

# CUSH

MEDICAL PLAZA



**NOW BREAKING GROUND**

**NEW CLASS A CAMPUS-ADJACENT MEDICAL OFFICE BUILDING FOR LEASE IN LA MESA**

Join a thriving medical hub with limited space remaining anchored by

**SHARP**



# PROJECT FEATURES



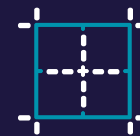
**Prime Location:**  
Adjacent to Sharp  
Grossmont Hospital

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**Parking:**  
4:1,000 SF Parking Ratio Provides Easy  
and Convenient Access to the Plaza

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**Building is 50% Leased:**  
1,200-25,000 SF Remaining on the First Floor

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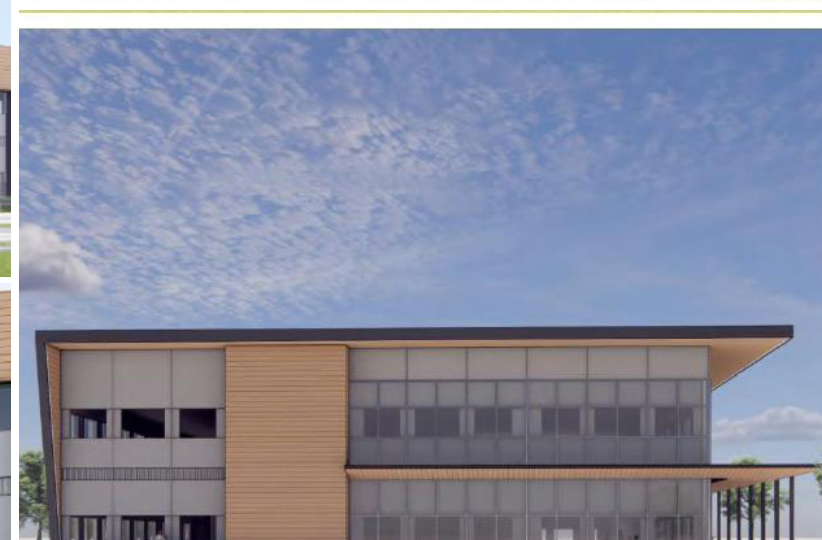


**Rate:**  
Contact Brokers

# PROPOSED INTERIOR BUILD-OUT



# EXTERIOR BUILD-OUT



# PROJECT AERIAL

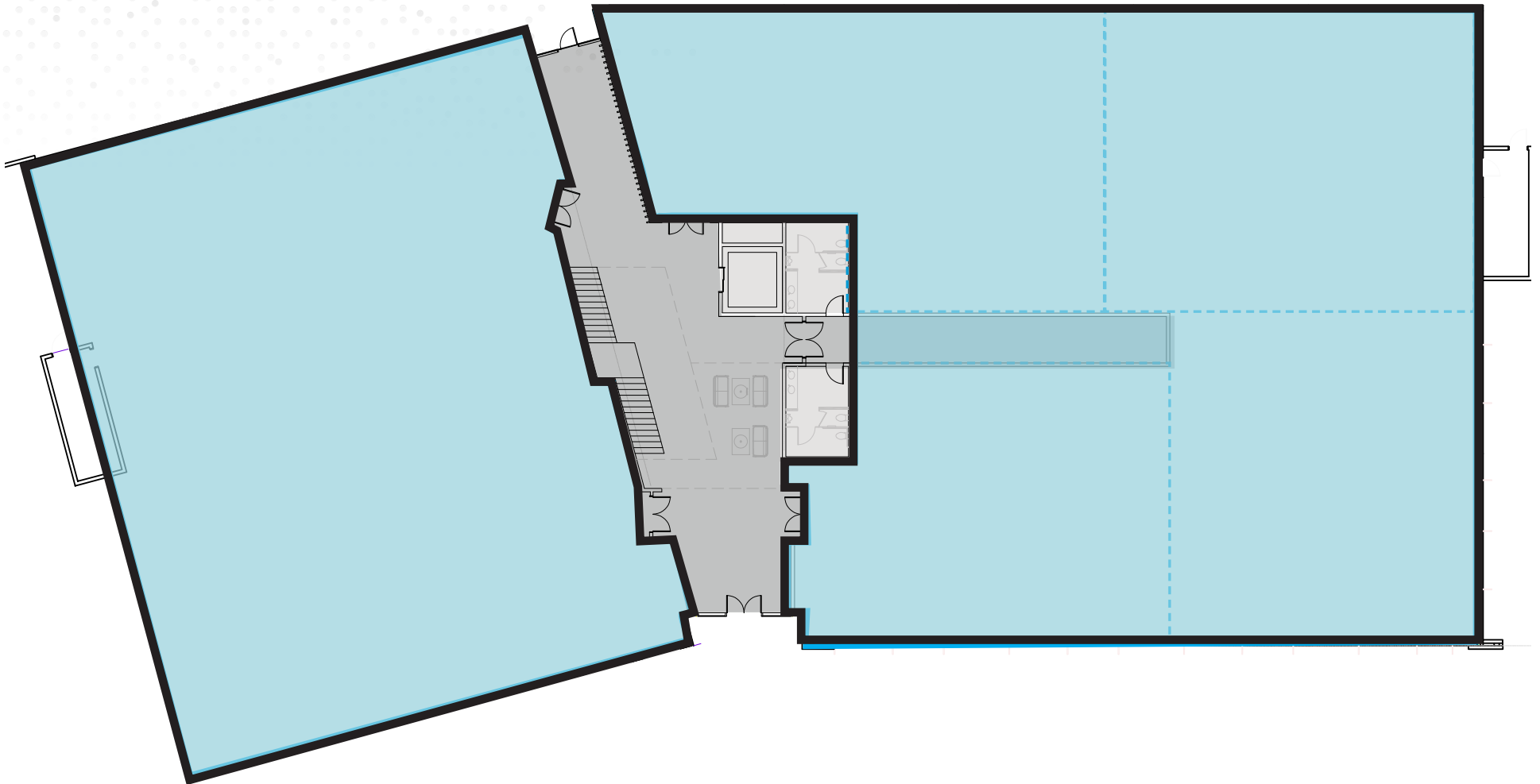


# SITE PLAN

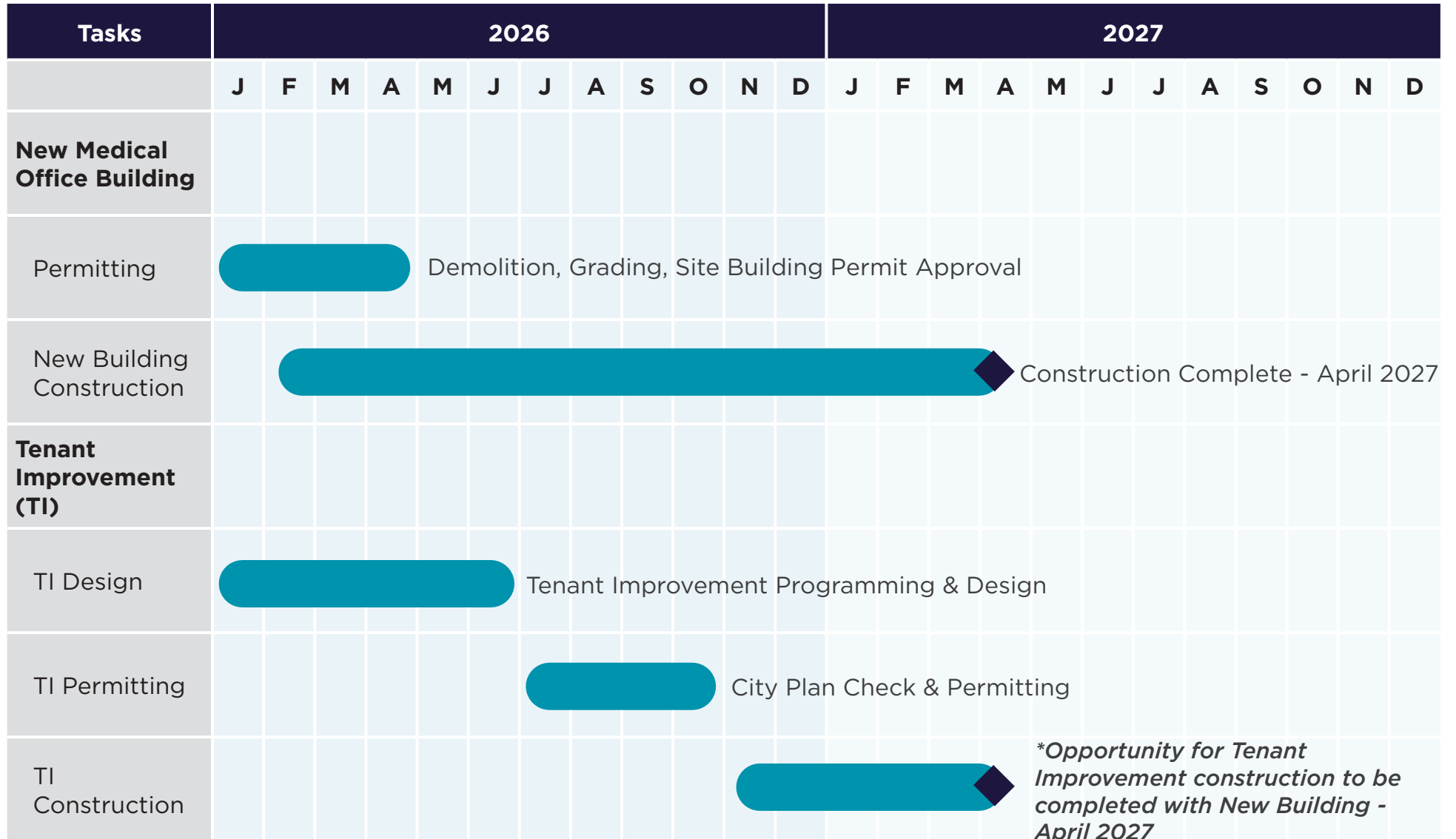


# FLOOR PLAN

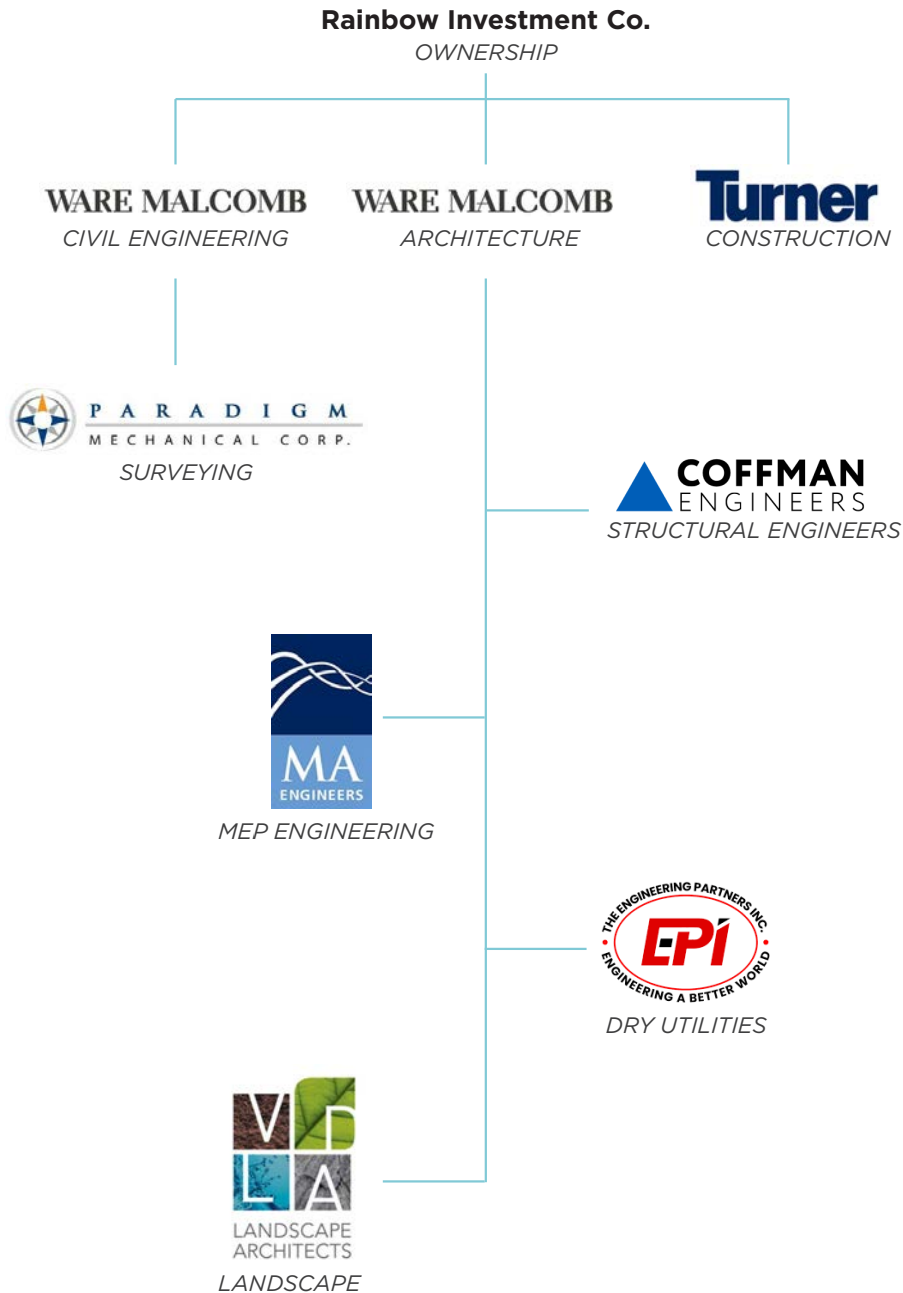
- Flexible square footage offerings from 1,200 SF - 25,000 SF
- Complimentary space planning available with agreed upon deal terms
- First floor space



# CONSTRUCTION TIMELINE



# PROJECT TEAM



**Turner**

**123**  
YEARS

**11,000+**  
SKILLED STAFF GLOBALLY

**#1** GENERAL  
BUILDER  
ranked by Engineering News Record

**\$1B**  
AVERAGE ANNUAL  
VOLUME OF WORK  
IN SAN DIEGO

**46** OFFICES  
NATIONWIDE

**500+**  
TURNER STAFF  
IN THE SOUTHWEST

**BIM AND VDC**  
INDUSTRY  
LEADER

**\$20** BILLION  
ANNUAL REVENUE

**DIVERSE**  
RESPECTFUL  
INCLUSIVE

**INNOVATIVE**  
AND **LEAN**

**Turner Construction Company** is a North America-based, international construction services company and is a leading builder in diverse market segments. The company has earned recognition for undertaking large, complex projects, fostering innovation, embracing emerging technologies, and making a difference for their clients, employees and community.

Henry Turner founded Turner 123 years ago based on the core values of teamwork, integrity and commitment. Today, The company's reach is global, and our people uphold its founder's vision to provide valuable services to clients, build partnerships in the community, and deliver important resources such as schools, hospitals, workplaces, and social and cultural centers.

With a staff of 13,000+ employees, the company completes \$20 billion of construction on 1,500+ projects each year. Turner offers clients the accessibility and support of a local firm with the stability and resources of a multi-national organization.

# COMPELLING DEMOGRAPHICS



**1,433,850**

POPULATION



**\$7,219.15**

ANNUAL AVERAGE  
HEALTHCARE SPENDING PER  
HOUSEHOLD



**14.9%**

POPULATION AGED 65+



**35.9**

MEDIAN AGE

## TRAFFIC COUNTS



**228,000**

CARS PER DAY  
Interstate 8 and CA 125

**20 MINUTE  
DRIVE RADIUS**



**\$114,197**

AVERAGE  
HOUSEHOLD INCOME

## INSURANCE COVERAGE

**46%**

PPO

**19%**

HMO

**19%**

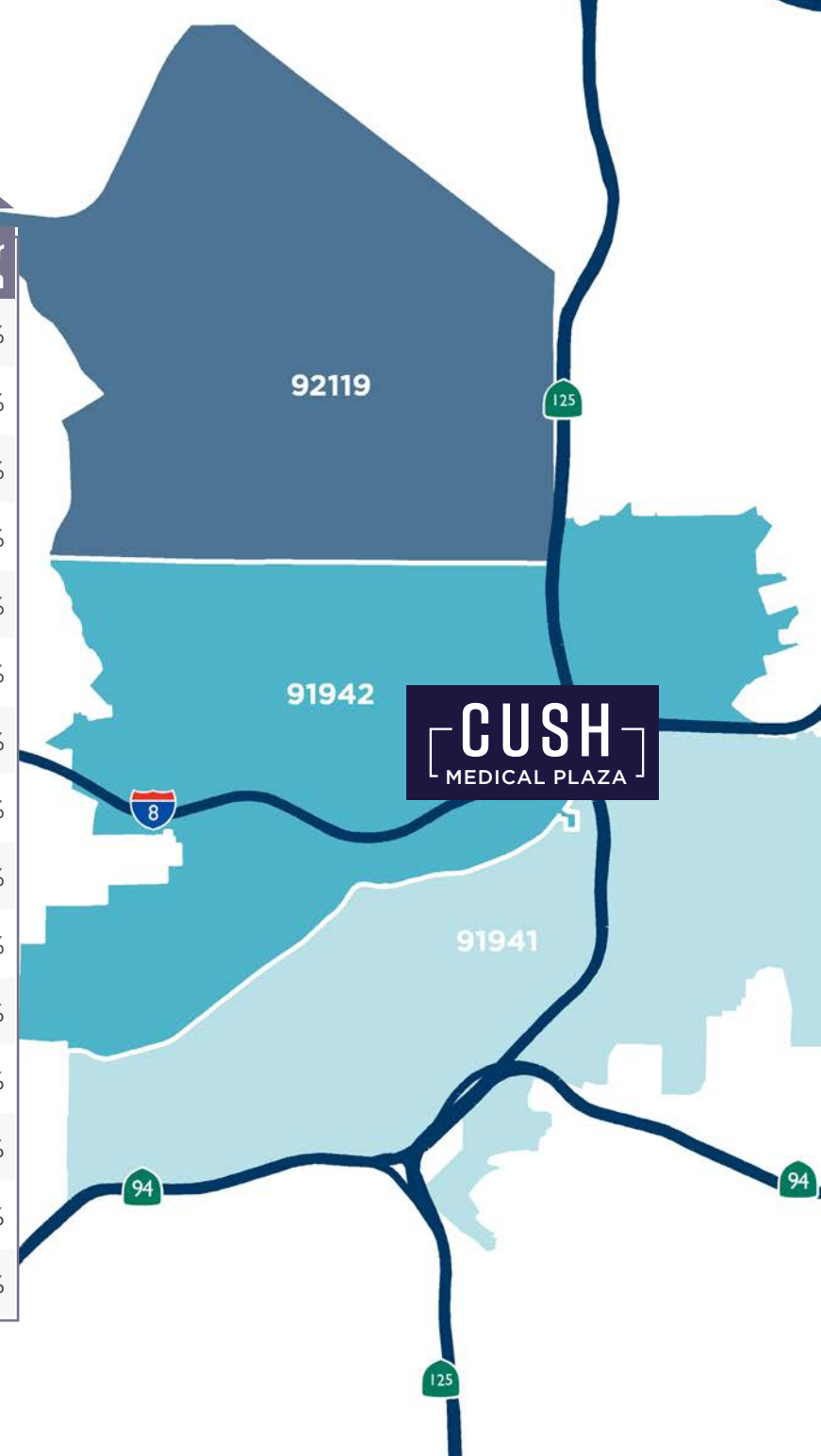
MEDICARE

**16%**

OTHER

# PATIENT DEMAND FORECAST

Service Line	2024 Volume	2029 Volume	2034 Volume	5 Yr Growth	10 Yr Growth
Psychiatry	26,332	29,582	29,788	12.3%	13.1%
Physical Therapy/Rehabilitation	51,375	56,938	61,028	10.8%	18.8%
Cardiology	21,296	22,732	24,031	6.7%	12.8%
Vascular	3,639	3,862	4,042	6.1%	11.1%
ENT	6,485	6,861	7,118	5.8%	9.8%
Miscellaneous Services	42,826	45,282	46,989	5.7%	9.7%
Ophthalmology	19,519	20,514	21,139	5.1%	8.3%
Orthopedics	6,192	6,461	6,802	4.4%	9.9%
Lab	92,648	96,599	99,222	4.3%	7.1%
Pain Management	2,401	2,502	2,548	4.2%	6.1%
Oncology	3,054	3,163	3,255	3.6%	6.6%
Podiatry	4,016	4,128	4,241	2.8%	5.6%
Nephrology	1,071	1,096	1,100	2.3%	2.6%
Trauma	1,574	1,607	1,623	2.1%	3.1%
Neurology	3,375	3,444	3,460	2.1%	2.5%



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 Cush Medical Plaza which includes areas in zip codes 92119, 91942, and 91941.

# CUSH

MEDICAL PLAZA



## LISTING CONTACTS:

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