

Alvarado Medical Plaza I & II

MEDICAL OFFICE
SUITES FOR LEASE

6699 ALVARADO ROAD, SAN DIEGO, CA 92120
5555 RESERVOIR DRIVE, SAN DIEGO, CA 92120



ALVARADO MEDICAL PLAZA
MEDICAL PLAZA I - 5555 Reservoir Dr.
MEDICAL PLAZA II - 6699 Alvarado Rd.

Alvarado Medical Plaza I & II

6699 ALVARADO ROAD, SAN DIEGO, CA 92120
5555 RESERVOIR DRIVE, SAN DIEGO, CA 92120

Building Features



Free
Unreserved Parking



Next Door To
Alvarado Hospital



Green Line Bus Stop
And Trolley Stop Across
The Street



Utilities: Full Service
Gross, Includes
Electricity, Janitorial,
And Medical
Waste Pickup

Availability

BUILDING	SUITE	SF	RATE
1	100	1,465	\$2.25/ FSG
1	108	2,995	\$2.25/ FSG
1	209	3,129	\$2.25/ FSG
1	201	1,452	\$2.25/ FSG
1	204	1,067	\$2.25/ FSG
1	303	1,205	\$2.25/ FSG
1	304	634	\$2.25/ FSG
1	307	1,110	\$2.25/ FSG
1	309	3,369	\$2.25/ FSG
2	2210/2212	2,223	\$2.45/ FSG
2	2202	1,612	\$2.45/ FSG
2	2307	1,033	\$2.45/ FSG
2	2310	691	\$2.45/ FSG
2	2304	1,909	\$2.45/ FSG

Synergistic Tenant Base



Project Aerial



Traffic Counts

6,985 
CARS PER DAY

Alvarado Road and Reservoir Drive

Demographics

3-Mile Radius



193,923
POPULATION



\$60,999
AVERAGE
HOUSEHOLD INCOME



37.40
MEDIAN AGE

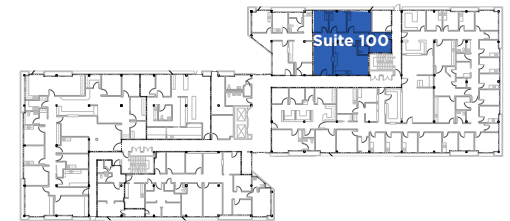
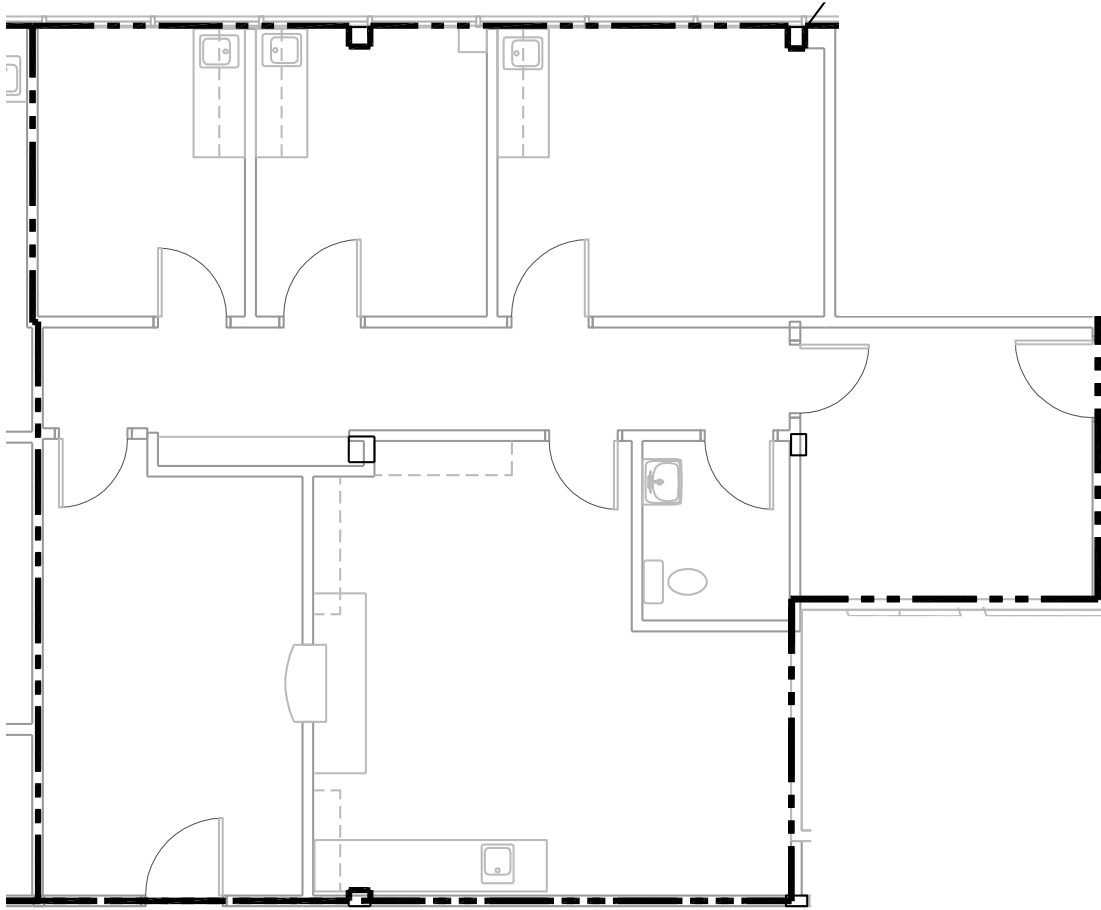
Advisory Board

Projected Demand By Specialty (3-Mile Radius)

Service Line	2017 Volume	2022 Volume	2027 Volume	5 Year Growth	10 Year Growth
Neurology	6,029	7,822	8,869	29.8%	47.1%
Urology	6,086	7,847	9,274	28.9%	52.4%
Podiatry	6,408	8,093	9,908	26.3%	54.6%
Orthopedics	15,659	19,570	21,988	25.0%	40.4%
Cosmetic Procedures	3,117	3,870	4,395	24.2%	41.0%
Pain Management	3,996	4,907	5,607	22.8%	40.3%
Vascular	5,001	6,028	6,979	20.5%	39.5%
Miscellaneous Services	79,844	95,427	107,472	19.5%	34.6%
Ophthalmology	33,840	40,384	45,984	19.3%	35.9%
Gastroenterology	10,603	12,643	14,545	19.2%	37.2%

Building 1 | First Floor | Suite 100

Floor Plan



SUITE	SF	RATE
100	1,465	\$2.25/ FSG

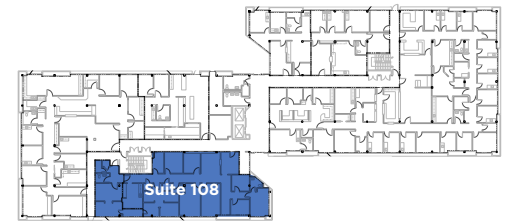
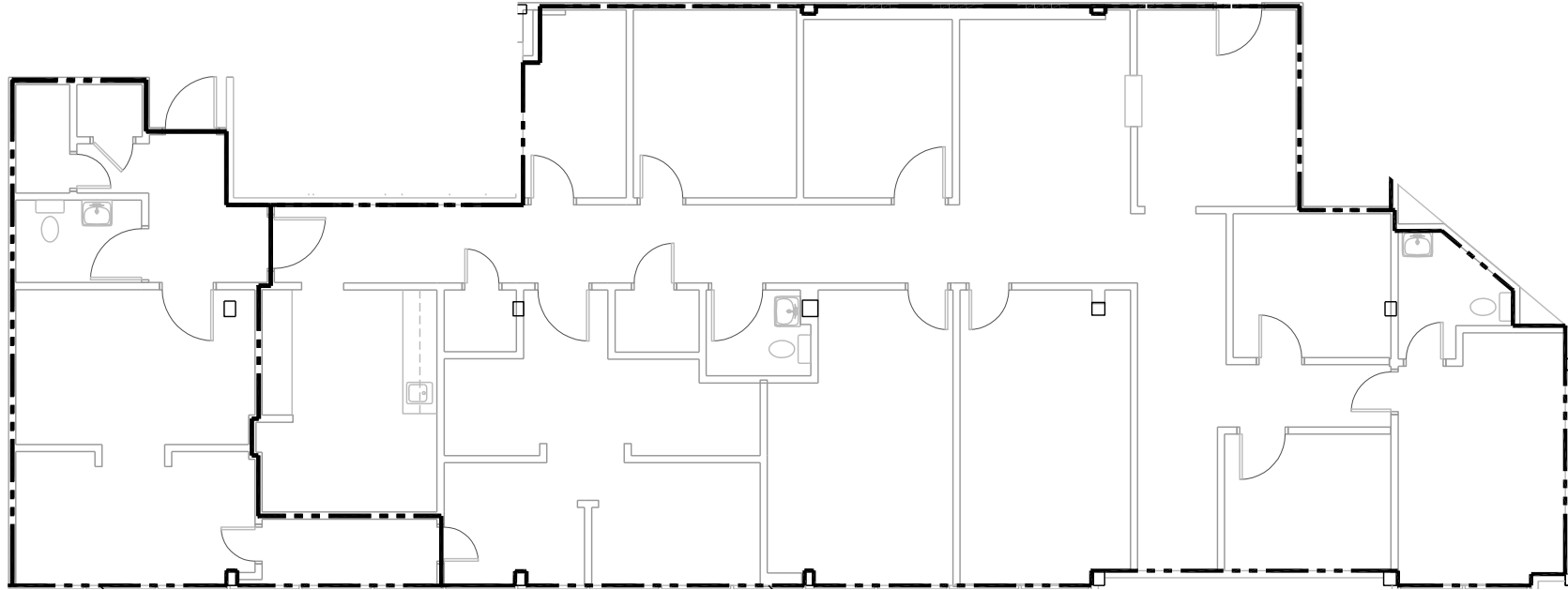
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MELANIE CHAVEZ
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Building 1 | First Floor | Suite 108

Floor Plan



SUITE	SF	RATE
108	2,995	\$2.25/ FSG

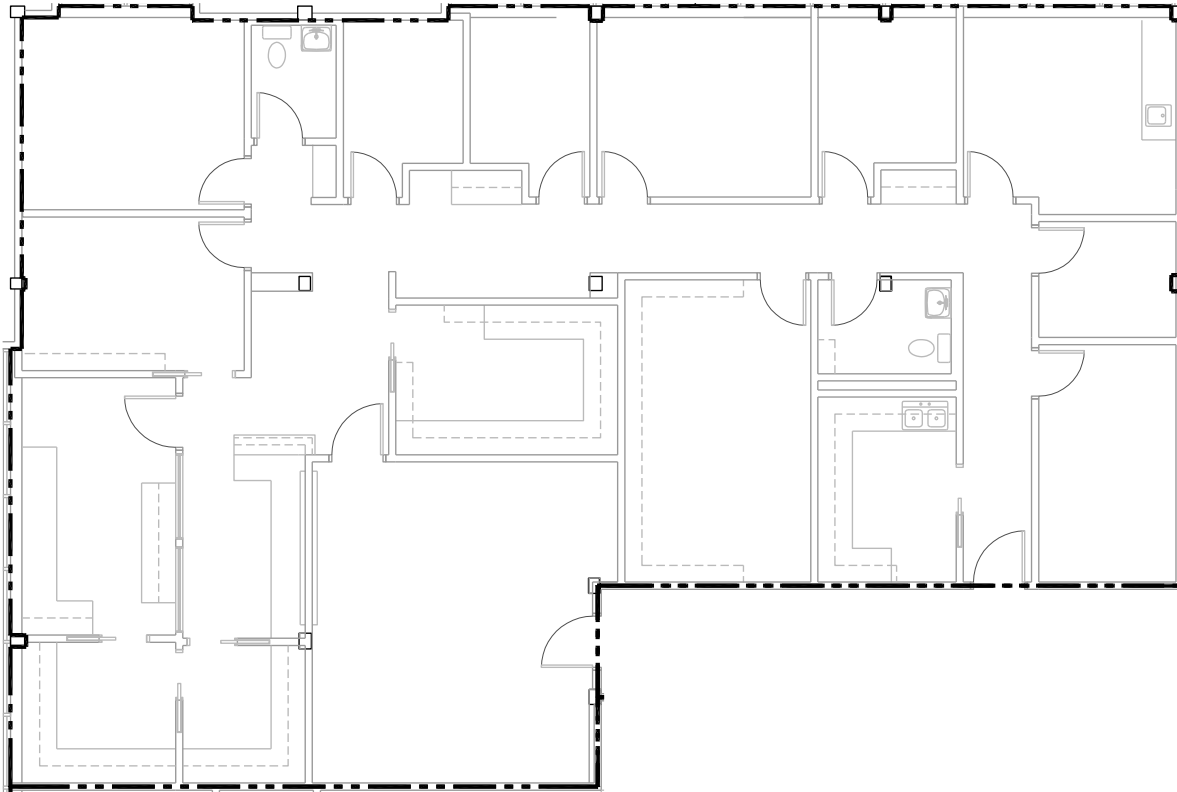
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Building 1 | Second Floor | Suite 209

Floor Plan



SUITE	SF	RATE
209	3,129	\$2.25/ FSG

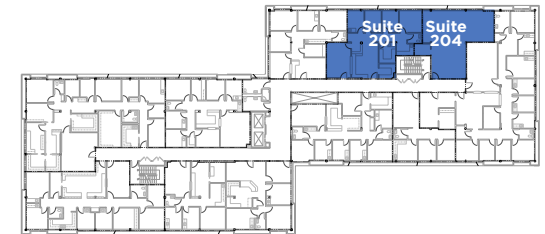
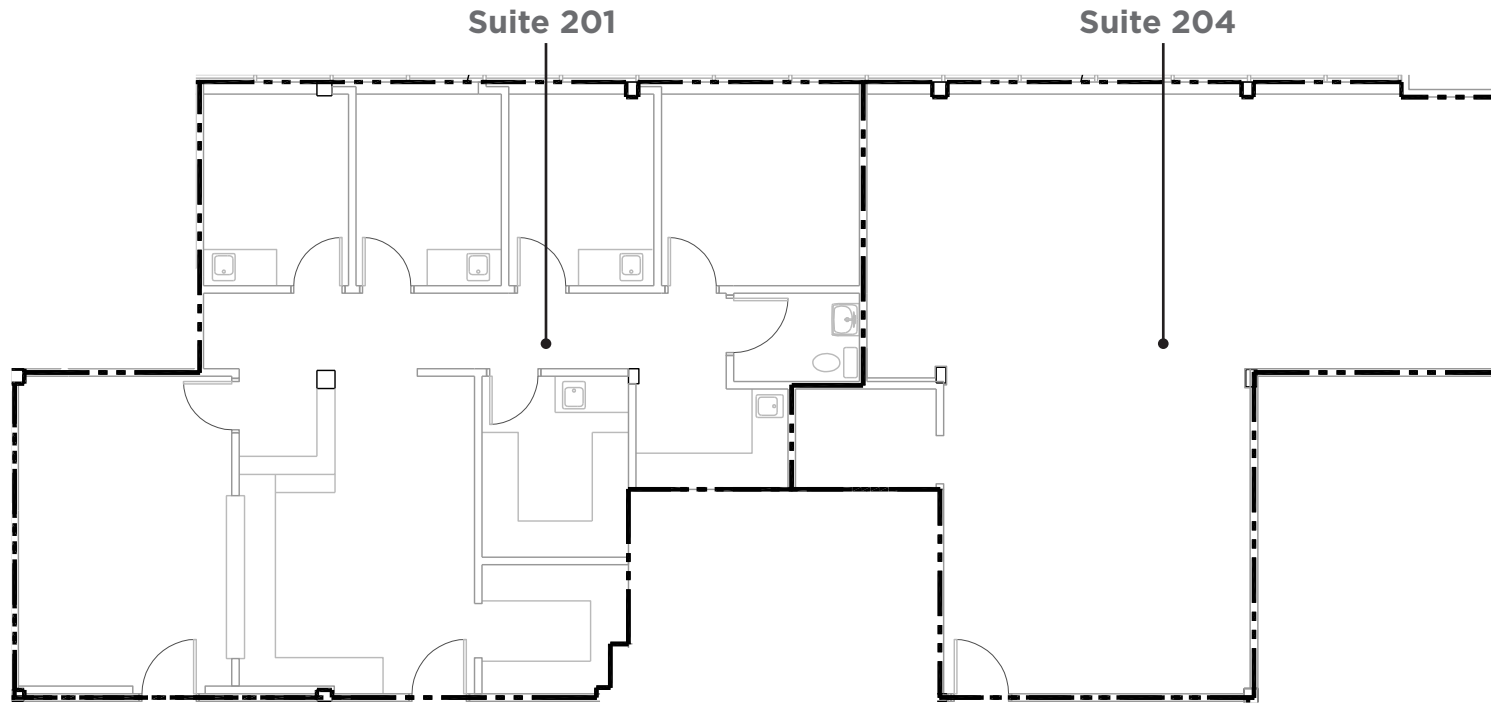
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Building 1 | Second Floor | Suite 201 and Suite 204

Floor Plan



SUITE	SF	RATE
201	1,452	\$2.25/ FSG
204	1,067	\$2.25/ FSG

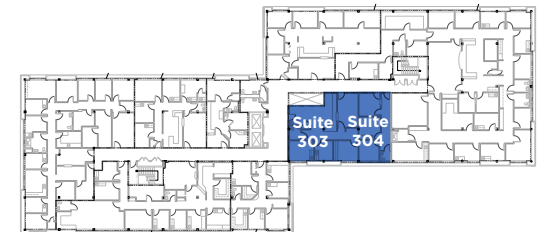
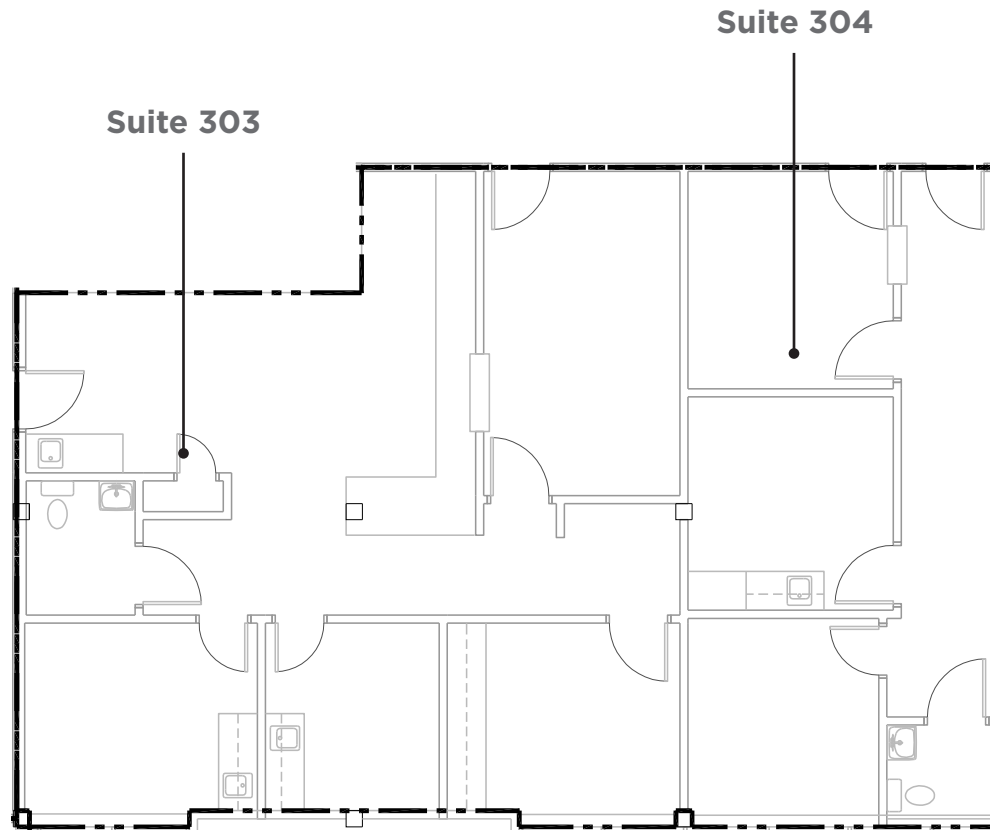
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Building 1 | Third Floor | Suite 303 and 304

Floor Plan



SUITE	SF	RATE
303	1,205	\$2.25/ FSG
304	634	\$2.25/ FSG

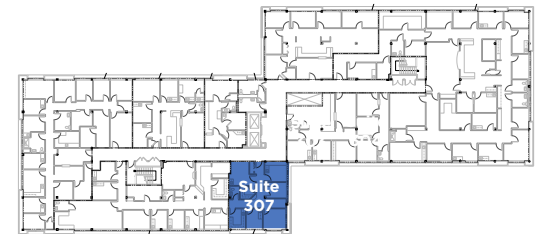
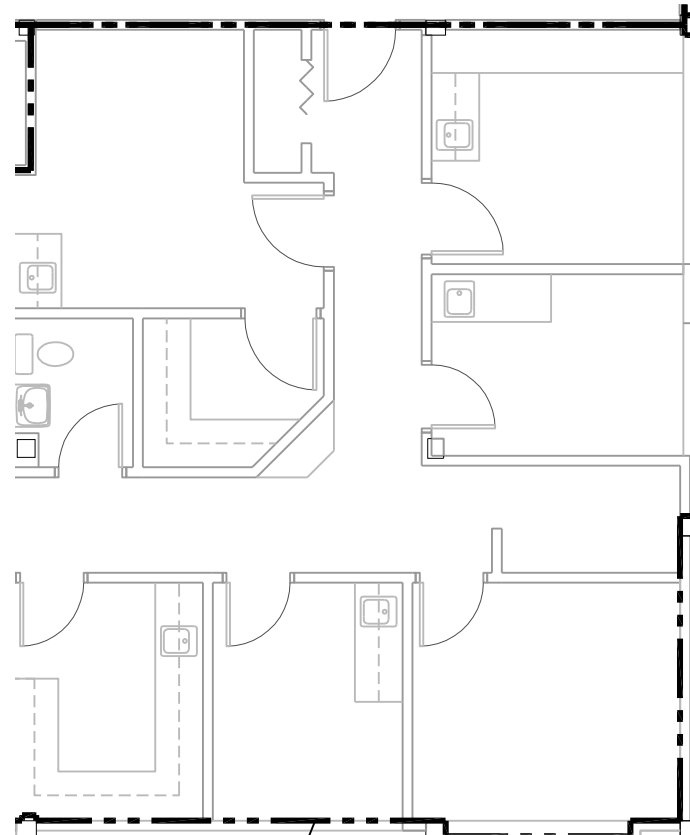
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Building 1 | Third Floor | Suite 307

Floor Plan



SUITE	SF	RATE
307	1,110	\$2.25/ FSG

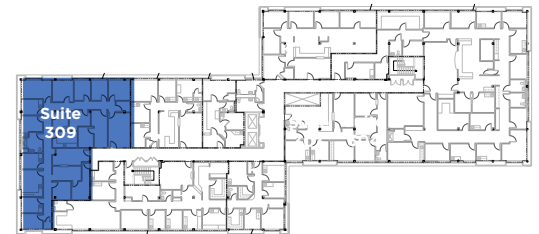
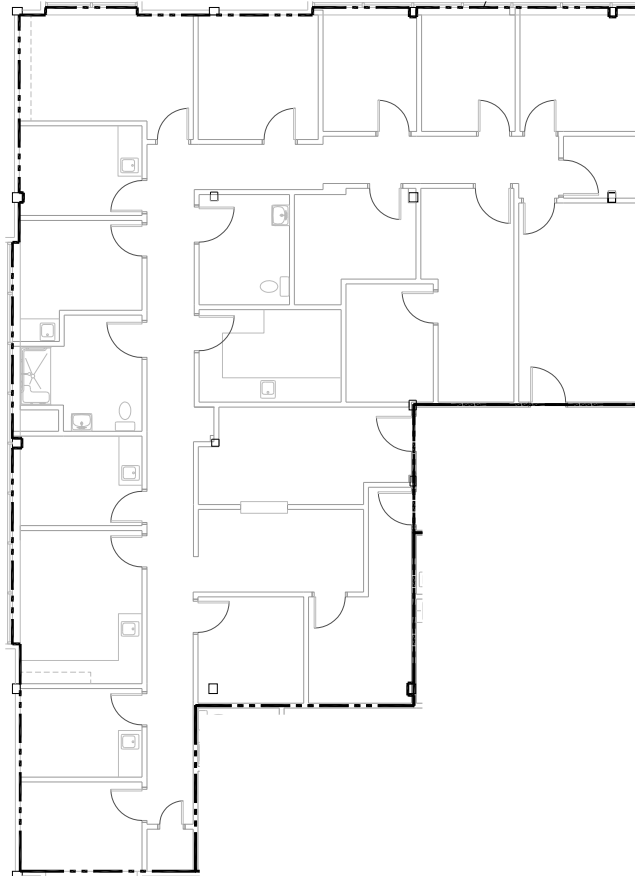
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Building 1 | Third Floor | Suite 309

Floor Plan



SUITE	SF	RATE
309	3,369	\$2.25/ FSG

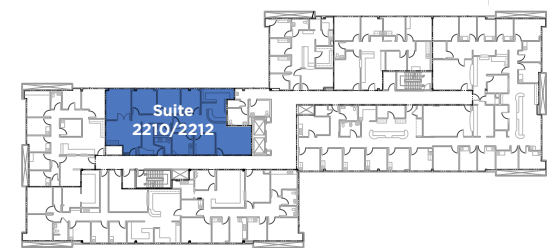
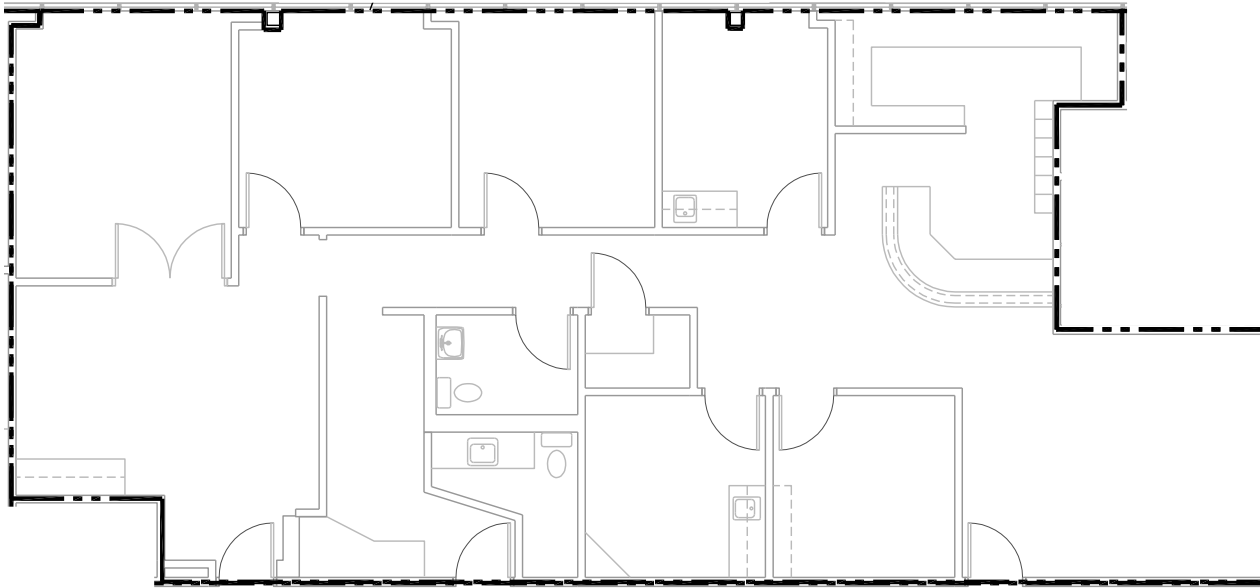
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Building 2 | Second Floor | Suite 2210/2212

Floor Plan



SUITE	SF	RATE
2210/2212	2,223	\$2.45/ FSG

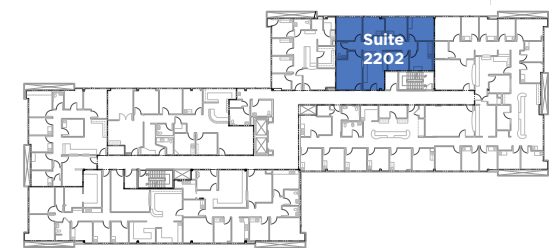
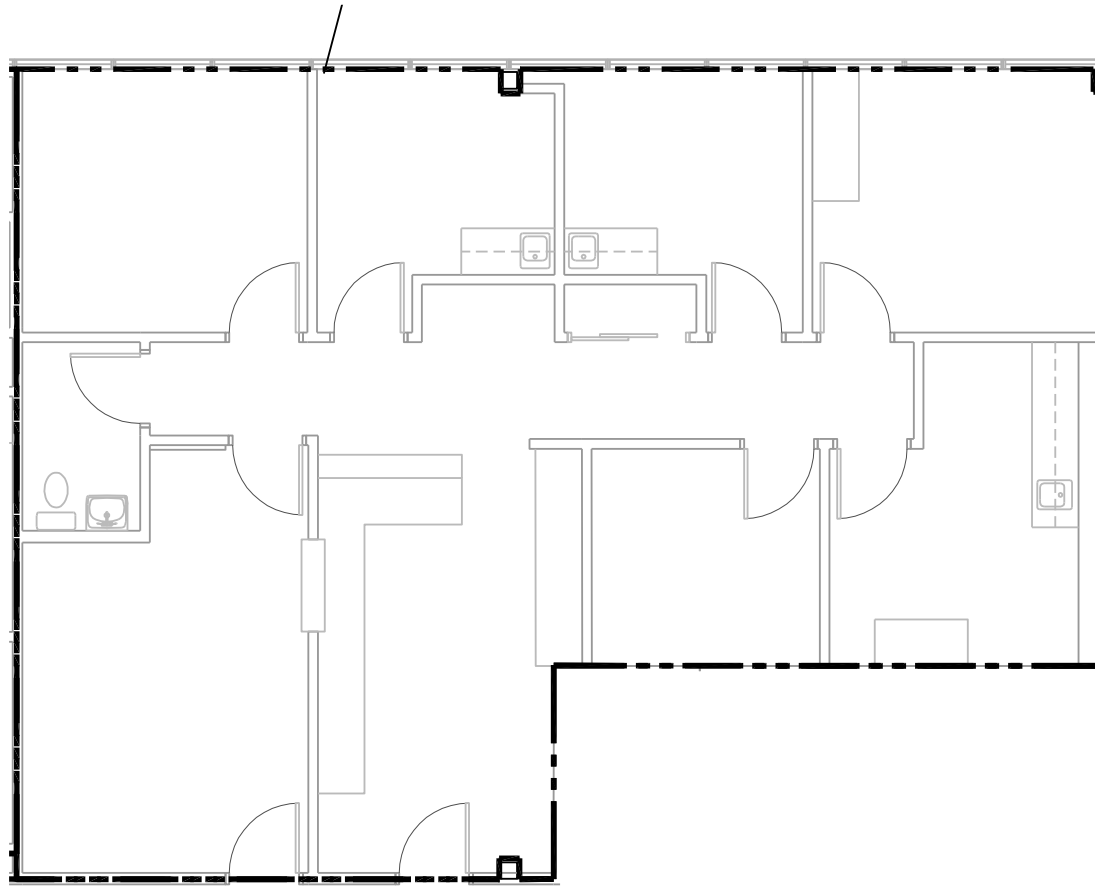
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Building 2 | Second Floor | Suite 2202

Floor Plan



SUITE	SF	RATE
2202	1,612	\$2.45/ FSG

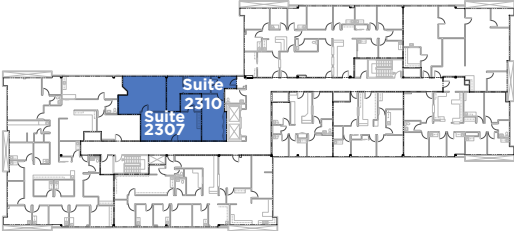
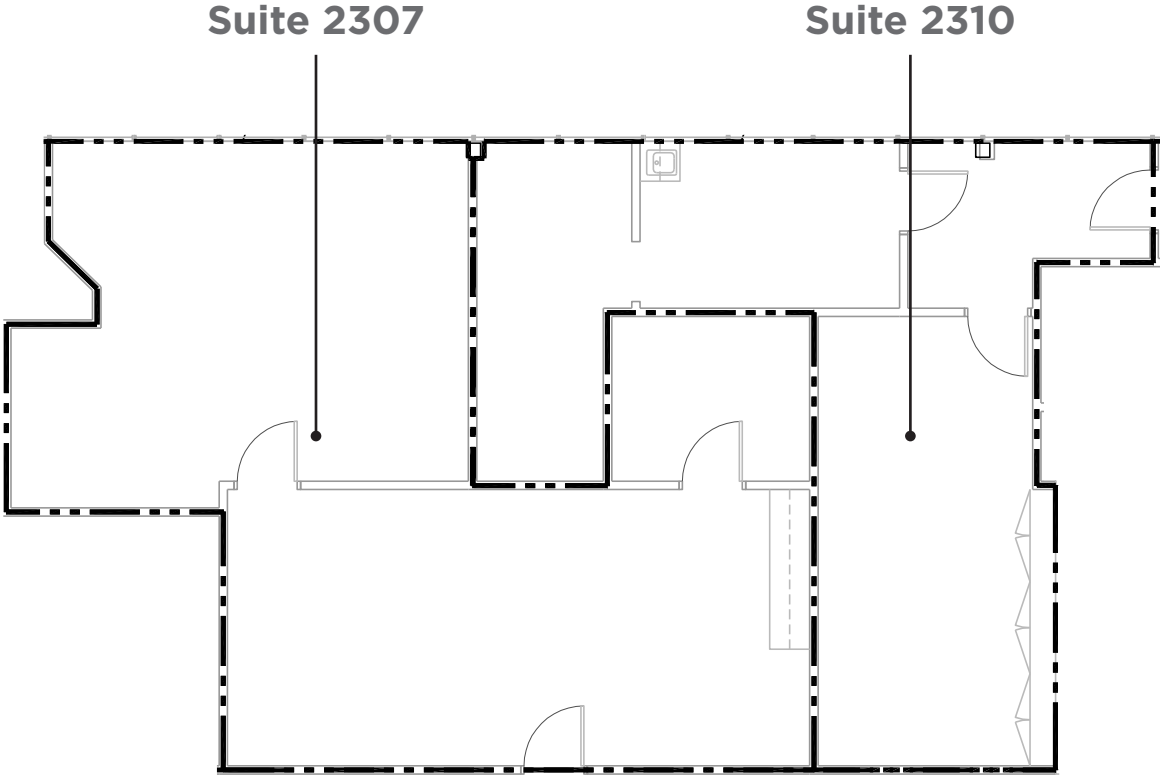
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Building 2 | Third Floor | Suite 2307 & 2310

Floor Plan



SUITE	SF	RATE
2307	1,033	\$2.45/ FSG
2310	691	\$2.45/ FSG

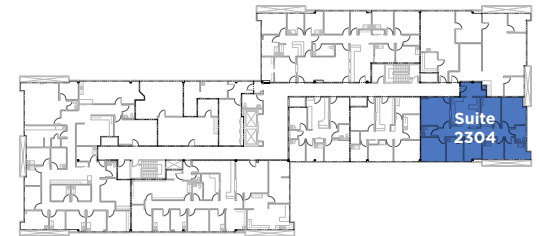
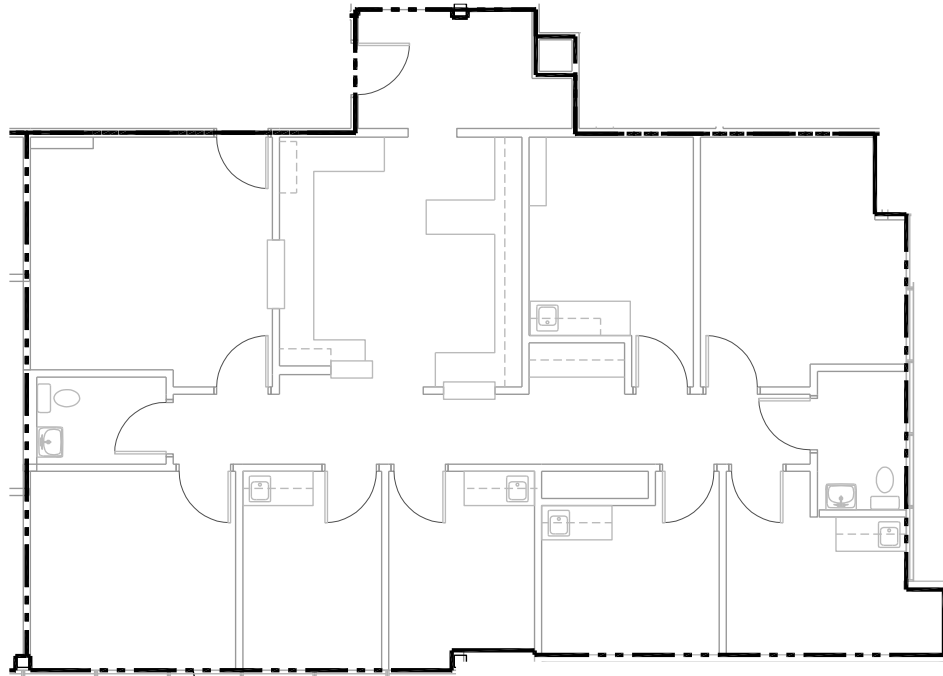
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Building 2 | Third Floor | Suite 2304

Floor Plan

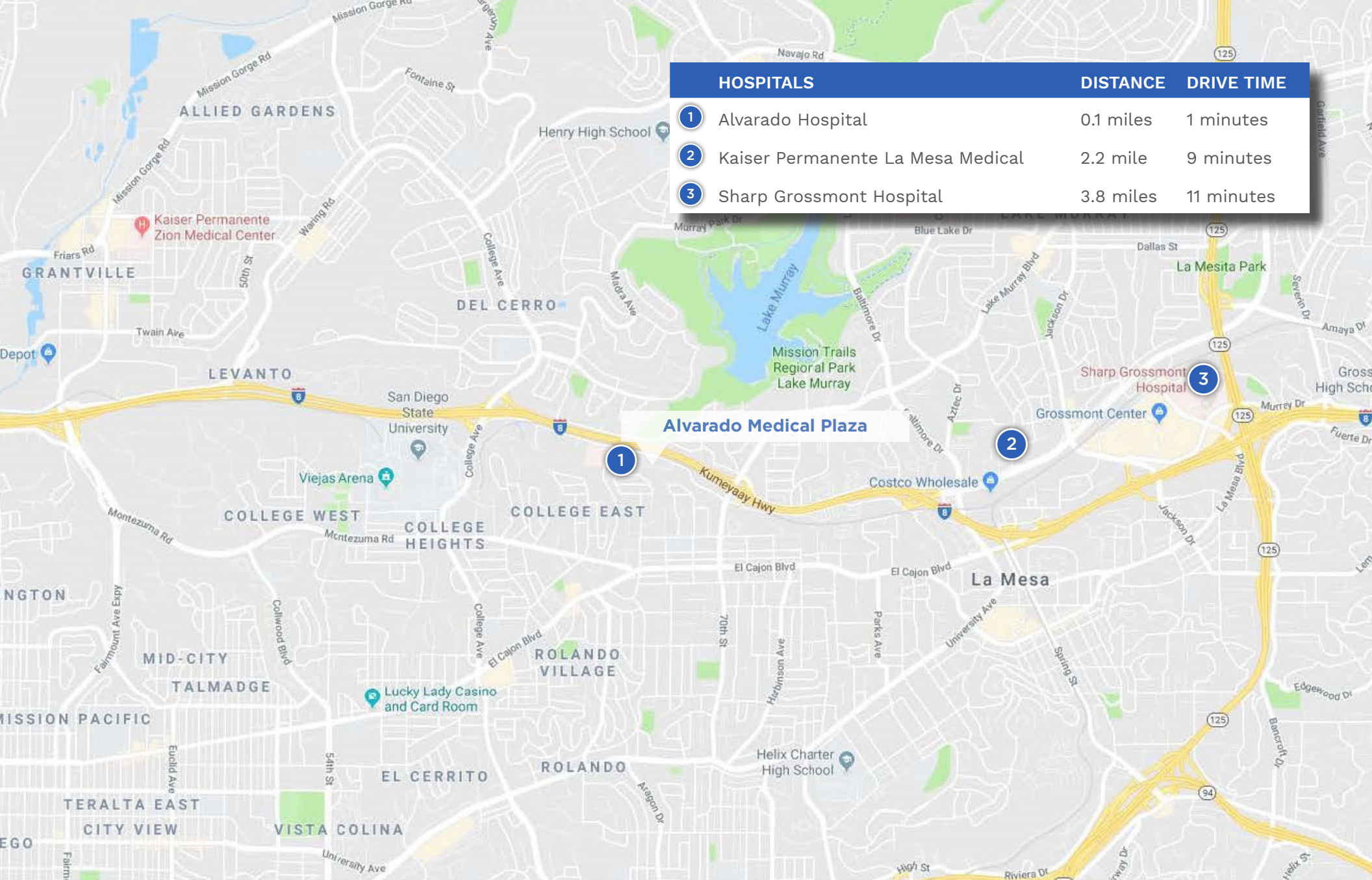


SUITE	SF	RATE
2304	1,909	\$2.45/ FSG

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HOSPITALS	DISTANCE	DRIVE TIME
1 Alvarado Hospital	0.1 miles	1 minutes
2 Kaiser Permanente La Mesa Medical	2.2 mile	9 minutes
3 Sharp Grossmont Hospital	3.8 miles	11 minutes

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