

Rancho Springs MEDICAL PLAZA

25485 MEDICAL CENTER DRIVE, MURRIETA, CA 92562



BUILDING FEATURES



Free Surface Level Parking



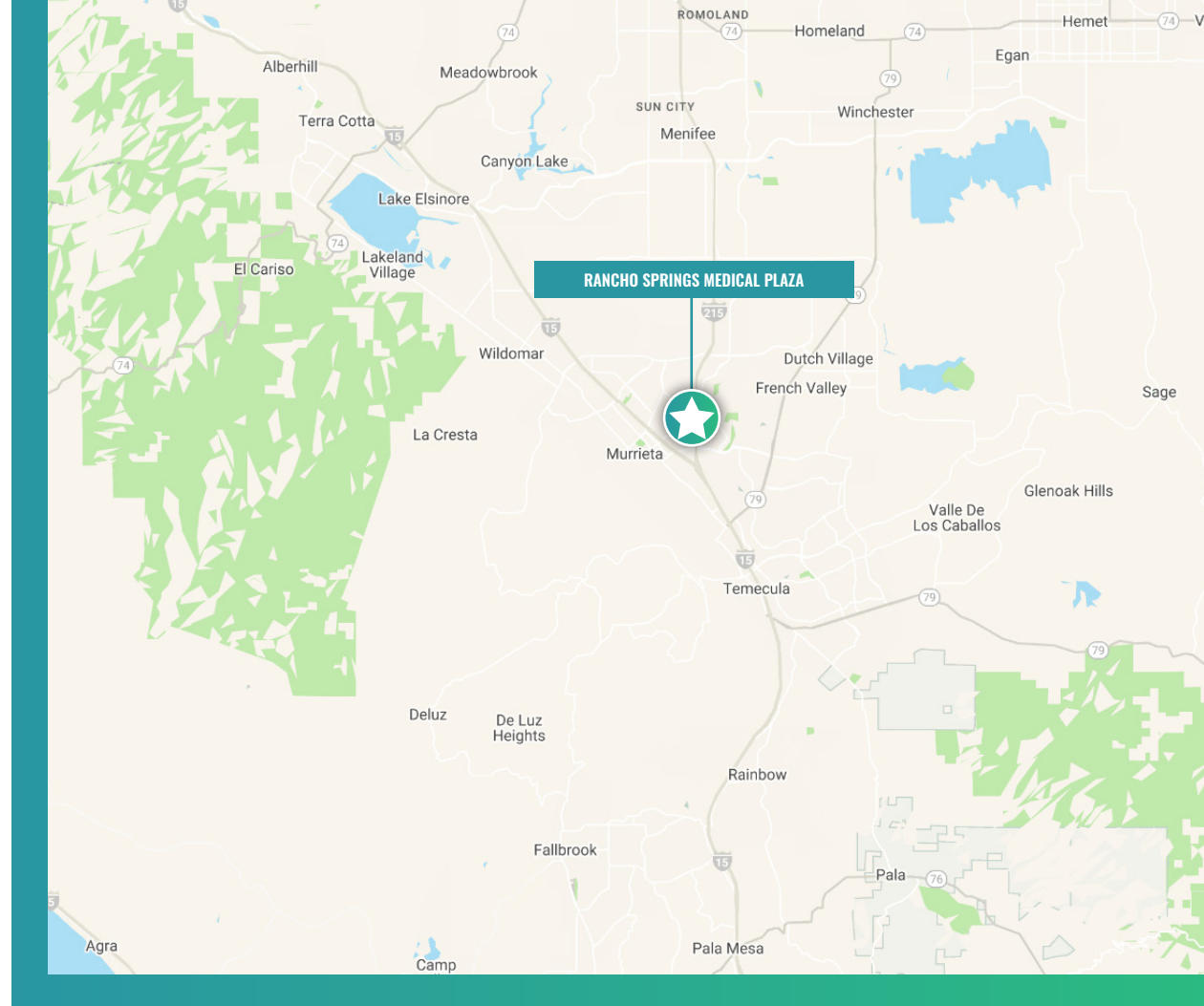
On Campus at Rancho Springs Medical Center



Fully Built Out Medical Office Available



Amenity Rich Location

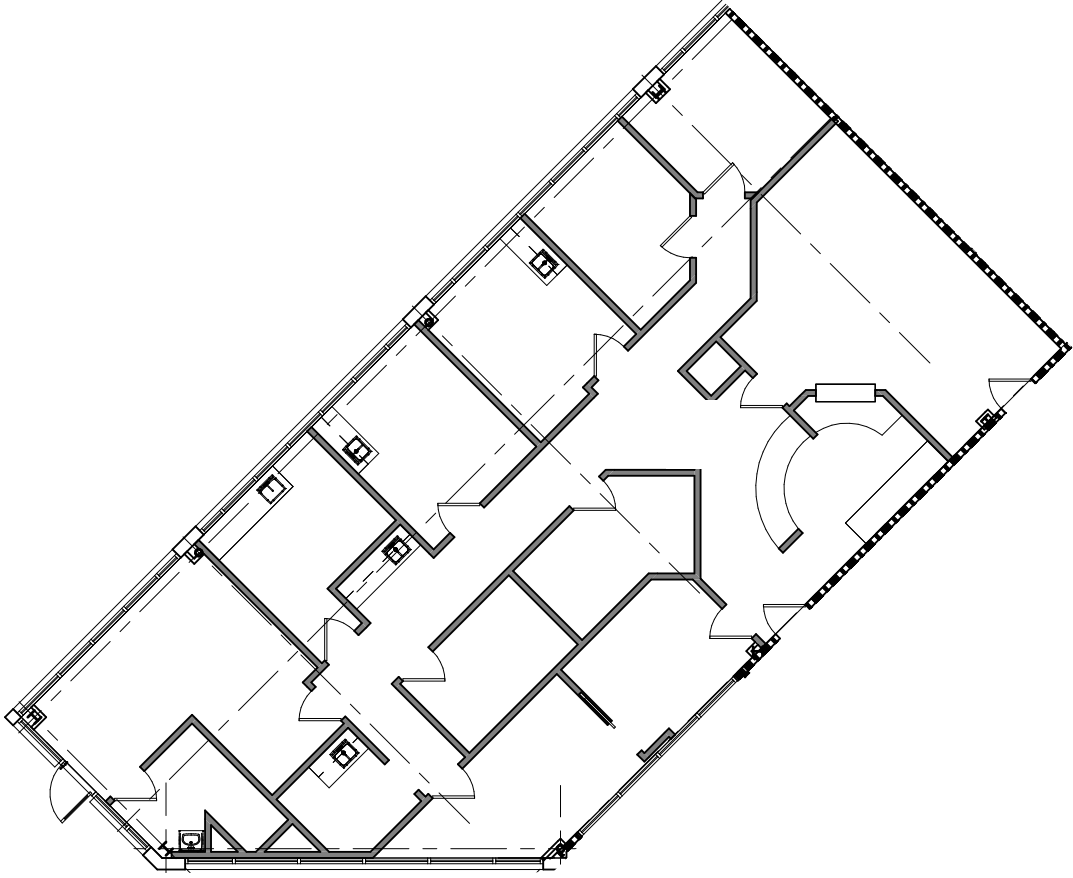


SUITE AVAILABILITY

SUITE	Size	Comments
108	2,508 SF	Move in ready medical improvements.
204	2,956 SF	Move in ready medical improvements.

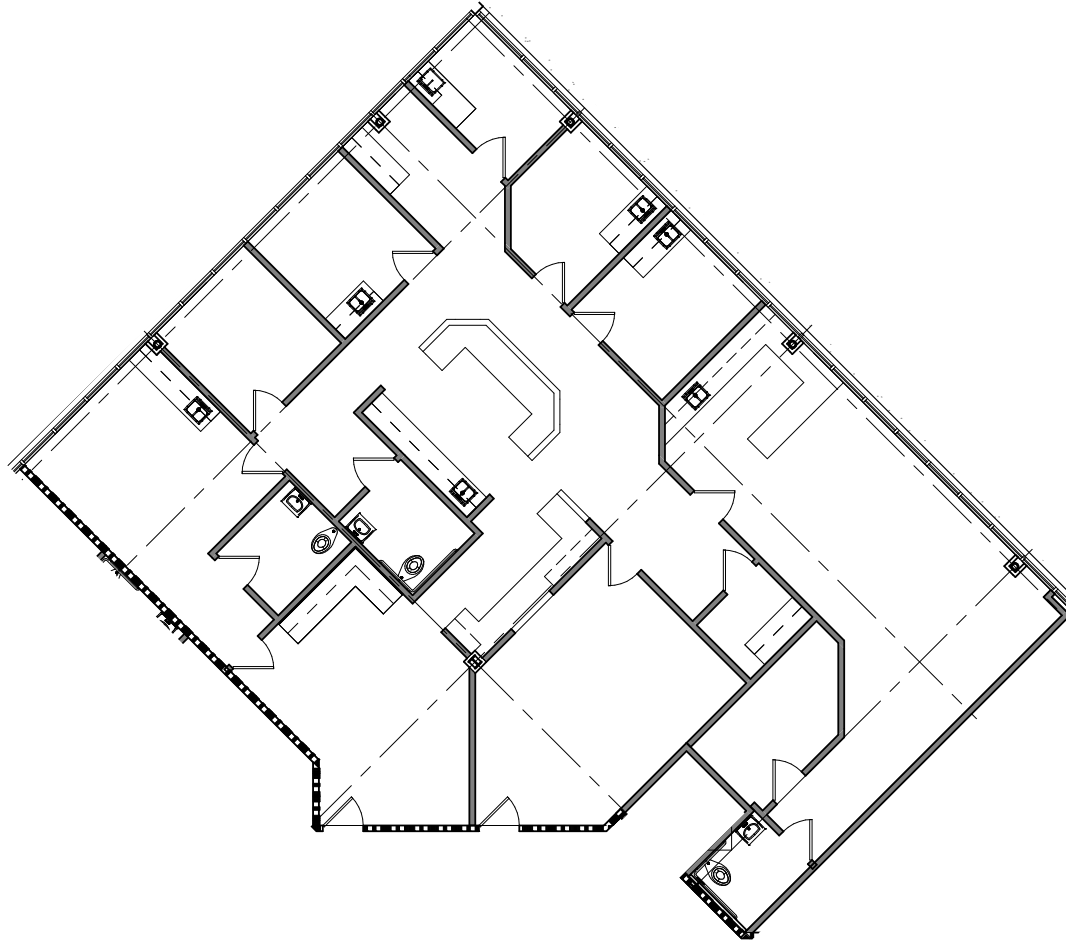
SUITE 108

2,508 SF Available For Lease



SUITE 204

2,956 SF Available For Lease



RANCHO SPRINGS MEDICAL PLAZA BIRDS-EYE VIEW



RANCHO SPRINGS MEDICAL PLAZA BIRDS-EYE VIEW

SC SKIN AND CANCER INSTITUTE
U UNITED MEDICAL DOCTORS
Richie's DINER
THE COVE Nonno's - BAR & GRILL - Ristorante

GOLDEN TRIANGLE

64.3 acres of land for development of a mixed-use outdoor mall, with offices (including possible medical), hotel, entertainment, restaurants, retail, drive throughs, and flexible design for mid/high-rise buildings.

MURRIETA HOT SPRINGS ROAD

HANCOCK AVENUE

RANCHO SPRINGS MEDICAL PLAZA

MEDICAL CENTER DRIVE



NEIGHBORING HEALTH SYSTEM



Universal Health Services, Inc. (NYSE: UHS) is one of the nation's largest and most experienced hospital operators, with a diversified platform across acute care and behavioral health that delivers scale, capital access, and operating discipline. As the parent of Southwest Healthcare, UHS provides institutional stability and ongoing reinvestment in service lines and quality, supporting on-campus providers and strengthening long-term performance.



Southwest Healthcare Rancho Springs Hospital is a 120-bed acute-care facility serving the Murrieta-Temecula corridor, featuring the area's only OB-dedicated Emergency Department, Pediatric Emergency Services, and a Level III NICU operated in partnership with Rady Children's. As the area's hub for women's and pediatric care, bolstered by time-sensitive designations such as stroke and chest-pain centers, the hospital concentrates regional referrals and drives sustained growth in its high-acuity service lines.

Recent major capital projects at this campus include:

- 2009 - Completion of 72,000 sq. ft. expansion to its Women's Center and Emergency Department that provided new private patient rooms, advanced clinical technology for minimally invasive procedures and sustainable infrastructure upgrades.
- 2017 - Completion of Neonatal Intensive Care Unit (NICU) operated in collaboration with Rady Children's Hospital.
- 2018 - Relocated helipad to the east parking close to ambulance entry.

Future plans include a 2-story expansion project designed to add significant new capacity and services, with a particular focus on Women's and Children's care. This 36,000 sq. ft. expansion will include:

- Ground Floor: Ancillary support spaces and 14 new beds to serve a new pediatrics department and an intensive care unit (ICU).
- Second Floor: 10 new post-partum beds and an expansion to the existing NICU that will add 16 new beds, new helipad platform in the east parking lot closer to the ambulance entry



\$409M

2023 Net Patient Revenue

5%

10-yr Avg. Annual Growth Rate
Net Patient Revenue

120
(150 expanded)

Total Beds

73

Practicing Physicians

478


Employees


DEMOGRAPHICS

2025 STATS	1 mile	3 miles	5 miles
Population Summary			
Total Population	9,908	94,279	186,338
Households	3,172	32,013	61,493
Average Household Size	3.12	2.93	3.02
Families	2,429	23,809	47,334
Median Age	34.3	37.8	37.2
Graduate/Professional Degree	7.9%	11.4%	12.3%
Health Care: Total \$	\$24,920,077	\$269,350,584	\$531,778,694
Average Spent	\$7,856.27	\$8,413.79	\$8,647.79
2025 HOUSEHOLDS BY INCOME			
Household Income Base	3,172	32,013	61,491
<\$15,000	2.0%	4.6%	4.7%
\$15,000 - \$24,999	2.7%	2.8%	2.5%
\$25,000 - \$34,999	1.5%	3.5%	3.2%
\$35,000 - \$49,999	7.3%	6.8%	5.9%
\$50,000 - \$74,999	15.4%	14.1%	13.0%
\$75,000 - \$99,999	18.2%	14.2%	13.2%
\$100,000 - \$149,999	27.3%	21.9%	21.7%
\$150,000 - \$199,999	9.7%	13.1%	14.7%
\$200,000+	15.9%	18.9%	21.0%
Average Household Income	\$125,504	\$134,048	\$140,491
Median Household Income	\$103,507	\$106,372	\$112,745
Median Home Value	\$650,944	\$686,244	\$704,669

DEMOGRAPHIC HIGHLIGHTS - 5 MILE RADIUS

 Population
186,338

 Households
61,491

 Median Age
37.2

 Average Household Income
\$140,491

 Consumer Healthcare Spending
\$532M

OUTPATIENT MARKET SCENARIO PLANNER

SERVICE LINE	2024 Volume	2029 Volume	2034 Volume	5 Yr Growth	10 Yr Growth
Physical Therapy/ Rehabilitation	52,136	63,322	74,606	21.5%	43.1%
Psychiatry	28,076	34,096	37,442	21.4%	33.4%
Cardiology	20,093	23,600	27,537	17.5%	37.1%
Vascular	3,421	4,011	4,653	17.3%	36.0%
Miscellaneous Services	42,523	49,168	56,115	15.6%	32.0%
Ophthalmology	18,584	21,474	24,491	15.5%	31.8%
Pain Management	2,302	2,649	2,995	15.1%	30.1%
Lab	90,533	103,783	117,390	14.6%	29.7%
ENT	6,829	7,798	8,853	14.2%	29.6%
Orthopedics	6,187	7,051	8,150	14.0%	31.7%
Oncology	3,020	3,440	3,885	13.9%	28.6%
Podiatry	3,578	4,073	4,644	13.8%	29.8%
Nephrology	1,060	1,193	1,314	12.6%	24.0%
Evaluation and Management	220,097	244,446	261,793	11.1%	18.9%
Trauma	1,558	1,727	1,904	10.9%	22.2%
Neurology	3,476	3,846	4,223	10.6%	21.5%
Cosmetic Procedures	1,572	1,737	1,808	10.5%	15.0%
Radiology	60,052	66,316	73,089	10.4%	21.7%
Dermatology	8,911	9,747	10,613	9.4%	19.1%
General Surgery	1,181	1,283	1,391	8.7%	17.9%
Gastroenterology	4,817	5,227	5,588	8.5%	16.0%
Urology	1,940	2,069	2,263	6.7%	16.6%
Gynecology	1,836	1,859	1,914	1.2%	4.3%

INSURANCE COVERAGE

47%

PPO

17%

HMO

21%

MEDICARE

15%

OTHER



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 the zip code 92562 which includes areas within a 5 mile radius of the property.

RANCHO SPRINGS MEDICAL PLAZA

EXTERIOR PHOTOS



Rancho Springs Medical Plaza

LISTING TEAM

Nehal Wadhwa
+1 858 625 5228
nehal.wadhwa@cushwake.com

Matthew Melendres
+1 619 732 6026
matthew.melendres@cushwake.com



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