

FOR LEASE

27990 SHERMAN AVE.

SUN CITY MEDICAL OFFICES

Menifee, CA 92585

PRESENTED BY:

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CalDRE #01947115



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2.10 SF/yr (NNN)
BUILDING SIZE:	10,315 SF
AVAILABLE SF:	4,218 - 5,363 SF
YEAR BUILT / RENOVATED:	1983 / 2018
ZONING:	Economic Development Corridor - McCall Boulevard (EDC-MB)
MARKET:	Inland Empire
SUBMARKET:	SW Riverside County

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PROPERTY OVERVIEW

Sun City Medical Offices are located in Menifee, CA, less than 1 mile from Interstate 215 and the Menifee Valley Medical Center.

Beautifully renovated in 2018, this move-in ready medical office space is ideal for any large primary care or specialty practice.

Sun City Medical Offices are surrounded by several established residential neighborhoods and a new retail center is currently under development just north of the property.

SUN CITY MEDICAL OFFICES 27990 Sherman Ave. Menifee, CA 92585

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HIGHLIGHTS



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PROPERTY FEATURES

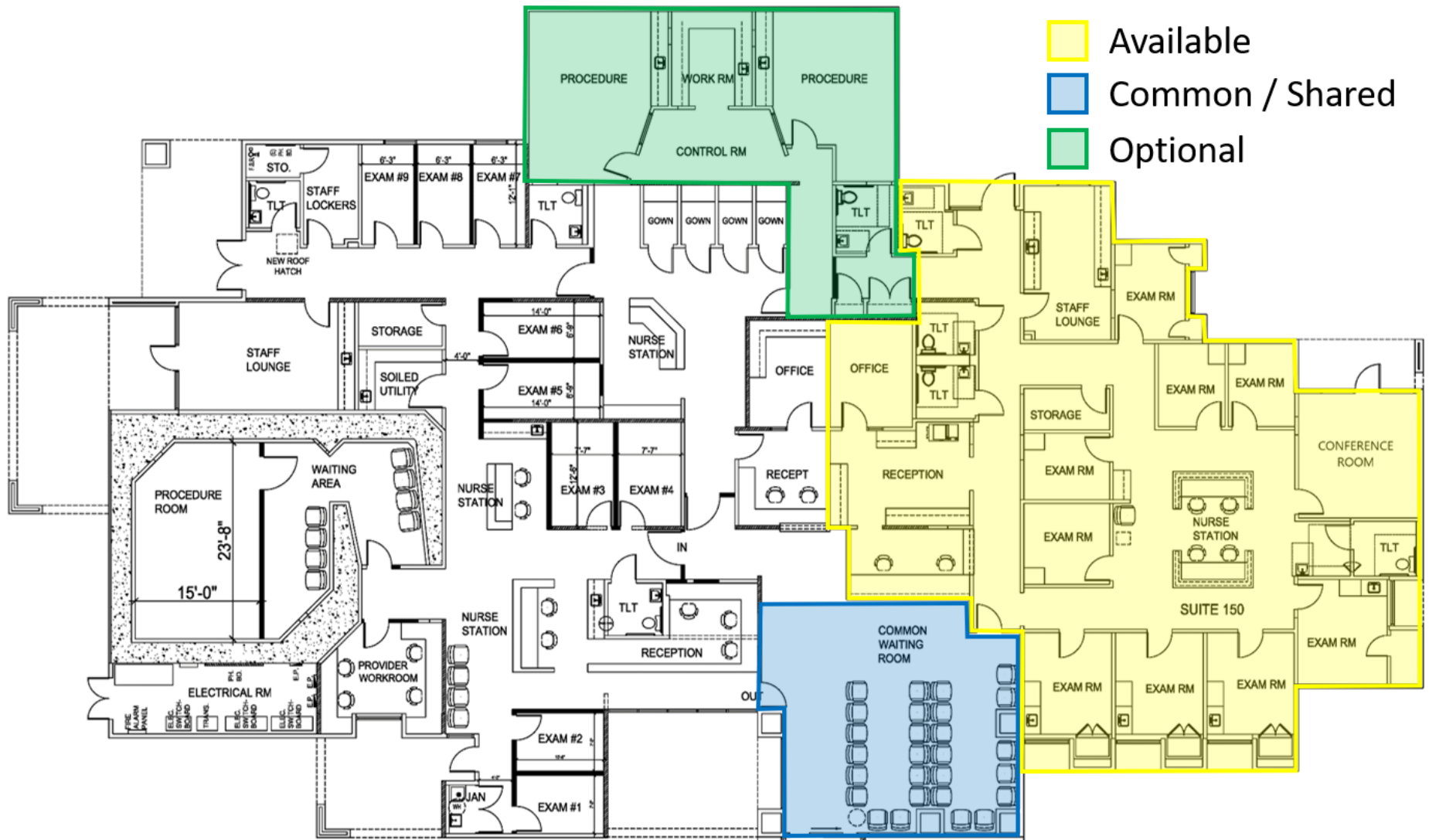
- Fully-improved, move-in ready 4,218 - 5,363 SF medical office space for lease
- Single-story, patient-accessible building
- Includes...
 - Large shared waiting area
 - Reception area
 - Nine [9] exam rooms
 - Four [4] ADA-compliant restrooms
 - Physician's offices
 - Large centralized nurse's station
 - Large conference room
 - Large break room
 - Storage
 - If desired, two [2] large procedure rooms
- Abundant parking in dedicated lot
- Separate rear physician / employee entrance
- Closed-circuit video monitoring security system in place
- Less than 1 mile from Menifee Valley Medical Center

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FLOOR PLAN



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INTERIOR PHOTOS



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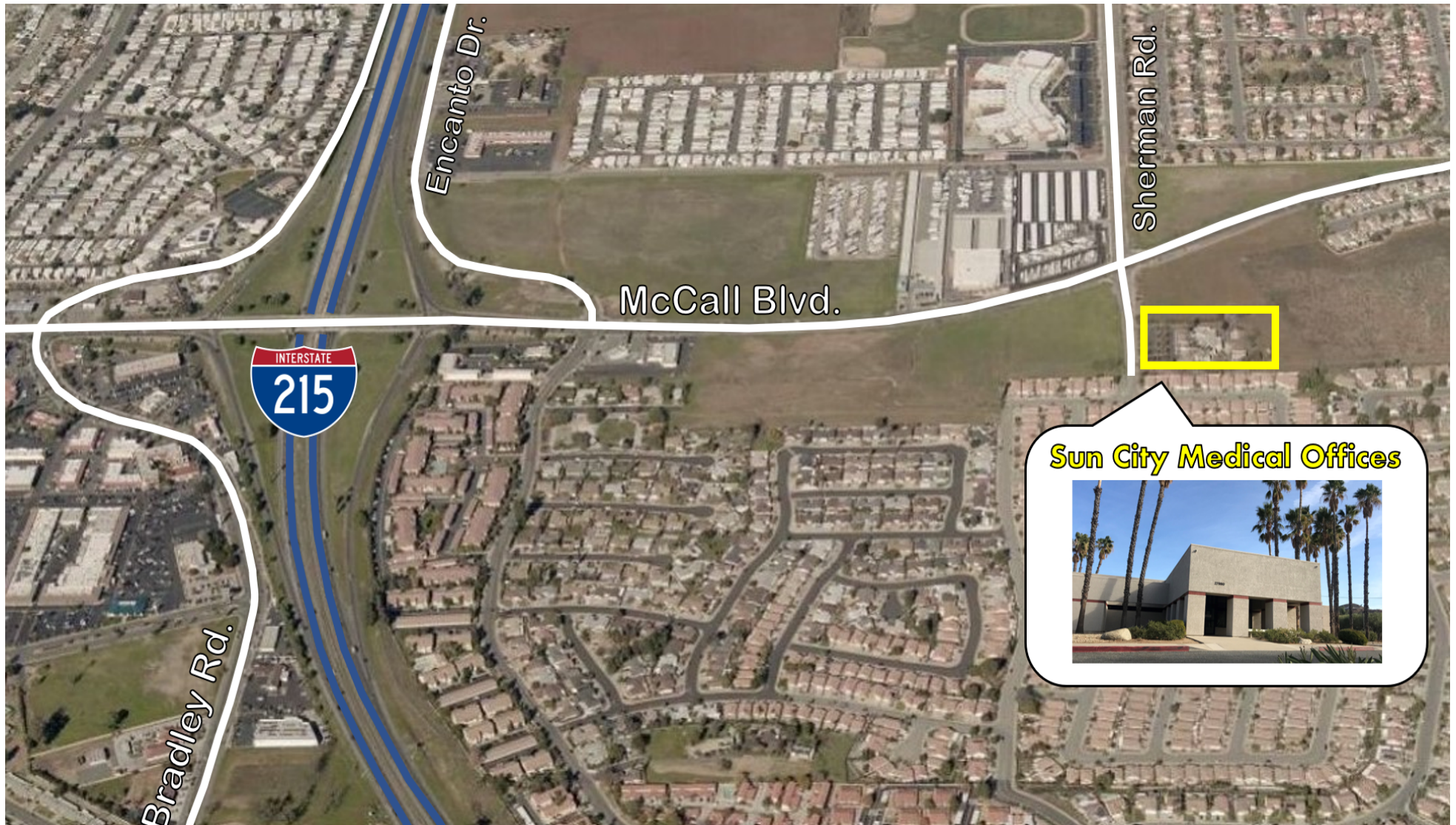
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AERIAL MAP



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LOCATION MAP



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