



Medical Office For Lease

7862 El Cajon Blvd
La Mesa, CA 91942

*Building Upgrades
Underway*

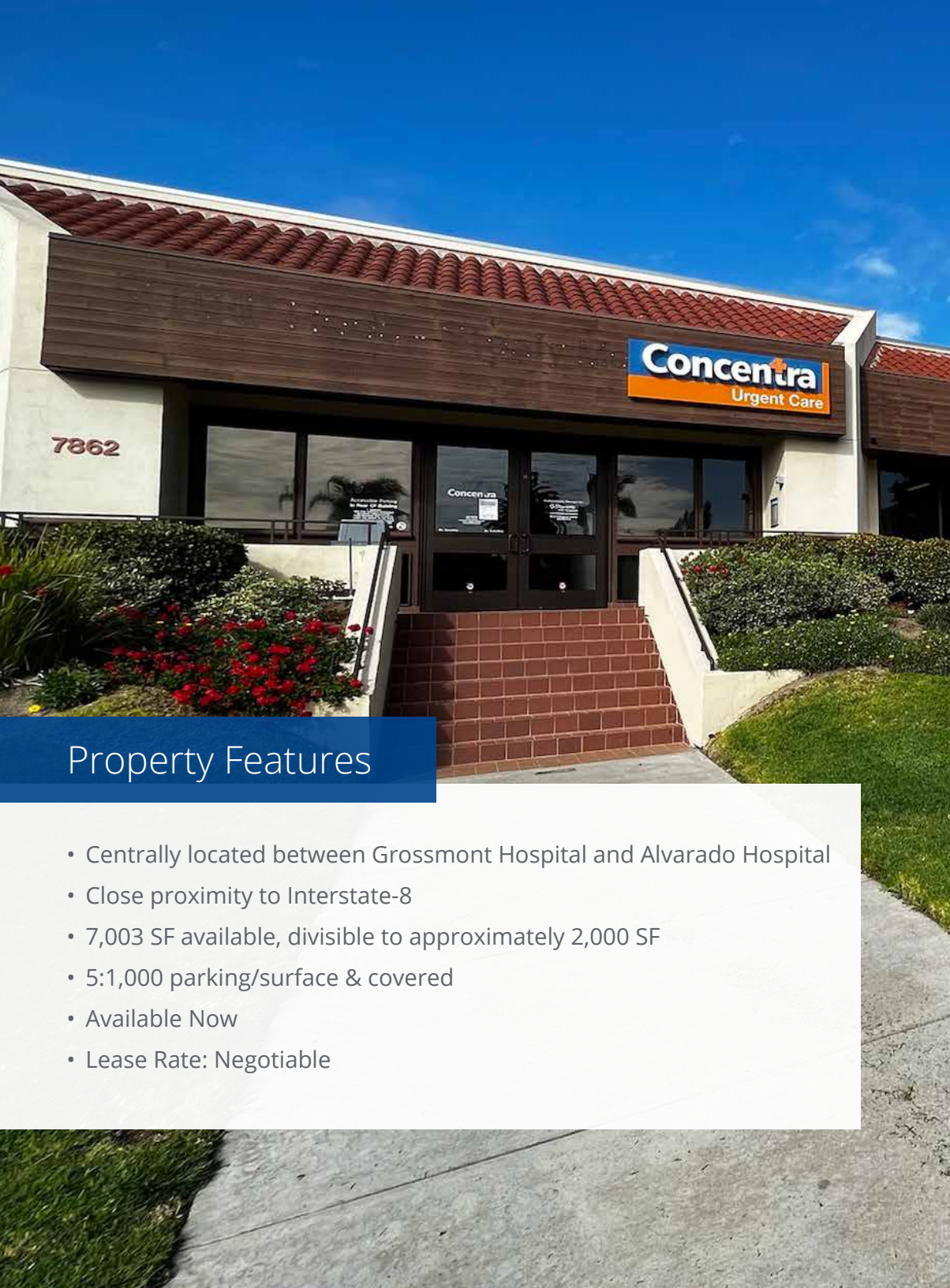


Accelerating success.

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Property Features

- Centrally located between Grossmont Hospital and Alvarado Hospital
- Close proximity to Interstate-8
- 7,003 SF available, divisible to approximately 2,000 SF
- 5:1,000 parking/surface & covered
- Available Now
- Lease Rate: Negotiable



Common Area Upgrades
are Underway



Centrally Located
Between Grossmont
Hospital & Alvarado
Hospital



7,003 Rentable
Square Feet Available
(Divisible to 2,000 SF)



Building Signage '
Opportunities Available



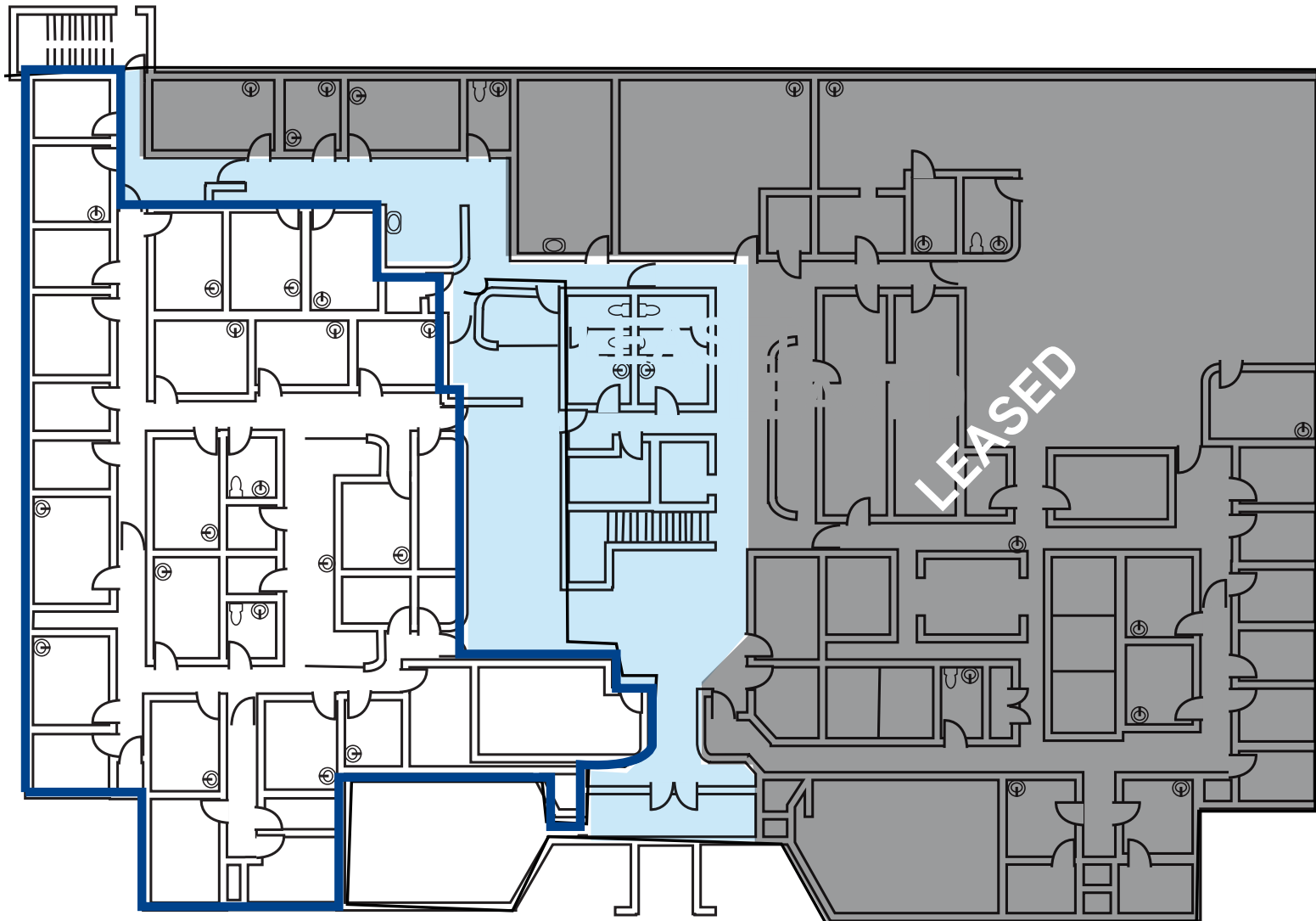
5:1,000 Parking/
Surface and Covered



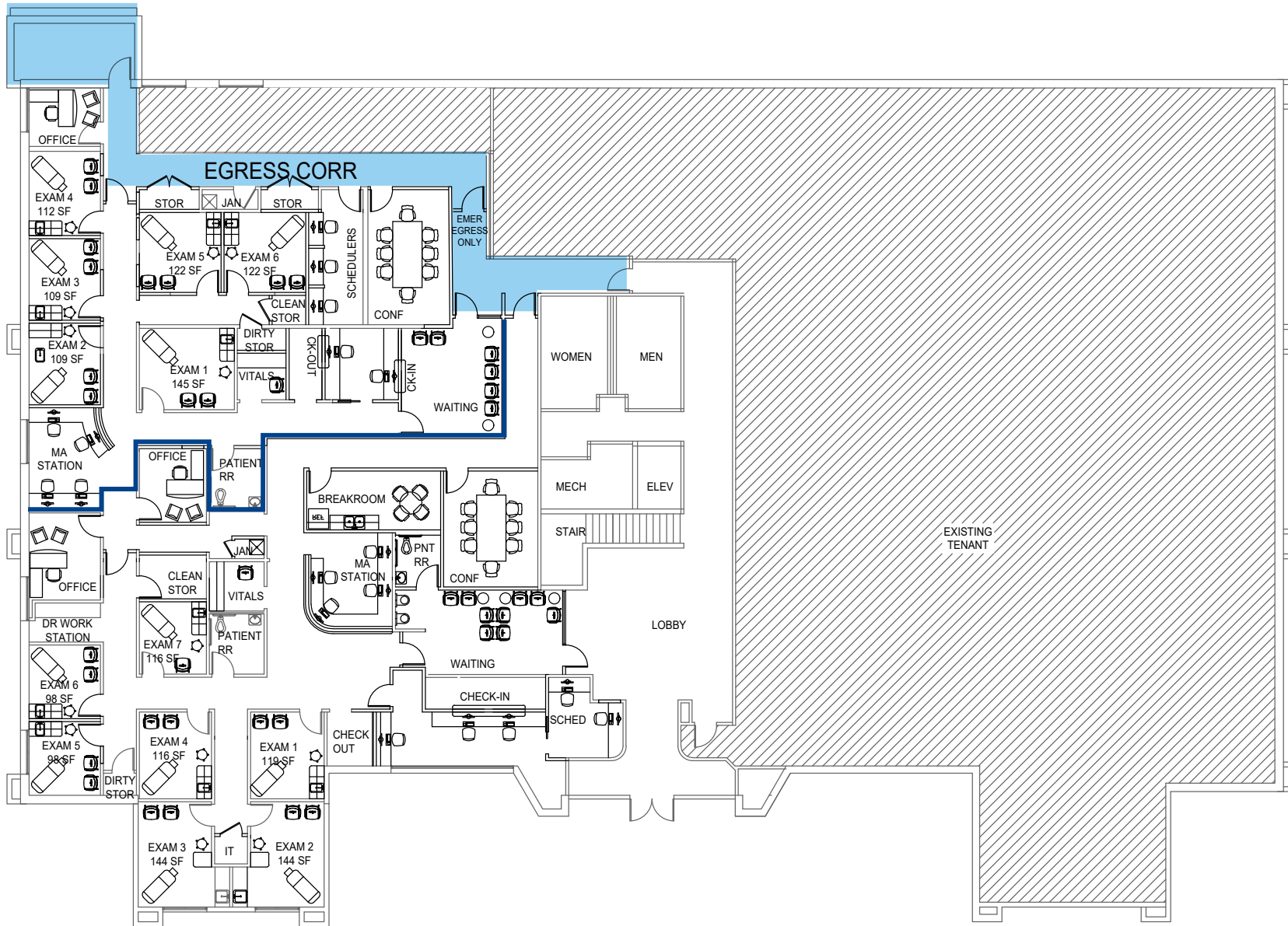
Price Negotiable

AVAILABLE

±7,003 RSF (DIVISIBLE TO 2,000 SF)



AVAILABLE | ±7,003 RSF (DIVISIBLE TO 2,000 SF)
SPEC MEDICAL OFFICE TEST FIT - TWO TENANTS



Common Area Upgrades Underway

- New wall paint
- New escalator guard rails and flooring
- New Carpet / Vinyl Baseboards
- New LVT Flooring
- Elevator Cab; New laminate wall panels, LVT flooring
- Newly Renovated Restrooms -new tile, flooring and paint

**These are renderings and not actual photographs*



Drive Times & Distances

Grossmont Hospital
2 miles / 8 minutes

Alvarado Hospital
2 miles / 7 minutes

Route 8
0.6 miles / 2 minutes

Route 15
7.7 miles / 10 minutes



PATIENT DEMAND FORECAST

LA MESA MARKET



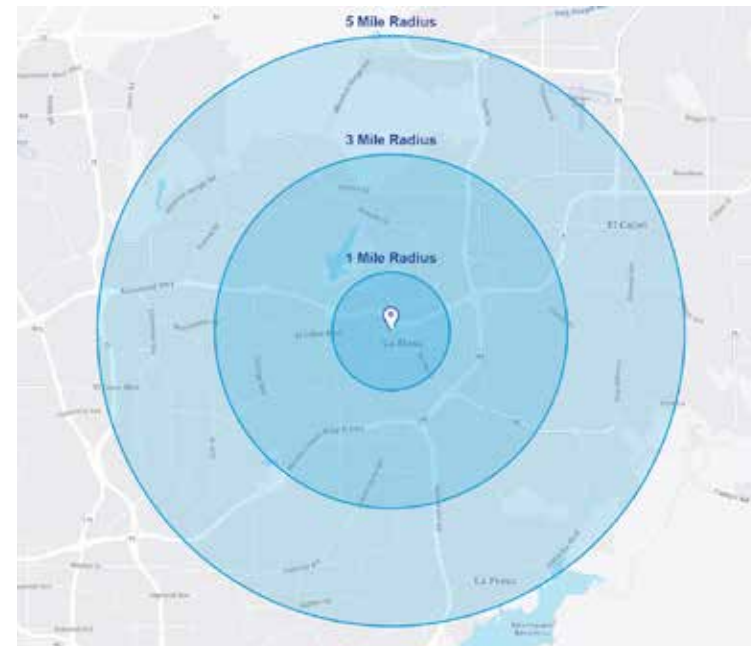
The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties in key markets across the US. The MSP tool supports planners, providers and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. The below data is representative of the East San Diego County zip codes that surround 7862 El Cajon Blvd, La Mesa - which include 91942, 91941 and 92115. For more information on the Advisory Board, please visit www.advisory.com

SERVICE LINES	TODAY'S VOLUME	2027		2032	
		5-YEAR VOLUME ↑		10-YEAR VOLUME ↑	
Cardiology	36,964	40,167	8.7%	42,196	14.2%
Cosmetic Procedures	3,080	3,485	13.2%	3,924	27.4%
Dermatology	16,829	19,517	17.1%	21,357	29.9%
ENT	12,139	13,878	14.3%	114,227	17.2%
Gastroenterology	9,164	9,778	6.7%	10,240	11.7%
General Surgery	2,352	4,258	16.5%	4,735	29.5%
Gynecology	3,900	4,123	5.7%	4,063	4.2%
Lab	169,861	187,530	10.4%	200,547	18.1%
Neurology	6,410	7,678	19.8%	8,473	32.2%
Ophthalmology	39,902	38,791	17.9%	42,797	30.1%
Orthopedics	10,805	13,748	27.2%	15,353	42.1%
Physical Therapy/Rehabilitation	94,363	121,657	28.9%	134,526	42.6%
Podiatry	6,441	7,867	22.1%	9,216	43.1%
Pulmonology	5,339	6,191	16.0%	6,584	23.3%
Radiology	116,278	122,426	5.3%	127,538	5.3%
Urology	3,816	7,201	17.9%	8,023	31.3%

Market Demographics

2022 TOTAL POPULATION	HOUSEHOLD INCOME	MEDIAN AGE
Mile 1: 25,141	Mile 1: \$83,356	Mile 1: 39.5
Mile 3: 170,015	Mile 3: \$95,801	Mile 3: 36.7
Mile 5: 465,356	Mile 5: \$92,079	Mile 5: 35.6


23,000
 AVERAGE DAILY TRAFFIC
 COUNT ON EL CAJON
 BLVD, BALTIMORE DR,
 AND LA MESA BLVD





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El Cajon Blvd**



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