

PLAY VIDEO



# ALVARADO MEDICAL PLAZA III

**MEDICAL OFFICE  
FOR LEASE**

6719 Alvarado Rd, San Diego, CA 92120

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# FEATURES



Building Size  $\pm 52,366$  RSF, three stories, medical office building



$\pm 1,295$  RSF to  $\pm 16,049$  RSF available for lease



Full floor opportunity



Remodeled lobby and common areas



Exterior building and monument tenant signage available



Excellent Access to Interstate 8, Trolley Station & Public Transportation



Two gurney size elevators



Digital directory/tenant advertising available



Parking Ratio: 5:1000



Full time on-site day porter





# DEMOGRAPHICS

## 2018 TOTAL POPULATION

Mile 1: 27,319  
Mile 3: 179,500  
Mile 5: 484,855

## 2023 TOTAL POPULATION

Mile 1: 20,716  
Mile 3: 199,057  
Mile 5: 516,513

## POPULATION OVER 50

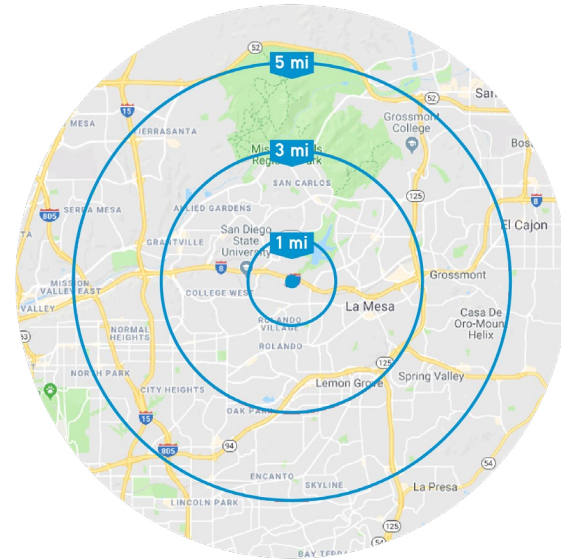
Mile 1: 24.1%  
Mile 3: 30.2%  
Mile 5: 28.8%

## HOUSEHOLD INCOME

Mile 1: \$77,921  
Mile 3: \$85,105  
Mile 5: \$81,008



**203,000**  
AVERAGE DAILY TRAFFIC  
COUNT ON COLLEGE AVE  
AND I-8







LA MESA



Sharp Grossmont  
Hospital (3.7 Miles Away)

COLLEGE AVE EXIT



Alvarado Hospital  
Medical Center

6719 ALVARADO RD



PUBLIC  
TRANSPORTATION  
STATION



DEL CERRO



# ALVARADO HOSPITAL

Alvarado Hospital Medical Center's care and specialties services are nationally recognized by Healthgrades as being among the Top 5% in the Nation for Clinical Excellence and Patient Safety Excellence (2016), and among America's 100 Best Hospitals for Orthopedic Surgery™, Spine Surgery™ and Critical Care™. We are pleased to be the only hospital in California to be among America's 100 Best for Orthopedic and Spine Surgery (2014-2017). Alvarado Hospital is a 306-bed acute care hospital offering advanced, specialized healthcare services to the San Diego community and beyond. The hospital provides the community with a healthcare facility that blends outstanding medical care and leading-edge technology with the highly personalized service of a community hospital.

Alvarado Hospital's programs and services include the Advanced Spine & Joint Institute, the San Diego Rehabilitation Institute and the Alvarado Surgical Weight-Loss Program, including the new non-surgical belly balloon. The hospital has the first hospital-based Sexual Medicine Programs in the U.S. Other programs include ears, nose and throat; cardiac services; endoscopy; neuroscience; orthopedics; general surgical services; and vascular services, among others. The hospital is currently building a brand-new emergency department, which will triple the size of the current ER.

A staff of more than 600 registered nurses, technicians and support staff work alongside our more than 300 physicians providing patients with quality healthcare in a compassionate and personalized environment.

Serving San Diego since 1972, Alvarado Hospital is conveniently located adjacent to San Diego State University and partners with the SDSU Aztec football and basketball teams.

## LICENSED AND ACCREDITED

The facility is fully accredited by The Joint Commission, the nation's leading accrediting body for hospitals. Alvarado was the first hospital in the western U.S. to earn two certifications in stroke care from The Joint Commission as an Advanced Primary Stroke Center and the Gold Seal of Approval™ for Stroke Rehabilitation. The hospital also is a designated STEMI (severe heart attack) receiving center by the County of San Diego.



# PATIENT DEMAND FORECAST ALVARADO MEDICAL PLAZA III

## SERVICE LINES

## TODAY'S VOLUME

Cardiology	45,178
Cosmetic Procedures	3,567
Dermatology	25,920
ENT	14,804
Gastroenterology	12,420
General Surgery	3,656
Gynecology	5,785
Lab	184,441
Neurology	6,938
Ophthalmology	39,792
Orthopedics	18,206
Physical Therapy/Rehabilitation	112,478
Podiatry	7,896
Pulmonology	12,276
Radiology	143,283
Urology	7,055

2022

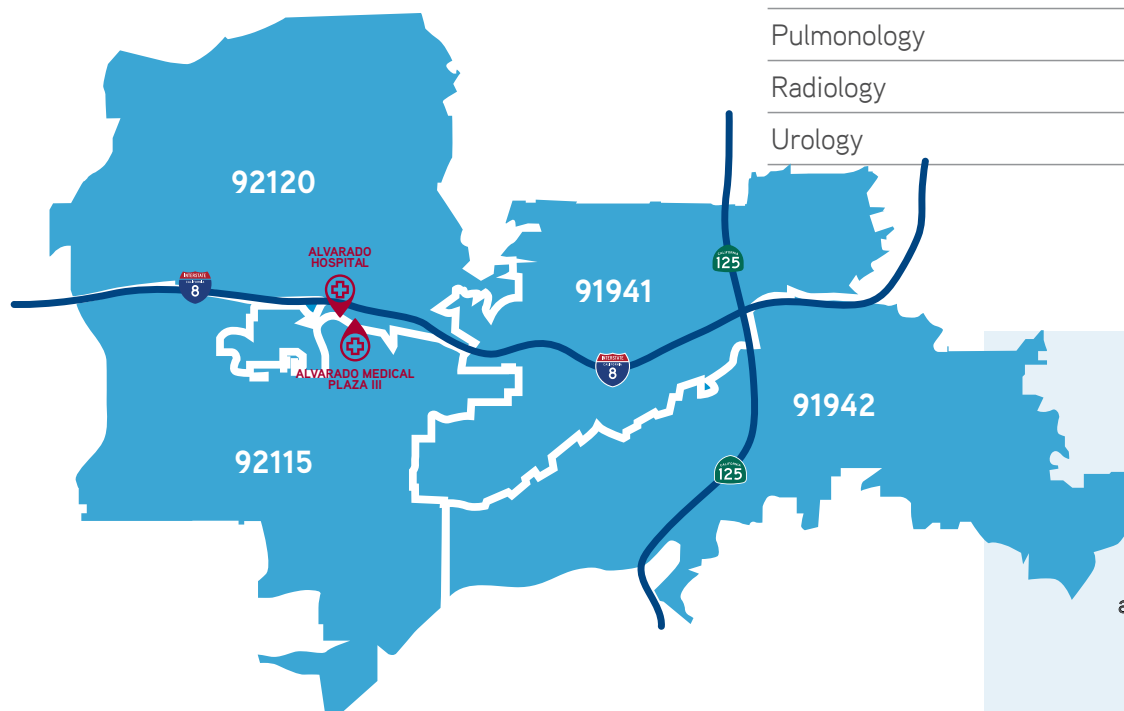
## 5-YEAR VOLUME ↑

51,259	13.5%
4,421	23.9%
30,319	17.0%
17,168	16.0%
14,731	18.6%
4,258	16.5%
6,058	4.6%
217,822	18.1%
8,976	29.4%
47,329	18.9%
22,700	24.7%
125,556	11.6%
9,886	25.2%
14,582	18.8%
153,224	6.9%
9,055	28.3%

2027

## 10-YEAR VOLUME ↑

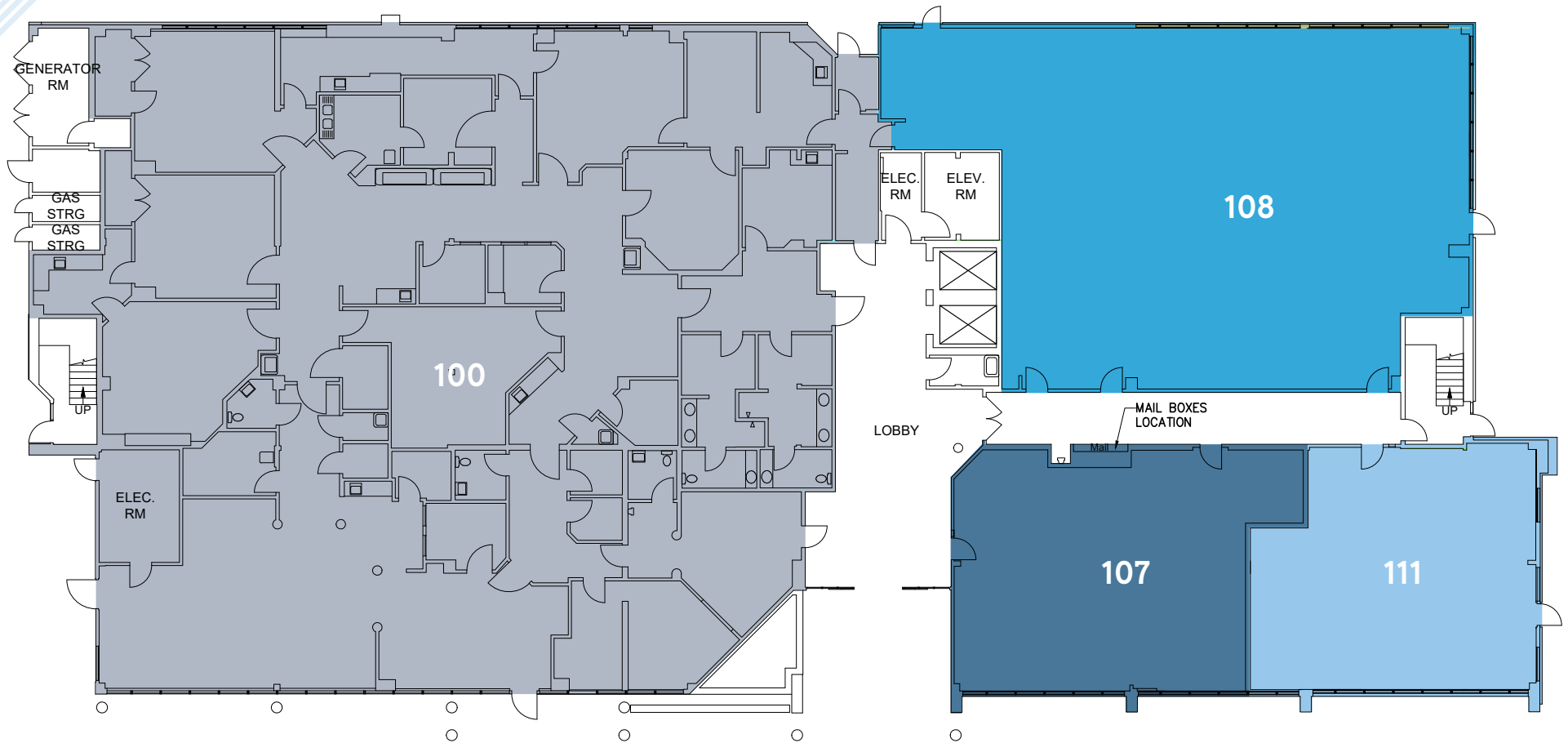
56,291	24.6%
5,025	40.9%
34,160	31.8%
18,960	28.1%
16,916	36.2%
4,735	29.5%
6,236	7.8%
215,480	36.3%
10,184	46.8%
53,905	35.5%
25,501	40.1%
137,970	22.7%
12,052	39.6%
16,761	36.5%
165,714	15.7%
10,687	51.5%



The Outpatient Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties in key markets across the US. The MSP tool supports planners, providers and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. The above data is representative of the Alvarado Medical Plaza which include **91942, 91941, 92120, and 92115**. For more information on the Advisory Board, please visit, [www.advisory.com](http://www.advisory.com).

# ALVARADO MEDICAL PLAZA III

## FLOOR 1



SUITE	RSF	FEATURES
100	9,675	EXISTING SURGERY CENTER (CAN BE CONVERTED TO CLINICAL SPACE)
108	3,716	SHELL CONDITION
107 & 111	1,295-2,658	SHELL CONDITION
100-111	1,295-16,049	FULL FLOOR AVAILABLE



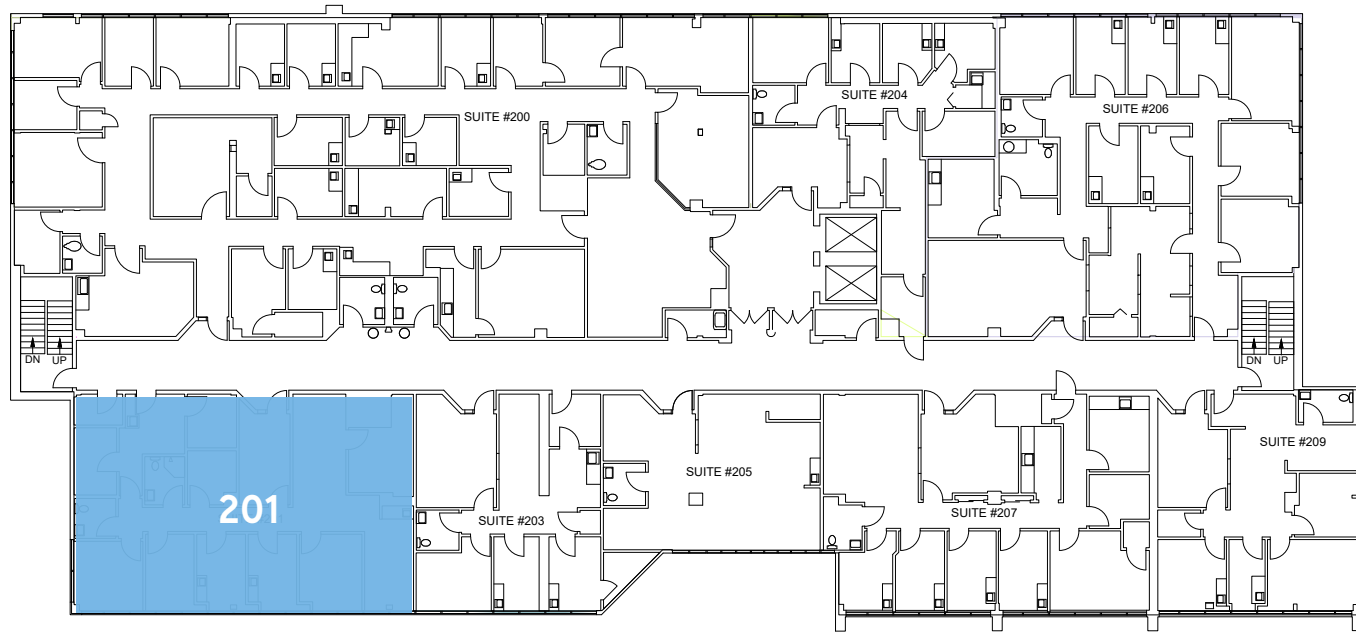


SUITE 100 SURGERY CENTER

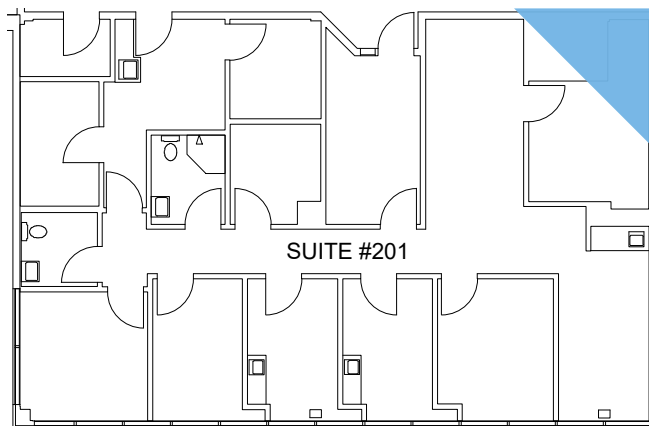


# ALVARADO MEDICAL PLAZA III

## FLOOR 2



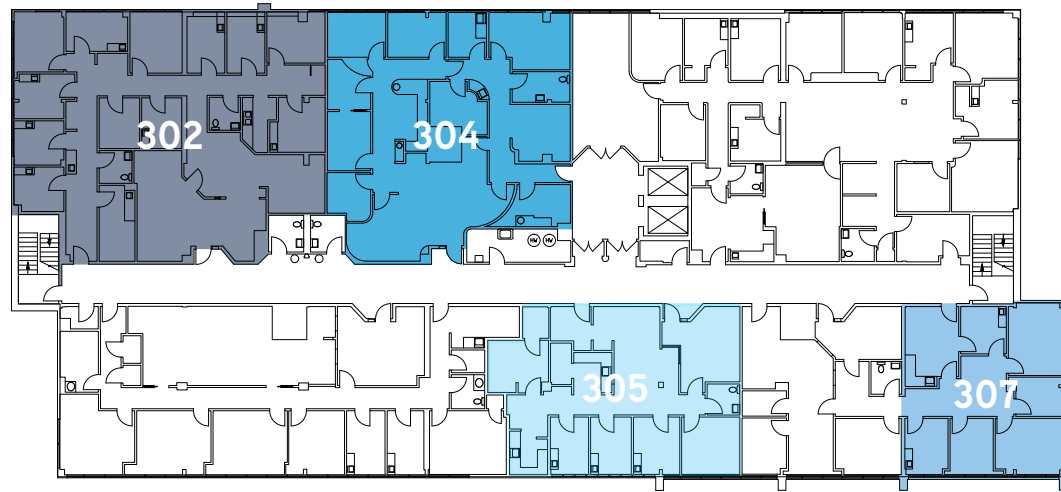
**SUITE 201**  
2,049 RSF



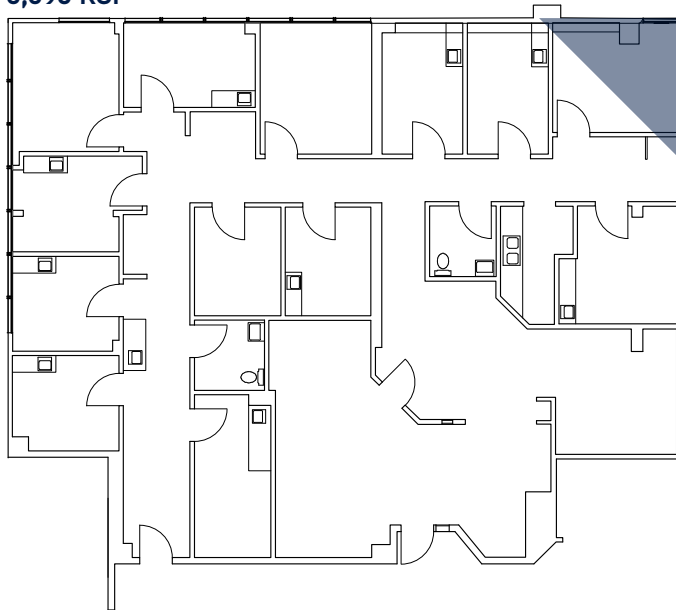


# ALVARADO MEDICAL PLAZA III

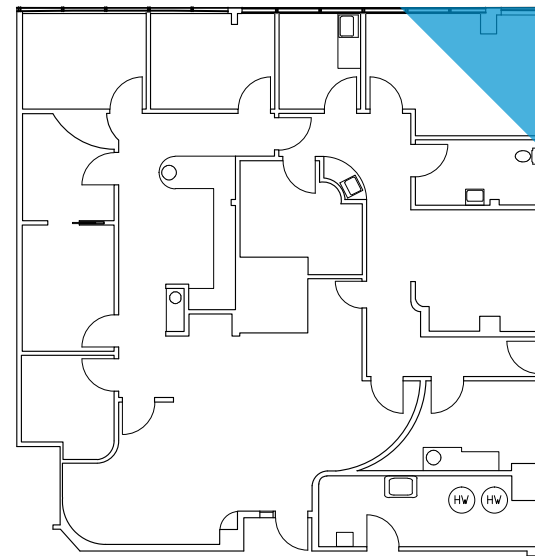
## FLOOR 3



**SUITE 302**  
3,398 RSF



**SUITE 304**  
2,584 RSF

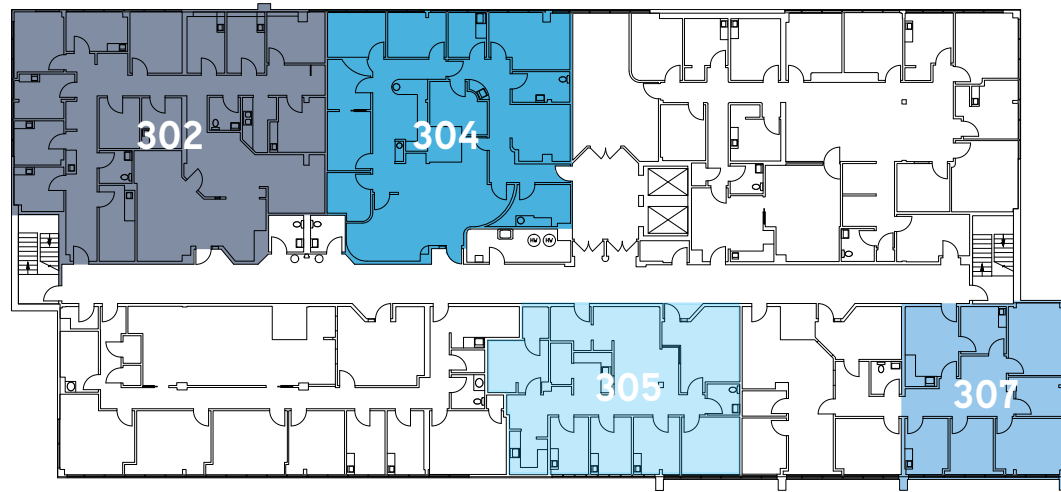


**\*SUITE 302 & SUITE 304 CAN BE CONTIGUOUS TO 5,982 SF**

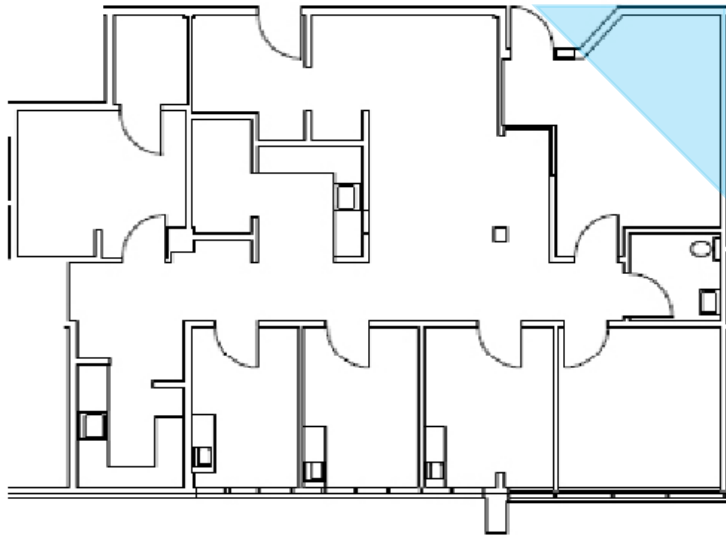


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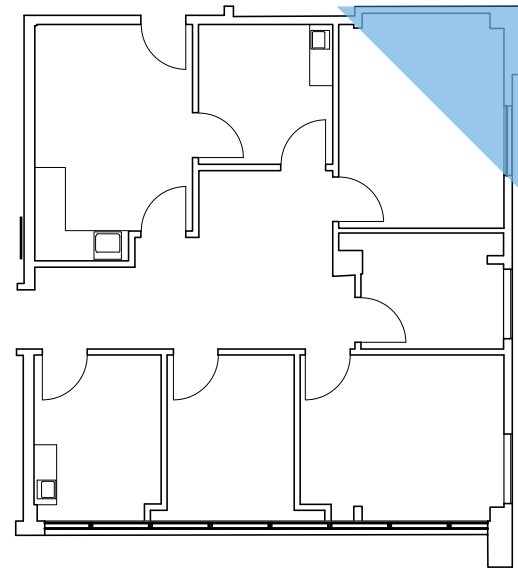
## FLOOR 3



**SUITE 305**  
1,883 RSF



**SUITE 307**  
1,306 RSF







**ALVARADO MEDICAL  
PLAZA III**



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