

FOR SUBLEASE



4765 Carmel Mountain Rd, Suite 202

±2,620 RSF Medical Office

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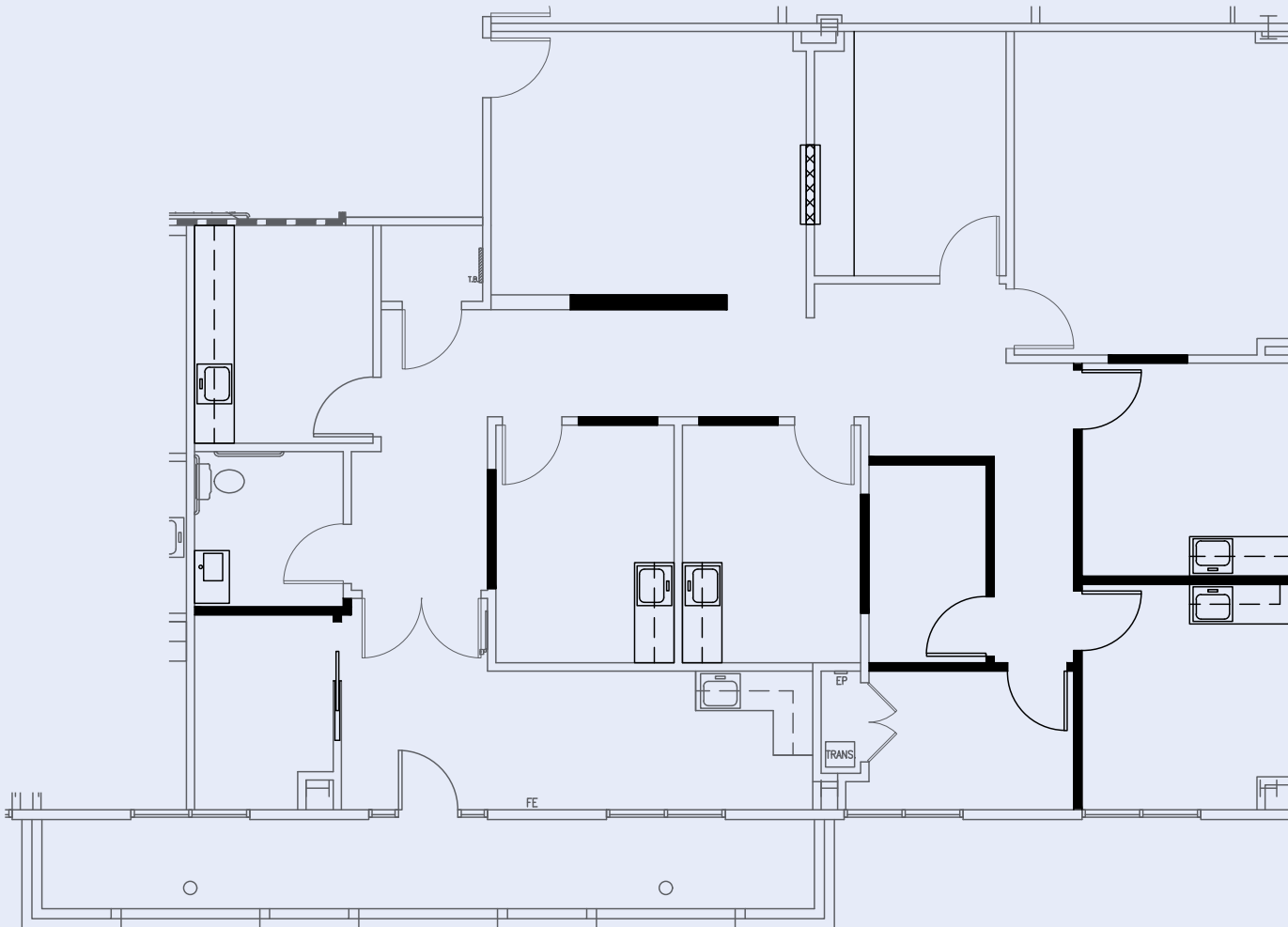
Property Highlights

- ±2,620 RSF Medical/Office sublease opportunity
- Located within Torrey Hills Medical Plaza, a Class A Medical Office Property
- Ideal for medical office use with strong surrounding medical tenancy
- Abundant parking with a 5.0/1,000 SF ratio (covered & surface options)
- Prime Carmel Valley location near I-5 with close access to retail and amenities
- Lease expiring on September 6, 2032

**Asking Sublease Rate:
Contact Brokers**



Floorplan



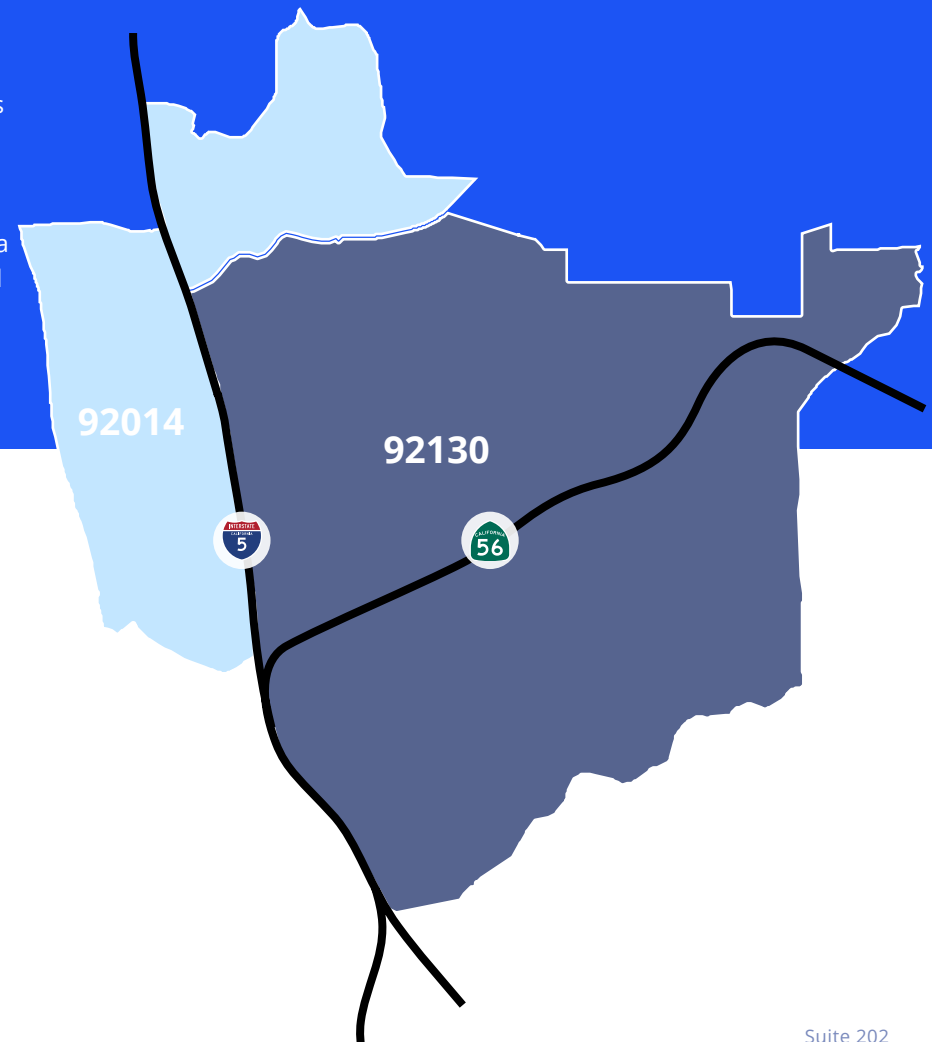
Suite 202
±2,620 RSF

// Patient Demand Forecast 4765 Carmel Mountain Rd



The Outpatient Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties in key markets across the US. The MSP tool supports planners, providers and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. The above data is representative of 4765 Carmel Mountain Rd which includes 92014 and 92130. For more information on the Advisory Board, please visit, www.advisory.com.

**TARGET
MARKETS**



SERVICE LINES

SERVICE LINES	TODAY'S VOLUME	5-YEAR VOLUME ↑		10-YEAR VOLUME ↑	
Cardiology	22,501	24,302	8.0%	25,968	15.4%
Endocrinology	520	628	20.8%	669	28.6%
ENT	7,557	7,855	3.9%	8,125	7.5%
Lab	101,090	106,150	5.0%	109,831	8.6%
Miscellaneous Services	47,232	49,961	5.8%	52,032	10.2%
Neurosurgery	214	214	0.1%	223	4.2%
Oncology	3,619	3,755	3.8%	3,864	6.8%
Ophthalmology	20,362	21,649	6.3%	22,556	10.8%
Orthopedics	7,159	7,456	4.2%	7,875	10.0%
Pain Management	2,669	2,818	5.6%	2,909	9.0%
Physical Therapy/Rehabilitation	61,314	68,137	11.1%	73,515	19.9%
Podiatry	3,514	3,763	7.1%	4,006	14.0%
Psychiatry	33,073	36,816	11.3%	37,149	12.3%
Spine	468	515	9.9%	533	13.9%
Vascular	3,825	4,122	7.8%	4,369	14.2%

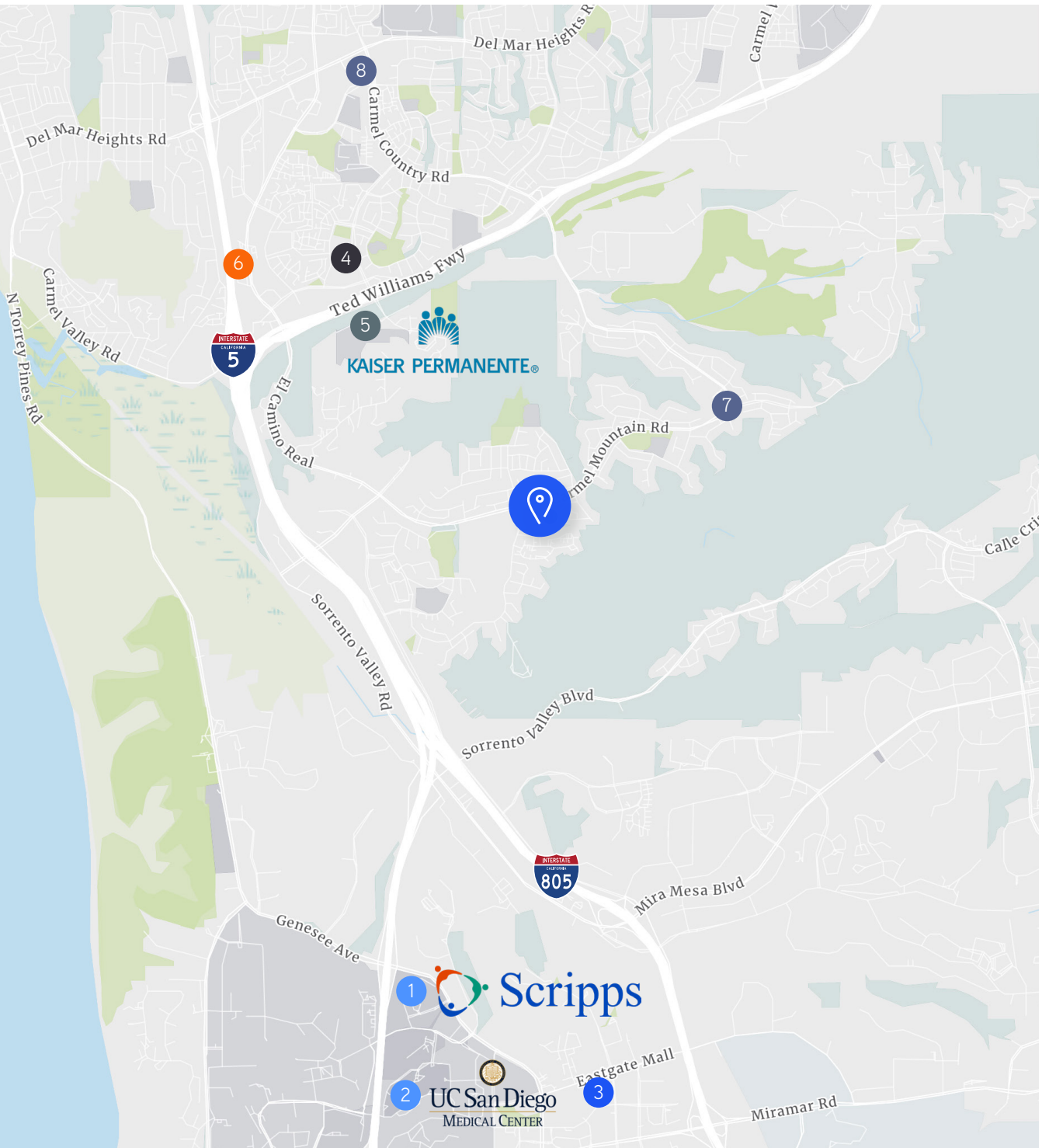
Property Photos





NORTH

- HOSPITALS**
- 1 Scripps Memorial Hospital La Jolla
 - 2 UCSD Hospital
- IMAGING**
- 3 SimonMed Imaging
- URGENT CARE**
- 4 MD Today Urgent Care Carmel Valley
- MEDICAL OFFICES**
- 5 Kaiser Permanente Carmel Valley Medical Offices
- REHABILITATION**
- 6 ProActive Physical Therapy and Sports Medicine
- PHARMACY**
- 7 Pure Care Pharmacy
 - 8 Carmel Valley Pharmacy



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