

8901 Activity Road

SAN DIEGO, CA 92126

MEDICAL OFFICE
SUITES FOR LEASE



 CUSHMAN &
WAKEFIELD

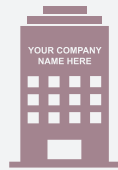
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Building Features



5 : 1,000
Parking Ratio



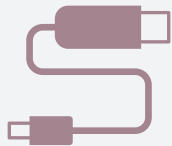
Prominent Building
Signage And Monument
Sign Position Availability



Built-Out Medical
Suites With Modern
Design



Utilities: Separately
Metered Electricity and
Janitorial



Pre-Wired Suites for
Internet And Phone



Shared Conference
Room On Second Floor

Availability

SUITE	SF	RATE	COMMENTS
105	2,074	\$2.15 NNN	Existing medical improvements

*NNN=\$0.59/ SF

Synergistic Tenant Base

Physical Therapy Group

Orthopedic Surgeon

Imaging Center


LabCorp

Dentist

WeShareMD

Project Aerial



Traffic Counts
23,800 
CARS PER DAY

Cam Ruiz and Activity Road

Demographics

3-Mile Radius



95,023
 POPULATION



\$96,756
 AVERAGE
 HOUSEHOLD INCOME



37
 MEDIAN AGE

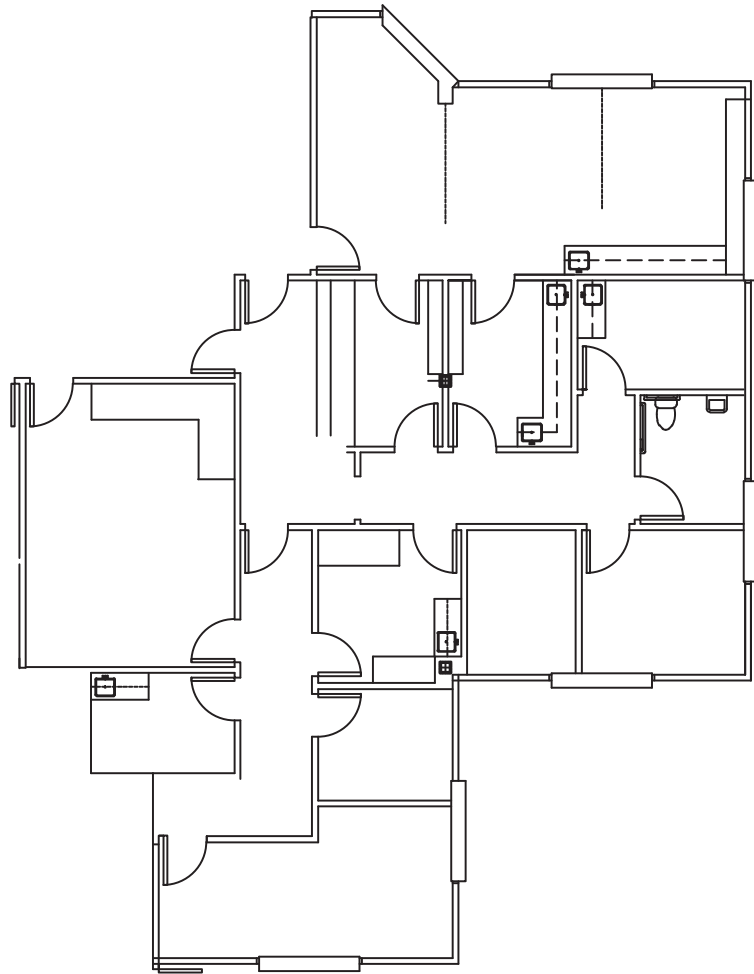
Advisory Board

Projected Demand By Specialty (3-Mile Radius)

Service Line	2017 Volume	2022 Volume	2027 Volume	5 Year Growth	10 Year Growth
Neurology	3,176	4,099	4,615	29.1%	45.3%
Urology	2,956	3,806	4,486	28.8%	51.7%
Podiatry	2,768	3,542	4,364	27.9%	57.7%
Orthopedics	8,082	10,028	11,182	24.1%	38.4%
Cosmetic Procedures	1,667	2,049	2,295	22.9%	37.7%
Pain Management	2,056	2,505	2,832	21.8%	37.8%
Vascular	2,390	2,881	3,322	20.5%	39.0%
Miscellaneous Services	40,562	48,576	54,624	19.8%	34.7%
Ophthalmology	15,804	18,900	21,494	19.6%	36.0%
Gastroenterology	5,354	6,357	7,260	18.7%	35.6%

Suite 105

Floor Plan



Common Area Improvements

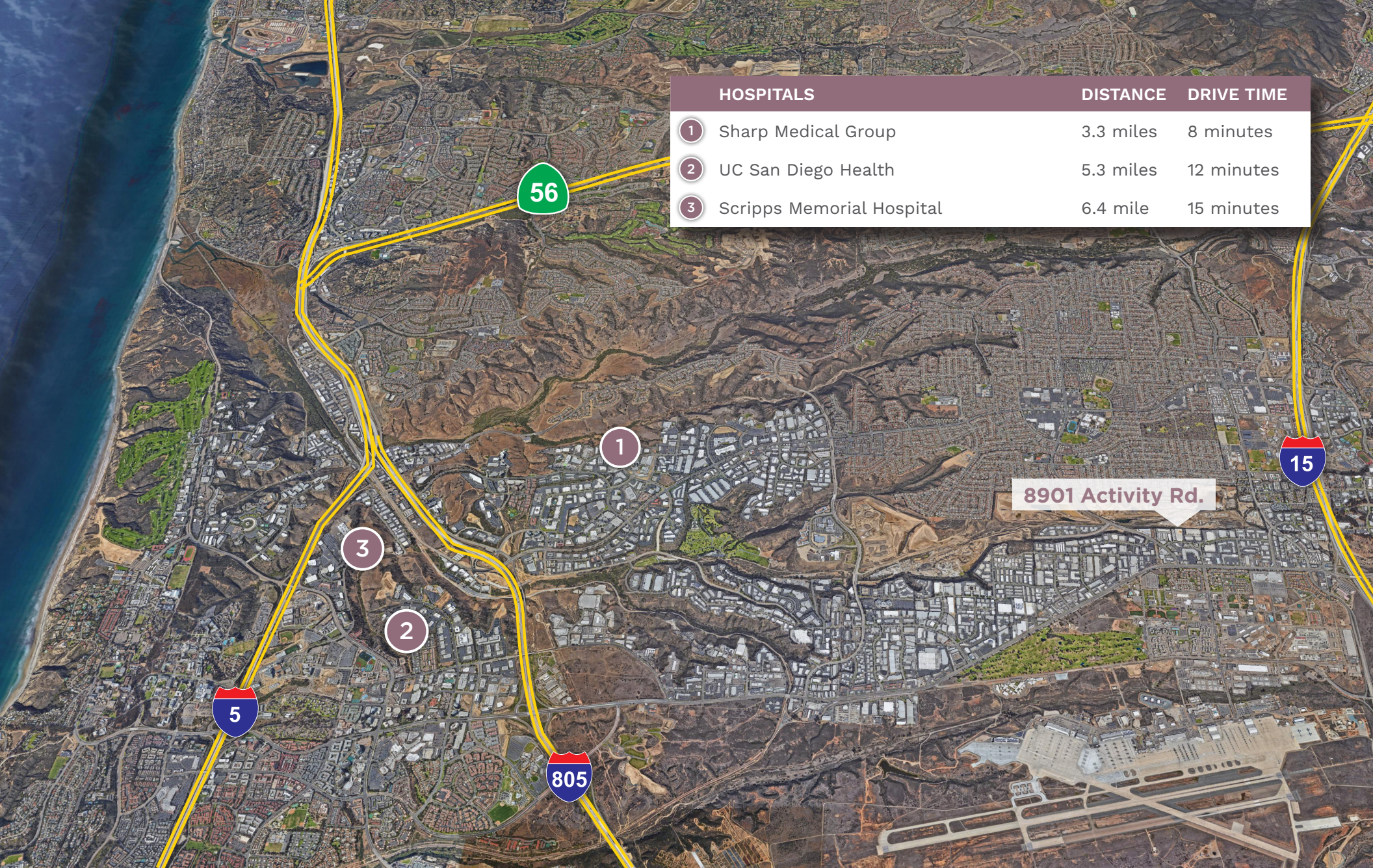


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HOSPITALS	DISTANCE	DRIVE TIME
1 Sharp Medical Group	3.3 miles	8 minutes
2 UC San Diego Health	5.3 miles	12 minutes
3 Scripps Memorial Hospital	6.4 mile	15 minutes

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