

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
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Opportunity

- Class-A medical office space ranging from 1,120 to 3,016 sq. ft.
- 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



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

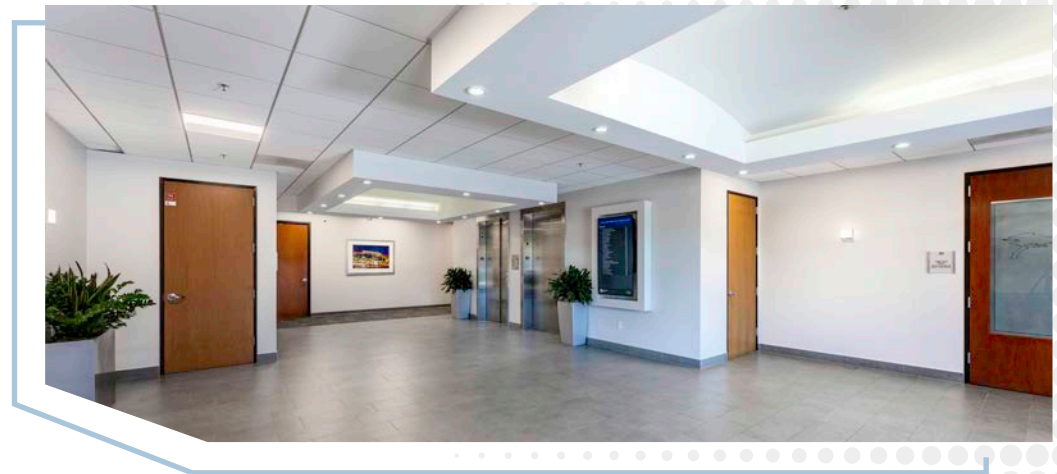
Availabilities

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. Perfect for a dental practice who needs a move-in ready space.

Patient Demand Forecast

SERVICE LINE	2023 VOLUME	2028 VOLUME	2033 VOLUME	5 YR GROWTH	10 YR GROWTH
Endocrinology	1,106	1,356	1,529	22.5%	38.2%
Psychiatry	75,159	87,235	89,945	16.1%	19.7%
Vascular	7,764	8,703	9,578	12.1%	23.4%
Physical Therapy/Rehabilitation	135,858	151,978	176,204	11.9%	29.7%
ENT	16,317	18,194	20,085	11.5%	23.1%
Ophthalmology	40,980	45,645	50,723	11.4%	23.8%
Cardiology	46,005	51,155	55,056	11.2%	19.7%
Orthopedics	14,950	16,388	18,137	9.6%	21.3%
Pain Management	5,537	6,053	6,474	9.3%	16.9%
Lab	219,969	239,806	254,784	9.0%	15.8%

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.

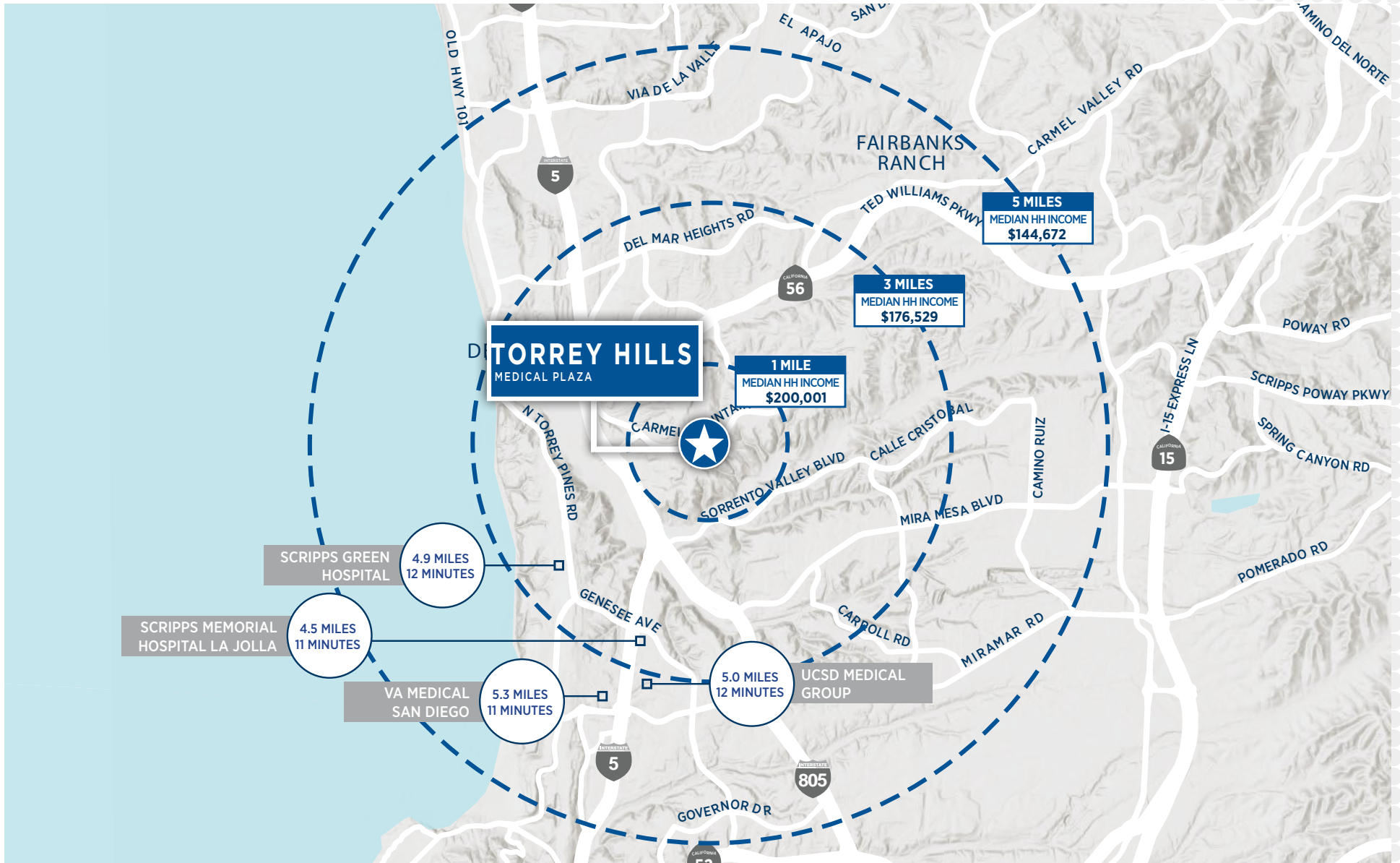


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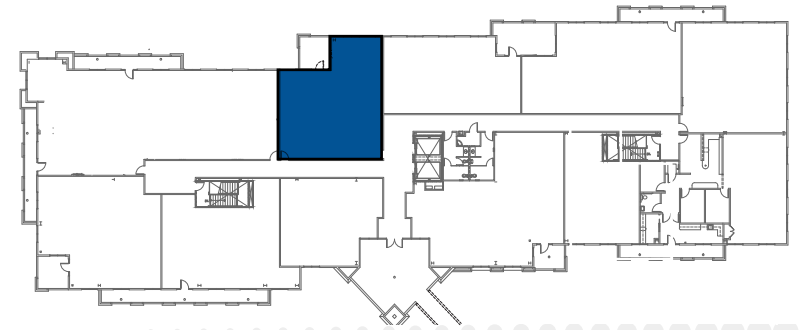
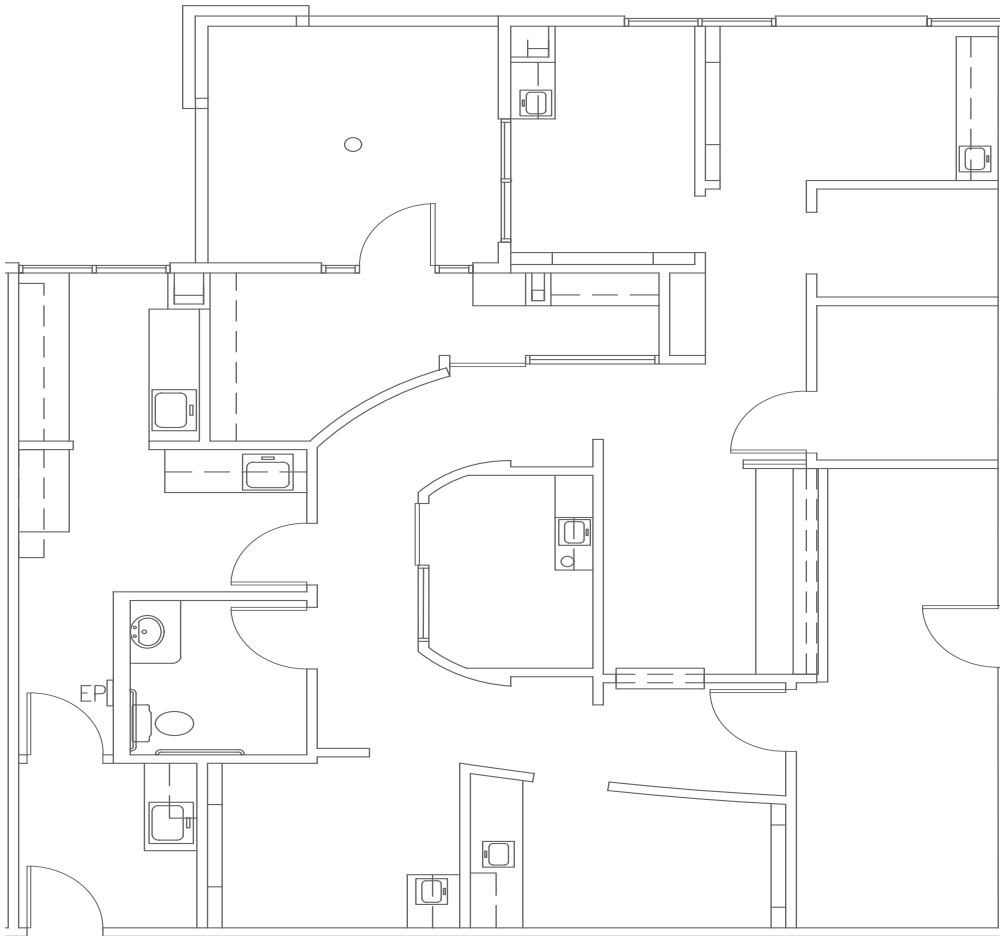
Nearby Healthcare Facilities



SUITE 206

1,687 RSF

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SUITE	SIZE	CONTIGUOUS	RATE	COMMENTS
206	1,687 SF	3,016 SF	Undisclosed	Existing dental build out. Four (4) exam rooms, two (2) labs, one (1) office, reception, waiting room, restroom, and balcony. Perfect for a dental practice who needs a move-in ready space

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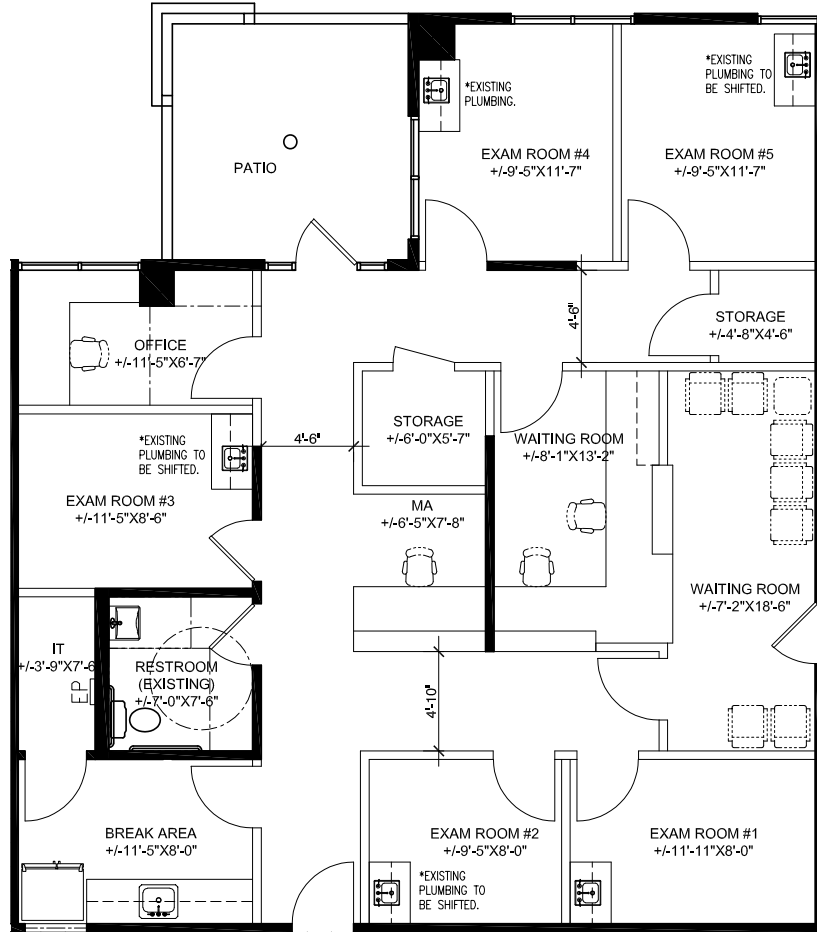
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SUITE 206

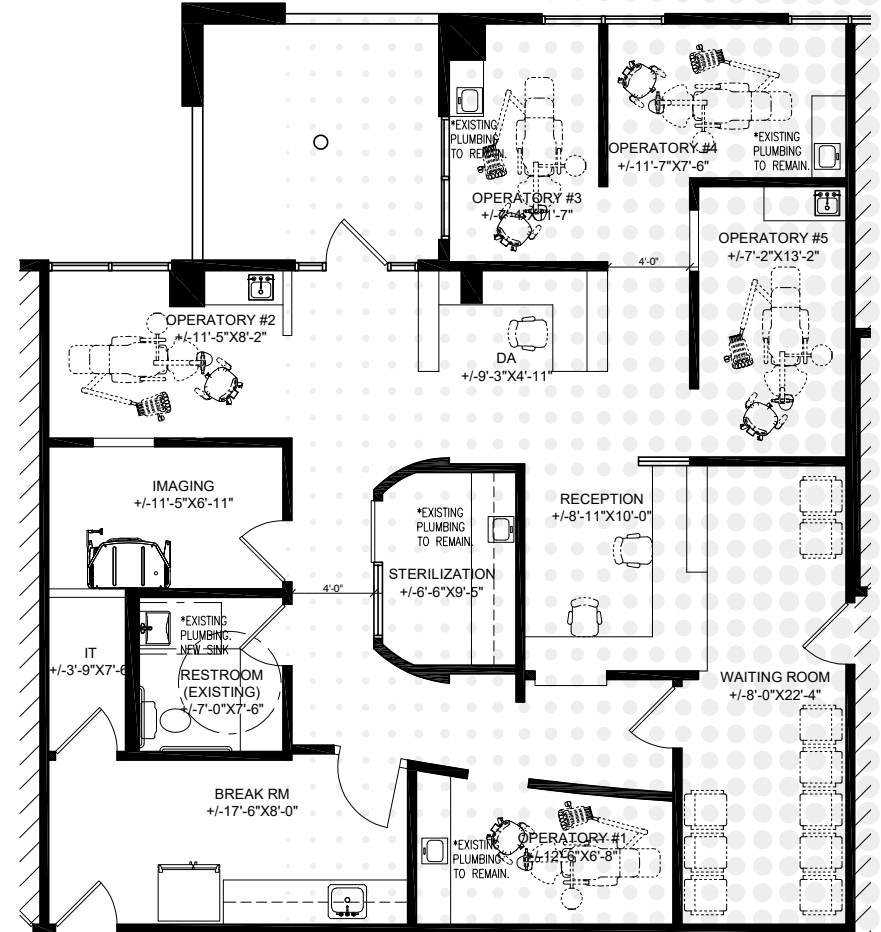
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Hypothetical Medical Floor Plan



Hypothetical Dental Floor Plan



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