

FOR LEASE

±2,327 MEDICAL SUITE



10850 Baroque Lane, San Diego, CA 92124

TIERRASANTA MEDICAL CENTER

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PROPERTY SUMMARY

PROPERTY ADDRESS	10850 Baroque Lane, San Diego
PROPERTY NAME	Tierrasanta Medical Center
PROPERTY TYPE	Office / Medical
ZONING	CO 1-2 (Commercial Office)
PROPERTY SF	± 4,194 SF
LOT SF / ACRES	± 7,931 SF / 0.18 AC
AVAILABLE SF	± 2,327 SF
LEASE RATE	Contact Agent

PROPERTY HIGHLIGHTS

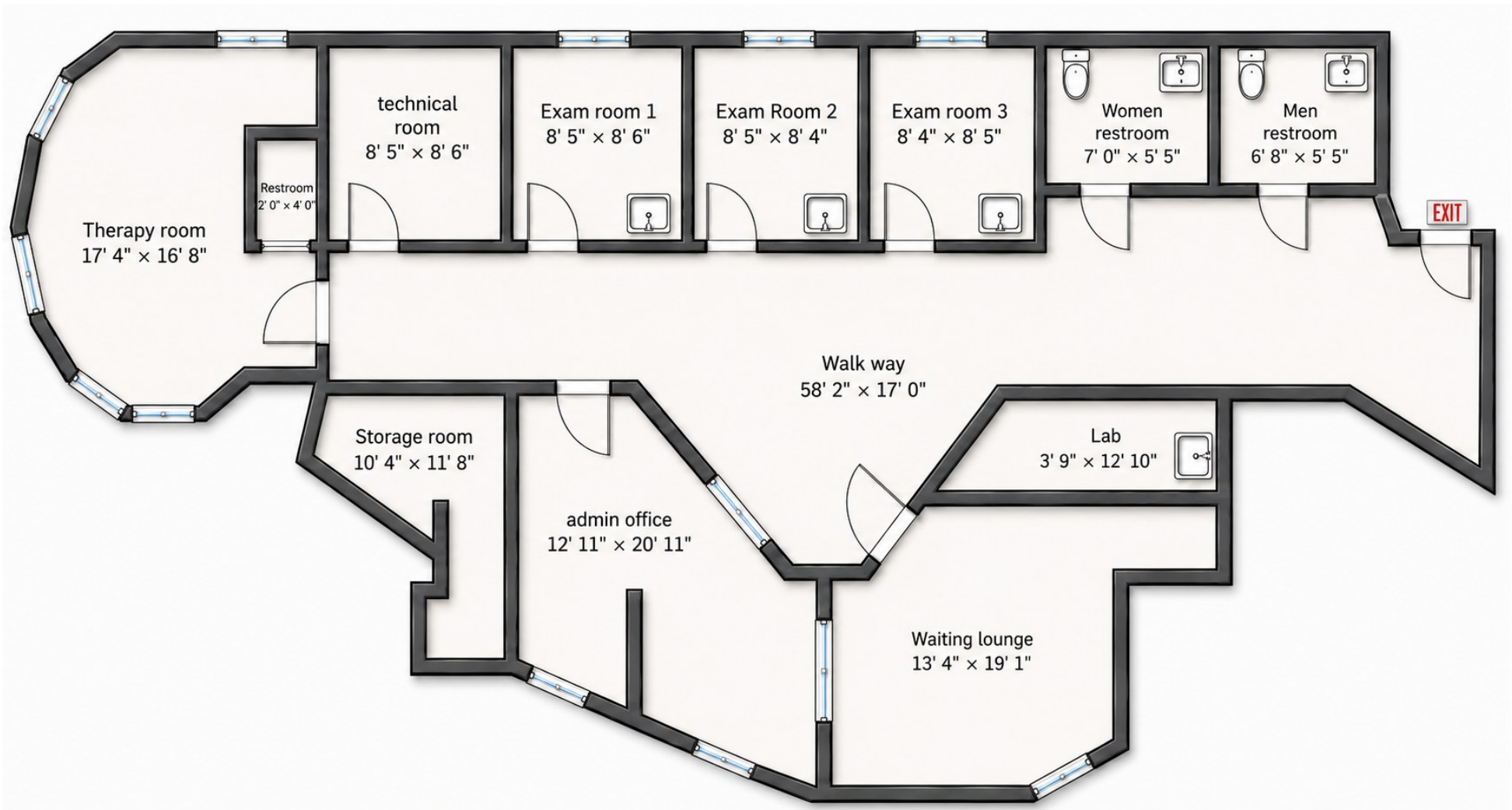
Tierrasanta Medical Center presents a prime ±2,327 SF medical suite leasing opportunity centrally located in San Diego. This professionally maintained building provides a synergistic healthcare environment for new or expanding practices, surrounded by established residential neighborhoods and convenient daily amenities.

 Versatile Medical & Dental Use	 10 On-Site Parking Spaces & Ample Street Parking
 Functional Clinical Floor Plan	 Easy I-15, SR-52 & I-8 Access
 Strong Local Patient Base	 Neighboring Medical Providers



FLOOR PLAN

AVAILABLE SF	± 2,327 SF Office / Medical
LEASE RATE	Contact Agent



Floor Plan is Not Fit to Scale; for Reference Purposes Only.

DEMOGRAPHICS



POPULATION

	3 MILE	5 MILE
2020 Population	83,740	304,813
2025 Population	85,409	308,817
2030 Population Projection	86,077	310,767
Median Age	37.5	37



HOUSEHOLDS

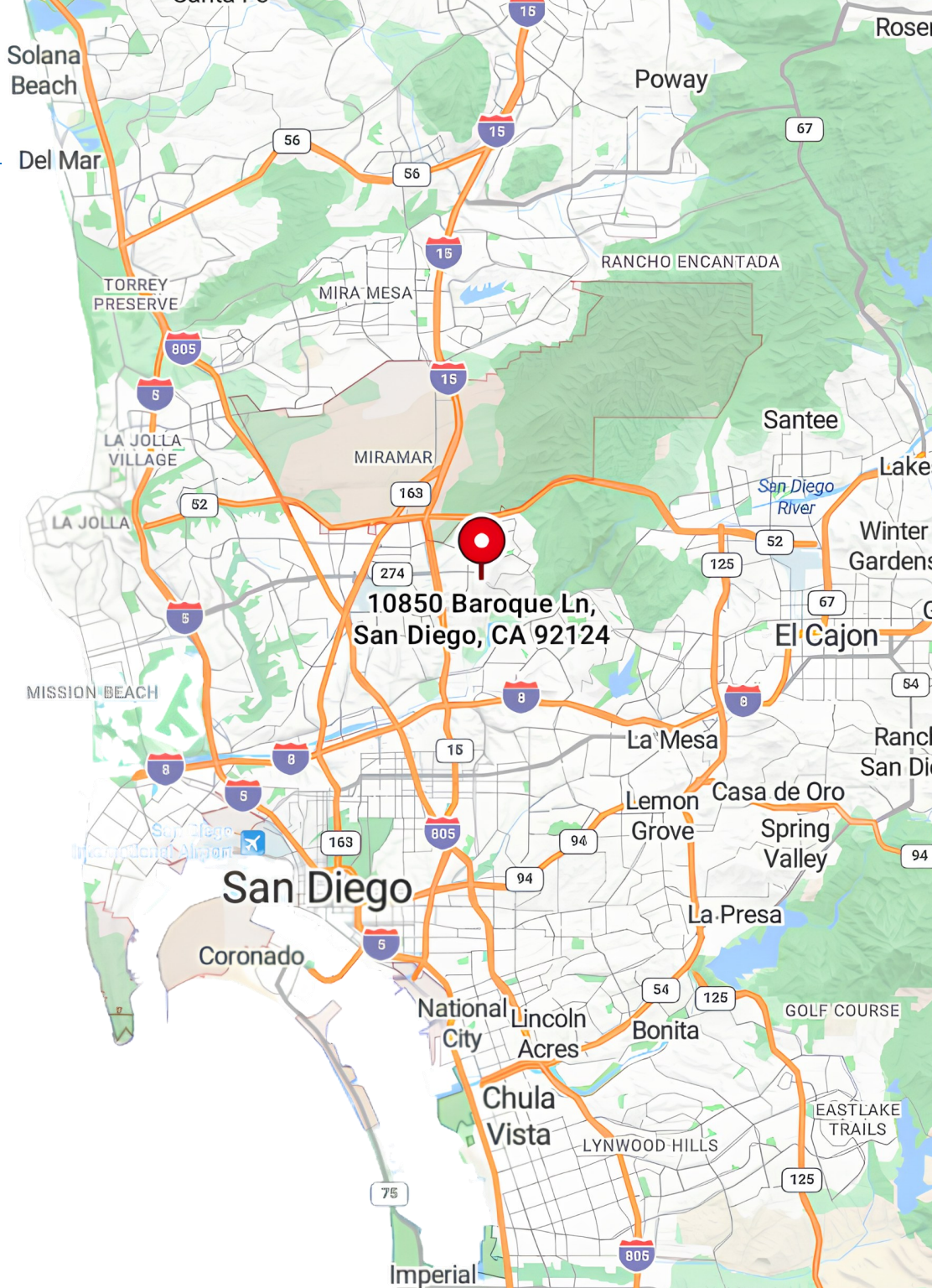
	3 MILE	5 MILE
2025 Households	34,222	123,143
Annual Growth (2025-2030)	0.2%	0.1%
Avg. HH Income	\$139,344	\$122,787
Renter Occupied	18,064	73,995
Owner Occupied	16,414	49,853



ECONOMY

	3 MILE	5 MILE
Businesses	10,175	27,071
Employees	93,086	209,032
Consumer Spending	\$1.3B +	\$4.2B +

* Demographics Source: CoStar



AMENITIES MAP



TIERRASANTA TOWN CENTER



Mom's Phở & Grill



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