



ALVARADO

MEDICAL PLAZA I & II

MEDICAL OFFICE SUITES FOR LEASE

5555 RESERVOIR DRIVE
6699 ALVARADO ROAD
SAN DIEGO, CA 92120

BUILDING FEATURES



Free Unreserved Parking Plus Reserved Lot For Doctors



Next Door To UCSD East and On-Site Emergency



Green Line Bus Stop And Trolley Stop Across The Street



Utilities: Full Service Gross, Includes Electricity & Janitorial

AVAILABILITIES:

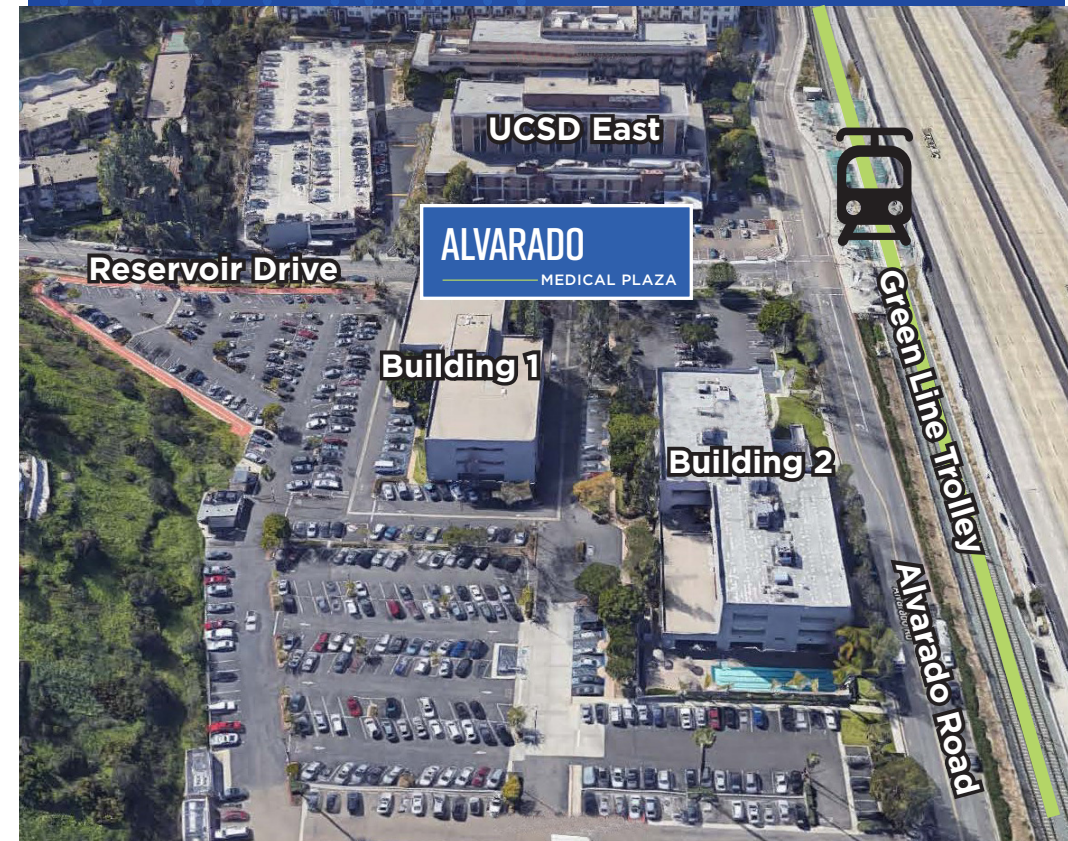
BLDG	SUITE	SIZE	RATE	COMMENTS
1	100	1,465 SF	Undisclosed	Existing medical build-out. Contiguous with Suite 100A up to 2,511 SF.
1	100A	1,046 SF	Undisclosed	Existing medical build-out. Contiguous with Suite 100 up to 2,511 SF.
1	200	1,271 SF	Undisclosed	Existing medical build-out. Three (3) exams, one (1) office, reception, storage room, and in-suite restroom. Space is perfect for a smaller primary care practice.
1	210	1,542 SF	Undisclosed	Existing medical build-out. Six (6) exams, procedure room, nurse's station, and in-suite restroom. Perfect for a practice looking for immediate occupancy with sinked exam rooms.
1	307	1,110 SF	Undisclosed	Existing medical build-out.
1	309	3,369 SF	Undisclosed	Existing medical build-out.
2	2209	4,013 SF	Undisclosed	Existing medical build-out. Divisible to 1,700 SF
2	2307	1,724 SF	Undisclosed	Warm shell condition. Ready for custom build out for a practice who wants a suite to perfectly suit their needs.







PROJECT AERIAL



ALVARADO
— MEDICAL PLAZA

COMPELLING DEMOGRAPHICS

3-MILE RADIUS



1,491,997

POPULATION



\$7,404.47

ANNUAL AVERAGE
HEALTHCARE SPENDING
PER HOUSEHOLD



15.1%

POPULATION AGED 65+



35.90

MEDIAN AGE

TRAFFIC COUNTS



7,409

CARS PER DAY
Alvarado Road and
Reservoir Drive

**20 MINUTE
DRIVE RADIUS**



\$117,383

AVERAGE
HOUSEHOLD INCOME

INSURANCE COVERAGE

46%

PPO

19%

HMO

20%

MEDICARE

15%

OTHER

PATIENT DEMAND FORECAST

SERVICE LINE	2024 VOLUME	2029 VOLUME	2034 VOLUME	5 YR GROWTH	10 YR GROWTH
Psychiatry	59,502	68,089	69,852	14.4%	17.4%
Physical Therapy/ Rehabilitation	110,741	125,365	137,237	13.2%	23.9%
Cardiology	40,649	44,416	47,993	9.3%	18.1%
Vascular	6,820	7,417	7,947	8.8%	16.5%
Ophthalmology	37,222	39,986	42,081	7.4%	13.1%
ENT	14,291	15,316	16,084	7.2%	12.5%
Pain Management	4,734	5,052	5,269	6.7%	11.3%
Oncology	5,963	6,345	6,698	6.4%	12.3%
Orthopedics	12,561	13,362	14,350	6.4%	14.2%
Lab	188,729	200,317	209,301	6.1%	10.9%
Podiatry	6,920	7,479	8,162	8.1%	17.9%



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 Alvarado Medical Plaza which includes areas in zip codes 92120, 92182 and 92115.

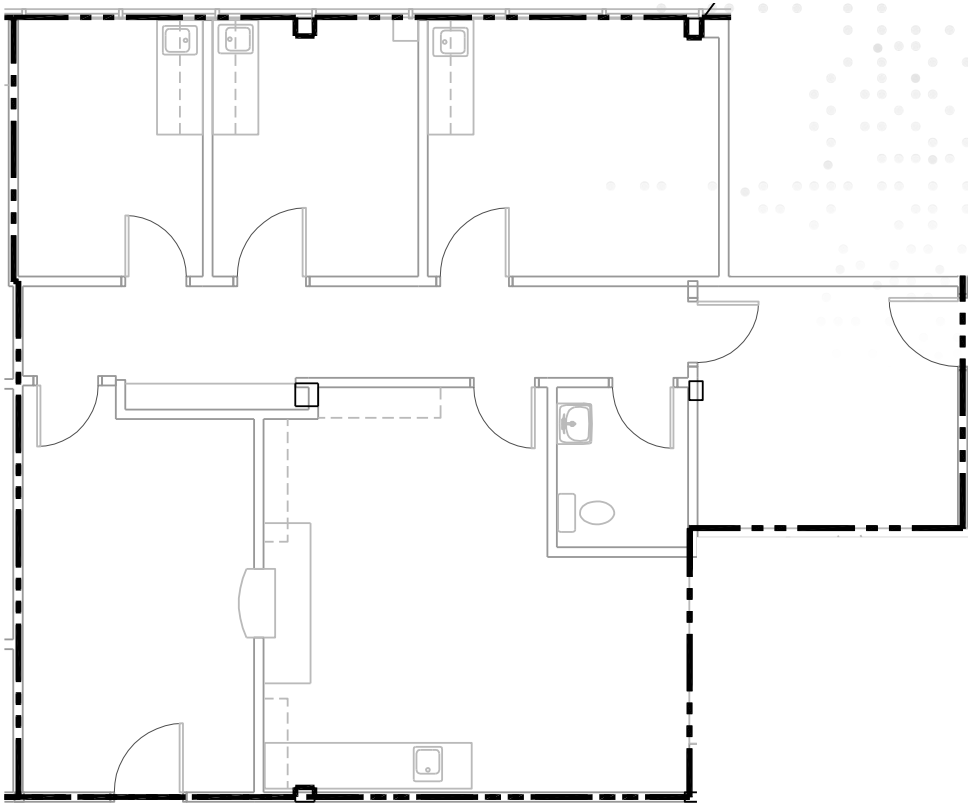
ON-SITE EMERGENCY DEPARTMENT

UC San Diego Health East Campus Emergency department provides lifesaving, effective trauma and acute care 24 hours a day. Their emergency rooms provide advanced care for people with major, life-threatening injuries or severe health conditions that require immediate attention. This includes broken bones, heart attacks, seizures, severe burns, strokes, poisoning, traumatic injuries and mental health emergencies. This location features:

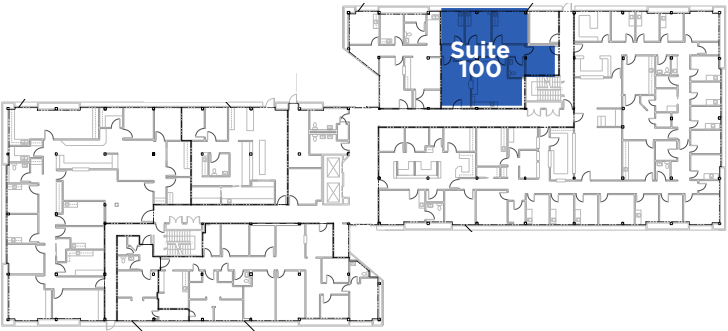
- Emergency medicine physicians trained in one or more specialties
- Full-time attending doctors available 24 hours a day
- Experienced nurses and other support staff, including those specializing in senior care

BUILDING 1 | FIRST FLOOR | SUITE 100

FLOOR PLAN

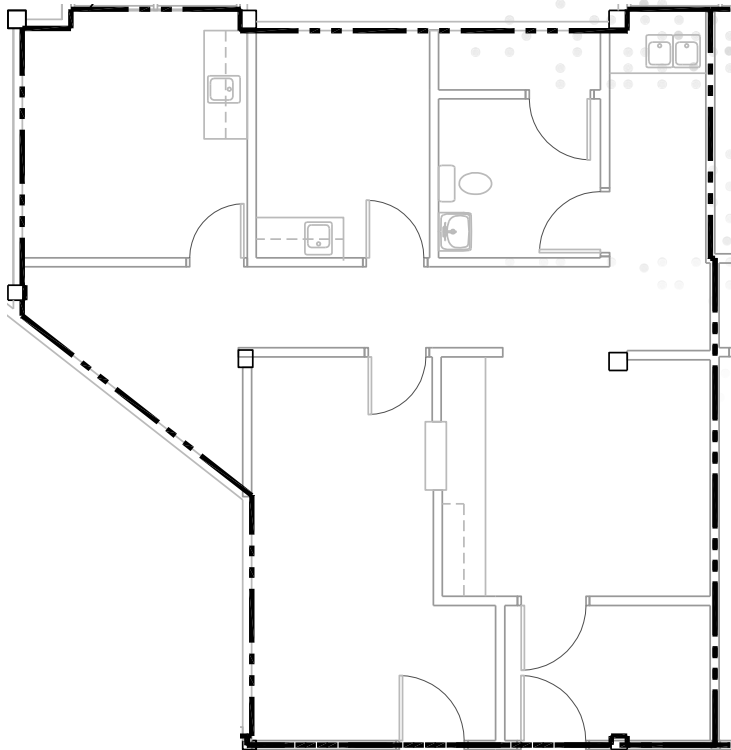


BUILDING	SUITE	SIZE	RATE	COMMENTS
1	100	1,465 SF	Undisclosed	Existing medical build-out. Contiguous with Suite 100A up to 2,511 SF.



BUILDING 1 | FIRST FLOOR | SUITE 100A

FLOOR PLAN

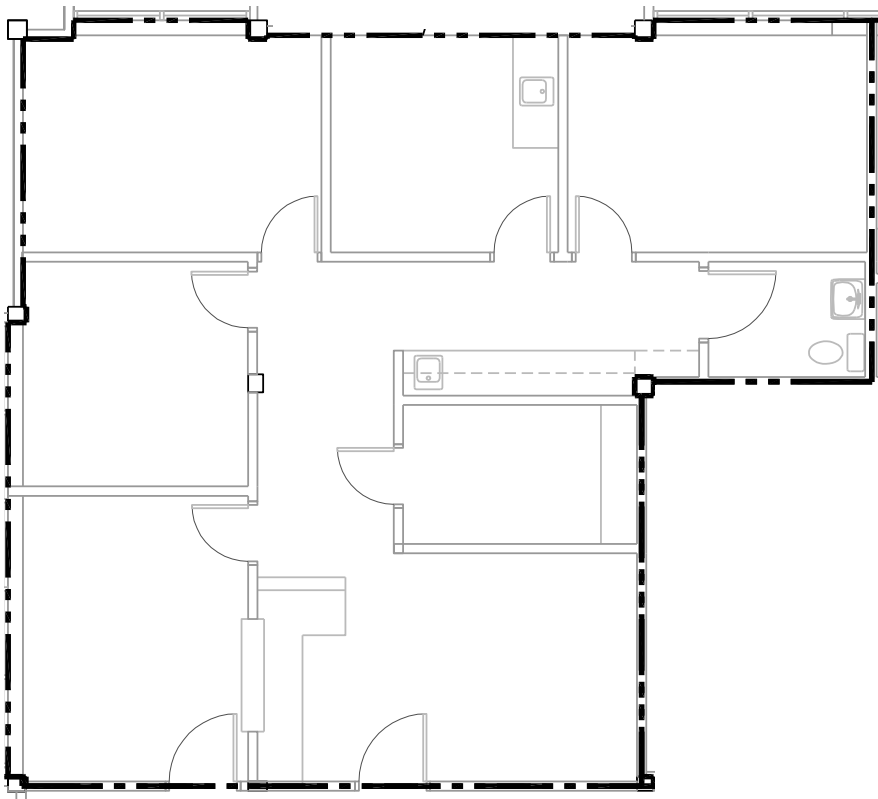


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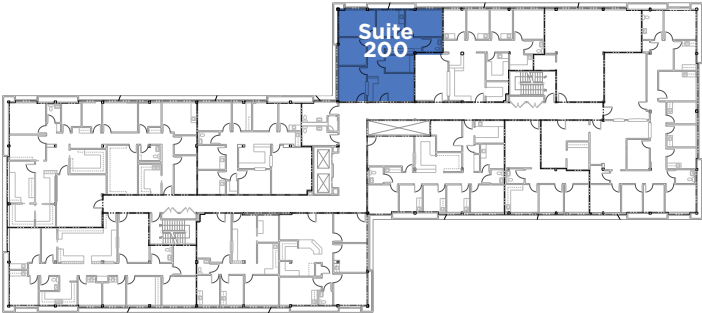


BUILDING 1 | SECOND FLOOR | SUITE 200

FLOOR PLAN



BUILDING	SUITE	SIZE	RATE	COMMENTS
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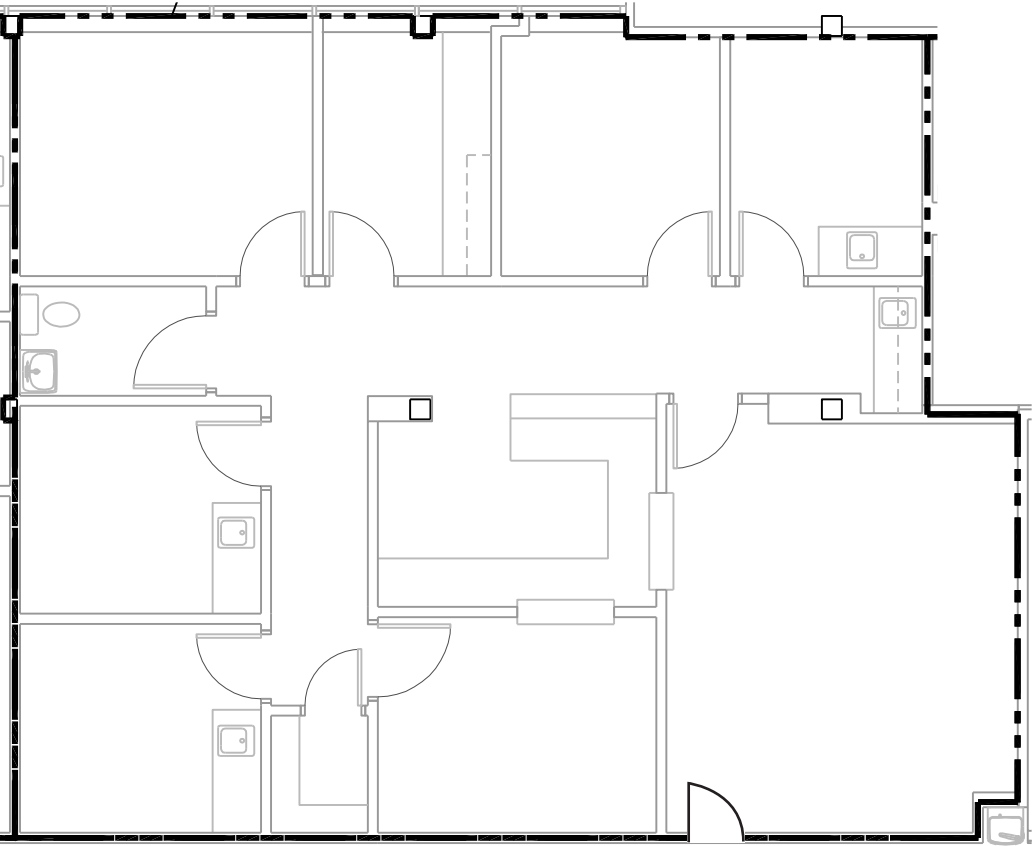


VIRTUAL TOUR

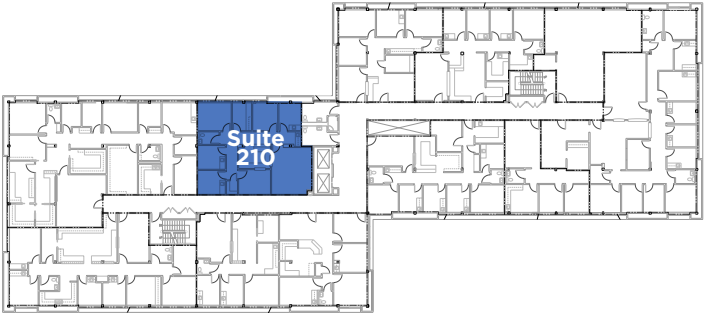


BUILDING 1 | SECOND FLOOR | SUITE 210

FLOOR PLAN

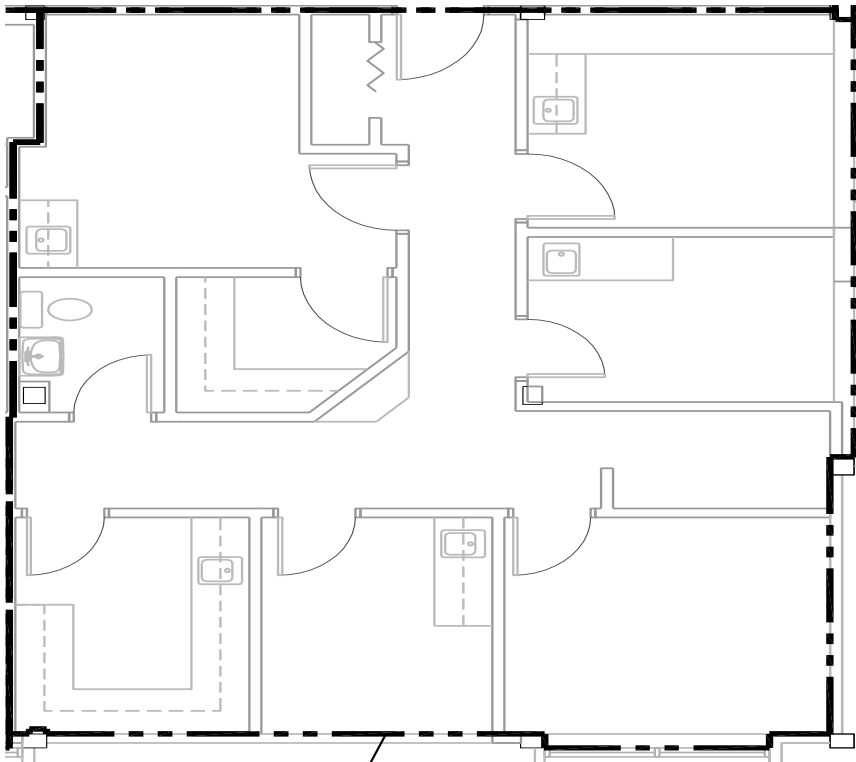


BUILDING	SUITE	SIZE	RATE	COMMENTS
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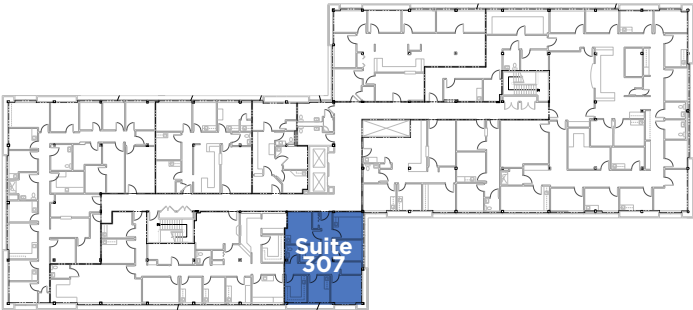


BUILDING 1 | THIRD FLOOR | SUITE 307

FLOOR PLAN

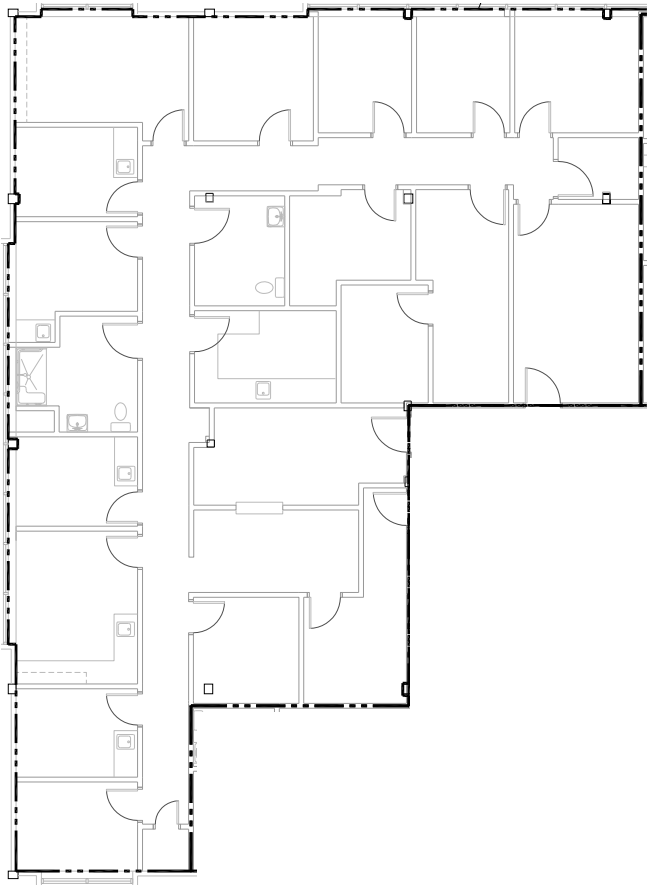


BUILDING	SUITE	SIZE	RATE	COMMENTS
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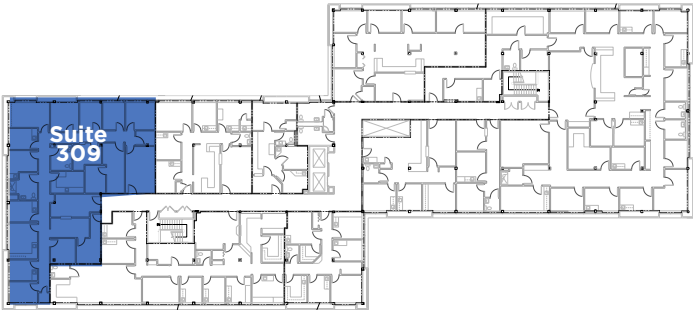


BUILDING 1 | THIRD FLOOR | SUITE 309

FLOOR PLAN

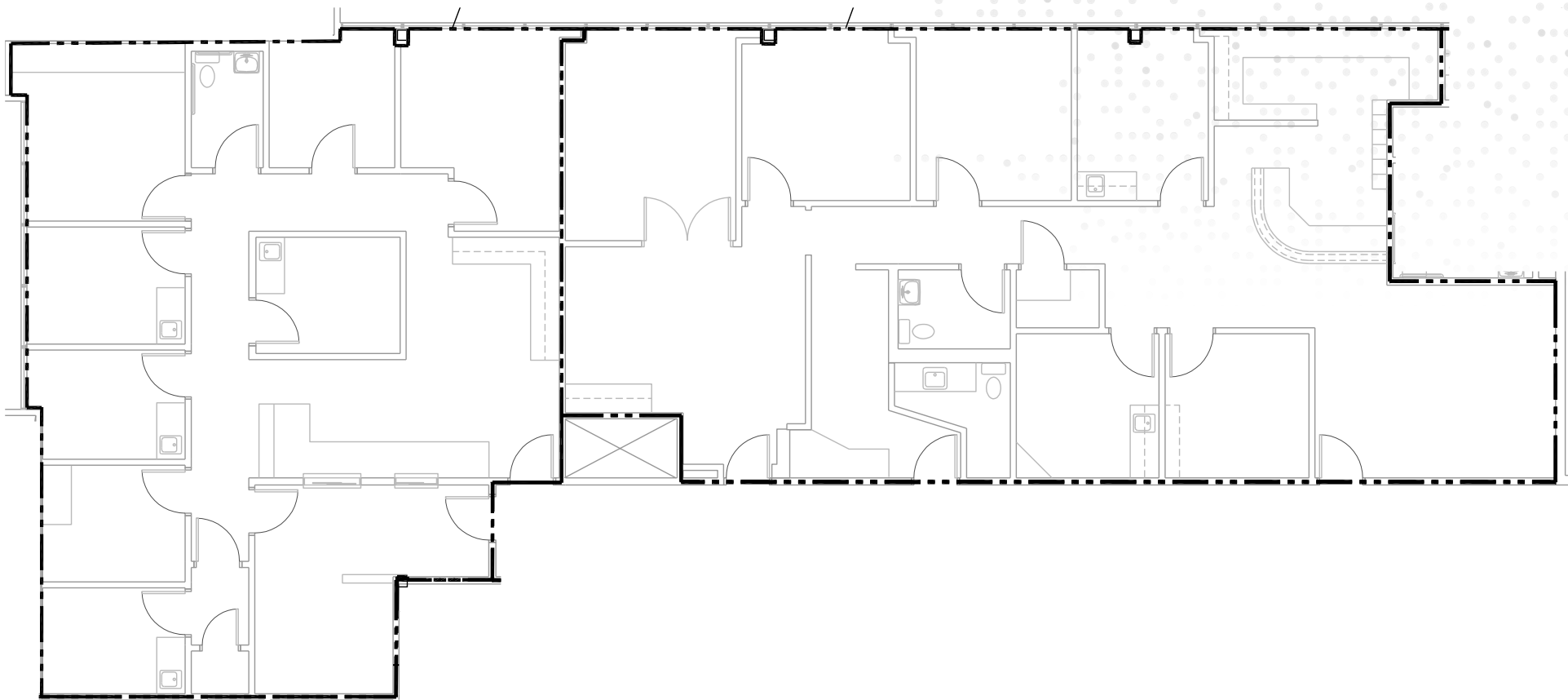


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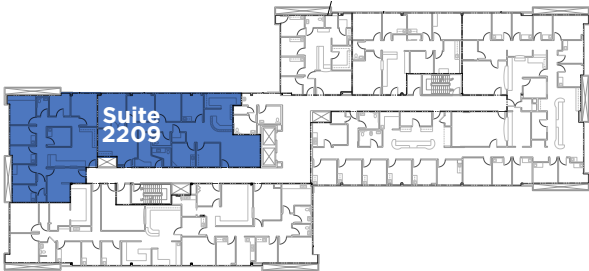


BUILDING 2 | SECOND FLOOR | SUITE 2209

FLOOR PLAN

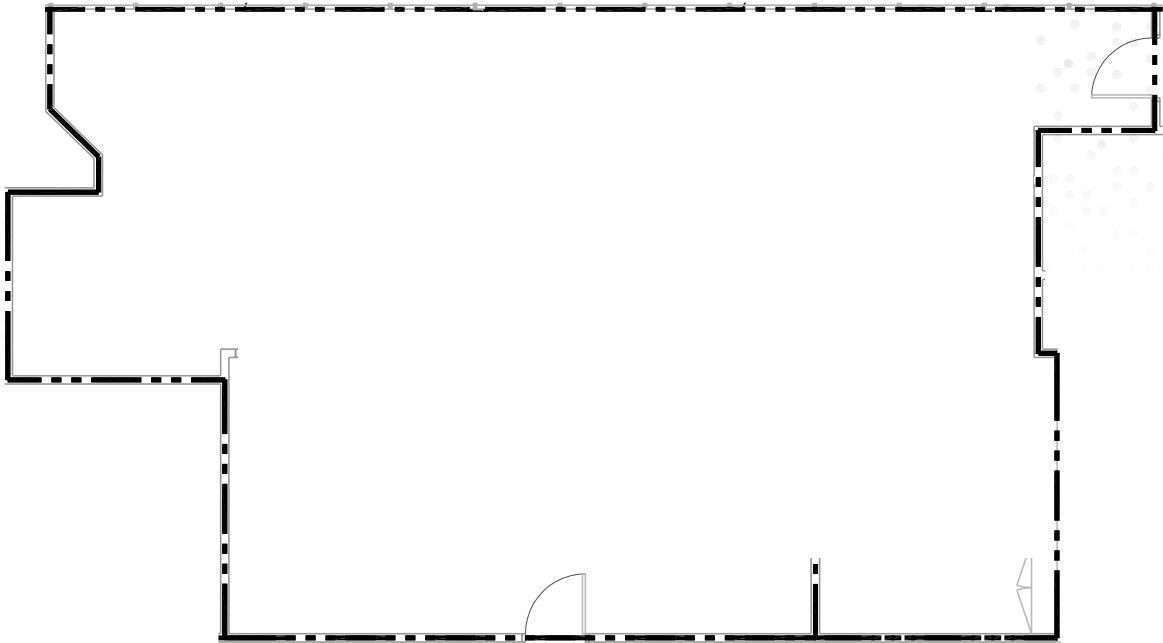


BUILDING	SUITE	SIZE	RATE	COMMENTS
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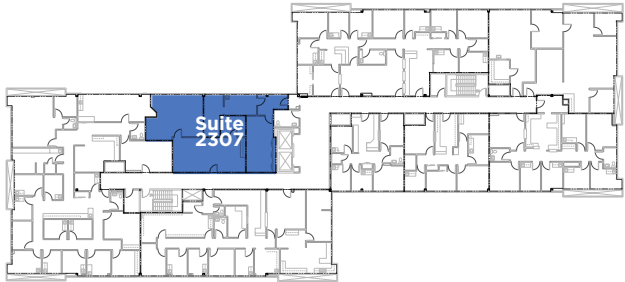


BUILDING 2 | THIRD FLOOR | SUITE 2307

FLOOR PLAN



BUILDING	SUITE	SIZE	RATE	COMMENTS
2	2307	1,724 SF	Undisclosed	Warm shell condition. Ready for custom build out for a practice who wants a suite to perfectly suit their needs.



VIRTUAL TOUR



ALVARADO

MEDICAL PLAZA

NEHAL WADHWA

+1 858 625 5228

nehal.wadhwa@cushwake.com

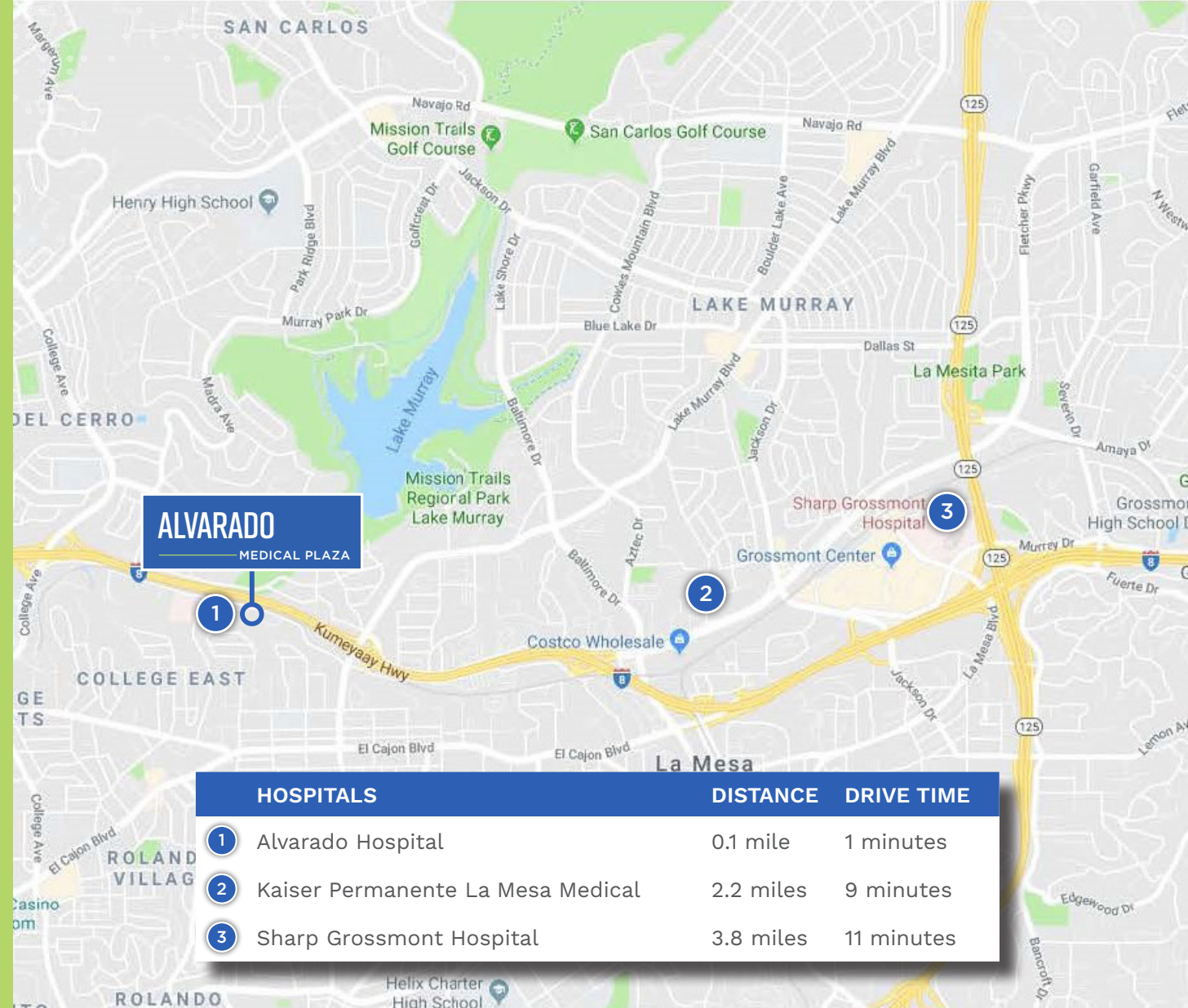
CA Lic. #01859922

MATT MELENDRES

+1 619 732 6026

matthew.melendres@cushwake.com

CA Lic. #02162349



HOSPITALS

DISTANCE

DRIVE TIME

- | | | | |
|---|-----------------------------------|-----------|------------|
| 1 | Alvarado Hospital | 0.1 mile | 1 minutes |
| 2 | Kaiser Permanente La Mesa Medical | 2.2 miles | 9 minutes |
| 3 | Sharp Grossmont Hospital | 3.8 miles | 11 minutes |

[VIEW OUR LATEST SAN DIEGO MEDICAL OFFICE REPORT](#)



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