

LAND FOR SALE OR LEASE
1.74 to 7.17 Acres
Finished pads ready to build

MAKENA MEDICAL MURRIETA CAMPUS

SEC INTERSTATE 215 AND BAXTER RD, MURRIETA, CA



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MAKENA MURRIETA MOB - PHASE I

60,000 SF under construction
delivering late 2022*

Future Hotel
Site



LOMA LINDA UNIVERSITY
MEDICAL CENTER – MURRIETA

**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

Baxter Rd

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

PARCEL	1	4	5	TOTAL
Size (AC)	1.74	3.62	1.81	7.17
Size (SF)	75,794	157,687	78,844	312,325
Price PSF	\$30.00	\$30.00	\$30.00	\$30.00
Asking Price	\$2,273,820	\$4,730,610	\$2,365,320	\$9,369,750
Rent	Negotiable			
Contiguous (AC)	1.74	5.43		
Zoning	Office Research Park (ORP)		Civic/Institutional (C/I)	
Specific Plan Area	N/A	N/A	Golden City Specific Plan - SP 5	
General Plan Use	Innovation (INN)		Civic/Institutional (C/I)	
Allowable FAR	0.6 to 2.5		0.5 to 1.0	

[Murrieta Zoning Map](#)

[General Plan Map](#)

[General Plan Circulation Map](#)

[Residential Activity Map April 2021](#)

[Non-Residential Activity Map July 2021](#)

[INN Zone](#)

[Civic and Institutional Zone](#)



Demographics

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

Traffic Counts



105,392 Cars Per Day

I-215 and Keller Rd N



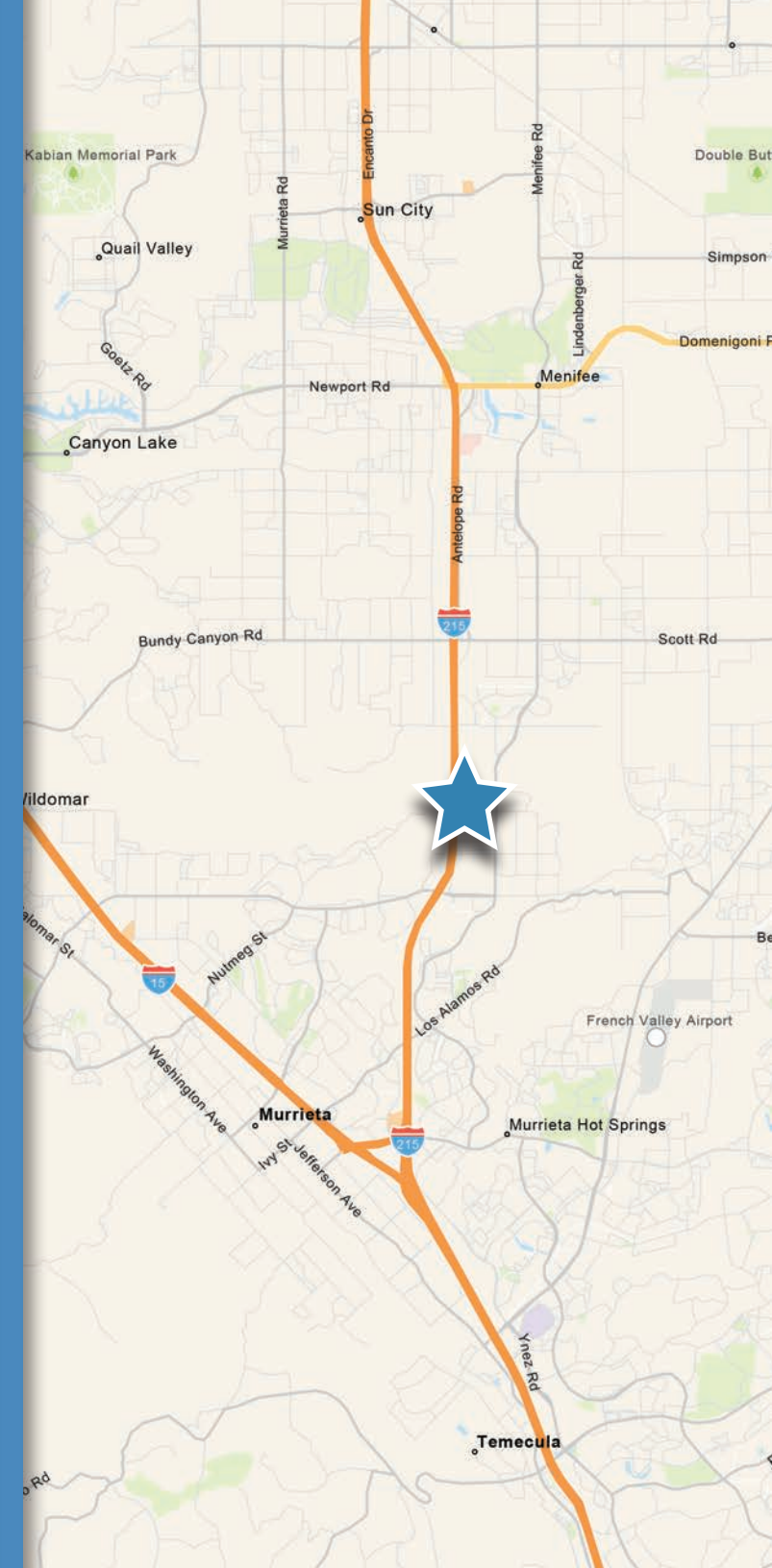
Patient Demand Forecast

Makena Medical Murietta Campus
10-Mile Radius

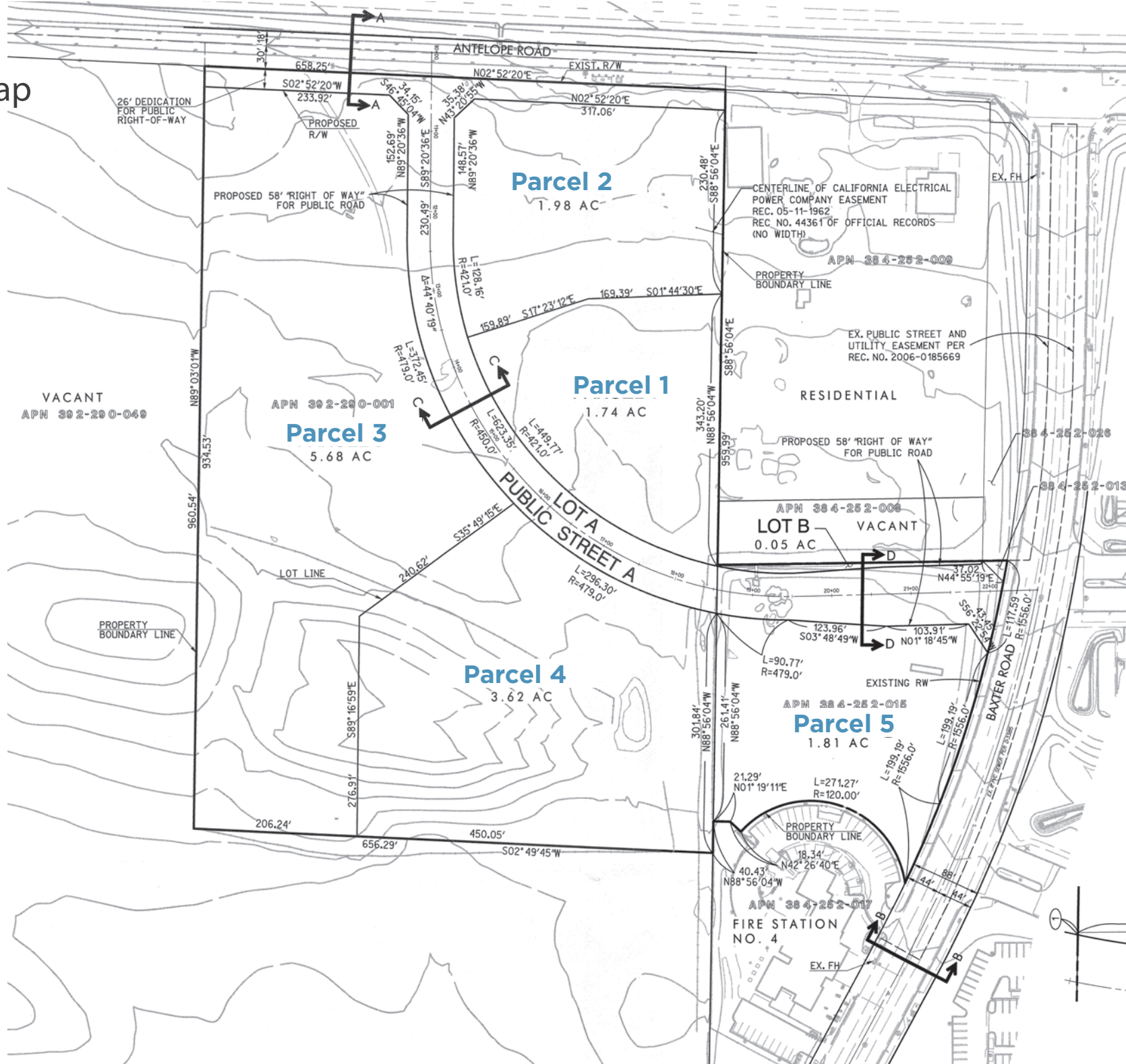
Service Line	2020 Volume	2025 Volume	2030 Volume	5 Year Growth	10 Year Growth
Pain Management	3,376	4,487	5,231	32.9%	54.9%
Physical Therapy	81,584	108,009	122,346	32.4%	50.0%
Orthopedics	9,094	11,815	13,485	29.9%	48.3%
Podiatry	4,585	5,954	7,283	29.9%	58.9%
Vascular	4,827	5,918	6,810	22.6%	41.1%
Ophthalmology	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.



Parcel Map



Makena Murrieta MOB

Phase III



PARCEL	SIZE (ACRES)	SIZE (SF)	PRICE PSF	ASKING PRICE	PARKING RATIO
1	1.74	75,794	\$30.00	\$2,273,820	5.2:1,000

	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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