

TORREY HILLS

MEDICAL PLAZA

4765 CARMEL MOUNTAIN ROAD
SAN DIEGO, CA 92130

Premier Medical Office Space for Lease



Building owned and managed by
HEALTHCARE REALTY

NEHAL WADHWA
+1 858 625 5228
CA LIC. #01859922
nehal.wadhwa@cushwake.com

MATTHEW MELENDRES
+1 619 732 6026
CA LIC. #02162349
matthew.melendres@cushwake.com

Opportunity

- Class-A medical office space ranging from 1,687 SF
- Built-out space ready for immediate use
- Prime location in Carmel Valley with direct access from I-5 and SR 56 via Carmel Mountain Road
- Situated in Torrey Hills Center, anchored by Vons supermarket
- Minutes away from UCSD Jacobs Medical Center and Scripps Memorial Hospital La Jolla
- Convenient patient drop-off area with a covered entry portico
- Ample free parking (5.0/1,000 sq. ft.) in a 2-level garage exclusive for medical tenants and patients
- Rent: Negotiable



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Key Demographics



POPULATION WITHIN
3 MILES

61,839

MEDIAN HOUSEHOLD
INCOME WITHIN 3 MILES

\$176,529

MEDIAN AGE
WITHIN 3 MILES

40.6

Source: Costar

Availabilities

SUITE	SIZE	RATE	COMMENTS
206	1,687 SF	Undisclosed	Existing dental build out. Four (4) exam rooms, two (2) labs, one (1) office, reception, waiting room, restroom, and balcony.



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Patient Demand Forecast

SERVICE LINE	2024 VOLUME	2029 VOLUME	2034 VOLUME	5 YR GROWTH	10 YR GROWTH
Endocrinology	1,129	1,364	1,450	20.8%	28.4%
Psychiatry	72,757	81,510	82,409	12.0%	13.3%
Physical Therapy/Rehabilitation	135,008	149,890	161,381	11.0%	19.5%
Spine	1,022	1,113	1,144	9.0%	11.9%
Cardiology	48,808	52,230	55,285	7.0%	13.3%
Vascular	8,299	8,843	9,276	6.6%	11.8%
Miscellaneous Services	103,519	109,348	113,663	5.6%	9.8%
Ophthalmology	44,171	46,537	48,057	5.4%	8.8%
ENT	16,311	17,177	17,940	5.3%	10.0%
Podiatry	7,827	8,205	8,554	4.8%	9.3%
Pain Management	5,773	6,041	6,183	4.6%	7.1%
Lab	222,978	232,334	238,641	4.2%	7.0%
Orthopedics	15,510	16,109	16,943	3.9%	9.2%
Oncology	7,604	7,878	8,103	3.6%	6.6%
Nephrology	2,684	2,751	2,763	2.5%	2.9%
Neurology	8,569	8,749	8,846	2.1%	3.2%



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 zip codes within a 5 mile radius of Torrey Hills Medical Plaza.

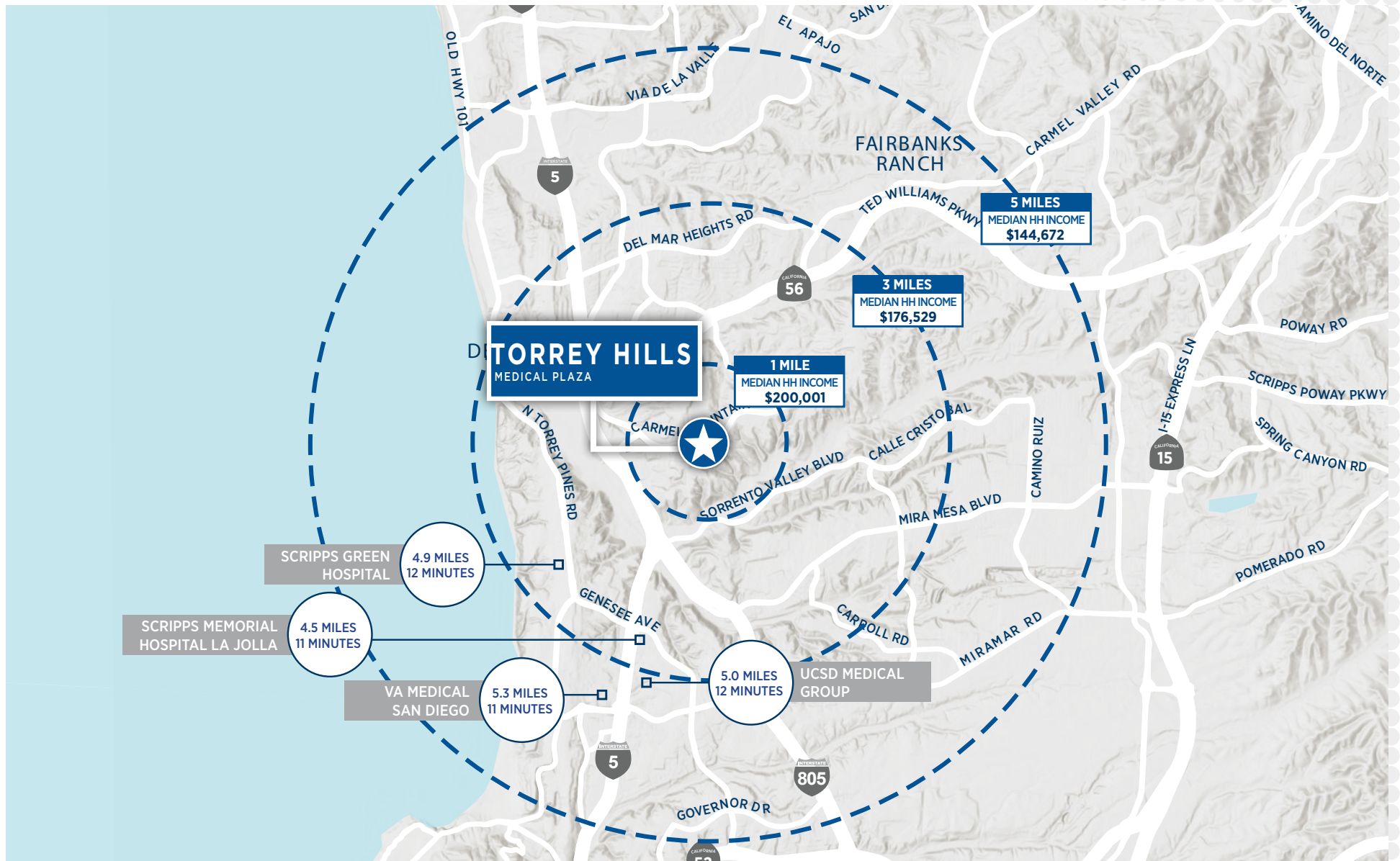


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Nearby Healthcare Facilities



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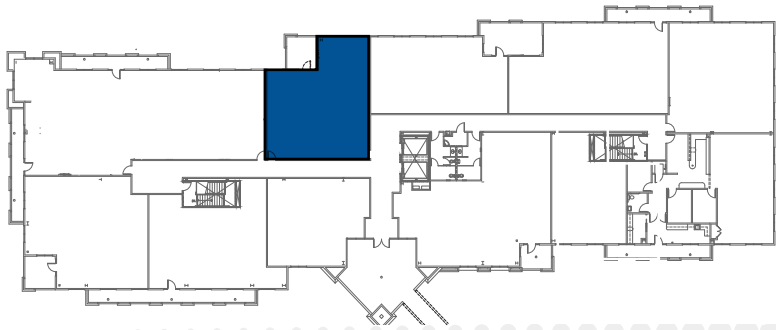
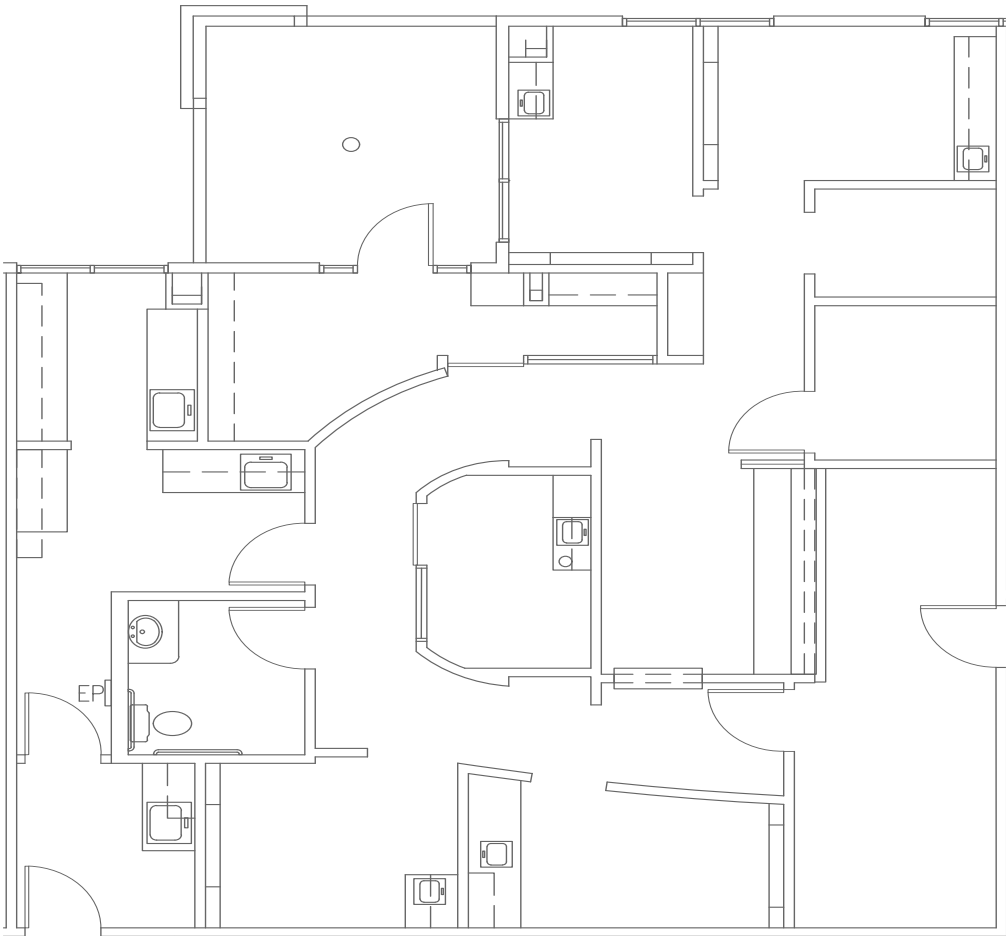
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SUITE 206

1,687 RSF

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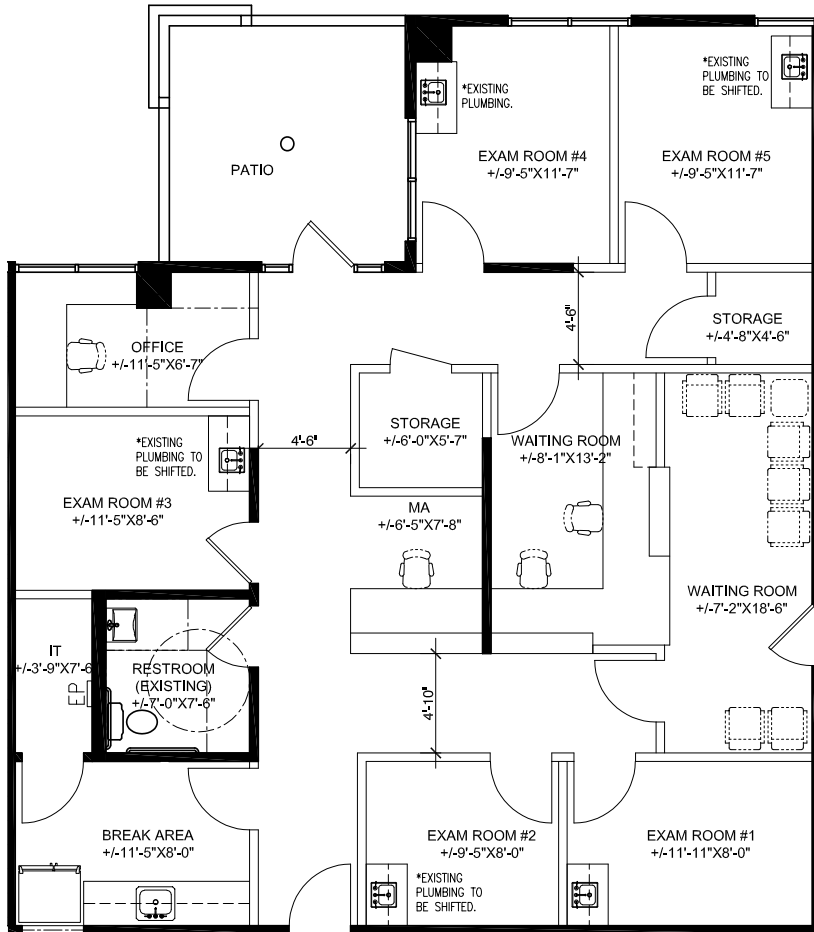
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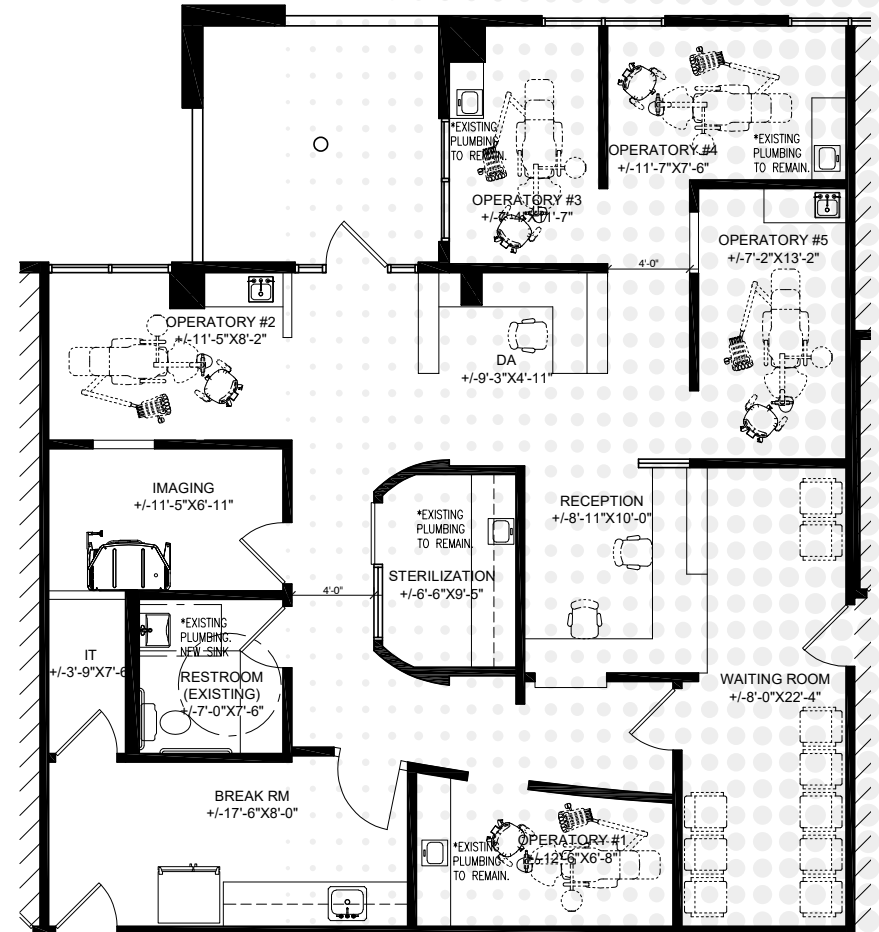
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Hypothetical Medical Floor Plan



Hypothetical Dental Floor Plan



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