

POMERADO

PROFESSIONAL PLAZA

15706-15708 POMERADO ROAD, POWAY, CA 92064

OFFICE AND MEDICAL
SUITES FOR LEASE



POMERADO PROFESSIONAL PLAZA

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Building Features



Across the Street From
Palomar Medical Center
Poway



Monument Signage
Available On Pomerado
Road



Completely Renovated
In 2016



Utilities: Tenant
Responsible For In-Suite
Janitorial and Separately
Metered Electricity

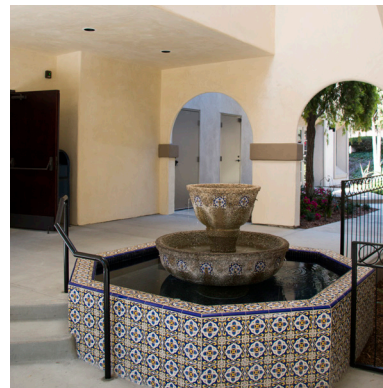
Availability

SUITE	SF	COMMENTS
N103	1,170	Dental Improvements
S202	1,090	Office Improvements
S209	1,185	Office Improvements
N202	2,302	Office Improvements
N203	1,059	Office Improvements

RENT STRUCTURE

Office Rate	\$1.50 / SF NNN
Medical Rate	\$2.35 / SF NNN
NNN Charges	\$0.66 / SF

← **LIMITED 60
DAY OFFER**
(Offer period: 7/15/2019 - 9/15/2019)



Project Aerial



Traffic Counts

23,319 
CARS PER DAY

Pomerado Road and Gateway Park Road

Demographics

3-Mile Radius



91,309
POPULATION



\$105,792
AVERAGE
HOUSEHOLD INCOME



42
MEDIAN AGE

Source: CoStar

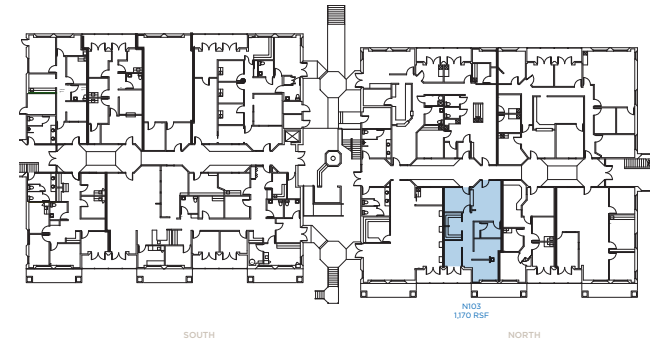
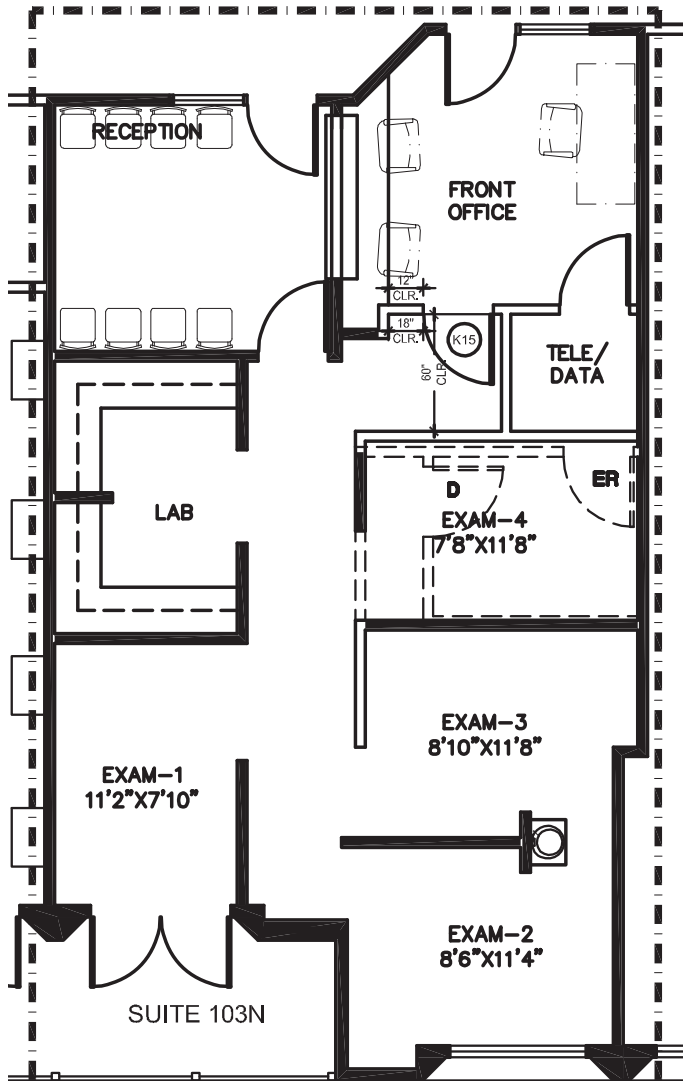
Projected Demand By Specialty (3-Mile Radius)

Service Line	2017 Volume	2022 Volume	2027 Volume	5 Year Growth	10 Year Growth
Neurology	2,248	2,863	3,218	27.3%	43.1%
Urology	2,233	2,835	3,303	27.0%	47.9%
Podiatry	2,285	2,874	3,498	25.8%	53.1%
Orthopedics	5,946	7,279	8,058	22.4%	35.5%
Cosmetic Procedures	1,138	1,392	1,575	22.3%	38.4%
Pain Management	1,515	1,820	2,053	20.2%	35.5%
Miscellaneous Services	28,167	33,515	37,731	19.0%	34.0%
Vascular	1,858	2,204	2,515	18.6%	35.4%
Ophthalmology	12,377	14,581	16,392	17.8%	32.4%
Pulmology	3,887	4,572	5,222	17.6%	34.3%

Source: Advisory Board Outpatient Estimator

Suite N103

Floor Plan



SUITE	SF	RATE	COMMENTS
N103	1,170	\$2.25/SF NNN	Spec Dental Suite Under Construction

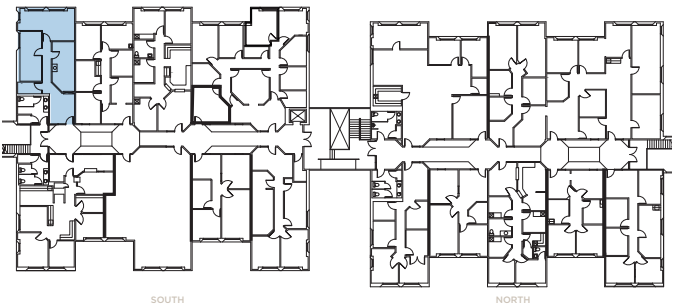
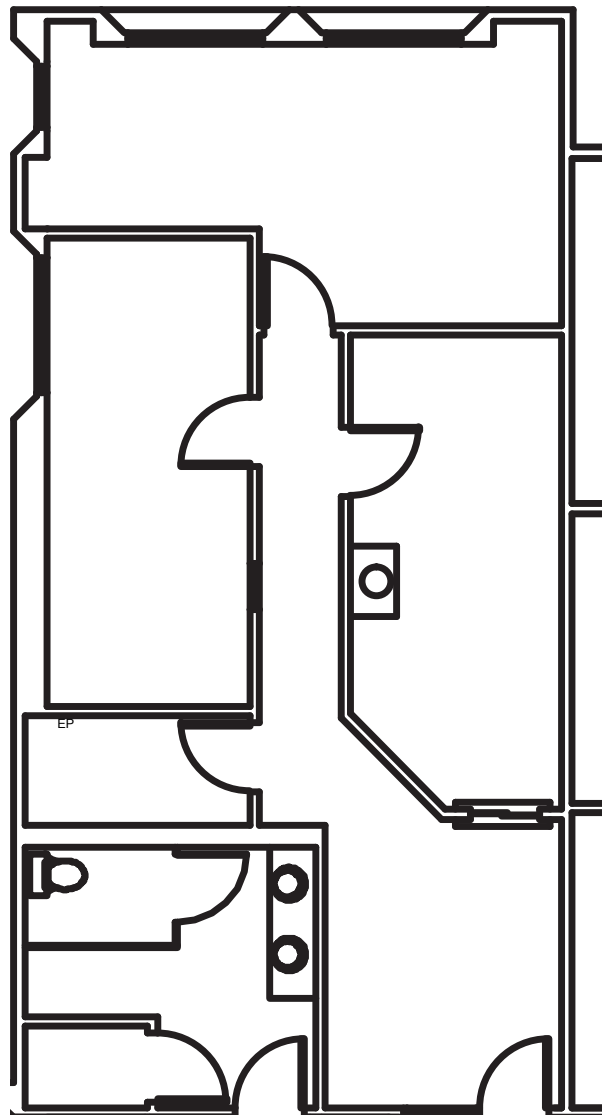
JOE ZUREK
 Senior Associate
 858-558-5612
 joe.zurek@cushwake.com
 CA Lic. #01967813

TRAVIS IVES
 Senior Director
 858-334-4041
 travis.ives@cushwake.com
 CA Lic. #01889097



Suite S202

Floor Plan



SUITE	SF	RATE	COMMENTS
S202	1,090	\$1.50/SF NNN	Office Improvements

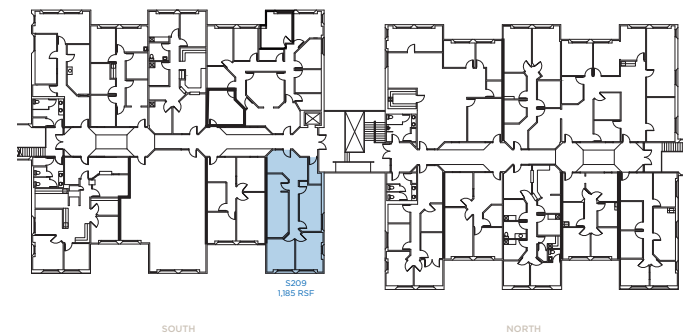
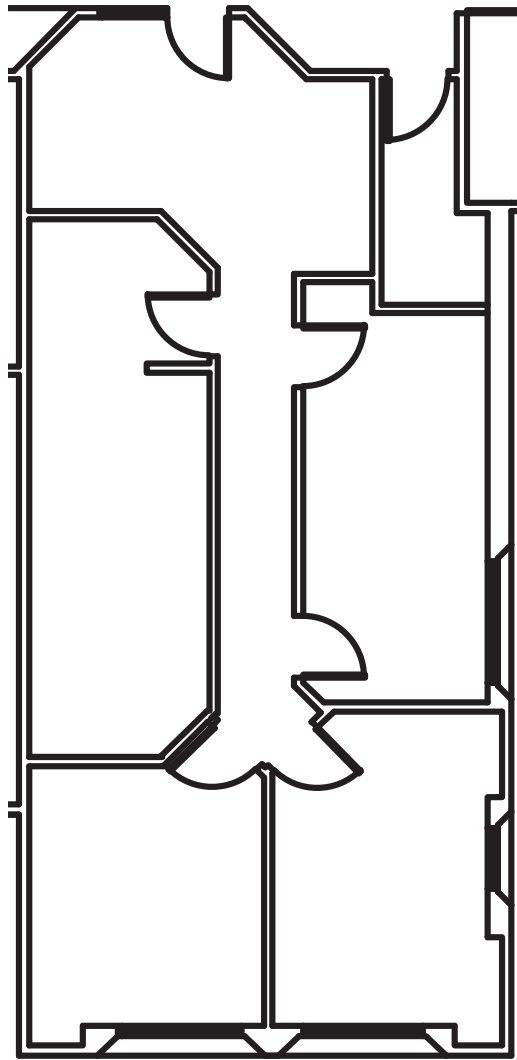
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Suite S209

Floor Plan



SUITE	SF	RATE	COMMENTS
S209	1,185	\$1.50/SF NNN	Office Improvements

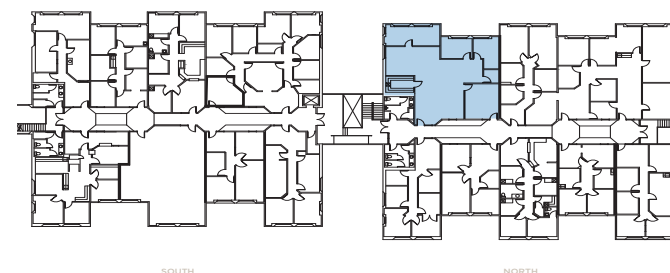
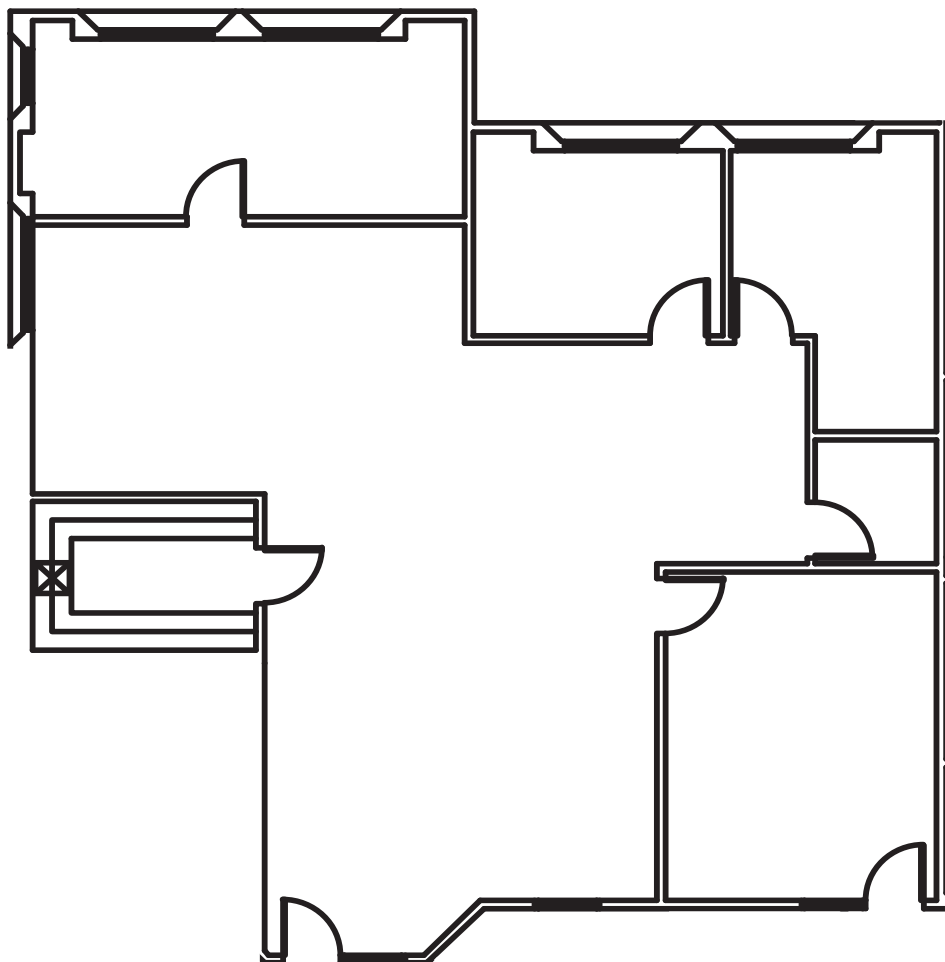
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Suite N202

Floor Plan



SUITE	SF	RATE	COMMENTS
N202	2,302	\$1.50/SF NNN	Office Improvements

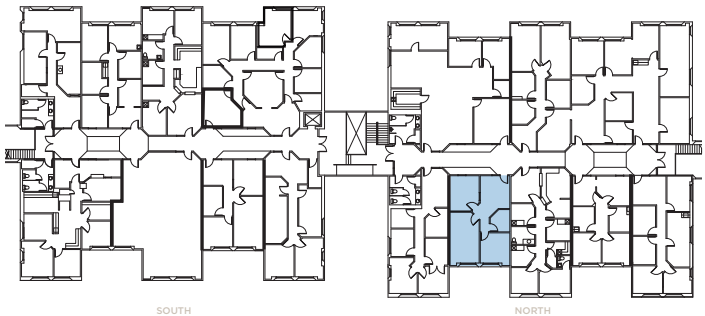
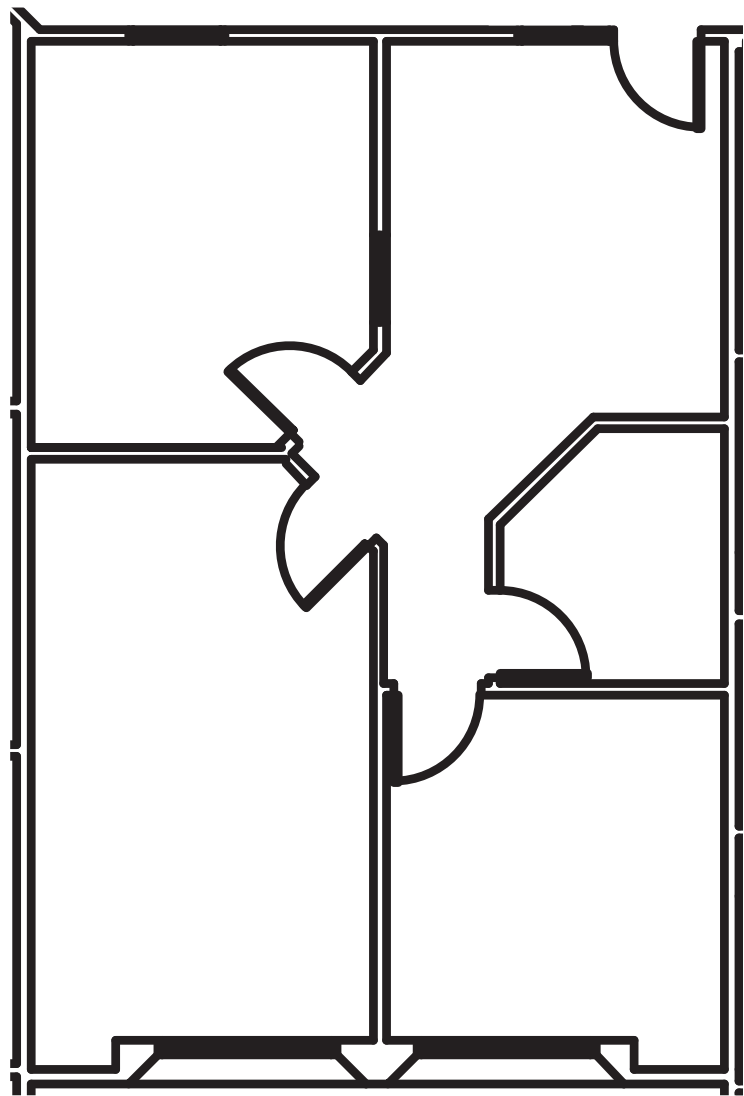
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Suite N203

Floor Plan

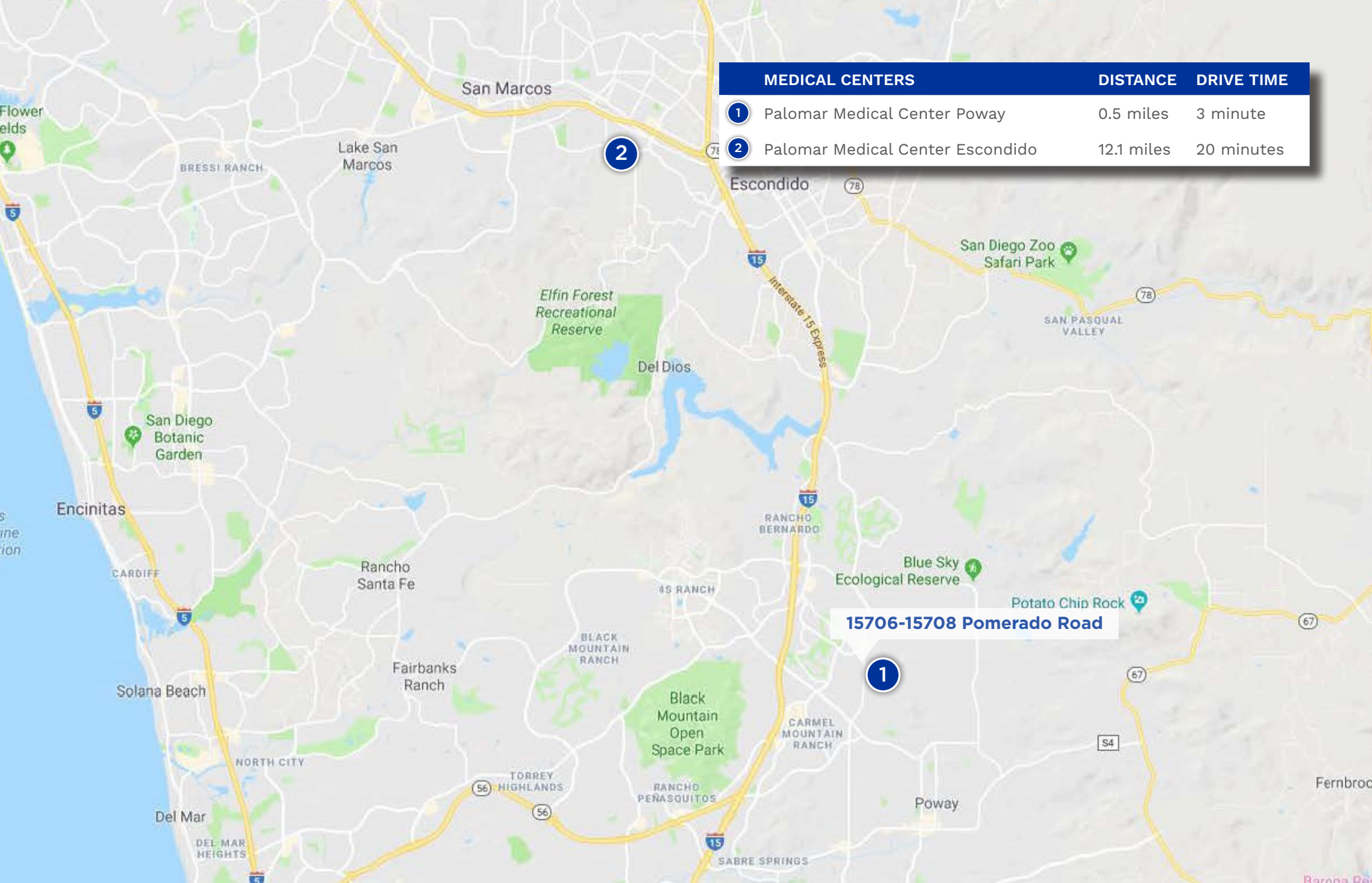


SUITE	SF	RATE	COMMENTS
N203	1,059	\$1.50/SF NNN	Office Improvements

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