

MAKENA MEDICAL CENTER

31150 & 31170 TEMECULA PARKWAY, TEMECULA, CA 92592

MEDICAL OFFICE
FOR LEASE

**PURCHASE OPPORTUNITIES
NOW AVAILABLE!
CALL BROKERS FOR DETAILS.**

**GENEROUS
TENANT
IMPROVEMENT
PACKAGE!**

**FREE RENT
AVAILABLE!**

JOIN:

- RANCHO FAMILY MEDICAL GROUP
- RADY CHILDRENS
- ALLIANCE URGENT CARE
- SC CARDIOLOGY
- PLATINUM WOMEN'S HEALTH & WELLNESS
- BRIGGS INTEGRATIVE MEDICINE
- AGAPE PHARMACY



For More Information, please contact:

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FEATURES

- New Construction - Designed exclusively for medical
- Space available from $\pm 1,500$ - $\pm 7,200$ usable square feet
- Excellent exposure on Highway 79 South (Temecula Parkway)
- 42,000 cars per day (Temecula Parkway at Jedidiah Smith Road)
- Walking distance from Temecula Valley Hospital
- Convenient access and drop off locations
- Abundant 5 spaces for 1,000 SF parking
- Professionally managed
- 14' floor-to-floor heights



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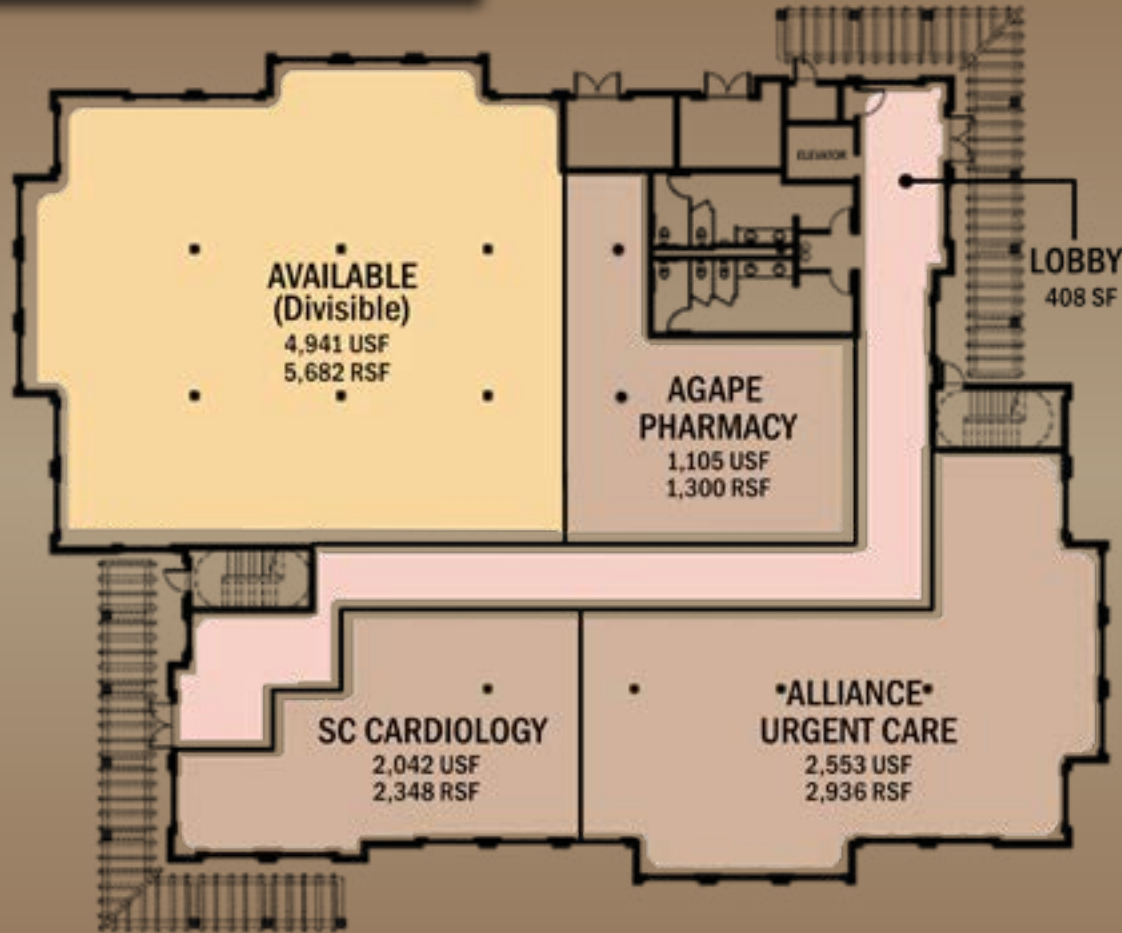
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MEDICAL OFFICE
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31150 TEMECULA PARKWAY - FIRST FLOOR

Suite	Usable Sq. Ft.*	Availability	Comments
100	±1,105	Leased	Pharmacy
101	±2,553	Leased	Urgent Care
102	±4,941	Available	Shell condition (divisible)
103	±2,042	Leased	Cardiology

*15% estimated load factor



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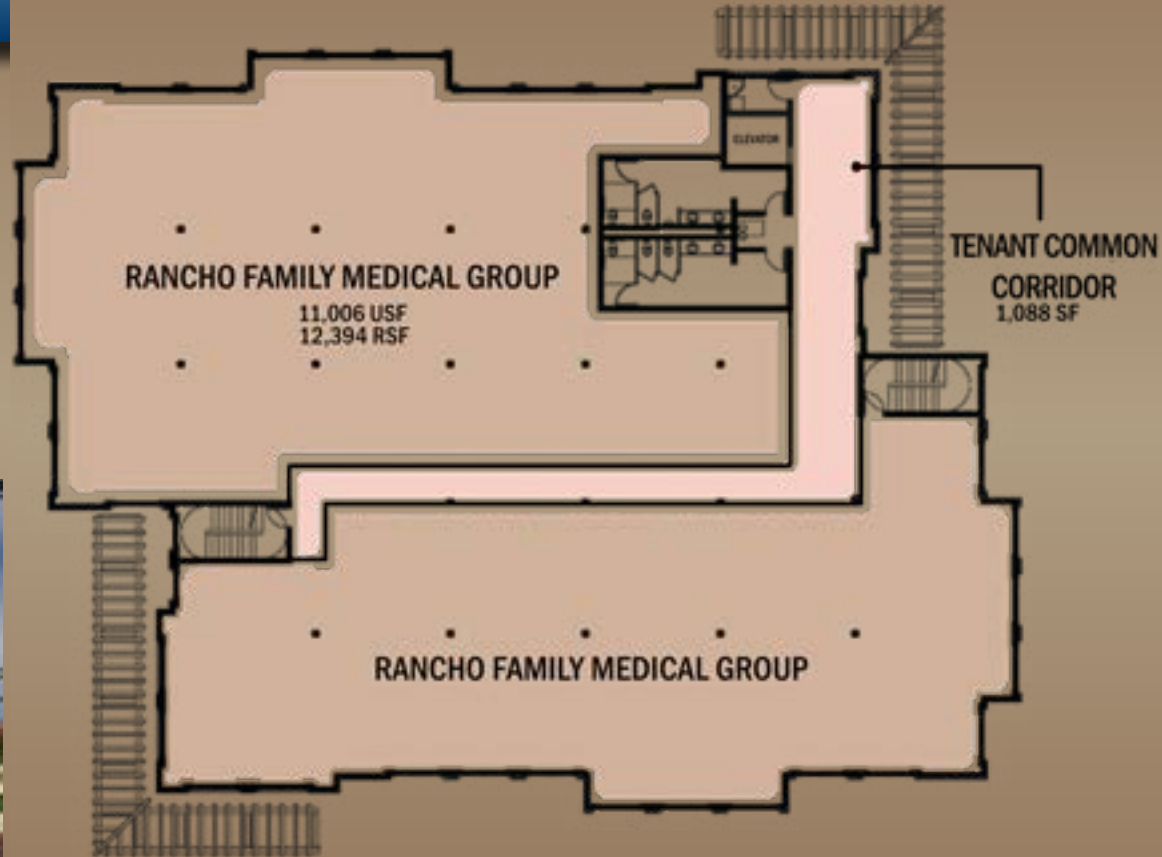
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31150 TEMECULA PARKWAY - SECOND FLOOR

Suite	Usable Sq. Ft.*	Availability	Comments
200	±11,006	Leased	Primary Care

*15% estimated load factor



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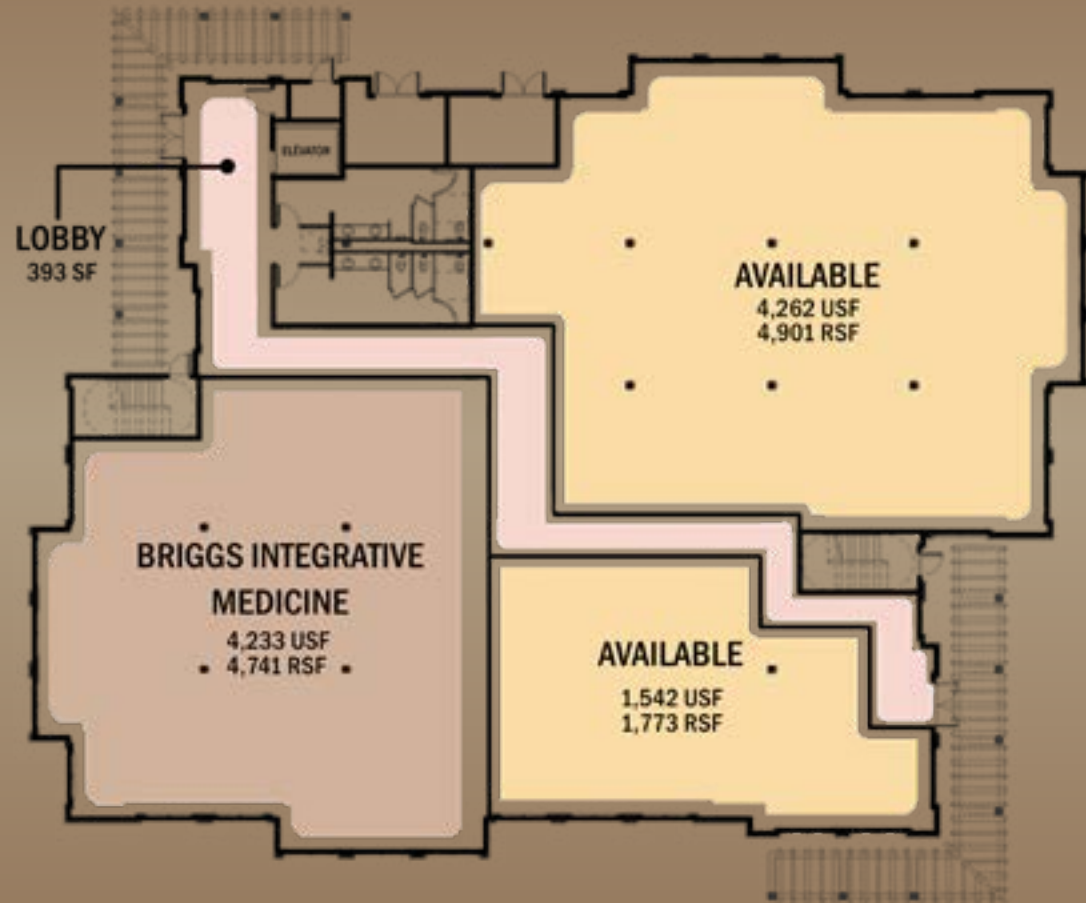
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31170 TEMECULA PARKWAY - FIRST FLOOR

Suite	Usable Sq. Ft.*	Availability	Comments
100	±4,233	Leased	Primary Care
101	±4,262	Available	Shell Condition (divisible)
102	±1,542	Available	Shell Condition
101&102	±6,524	Available	Shell Condition

*15% estimated load factor



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31170 TEMECULA PARKWAY - SECOND FLOOR

Suite	Usable Sq. Ft.*	Availability	Comments
200	±2,550	Leased	OB/GYN
201	±4,756	Leased	Pediatrics
202	±4,062	Available	Shell Condition

*15% estimated load factor



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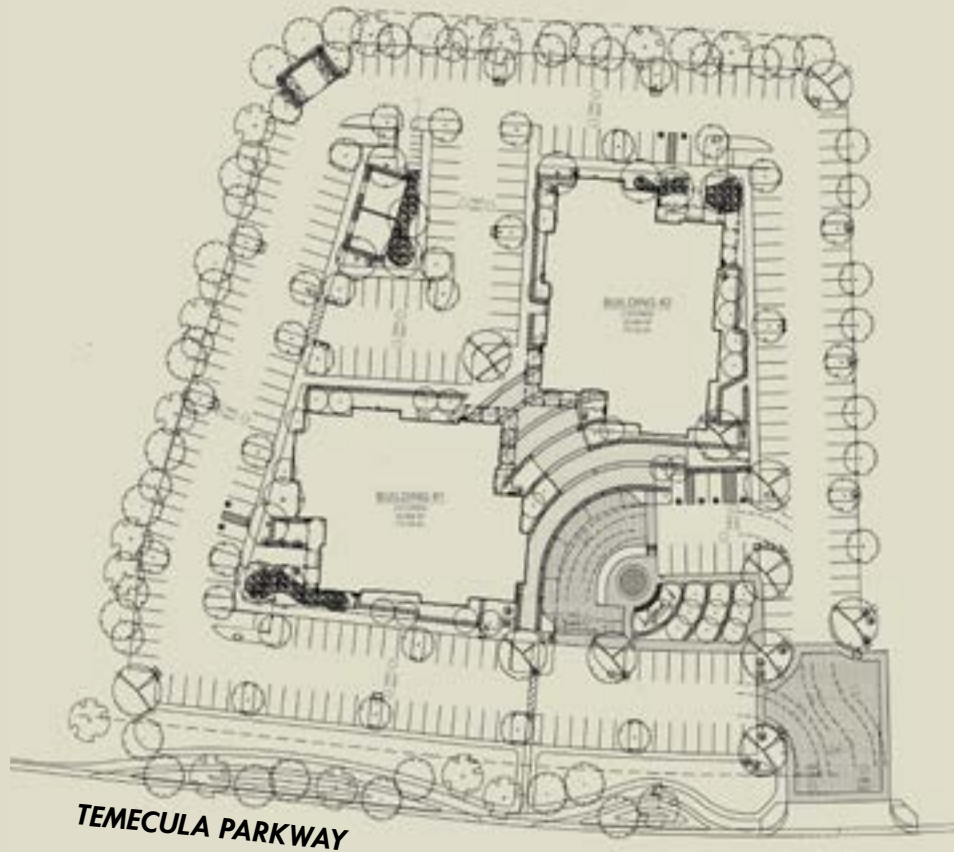
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SITE PLAN



Makena Medical Center - Temecula offers an abundance of parking, convenient ingress and egress and simple traffic circulation

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TEMECULA VALLEY HOSPITAL



The new 140-bed, five-story Temecula Valley Hospital, has all private rooms and a 20-bed intensive care unit (ICU). In addition, the hospital features:

- Five high-tech surgical suites
- A cardiac catheterization lab/interventional suite
- An advanced electronic clinical information system
- Emergency services
- Room service dining
- 24-hour visitation
- Outdoor dining
- Meditation areas
- Homelike waiting areas for family and friends
- Decor featuring works by local artists



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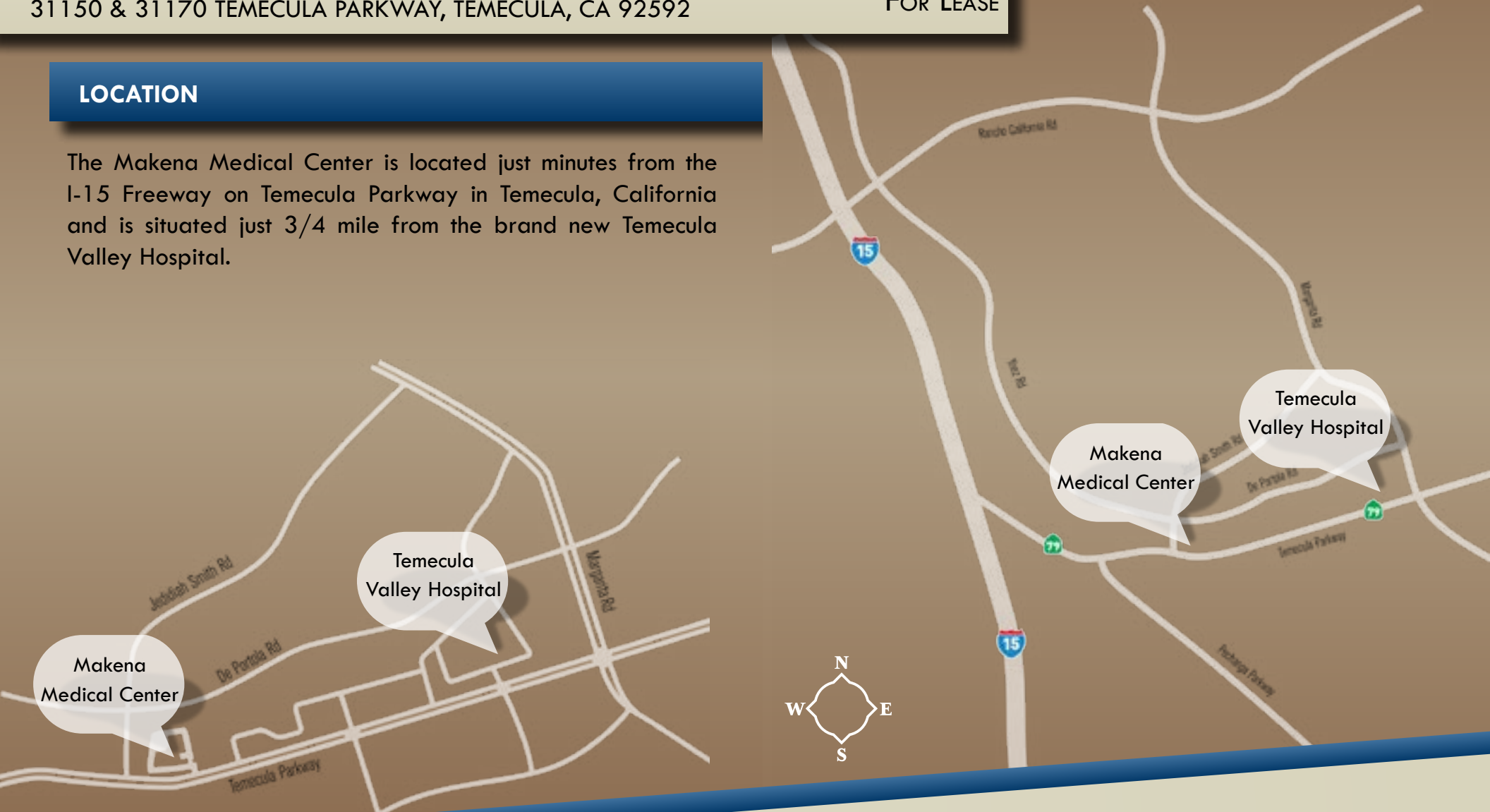
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LOCATION

The Makena Medical Center is located just minutes from the I-15 Freeway on Temecula Parkway in Temecula, California and is situated just 3/4 mile from the brand new Temecula Valley Hospital.



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AERIAL

Area Hospitals

Temecula Valley Hospital

Loma Linda University Medical Center - Murrieta

Rancho Community Medical Center - Murrieta

Retail and Restaurants

1. Promenade Mall: Macy's, JC Penney, Sears, P.F. Chang's, Lazy Dog Cafe, Yard House, California Pizza Kitchen, Islands Restaurant, Romano's Macaroni Grill, TGI Fridays, Cosi, Red Robin, Souplantation, Office Depot, Party City, Petco, Barnes and Noble, Men's Wearhouse, Costco, Red Lobster, Starbucks, El Torito, JoAnn, Apple, Pottery Barn, Karl Strauss, Nordstrom Rack
2. Redhawk Town Center: Walmart, Kohl's, Marshalls, Ross, Jack In the Box, IHOP, Chipotle, Five Guys, Applbees, Panda Express
3. Villages at Paseo Del Sol: Albertson's, Home Depot, Staples, Starbucks, Coffee Bean and Tea Leaf, Bank of America, Jersey Mike's, Rubio's,
4. Old Town Temecula: City Hall, Starbucks, Front Street Bar and Grill, The Edge Restaurant, Mad Madeline's, The Bank Mexican Restaraunt, Public House, Bailey's, Cafe Daniel, Gambling Cowboy, Palumbos Ristorante, Rosa's Cantina, Soros Mediterranean Grill, Swing in Cafe, Temecula Stampede, Temecula Wine and Beer Garden, Texas Lil Mesquite Grill, Old Town Temecula Community Theatre, Numerous Antique Stores
5. Tower Plaza Center: Chili's, Black Angus, Big Lots, Michaels, Bank of America, Pacific Western Bank, Pacific Trust Bank, Del Taco, Ultra Star Cinemas, Armstrong Garden Center
6. Temecula Town Center: Target, Vons, CVS, Claim Jumper, Home Goods, Rubio's, Daphne's Greek Restaurant, Starbucks, Styles For Less, 24 Hour Fitness, Subway, Golden Spoon
7. Palm Plaza: Kmart, Food For Less, Hobby Lobby, Pier One Imports, Union Bank, See's Candy, Rent A Center, TJ Maxx
8. Winchester Marketplace: Winco, Fedex Office, Trader Joe's, Starbucks



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