

Voit

REAL ESTATE SERVICES

FOR SALE OR LEASE

**\$7,700,000 SALE
\$3.15 NNN LEASE**



17,874 SQUARE FOOT MEDICAL / SURGICAL CENTER

7630 Fay Avenue, La Jolla, California 92037

Stephen Dok
Vice President/
Healthcare Practice Group
858.458.3303
sdok@voitco.com
Lic. #01019216

Brandon T. Keith
Senior Vice President
858.458.3326
bkeith@voitco.com
Lic. #01177792

- Rare Owner/User Opportunity
- Own for Cost of Leasing with SBA Financing
- Outpatient Surgical Center On-site
- Single or Multi-Tenant Building

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Executive Summary

Location	7630 Fay Avenue La Jolla, CA 92037
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APN	350-461-15-00
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Price	\$7,700,000 Sale \$3.15 NNN Lease
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Gross Building Size	17,874 SF
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1st Floor	6,851 SF
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2nd Floor	11,023 SF
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Stories/Tenancy	Two Stories/Multi-Tenant or Single User
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Lot Size	Approximately 14,000 SF
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Parking	26 Parking Spaces
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Age	Original Construction 1968; Complete Renovation 2006
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Power Back-Up	Operating Room Battery Back Up System
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Zoning	LJPD-3, La Jolla
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Signage	Fay Avenue Building Signage
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Elevator	Two (2) Otis Elevators
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Primary Features:

7630 Fay Avenue was originally designed as a two (2) tenant medical building, with upscale “medi-spa” on the first floor and first class surgical center on the second floor.

The property retains its first class nature with upscale improvements throughout and lends itself to a wide variety of medical / surgical groups that would like on site operating rooms. Ancillary uses such as medical spa, dermatology, skin care, dental, and physical therapy would create a good synergy within the building.

In addition to its two (2) operating rooms, the property was designed with two (2) elevators, one of which is in back of the building for privacy conscious patients. The large number of exam rooms (30+) allows for a high volume of patients. The exam rooms are upgraded with hard wood flooring, attractive cabinetry, sinks, and showers in several rooms.

Square Footage:

First Floor	6,851 Square Feet
Second Floor	11,023 Square Feet
Total	17,874 Square Feet

Additional Features:

- Perfect SBA Loan Candidate
- Own for the Cost of Leasing
- Less than 10 Minutes from UCSD, Scripps Green, Scripps Memorial, and VA Hospital campuses.
- Two Operating Room, Surgical / Medical facility.
- Designed for two (2) tenants.

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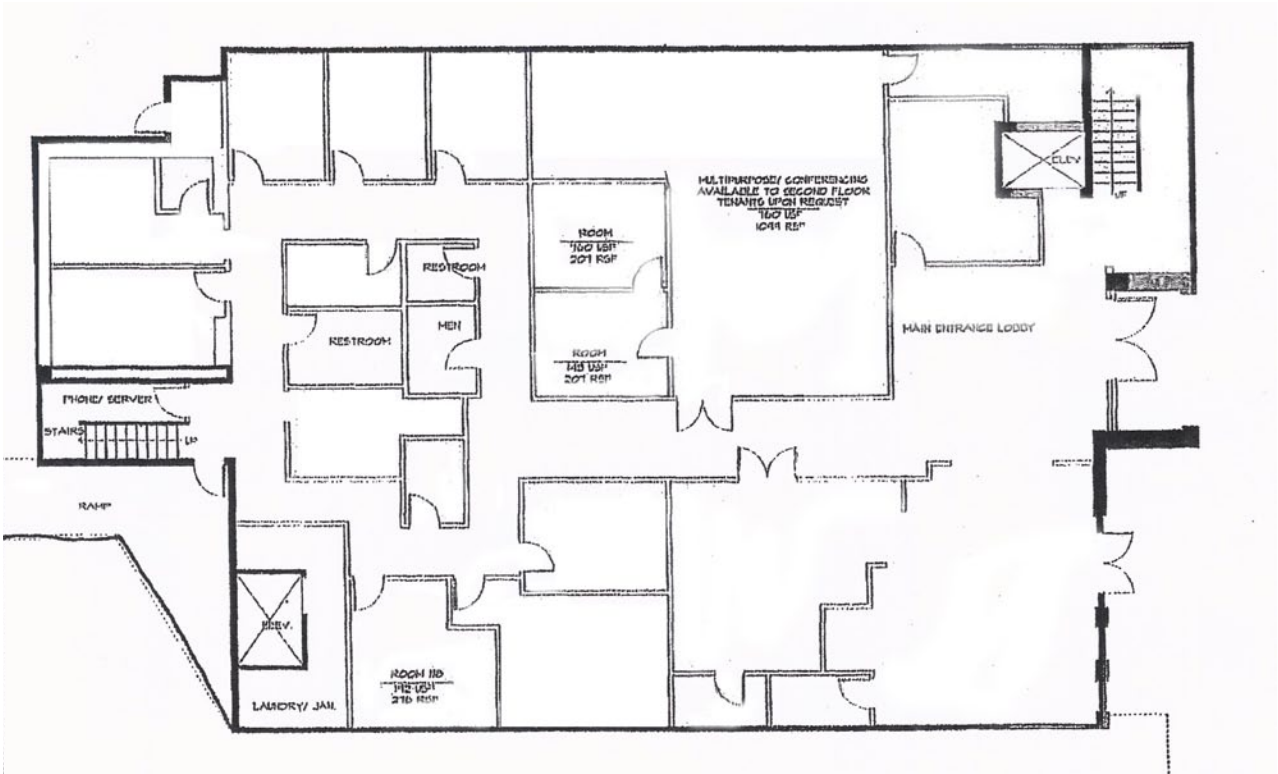
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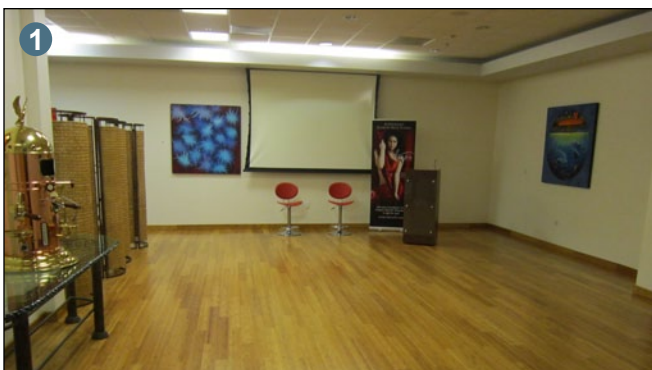
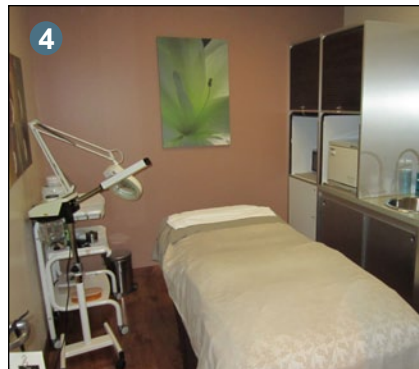
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First Floor - 6,851 Square Feet



Features:

- Reception / Waiting Room
- Administrative Office / Secretarial Areas
- Conference Room(s) & Training Room (1)
- Nine (9) Exam Rooms (4)
 - 7 With Sinks
 - 1 With A Shower (5)
- Four (4) ADA Restrooms (2)
 - 2 With Showers (3)
- Mens & Womens Locker Changing Rooms
- Large Storage Room With Laundry Facilities



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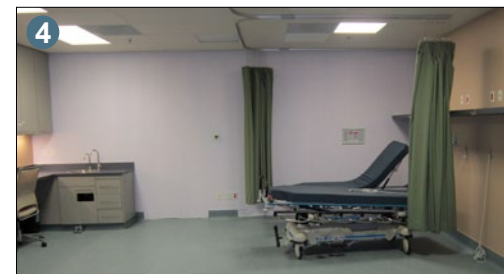
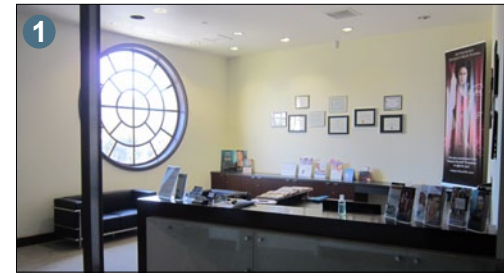
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Second Floor - 11,023 Square Feet



Features:

- Reception / Waiting Room (1)
- Administrative Office / Secretarial Areas (2)
- Conference Room
- Twenty-Two (22) Exam Rooms (3)
 - 17 With Sinks (3)
- Five (5) ADA Restrooms; Including
 - 3 in the Operating Room
 - 2 of Which Have Lockers and Changing Area
- Medical Supply Room with Sink & Extensive Cabinetry
- Lunch Room with Patio
- Two (2) Operating Rooms; Including (5),(6)
 - Private Reception with 2nd Elevator
 - Pre-Op Room
 - 2 Lab Rooms with Sinks
 - 3 Restrooms with Lockers (as detailed above)
 - 5 Bed Recovery Room (4)
 - Tank Room
 - Battery Back Up Room



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Aerial View

1 Scripps Green Hospital Complex

Scripps Memorial Hospital
Thornton Hospital
Xi Med
Sulpizio Cardiovascular Center

3 UCSD Campus VA Hospital UCSD Medical Center

SITE

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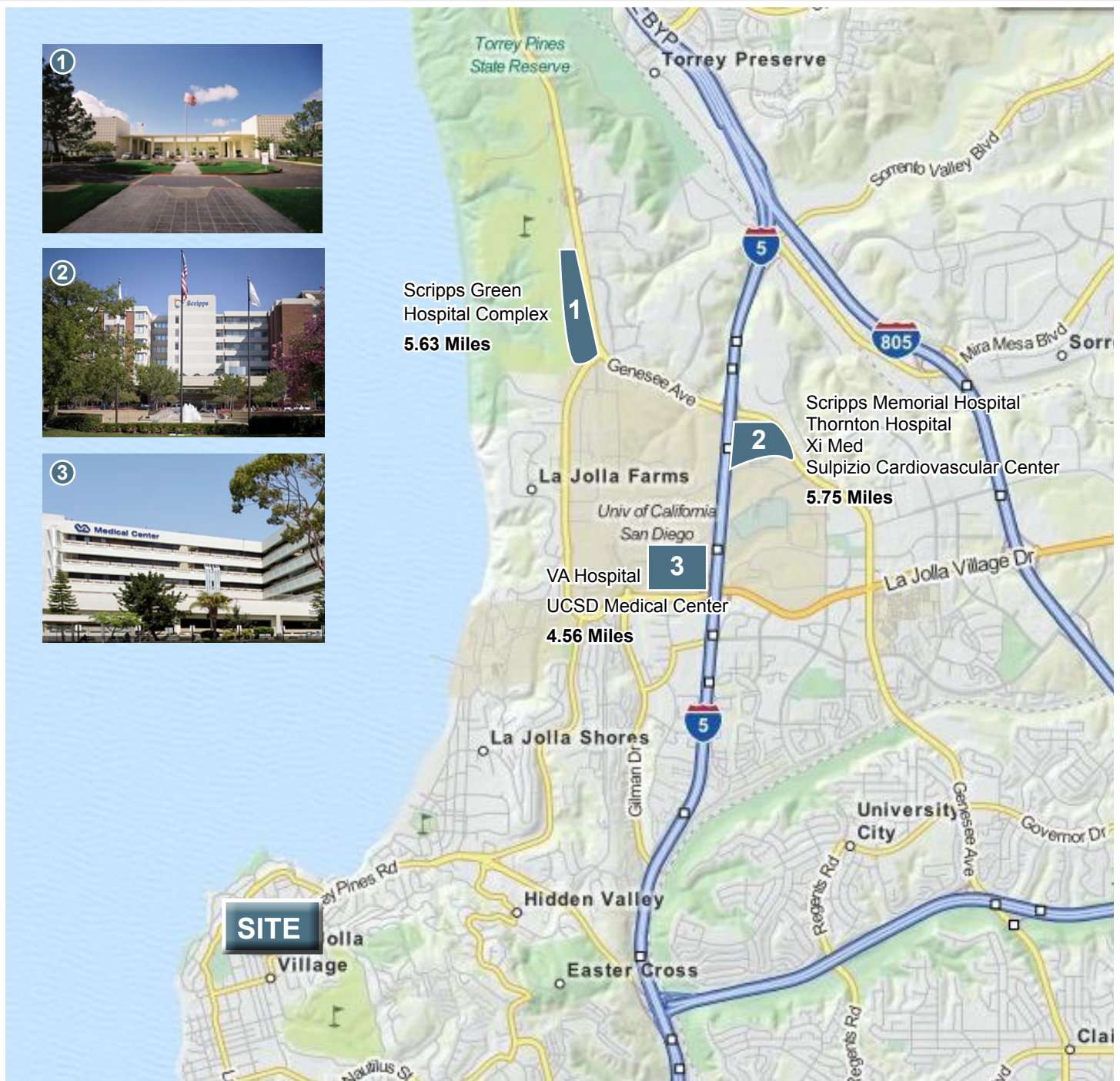
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Location & Distance to Nearby Medical Centers



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