

For Sale

15,029 Sq. Ft. Medical Condominium Suites

Pomerado Medical Dental Center

15525 Pomerado Road, Poway, California



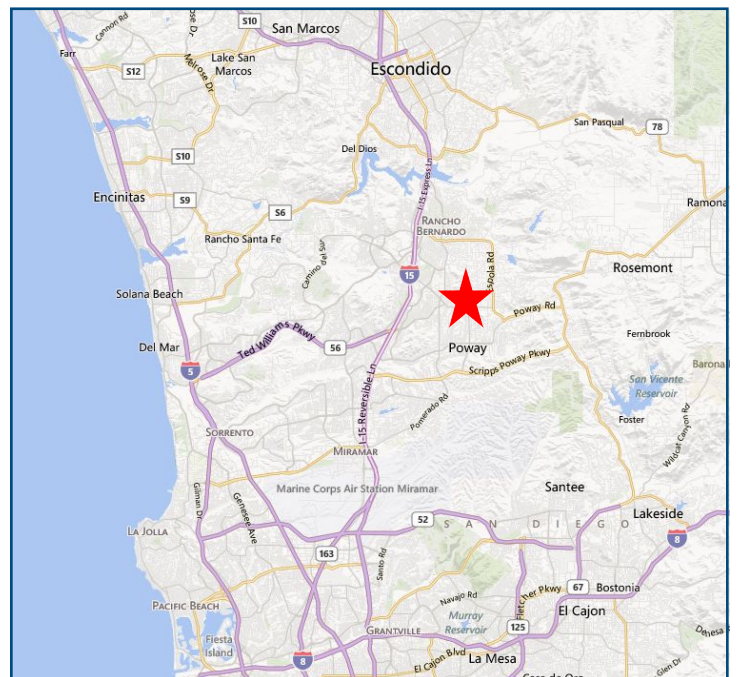
OFFERED AT: \$8,250,000

PROPERTY HIGHLIGHTS

- Medical and dental condominium properties with quality tenants and improvements
- Prime location next to the Pomerado Hospital and Outpatient Pavilion on busy corner of Pomerado Road
- Close to the 15 and 56 freeways
- Excellent demographics with a rapid growth in population
- Excellent mix of medical and dental professionals
- 4/1,000 Parking Ratio
- Campus-like setting
- Elevator served

INVESTMENT HIGHLIGHTS

- Long-term Arch Health Partners leases in place
- 2 OR's in Outpatient Surgery Center operated by Amsurg
- 6 Cap Rate
- High demand medical and dental buildings
- Over 100 physicians on property
- 3% rent increases annually with operating expense stops



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