

MEDICAL OFFICE BUILDING
FOR SALE

1101 E PENNSYLVANIA AVENUE
Escondido, CA 92025



BUILDING FEATURES



Approximately 2,004 SF single story freestanding medical office building



Fully built out medical improvements



Private parking lot with ample spaces and secured gate



Corner lot with exterior building and monument signage opportunity



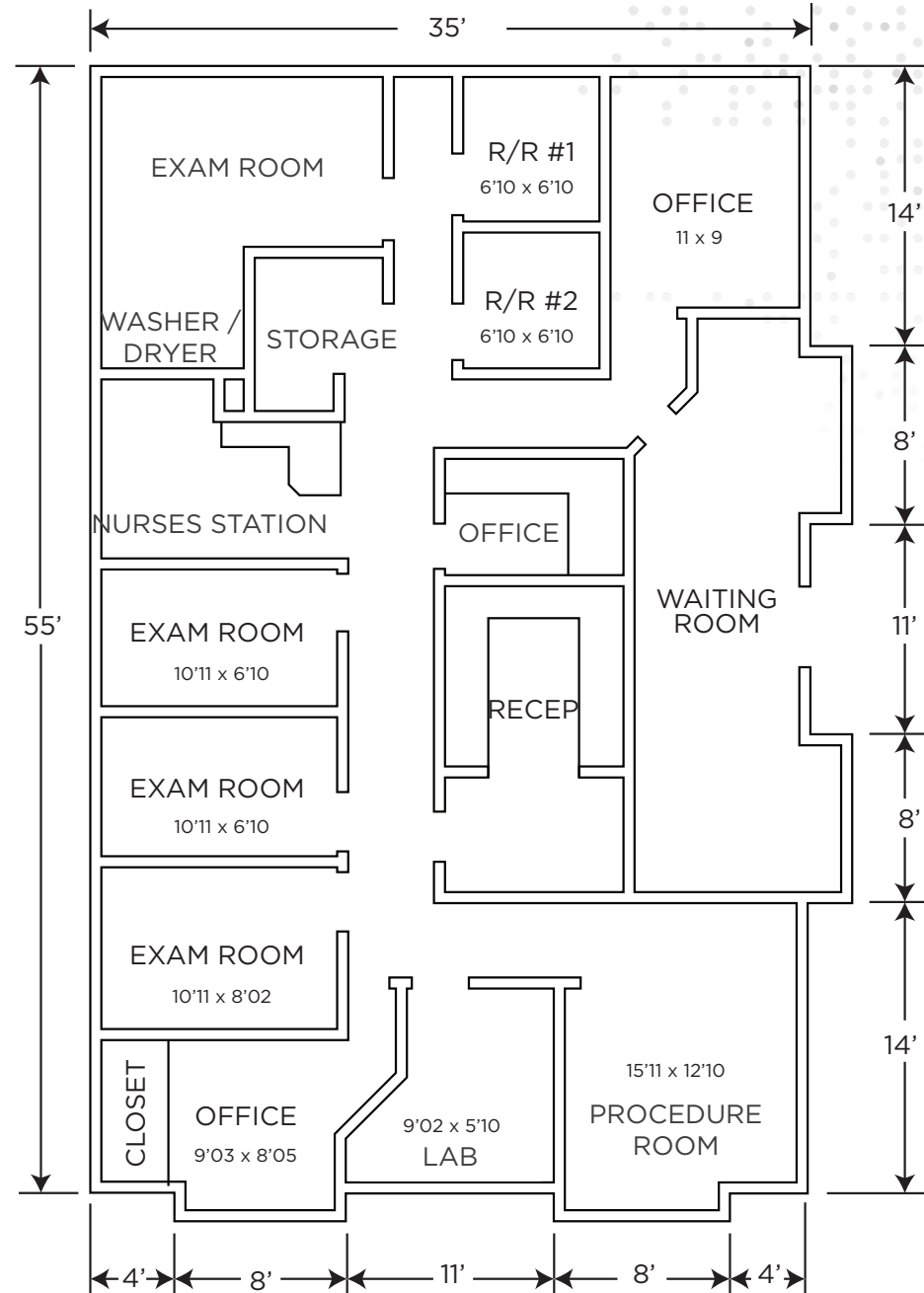
Located in a medical corridor with synergistic healthcare providers nearby



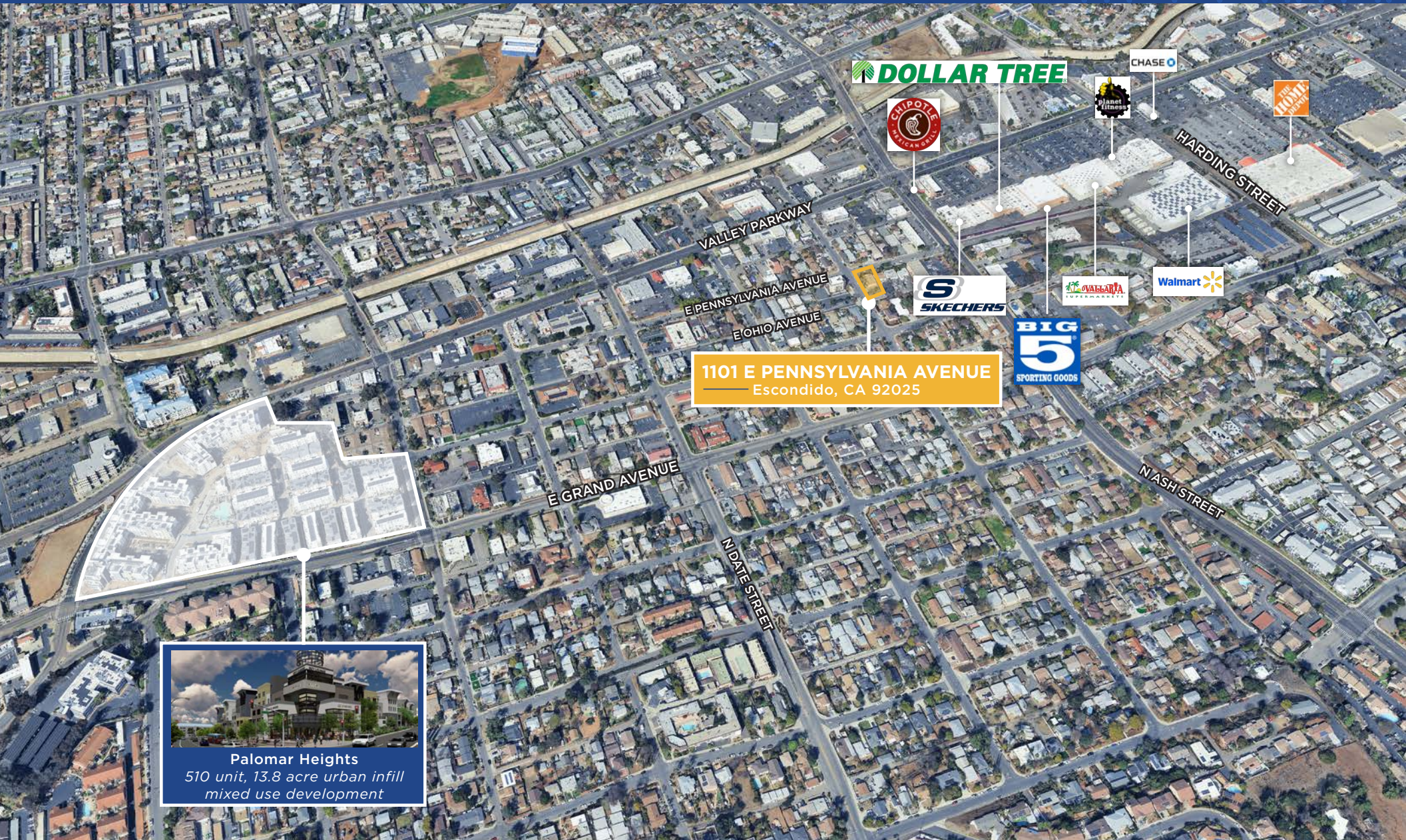
Sale Price: \$975,000



FLOOR PLAN



BIRDSEYE VIEW



COMPELLING DEMOGRAPHICS



190,830

POPULATION



\$7,843

ANNUAL AVERAGE
HEALTHCARE SPENDING
PER HOUSEHOLD



17%

POPULATION AGED 65+



38

MEDIAN AGE

TRAFFIC COUNTS



19,238

CARS PER DAY

*N Ash Street and
Alley SE*

**5 MILE
RADIUS**



\$129,406

AVERAGE
HOUSEHOLD INCOME

Annual healthcare
spending per household

INSURANCE COVERAGE

43%

PPO

18%

HMO

23%

MEDICARE

16%

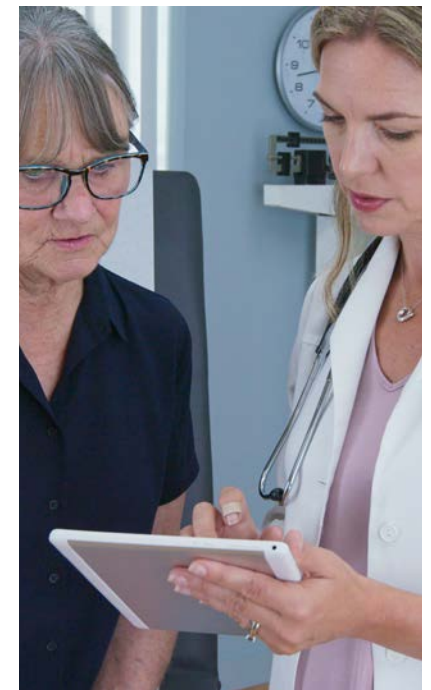
OTHER

PATIENT DEMAND FORECAST

SERVICE LINE	CURRENT VOLUME	5 YEAR VOLUME	10 YEAR VOLUME	5 YEAR GROWTH	10 YEAR GROWTH
Psychiatry	29,692	33,442	33,878	12.6%	14.1%
Physical Therapy/Rehabilitation	55,098	61,329	66,166	11.3%	20.1%
Cardiology	20,392	21,639	22,778	6.1%	11.7%
Vascular	3,456	3,652	3,810	5.7%	10.3%
Pain Management	2,361	2,461	2,515	4.3%	6.5%
Miscellaneous Services	44,278	46,113	47,235	4.1%	6.7%
Ophthalmology	18,541	19,294	19,730	4.1%	6.4%
Lab	93,582	97,150	99,353	3.8%	6.2%
Orthopedics	6,306	6,530	6,853	3.6%	8.7%
ENT	7,170	7,423	7,540	3.5%	5.2%
Oncology	3,117	3,215	3,306	3.1%	6.1%
Podiatry	3,392	3,480	3,569	2.6%	5.2%
Nephrology	1,099	1,121	1,126	2.0%	2.4%
Cosmetic Procedures	1,643	1,675	1,606	1.9%	-2.3%
Evaluation and Management	229,817	231,984	225,289	0.9%	-2.0%
Trauma	1,585	1,592	1,588	0.4%	0.2%
Neurology	3,688	3,694	3,660	0.2%	-0.8%
Radiology	61,628	61,698	61,560	0.1%	-0.1%



Market Scenario Planner displays the types of services patients in your market are expected to use and allows projections to be customized according to five key growth drivers; disease prevalence, care management, insurance, readmissions and technology shifts. The above data is representative of the property within a 5 mile radius.



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**VIEW OUR LATEST SAN DIEGO
COUNTY MEDICAL OFFICE REPORT**



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