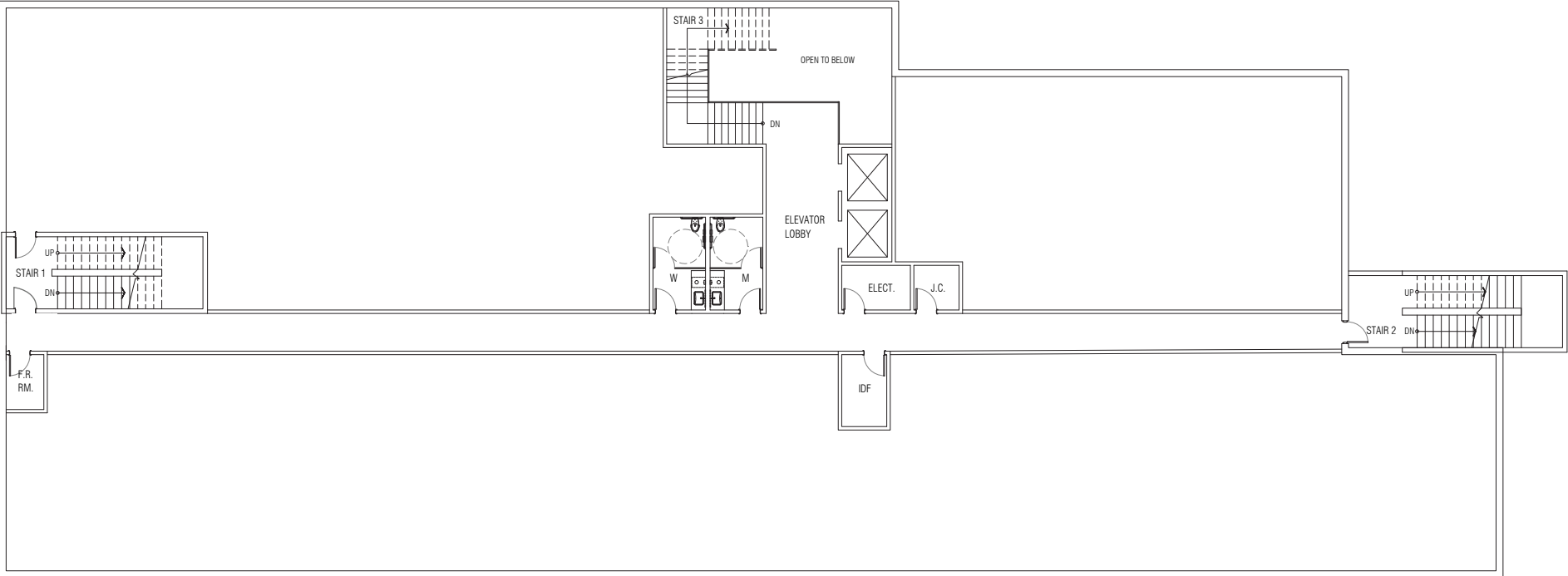
SPACE	SIZE	RATE
Floor 2	+/- 16,529 SF	Negotiable





# Makena Murrieta MOB

## Phase II



SPACE	SIZE	RATE
Floor 3	+/- 16,696 SF	Negotiable



# Makena Murrieta MOB

Phase III

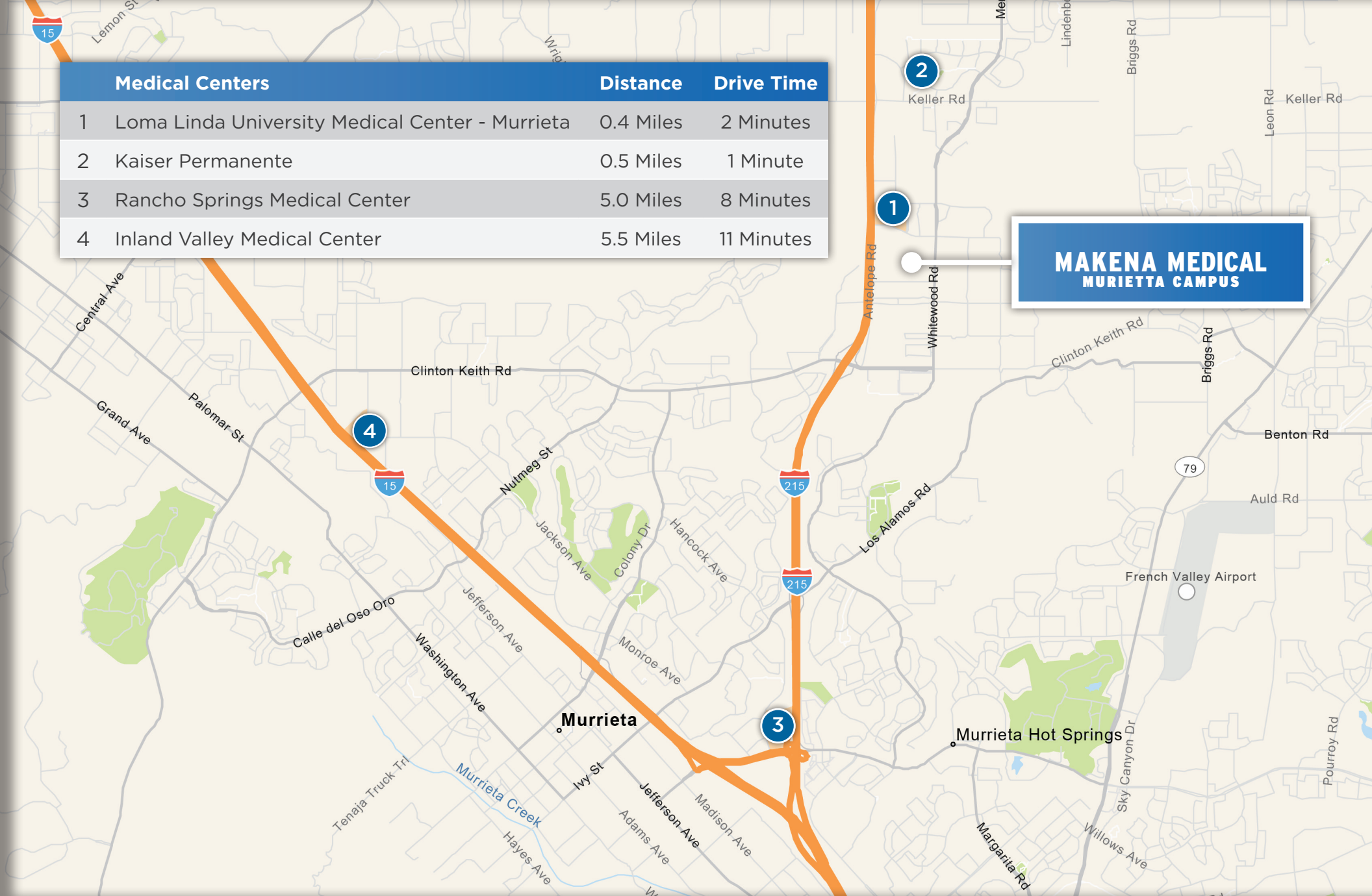


SPACE	SIZE	RATE
Floor 1	10,000 SF	Negotiable



	Medical Centers	Distance	Drive Time
1	Loma Linda University Medical Center - Murrieta	0.4 Miles	2 Minutes
2	Kaiser Permanente	0.5 Miles	1 Minute
3	Rancho Springs Medical Center	5.0 Miles	8 Minutes
4	Inland Valley Medical Center	5.5 Miles	11 Minutes

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