

MEDICAL SPACE
FOR LEASE

MOB

Makena Medical

RANCHO SPRINGS



Building Features



Prime Location
Adjacent to Rancho Springs Medical Center



Investment Opportunity
Physician Equity Participation Available



New Construction
Completion within 12 months



Medical Corridor
Synergistic Healthcare Providers Nearby

Availability

| SUITE | SF | RENTAL RATE | COMMENTS |
|-----------|--------|-------------|-----------------------|
| 1st Floor | 17,490 | Negotiable | Turn-key TI available |
| 2nd Floor | 12,500 | Negotiable | Turn-key TI available |

Patient Demand Forecast

Five Mile Radius

| Service Line | 2020 Volume | 2025 Volume | 2030 Volume | 5 Yr Growth | 10 Yr Growth |
|----------------------------------|-------------|-------------|-------------|-------------|--------------|
| Physical Therapy/ Rehabilitation | 48,231 | 63,639 | 72,106 | 31.9% | 49.5% |
| Pain Management | 2,175 | 2,857 | 3,297 | 31.4% | 51.6% |
| Orthopedics | 5,693 | 7,373 | 8,355 | 29.5% | 46.8% |
| Podiatry | 3,294 | 4,174 | 4,969 | 26.7% | 50.8% |
| Neurology | 3,356 | 4,092 | 4,607 | 21.9% | 37.3% |
| Vascular | 3,223 | 3,887 | 4,409 | 20.6% | 36.8% |
| Ophthalmology | 17,573 | 21,111 | 23,635 | 20.1% | 34.5% |
| Dermatology | 8,848 | 10,506 | 11,708 | 18.7% | 32.3% |
| Pulmonology | 2,833 | 3,344 | 3,626 | 18.0% | 28.0% |
| ENT | 6,447 | 7,485 | 7,839 | 16.1% | 21.6% |



Demographics

5-Mile Radius



188,472
Population



\$115,869
Avg. Household
Income



35
Median Age

Traffic Counts

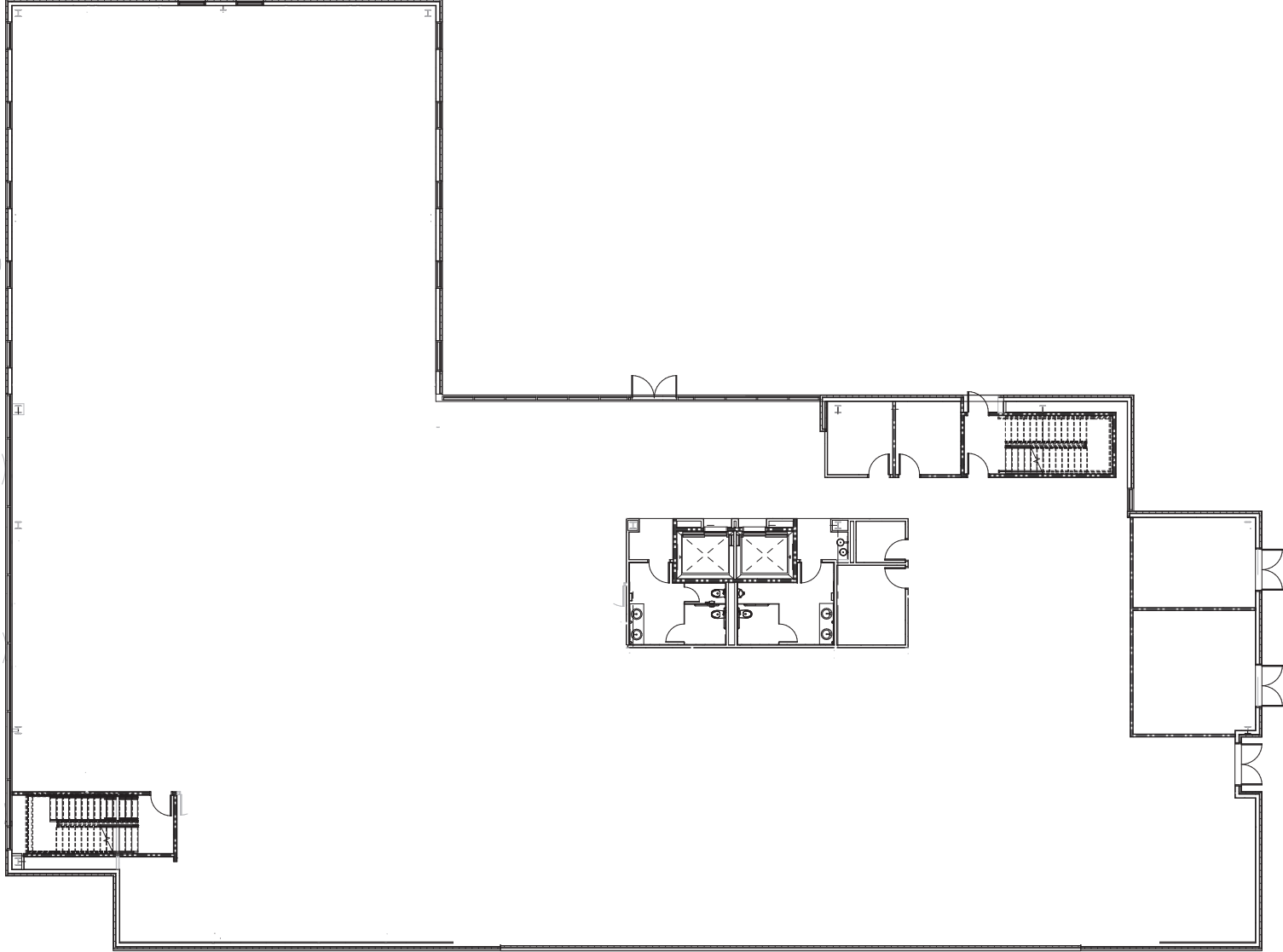


15,788 Cars Per Day
Walsh Center Dr & Hancock Ave

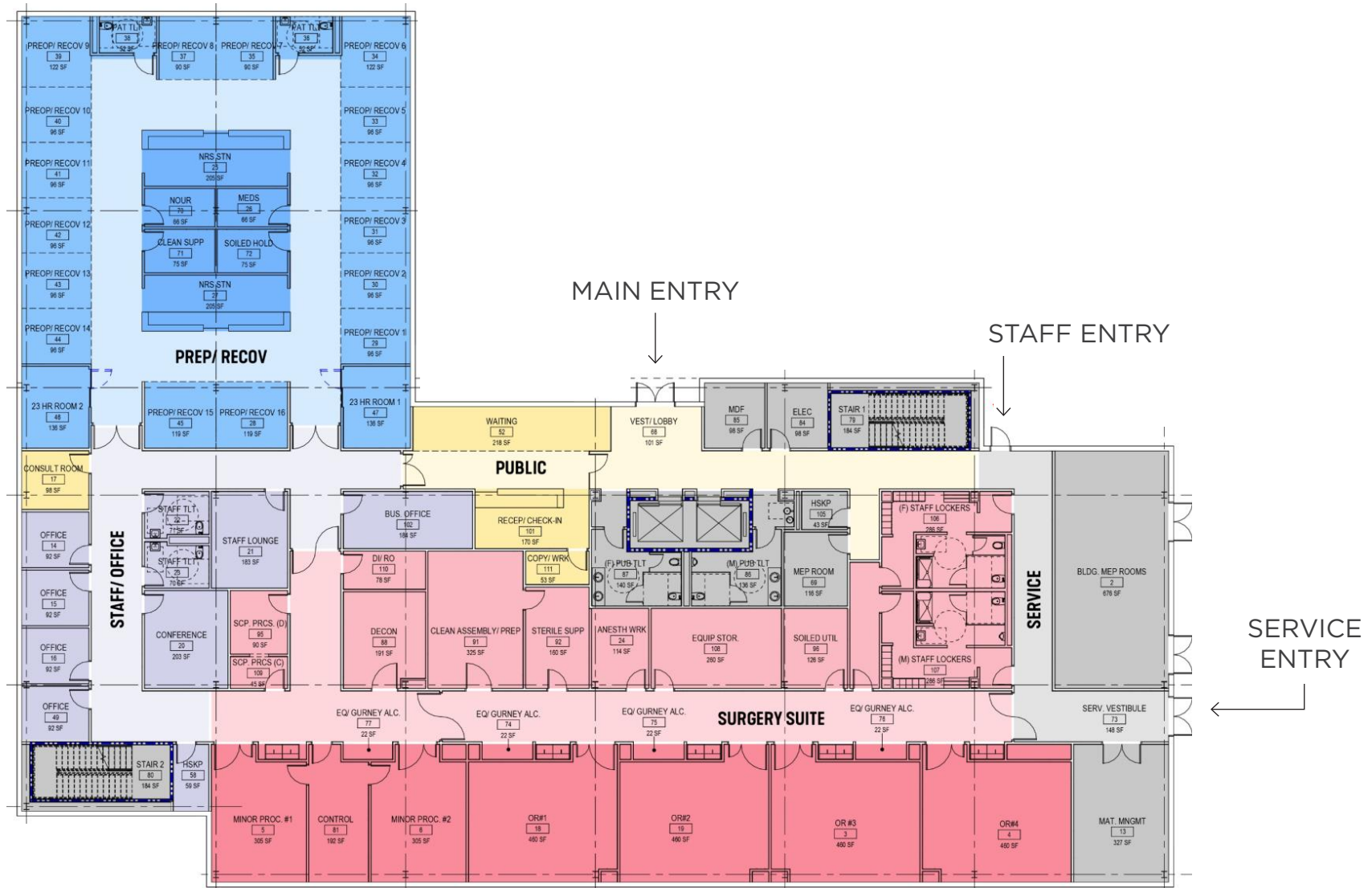


Market Scenario Planner displays the types of services patients in your market are expected to use and allows projections to be customized according to five key growth drivers; disease prevalence, care management, insurance, readmissions and technology shifts. The above data is representative of Makena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

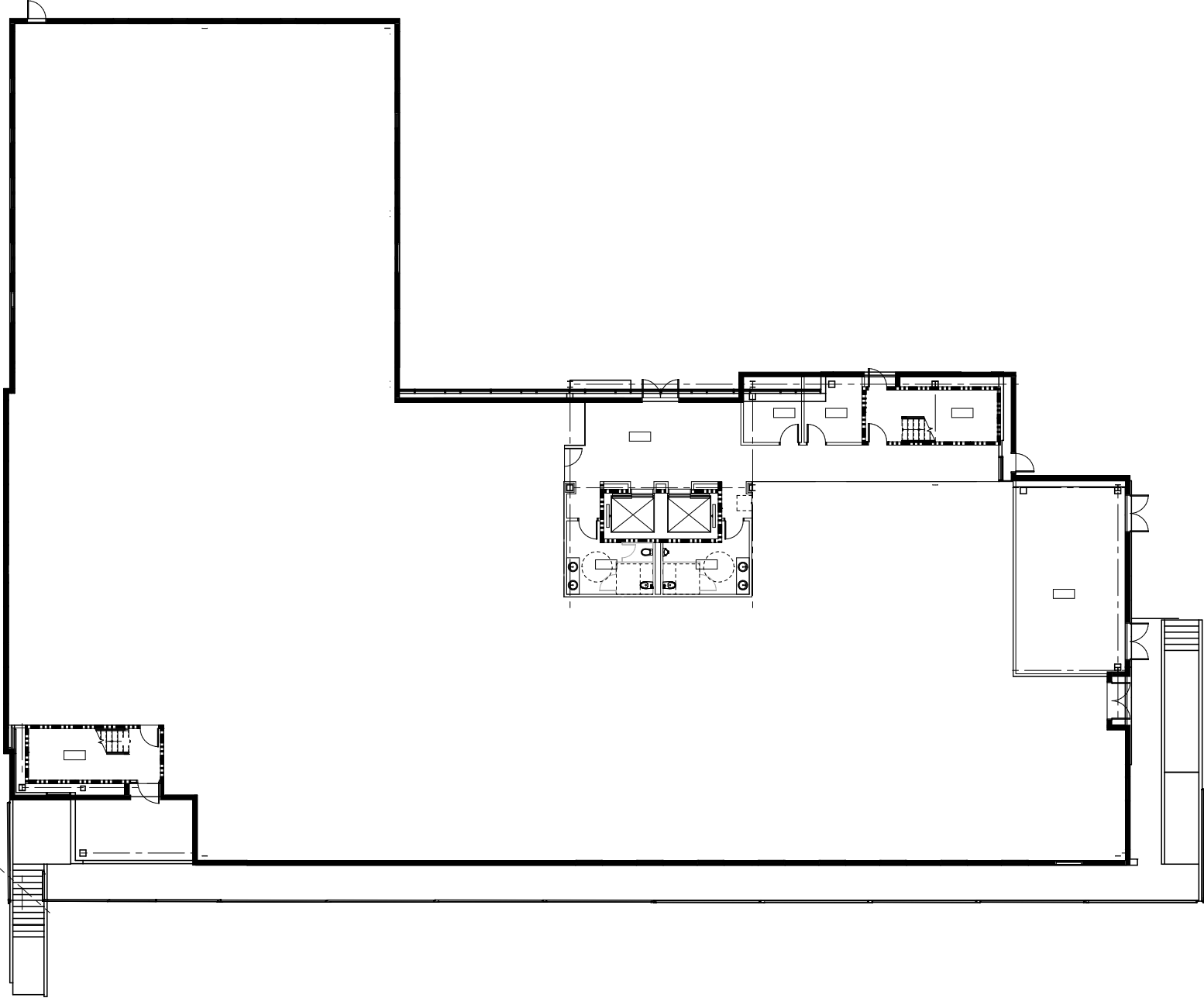
Floor 1 - 17,490 RSF



17,490 RSF (Hypothetical ASC)

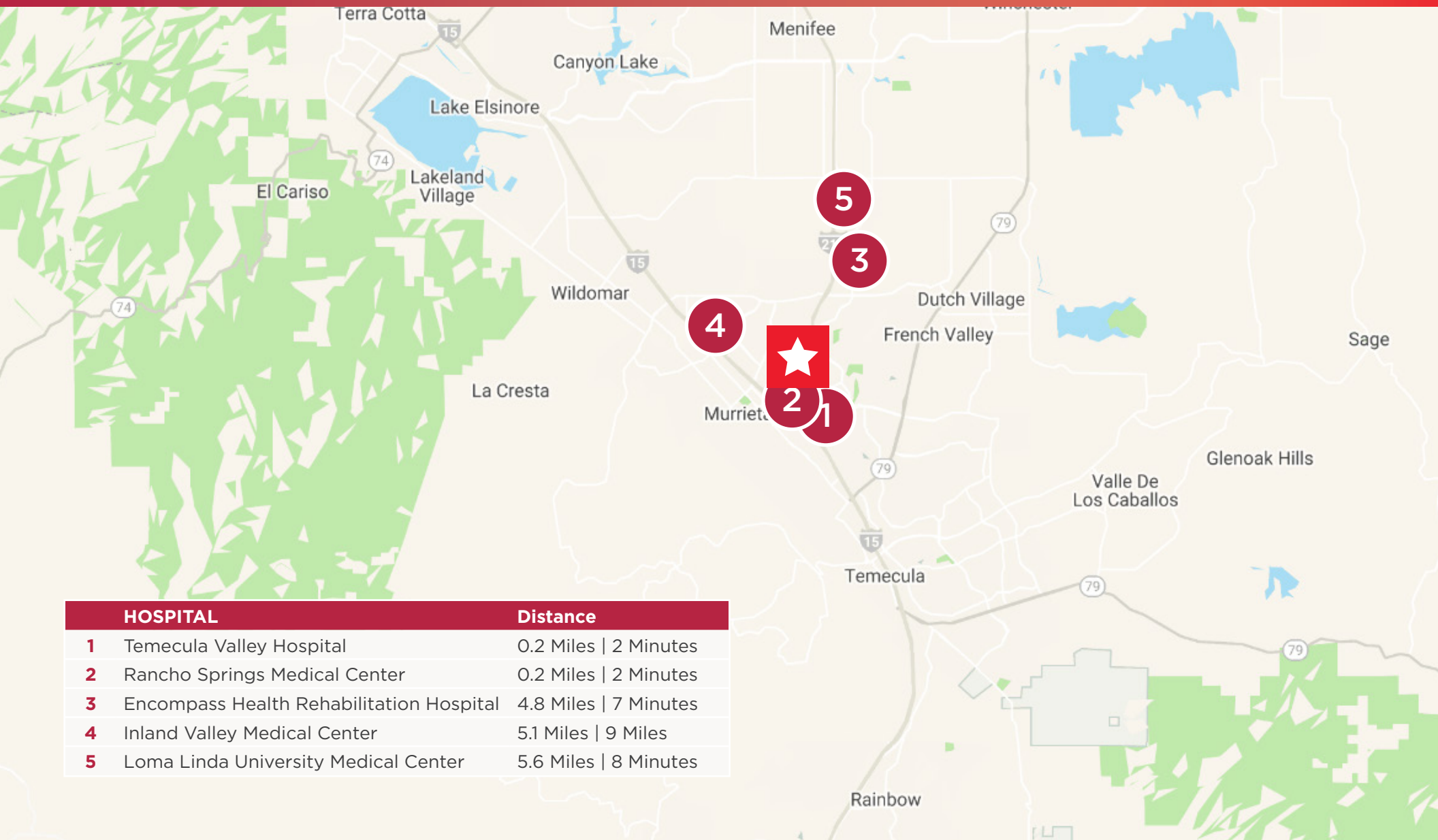


Floor 2 - 12,500 RSF



Renderings





| HOSPITAL | Distance |
|--|-----------------------|
| 1 Temecula Valley Hospital | 0.2 Miles 2 Minutes |
| 2 Rancho Springs Medical Center | 0.2 Miles 2 Minutes |
| 3 Encompass Health Rehabilitation Hospital | 4.8 Miles 7 Minutes |
| 4 Inland Valley Medical Center | 5.1 Miles 9 Miles |
| 5 Loma Linda University Medical Center | 5.6 Miles 8 Minutes |

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