

Otay Lakes Professional Plaza

2060 OTAY LAKES ROAD, CHULA VISTA, CA 91913

OFFICE AND MEDICAL
SUITES FOR LEASE



PROMOTIONAL RATE:

\$2.50/SF + U FOR LEASES SIGNED PRIOR TO SEPTEMBER 1ST

**CUSHMAN &
WAKEFIELD**

Otay Lakes Professional Plaza

2060 OTAY LAKES ROAD, CHULA VISTA, CA 91913

Building Features



5.0: 1,000
Parking Ratio



Monument Signage
Available



Adjacent To LA Fitness



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

Availability

SUITE	SF	RATE	COMMENTS
110	1,983	Promotional Rate	Existing dental build-out
220	1,825	Promotional Rate	Existing medical build-out
260	1,940	Promotional Rate	Shell condition

Promotional Lease Rate

\$2.50/SF + U For Leases Signed Prior To September 1st

*Minimum Three Year Term

Synergistic Tenant Base



**BERKSHIRE
HATHAWAY**
HomeServices

Project Aerial



Traffic Counts

44,500 
CARS PER DAY

Otay Lake Road and State Route 125 SW

Demographics

3-Mile Radius



120,241
POPULATION



\$101,272
AVERAGE
HOUSEHOLD INCOME



35.30
MEDIAN AGE

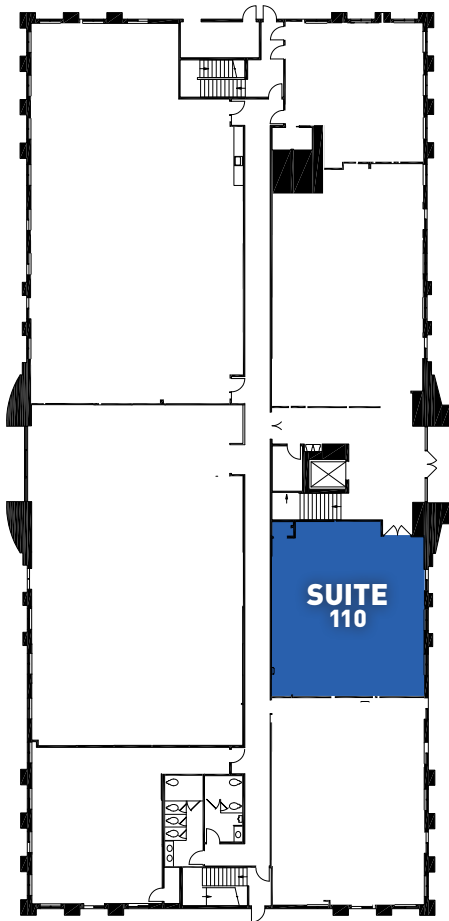
Advisory Board

Projected Demand By Specialty (3-Mile Radius)

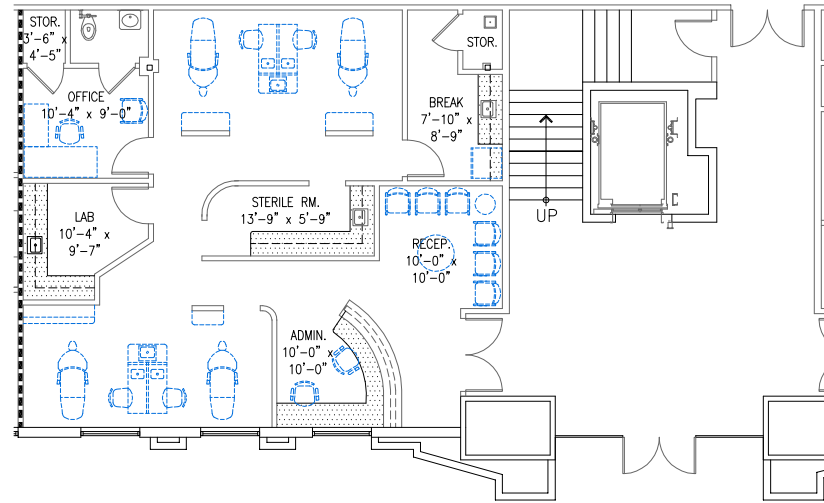
Service Line	2017 Volume	2022 Volume	2027 Volume	5 Year Growth	10 Year Growth
Podiatry	2,790	51,745	4,565	30.1%	63.6%
Urology	3,300	4,288	5,108	29.9%	54.8%
Neurology	3,963	5,121	5,767	29.2%	45.5%
Orthopedics	9,736	12,072	13,506	24.0%	38.7%
Pain Management	2,417	2,963	3,376	22.6%	39.7%
Vascular	2,618	3,197	3,740	22.1%	42.9%
Cosmetic Procedures	2,215	2,693	3,017	21.6%	36.2%
Ophthalmology	17,500	21,092	24,269	20.5%	38.7%
Gastroenterology	6,016	7,232	8,354	20.2%	38.9%
Miscellaneous Services	51,745	61,825	69,206	19.5%	33.7%

Suite 110

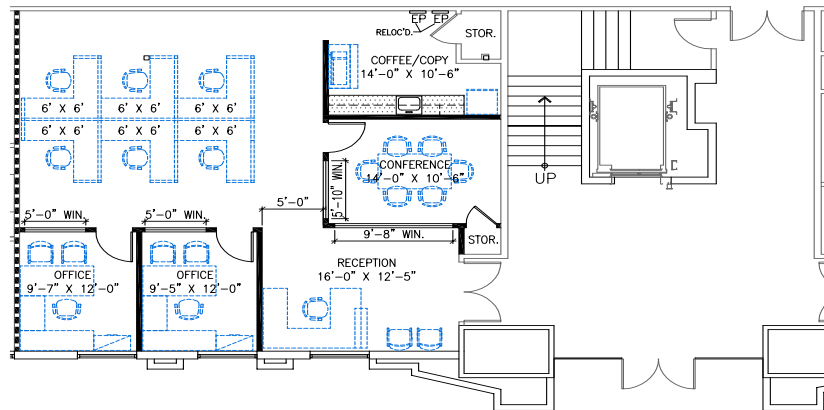
Floor Plan



Hypothetical Dental Plan



Hypothetical Office Plan



SUITE	SF	RATE	COMMENTS
110	1,983	Promotional Rate	Existing dental build-out

JOE ZUREK

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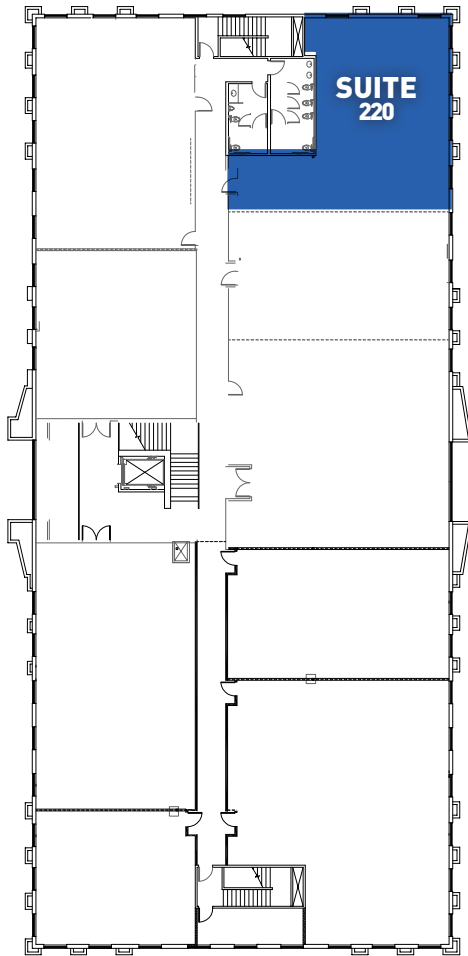
TRAVIS IVES

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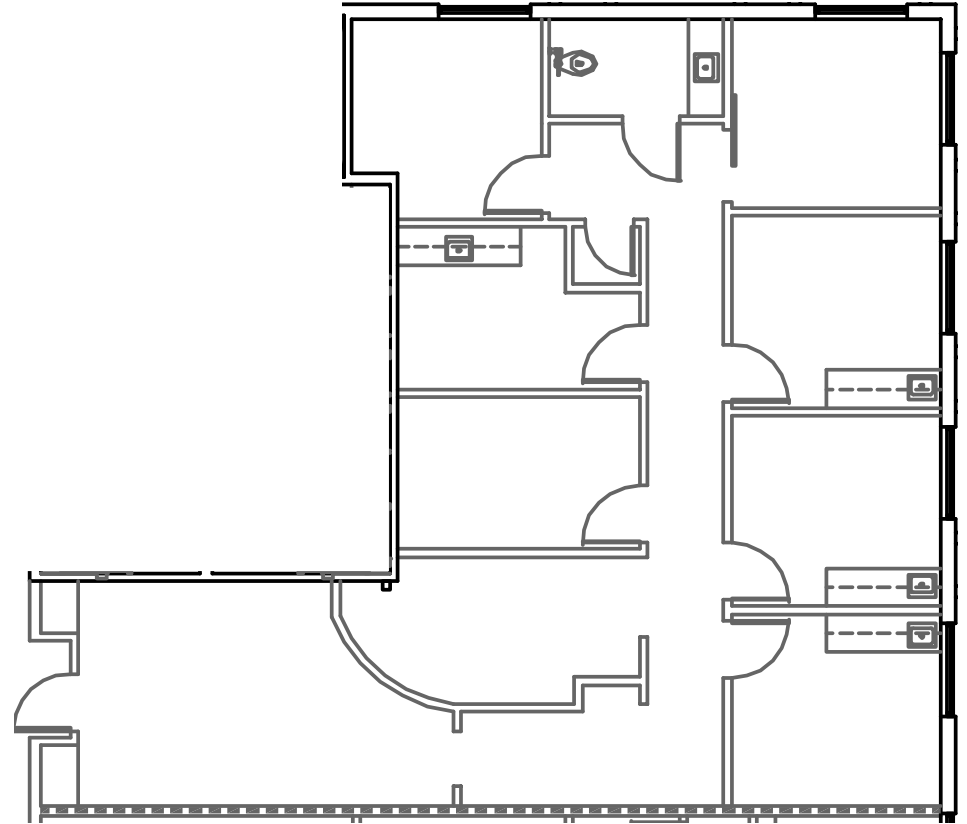


Suite 220

Floor Plan



Existing Plan



SUITE	SF	RATE	COMMENTS
220	1,825	Promotional Rate	Existing medical build-out

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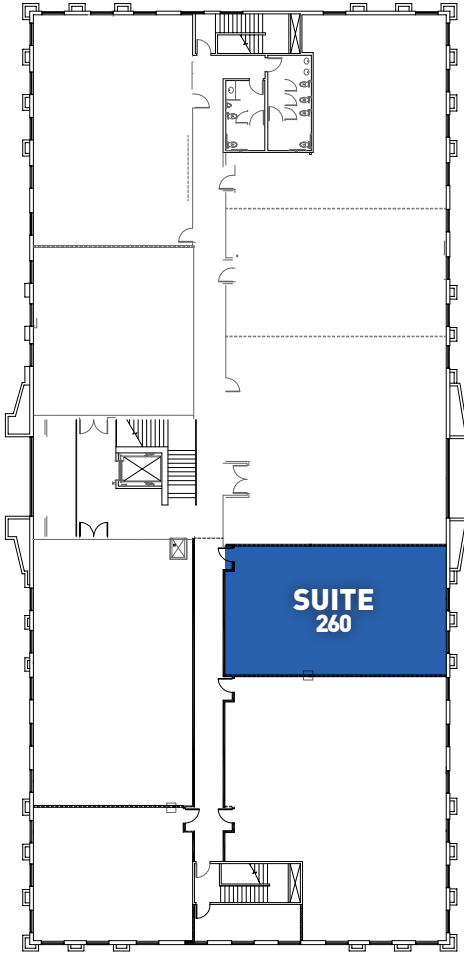
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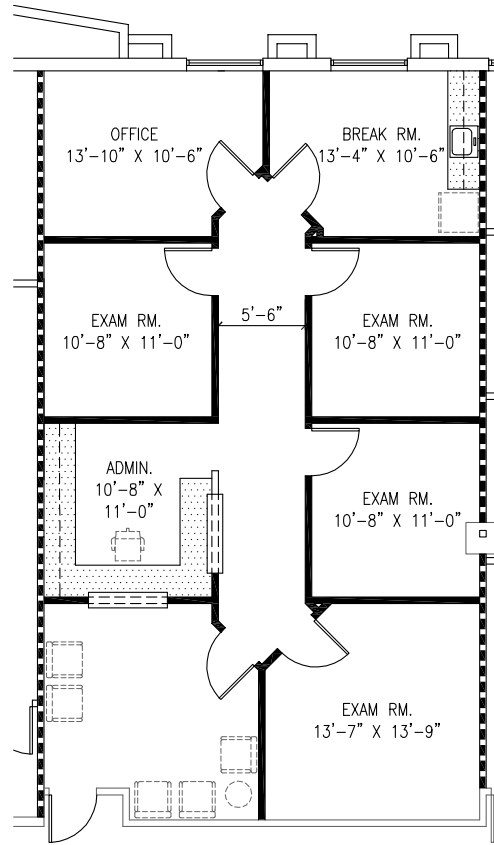


Suite 260

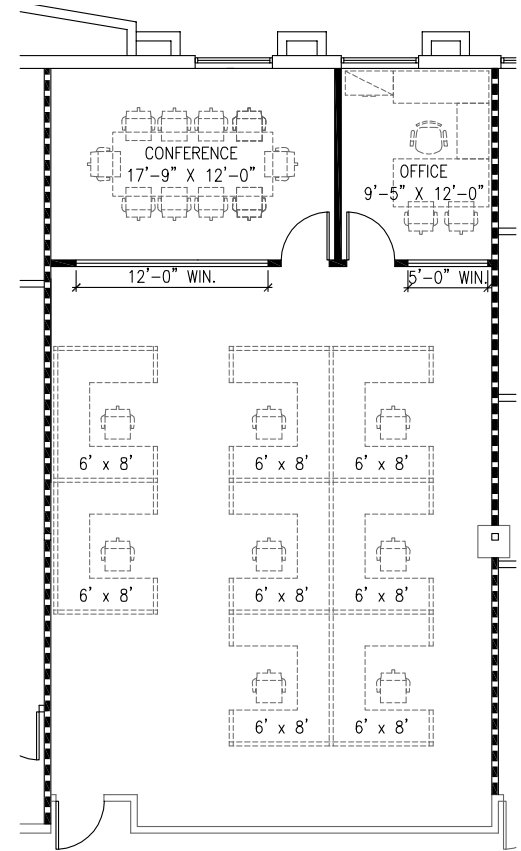
Floor Plan



Hypothetical Medical Plan



Hypothetical Office Plan



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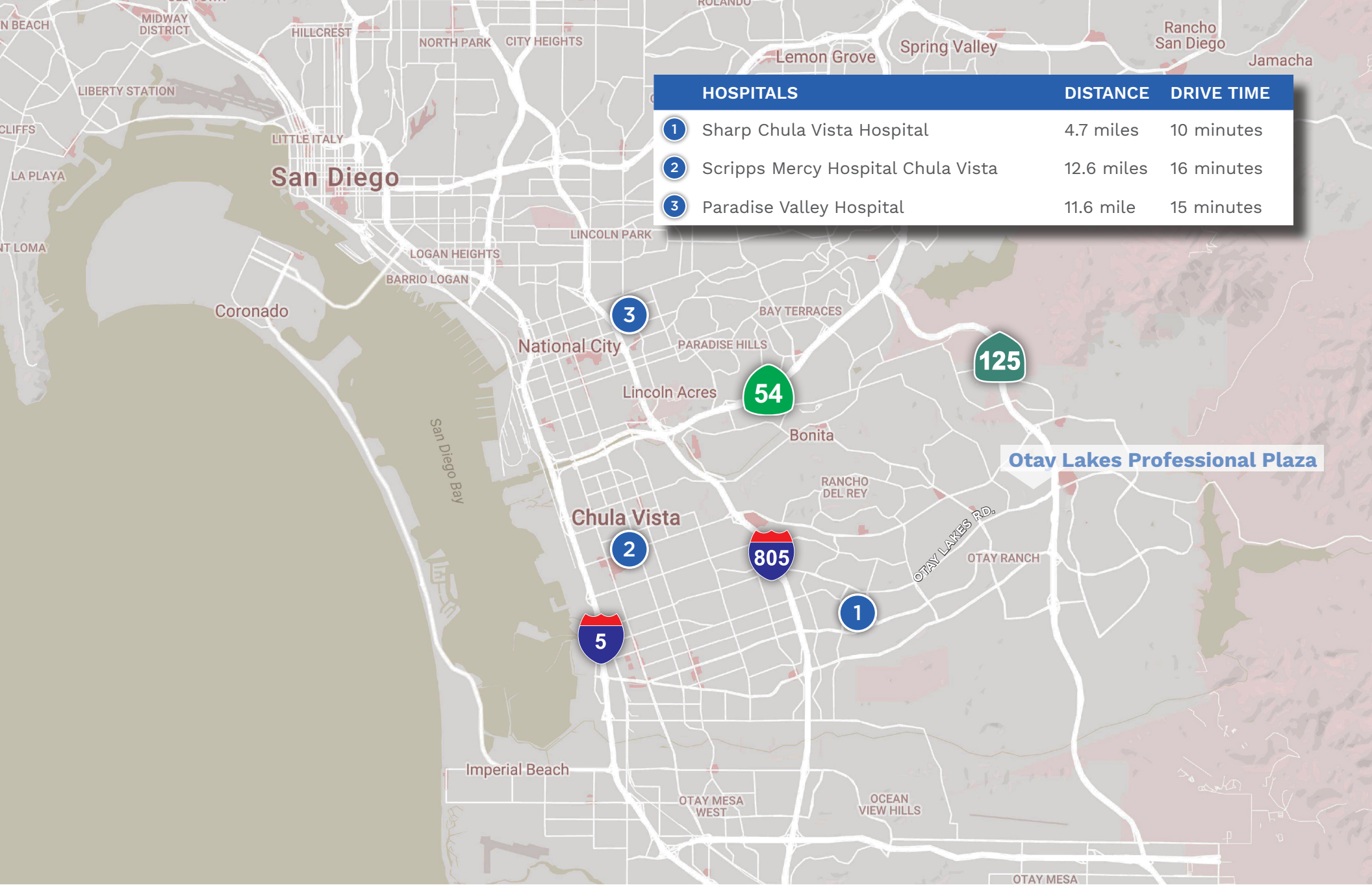
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HOSPITALS		DISTANCE	DRIVE TIME
1	Sharp Chula Vista Hospital	4.7 miles	10 minutes
2	Scripps Mercy Hospital Chula Vista	12.6 miles	16 minutes
3	Paradise Valley Hospital	11.6 mile	15 minutes

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