



For Lease - Medical Office

31565 RANCHO PUEBLO ROAD, SUITE 102B, TEMECULA, CALIFORNIA 92592

FOR MORE INFORMATION, CONTACT:

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CalDRE License # 02089395



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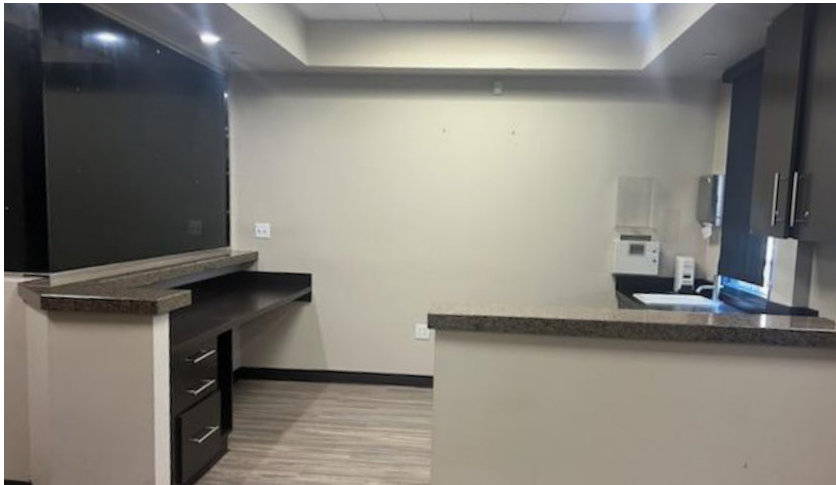
PROPERTY HIGHLIGHTS

- Class A Medical Office Suite with 2,439 square feet
- Upgraded reception area with built-in reception desk
- Signage available on building wall facing Temecula Parkway
- Rancho Pueblo complex is adjacent to the Temecula Valley Hospital
- Excellent visibility along Temecula Parkway/79S corridor
- Abundant Parking with 5:1,000SF spaces
- For Lease: \$2.50 NNN - \$0.40/psf
- Call Cyndi Light for showing instructions



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PROPERTY PHOTOS



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TEMECULA INFORMATION

Temecula is a city in southwestern Riverside County, California, United States. The city is a tourist and resort destination, with the Temecula Valley Wine Country, Old Town Temecula, the Temecula Valley Polo Club, the Temecula Valley Balloon & Wine Festival, the Temecula Valley International Film Festival, championship golf courses, and resort accommodations for tourists which contribute to the city's economic profile.

The city of Temecula, forming the southwestern anchor of the Inland Empire region, is approximately 58 miles (93 km) north of downtown San Diego and 85 miles (137 km) southeast of downtown Los Angeles. Temecula is bordered by the city of Murrieta to the north and the Pechanga Indian Reservation and San Diego County to the south.

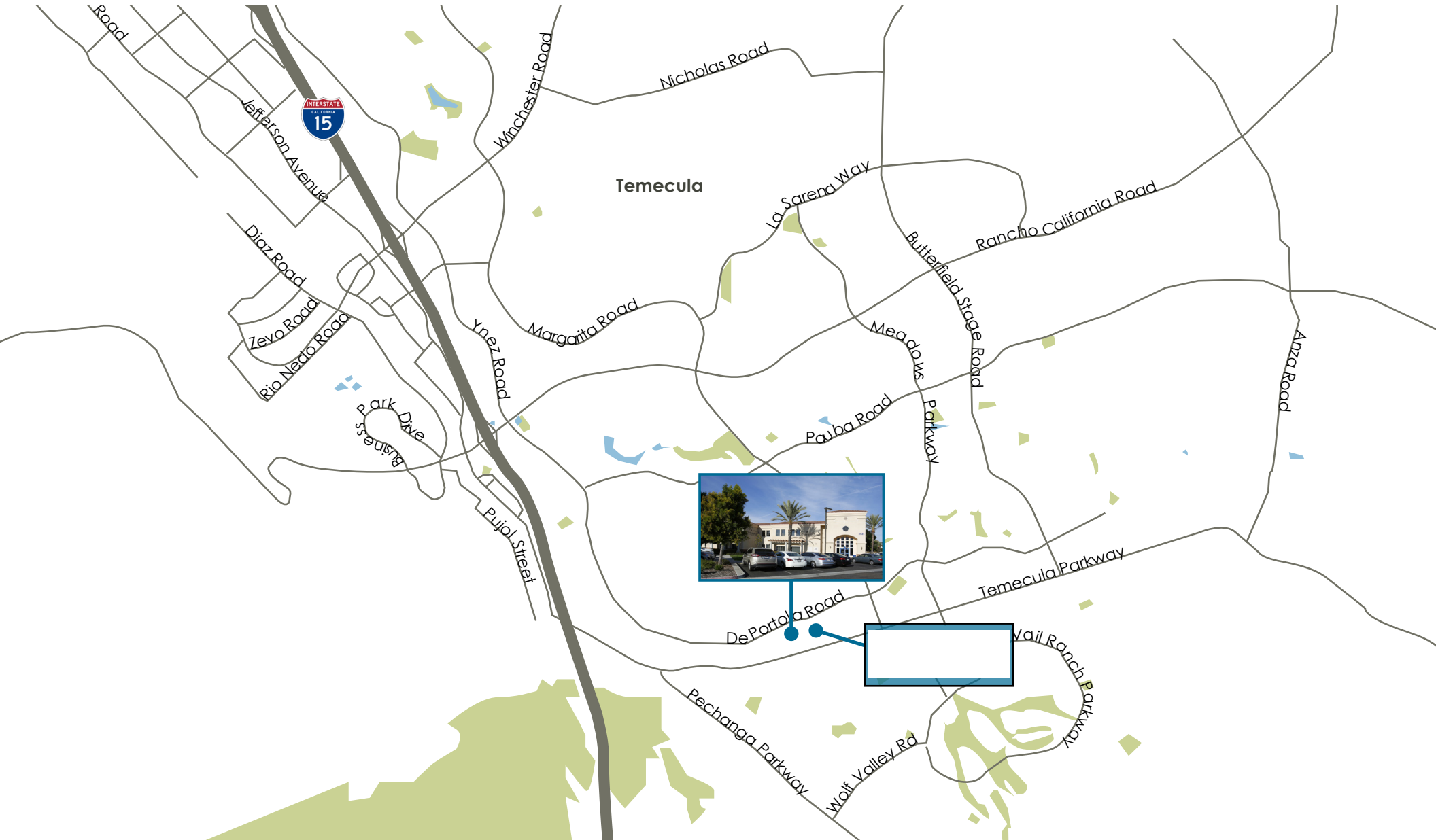


DEMOGRAPHICS

Current Population	111,013
Population (Five Year Projection)	116,686
Current Number of Households	35,532
Number of Households (Five Year Projection)	37,438
Average Household Income 2019	\$113,499
Median Household Income 2019	\$87,353



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