

LAND FOR SALE OR LEASE
3.62 Acres
Finished pads ready to build

MAKENA MEDICAL MURRIETA CAMPUS

SEC INTERSTATE 215 AND BAXTER RD, MURRIETA, CA



LOMA LINDA UNIVERSITY
MEDICAL CENTER – MURRIETA



NEHAL WADHWA

858-625-5228

nehal.wadhwa@cushwake.com

CA Lic. #01859922

MATTHEW MELENDRES

408-510-9968

matthew.melendres@cushwake.com

CA Lic. #02162349





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

PARCEL	4
Size (AC)	3.62
Size (SF)	157,687
Land Price PSF	\$30.00
Asking Price	\$4,730,610
Lease Rate	Negotiable
Zoning	Office Research Park (ORP)
Specific Plan Area	N/A
General Plan Use	Innovation (INN)
Allowable FAR	0.6 to 2.5



[Murrieta Zoning Map](#)
[General Plan Map](#)

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

[INN Zone](#)
[Civic and Institutional Zone](#)

[General Plan Circulation Map](#)



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



ACCESS

From the South: Access Interstate 215 to Scott Rd onto Antelope Rd

From the North: Access Interstate 215 to Clinton Keith Rd onto Whitewood Rd to Baxter Rd

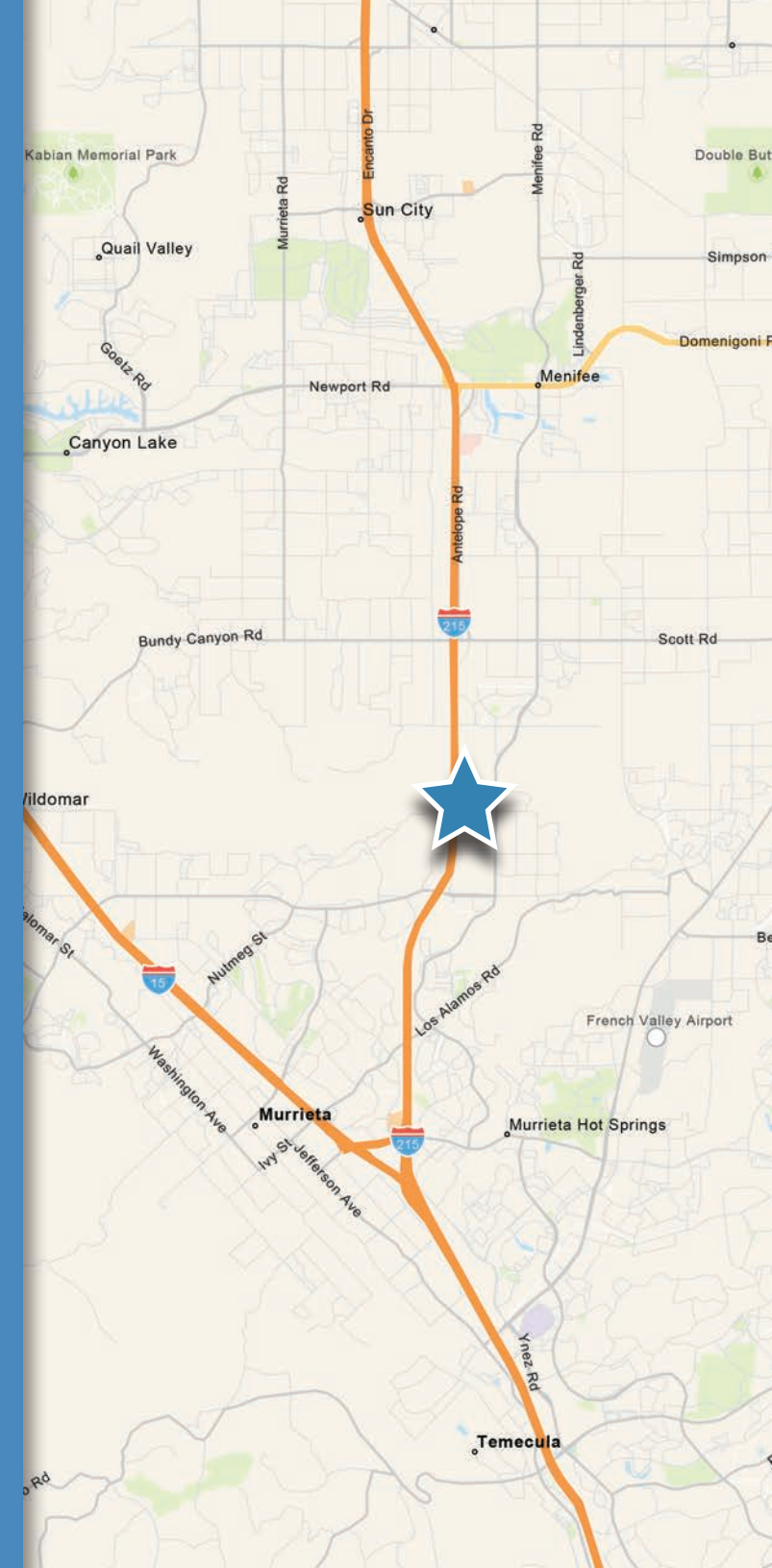
Patient Demand Forecast

Makana Medical Murietta Campus
10-Mile Radius

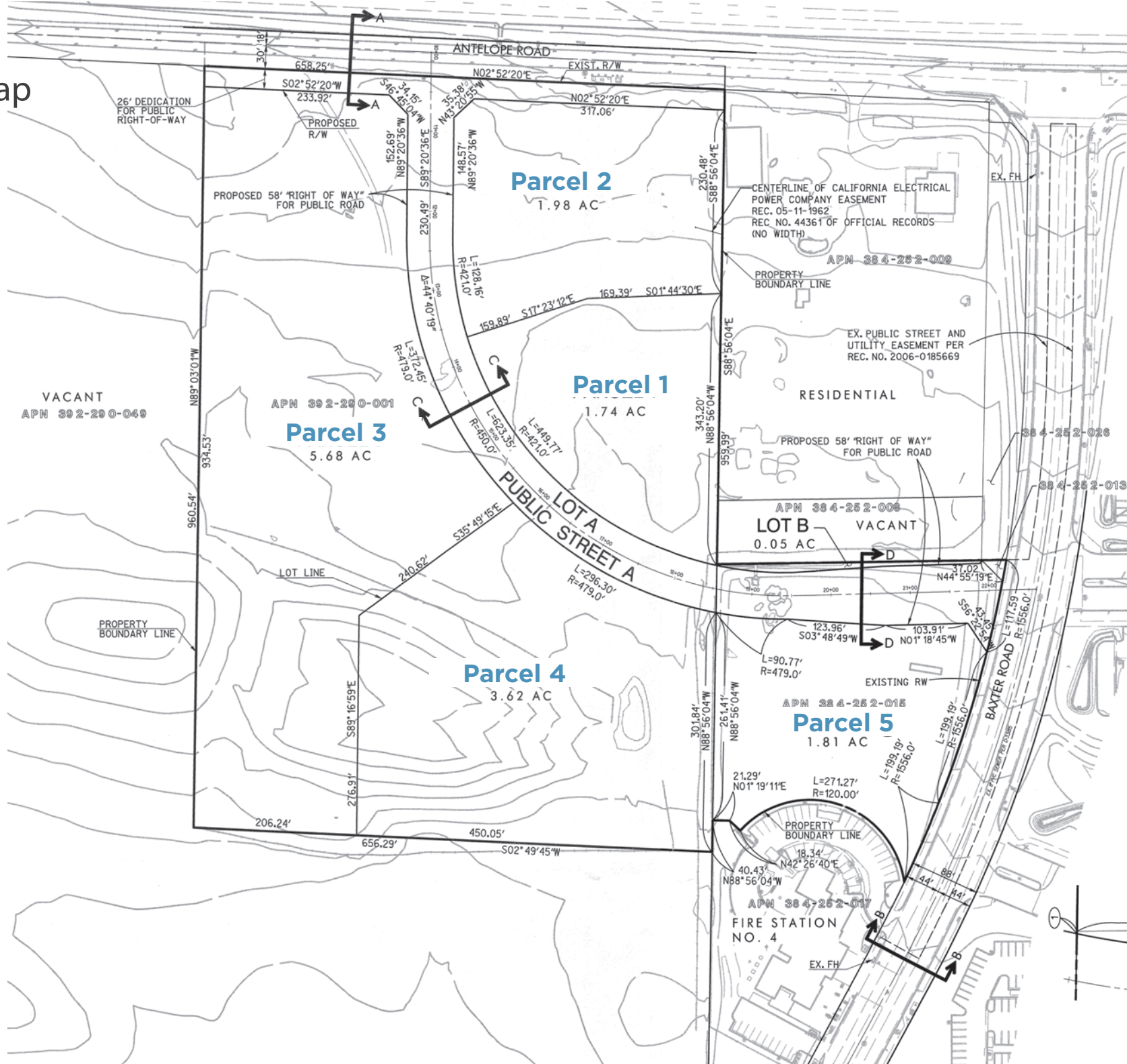
Service Line	2023 Volume	2028 Volume	2033 Volume	5 Yr Growth	10 Yr Growth
Cosmetic Procedures	50,531	61,763	67,754	22.2%	34.1%
Dermatology	4,989	6,076	7,249	21.8%	45.3%
ENT	29,609	35,694	41,589	20.6%	40.5%
Evaluation and Management	27,027	32,468	38,334	20.1%	41.8%
Gastroenterology	4,615	5,530	6,629	19.8%	43.6%
General Surgery	89,011	106,186	131,901	19.3%	48.2%
Gynecology	3,560	4,196	4,854	17.8%	36.3%
Lab	144,298	169,561	194,261	17.5%	34.6%
Nephrology	11,915	13,864	15,927	16.4%	33.7%
Neurology	1,631	1,897	2,144	16.3%	31.5%



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 Makana Medical Murietta which includes areas within a ten mile radius.



Parcel Map



	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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