



**CUSHMAN &
WAKEFIELD**

FOR LEASE

Mercy Medical Center

4060 4th Ave., San Diego, CA



FOR MORE INFORMATION, PLEASE CONTACT:

TRAVIS IVES | Director | (858) 334 4041
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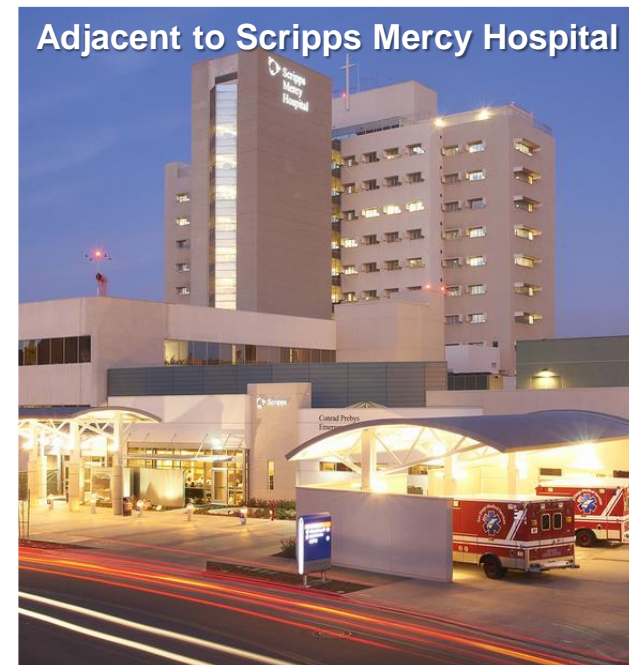
JOE ZUREK | Associate | (858) 558 5612
joe.zurek@cushwake.com | Lic. #1967813

On-site Property Management Office



Walking Distance to UCSD Medical Center Hillcrest

Adjacent to Scripps Mercy Hospital



AMENITIES

Restaurants within walking distance:

- Bread & Cie
- Lemonade
- Fig Tree Café
- Snooze, an A.M. Eatery
- Five Guys Burgers and Fries
- Panda Express
- Bronx Pizza
- India Palace
- Luna Grill Hillcrest
- Einstein Bros Bagels
- D Bar San Diego
- Kous Kous Moroccan Bistro
- El Cuervo Mexican Restaurant
- RB Sushi
- Project Pie
- Chipotle Mexican Grill
- Oscar's Mexican Seafood

Shopping:

- Urban Outfitters
- Pretty Please
- Buffalo Exchange
- Walgreens
- CVS
- Hillcrest Pharmacy
- Community
- Ralphs Grocery & Pharmacy
- Whole Foods Market
- Trader Joe's
- Haggen Food & Pharmacy
- Ace Hillcrest Hardware
- Wine Steals
- Uptown Pets
- FedEx Office Print & Ship Center
- Mission Hills Bike Shop
- RadioShack

Neighborhood:

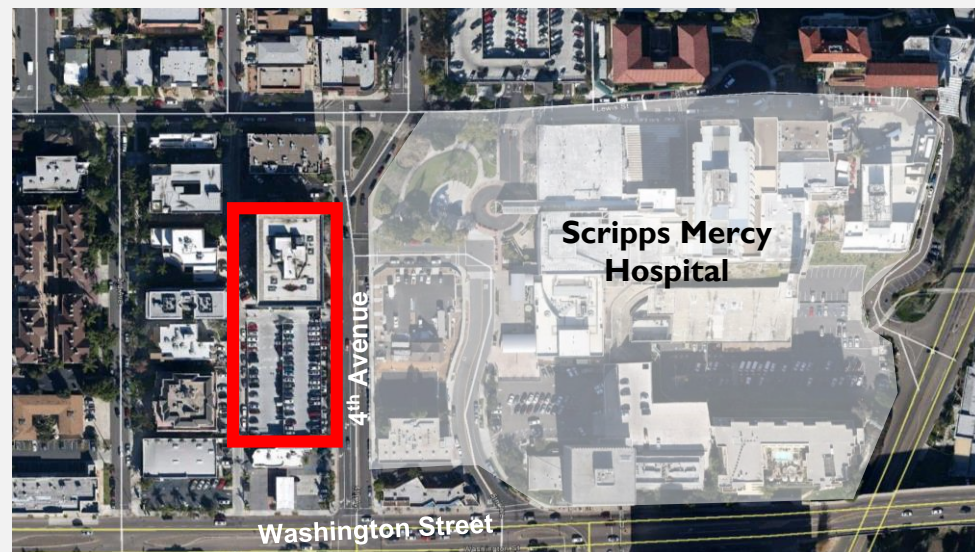
- Landmark Hillcrest Cinema
- 24Hour Fitness
- CorePower Yoga
- Yoga on Frist
- CrossFit Hillcrest
- Pure Barre
- Sommerset Suites
- Florence Elementary School
- Birney Elementary School
- Balboa Park
- Best Western
- Days Inn
- Cinema Under The Stars
- Barry's Bootcamp
- Union Bank
- Wells Fargo Bank
- Fashion Valley Mall

AVAILABILITIES

SUITE	SIZE ±	CONTIGUOUS ±	ASKING RATE	COMMENTS
330	3,040 RSF	4,417 RSF	\$2.30 NNN	Available with 30 days notice.
340	1,377 RSF	4,417 RSF	\$2.30 NNN	Shell condition with spec plan completed.
408	1,324 RSF		\$2.30 NNN	Reception area, waiting room, break area, 2 offices, 3 exam rooms, and restroom.
508	2,648 RSF		\$2.50 NNN	Reception area, waiting room, break area, nurses station, 4 offices, 5 exam rooms, and restroom.
620	1,219 RSF		\$2.50 NNN	Available 10/1/15. Reception area, waiting room, 2 offices, 2 exam rooms, and restroom.

DEMOGRAPHICS

SUITE	1 MILE	3 MILES	5 MILES
Total Population	26,545	190,331	310,243
Avg. Household Income	\$85,136	\$73,500	\$73,211



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MEDICAL OFFICE SPACE FOR LEASE

