



Prime Healthcare

MEDICAL OFFICE SUITES FOR LEASE

**502 EUCLID AVENUE
NATIONAL CITY, CA 91950**



BUILDING FEATURES



Prime Location

Paradise Valley
Hospital Adjacent



Newly Renovated

Building-Wide
Renovation Underway



Utilities

Full Service Gross
Including Electrical, not
including Janitorial



AVAILABILITIES:

BUILDING	SUITE	SIZE	RENTAL RATE	COMMENTS
502 Euclid Ave	104	2,405 SF	\$2.54/SF FSG	Existing medical improvements.
502 Euclid Ave	105	1,110 SF	\$2.54/SF FSG	Existing medical improvements. Three (3) exams rooms, one (1) office, in-suite restroom, separated waiting room and reception with sliding window.
502 Euclid Ave	204	1,226 SF	\$2.54/SF FSG	Existing medical improvements. Three (3) exam rooms, two (2) procedure rooms, one (1) storage room, in-suite restroom, reception/back office, and waiting room. Works well for a small practice which needs multiple procedure rooms.
502 Euclid Ave	303	1,372 SF	\$2.54/SF FSG	Existing medical improvements. Three (3) exam rooms, one (1) procedure room, in-suite restroom, divided reception/waiting room with a staff entrance.





PROJECT AERIAL



Prime Healthcare

COMPELLING DEMOGRAPHICS



1,576,902

POPULATION



\$7,204

ANNUAL AVERAGE
HEALTHCARE SPENDING PER
HOUSEHOLD



14.4%

POPULATION AGED 65+



35.4

MEDIAN AGE

TRAFFIC COUNTS



13,527

CARS PER DAY

South Euclid Avenue & E 6th
Street South

**20 MINUTE
DRIVE RADIUS**



\$114,618

AVERAGE
HOUSEHOLD INCOME

INSURANCE COVERAGE

46%

PPO

19%

HMO

20%

MEDICARE

15%

OTHER

PARADISE VALLEY HOSPITAL

RESTAURANTS

1. Hilberto's Mexican Food
2. La Lomita Mexican Grill
3. Jack in the Box
4. Tita's Kitchenette
5. Golden Chopsticks Restaurant
6. Royal Mandarin
7. Chiroy's Cafe
8. Los Tapatios Mexican Food
9. Fresheria - Be Fresh San Diego
10. Smitty's Taste Of The Bayou
11. Jack in the Box
12. Sizzler
13. Castañedas Mexican Food
14. El Real Mexican Food

RETAIL

1. National City Plaza
2. Cricket Wireless Authorized Retailer
3. Southcrest Park Plaza
4. Troy retail
5. Kellos super discount store
6. Walmart Supercenter
7. 99 Cents Only Stores
8. Cox Authorized Retailer
9. The UPS Store
10. Big Lots
11. Carnival Supermarket
12. T-shirt Mart
13. Northgate Market

RECREATION

1. El Toyon Recreation Center
2. Bayview Hills recreation center
3. Henderson Sport Complex
4. Southcrest Recreation Center
5. Mountain View Community Center
6. Camacho Recreation Center
7. National City Recreation Services
8. Kimball Recreation Center

HOTELS

1. Holiday Inn Express
2. Motel 6
3. Ramada by Wyndham
4. Rodeway Inn
5. Howard Johnson
6. National City Motel
7. Studio 6
8. Quality Inn

EDUCATION

1. San Diego Academy
2. El Toyon School
3. Rancho de la Nación Elementary
4. Palmer Way Elementary School
5. Paradise Hills Elementary School

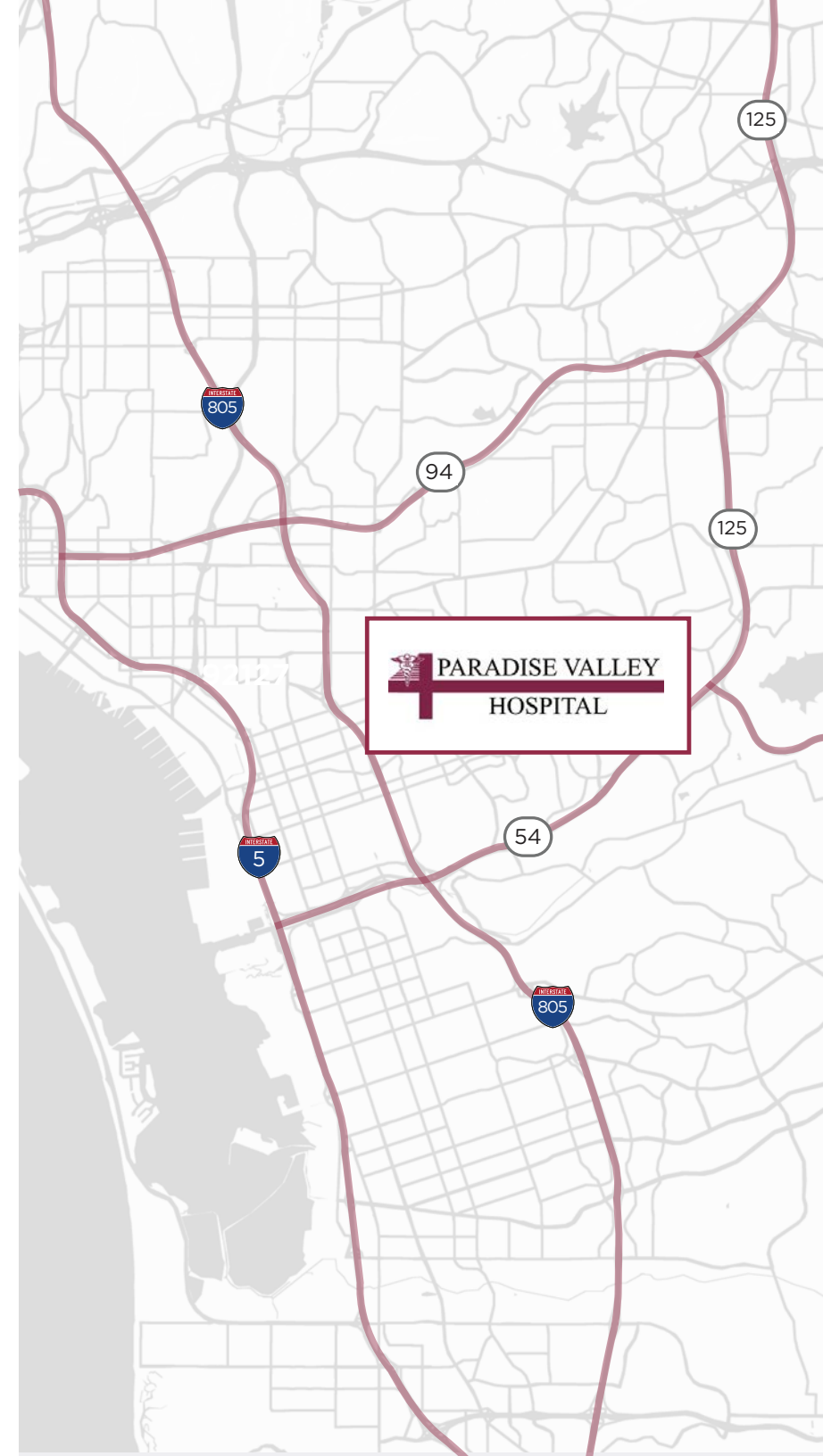
PATIENT DEMAND FORECAST

Five Mile Radius

Service Line	2024 Volume	2029 Volume	2034 Volume	5 Yr Growth	10 Yr Growth
Endocrinology	2,620	3,228	3,520	23.2%	34.4%
Psychiatry	179,132	206,860	215,370	15.5%	20.2%
Physical Therapy/ Rehabilitation	319,390	361,989	399,582	13.3%	25.1%
Spine	2,265	2,456	2,543	8.4%	12.2%
Cardiology	104,079	108,875	114,093	4.6%	9.6%
Pain Management	12,559	13,082	13,517	4.2%	7.6%
Cosmetic Procedures	9,728	10,133	9,993	4.2%	2.7%
Vascular	17,602	18,328	19,056	4.1%	8.3%
ENT	38,970	40,507	41,367	3.9%	6.2%
Miscellaneous Services	237,208	245,965	252,492	3.7%	6.4%
Lab	510,282	528,744	543,003	3.6%	6.4%
Orthopedics	34,429	35,644	37,700	3.5%	9.5%
Oncology	16,140	16,667	17,333	3.3%	7.4%
Nephrology	5,797	5,945	6,050	2.5%	4.4%
Ophthalmology	93,516	95,454	96,814	2.1%	3.5%
Neurosurgery	1,115	1,136	1,209	1.9%	8.4%

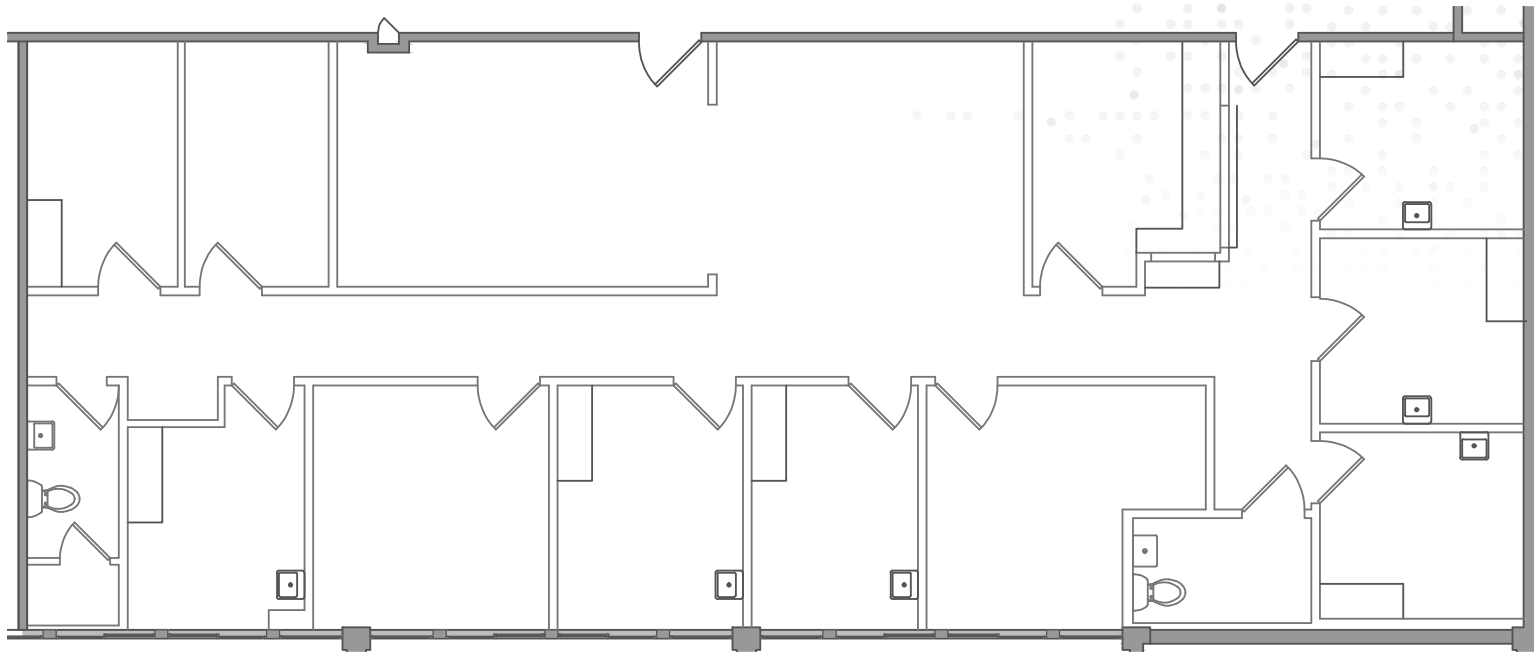


Market Scenario Planner displays the types of services patients in your market are expected to use and allows projections to be customized according to five key growth drivers; disease prevalence, care management, insurance, readmissions and technology shifts. The above data is representative of Paradise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

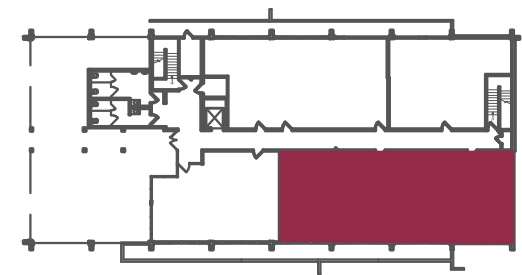


502 Building | Suite 104

Floor Plan



SUITE	SIZE	RENTAL RATE	COMMENTS
104	2,405 SF	\$2.54/SF FSG	Existing medical improvements.

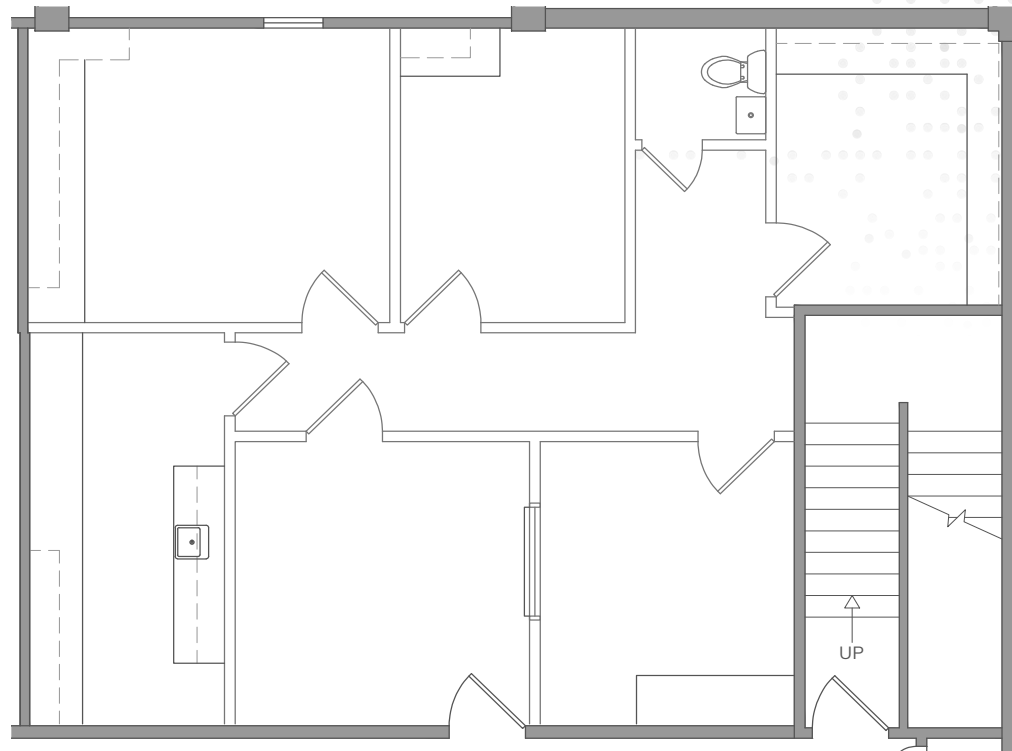


VIRTUAL TOUR

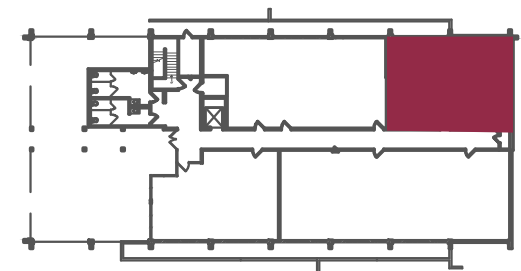


502 Building | Suite 105

Floor Plan



SUITE	SIZE	RENTAL RATE	COMMENTS
105	1,110 SF	\$2.54/SF FSG	Existing medical improvements. Three (3) exams rooms, one (1) office, in-suite restroom, separated waiting room and reception with sliding window. Great option for groups needing ground floor access.

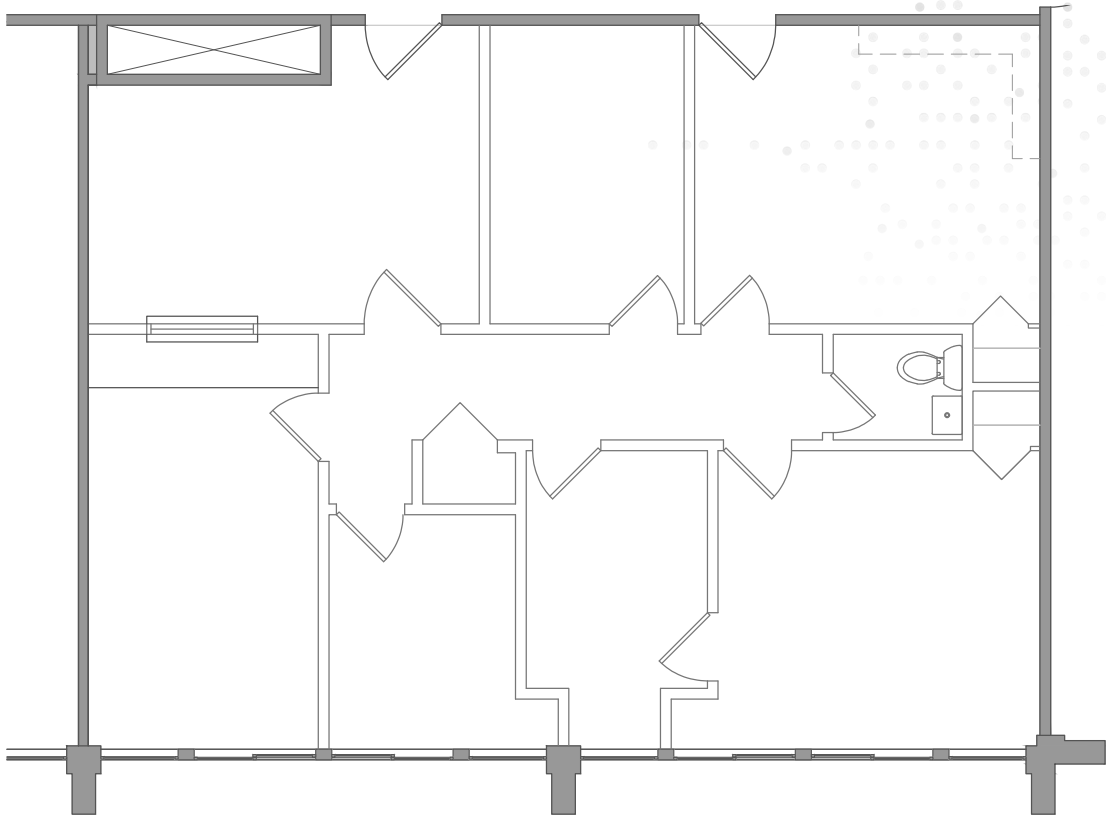


VIRTUAL TOUR



502 Building | Suite 204

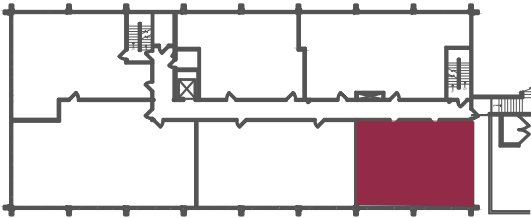
Floor Plan



SUITE	SIZE	RENTAL RATE	COMMENTS
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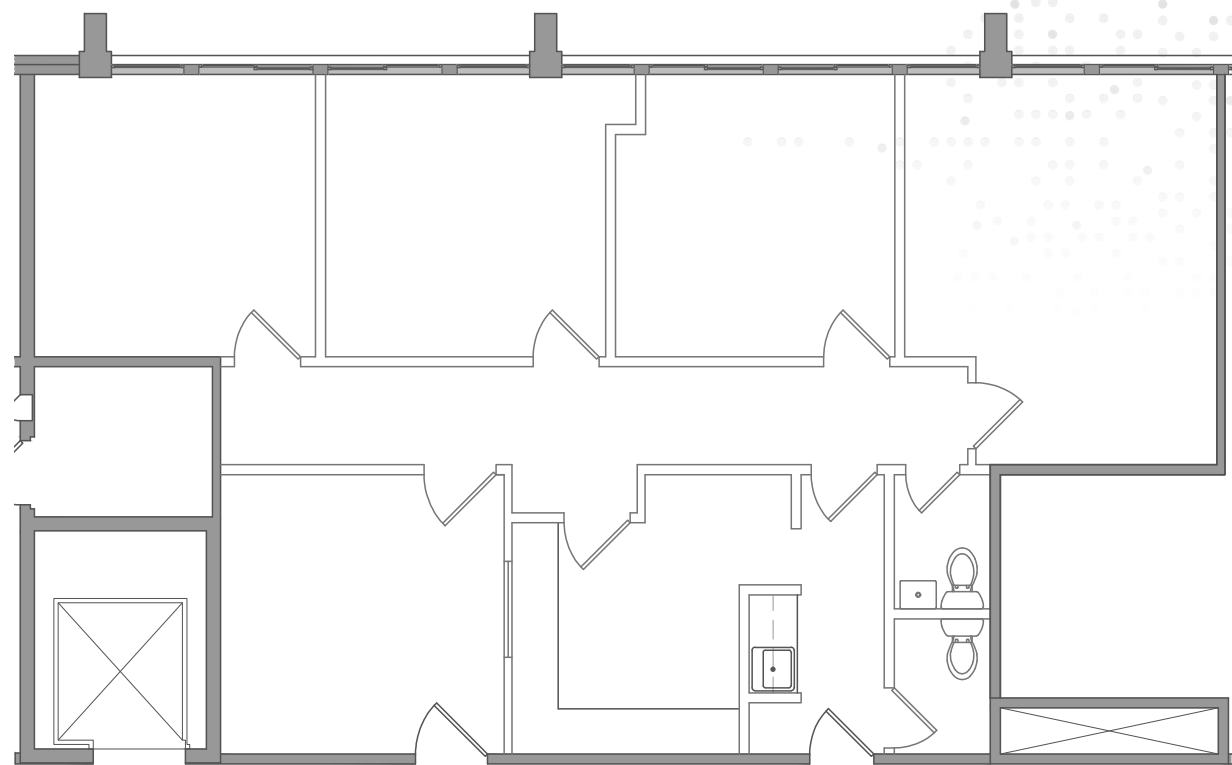
204	1,226 SF	\$2.54/SF FSG
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Existing medical improvements. Three (3) exam rooms, two (2) procedure rooms, one (1) storage room, in-suite restroom, reception/back office, and waiting room. Works well for a small practice which needs multiple procedure rooms.

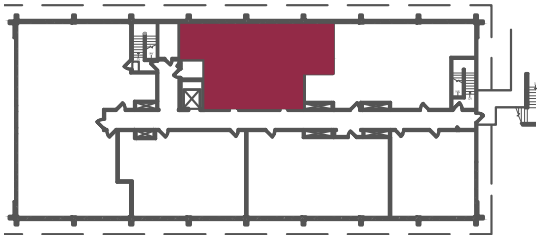


502 Building | Suite 303

Floor Plan



SUITE	SIZE	RENTAL RATE	COMMENTS
303	1,372 SF	\$2.54/SF FSG	Existing medical improvements. Three (3) exam rooms, one (1) procedure room, in-suite restroom, divided reception/waiting room with a staff entrance.





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