

FOR SUBLEASE



4033 Third Ave, Suite 430

±1,504 RSF Medical Office

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Property Highlights

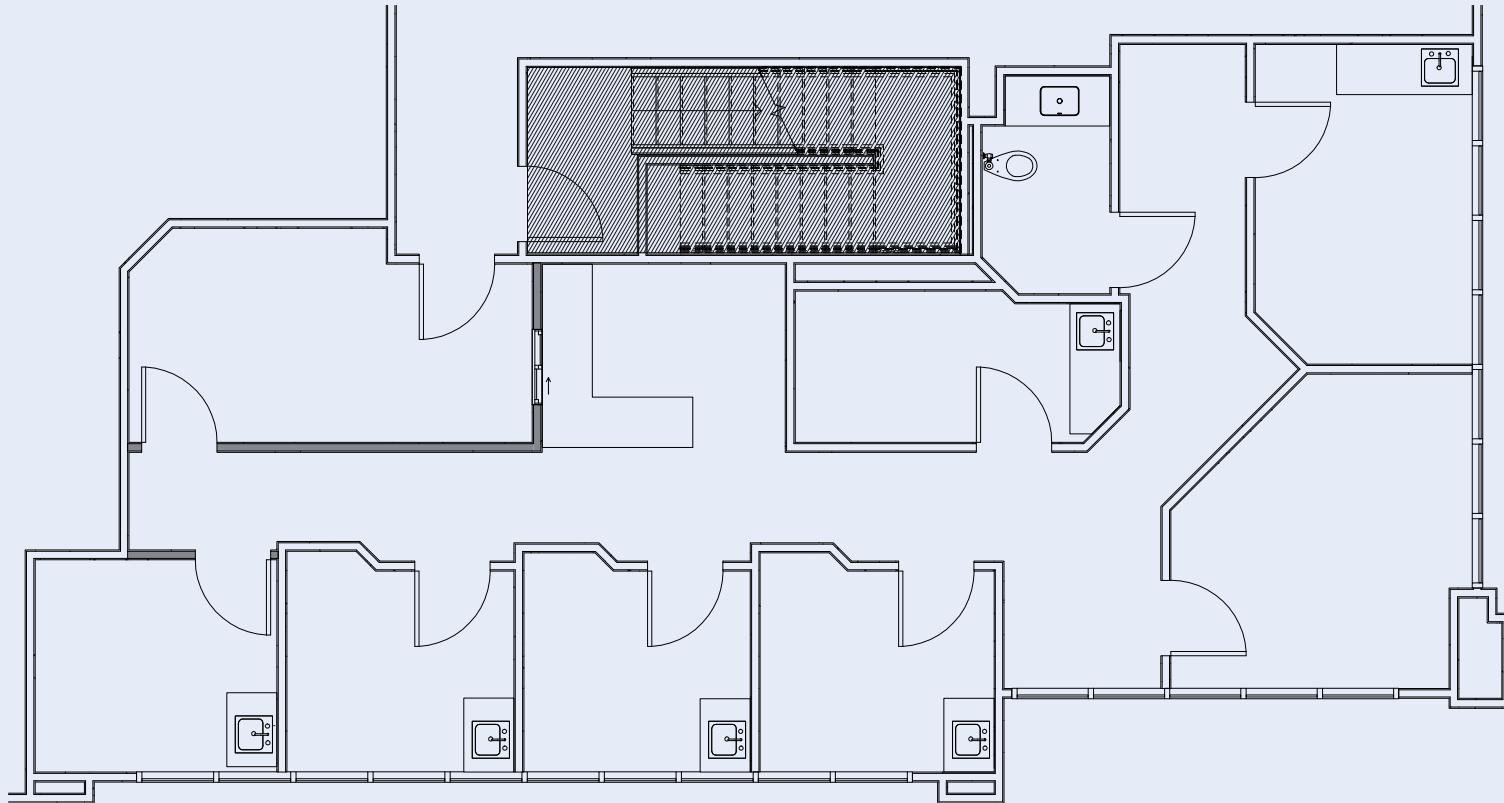
- ±1,504 RSF Medical/Office sublease opportunity in Hillcrest
- Located within Hillcrest Medical Center, a Class A Medical Office Property
- Underground covered parking available
- Premier urban location within walking distance to Scripps Mercy Hospital, retail, and dining amenities
- Lease expires February 2033



**Asking Sublease Rate:
Contact Brokers**



Floorplan



Suite 430
±1,504 RSF

// Patient Demand Forecast

4033 Third Ave



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 4033 Third Ave which includes 92103. 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	12,597	14,679	16.5%	16,859	33.8%
Cosmetic Procedures	831	907	9.2%	928	11.7%
Dermatology	5,080	5,553	9.3%	6,020	18.5%
Endocrinology	258	333	29.1%	379	47.0%
ENT	3,193	3,678	15.2%	4,178	30.8%
Gastroenterology	2,926	3,137	7.2%	3,304	12.9%
Lab	53,829	60,676	12.7%	67,654	25.7%
Nephrology	649	724	11.6%	788	21.4%
Neurology	1,771	1,991	12.4%	2,203	24.4%
Neurosurgery	107	114	7.0%	127	19.3%
Oncology	1,828	2,079	13.7%	2,328	27.4%
Ophthalmology	11,101	12,829	15.6%	14,449	30.2%
Orthopedics	3,544	4,038	13.9%	4,626	30.5%
Pain Management	1,428	1,615	13.1%	1,780	24.7%
Podiatry	2,164	2,477	14.5%	2,807	29.7%
Psychiatry	14,888	17,802	19.6%	19,174	28.8%
Radiology	34,874	38,049	9.1%	41,329	18.5%
Spine	253	300	18.6%	333	31.8%
Trauma	886	992	12.0%	1,095	23.6%
Urology	1,293	1,363	5.5%	1,466	13.4%
Vascular	2,144	2,486	15.9%	2,830	32.0%

HOSPITALS

- 1 SCRIPPS MERCY HOSPITAL
- 2 HILLCREST MEDICAL CENTER AT UC SAN DIEGO

RESTAURANTS/DINING

- 3 JIMMY CARTER'S MEXICAN CAFE
- 4 EVOLUTION
- 5 EXTRAORDINARY DESSERTS
- 6 PARC BISTRO-BRASSERIE
- 7 BARRIO STAR
- 8 THE MARKET PLACE
- 9 MR. A'S

COFFEE/TEA

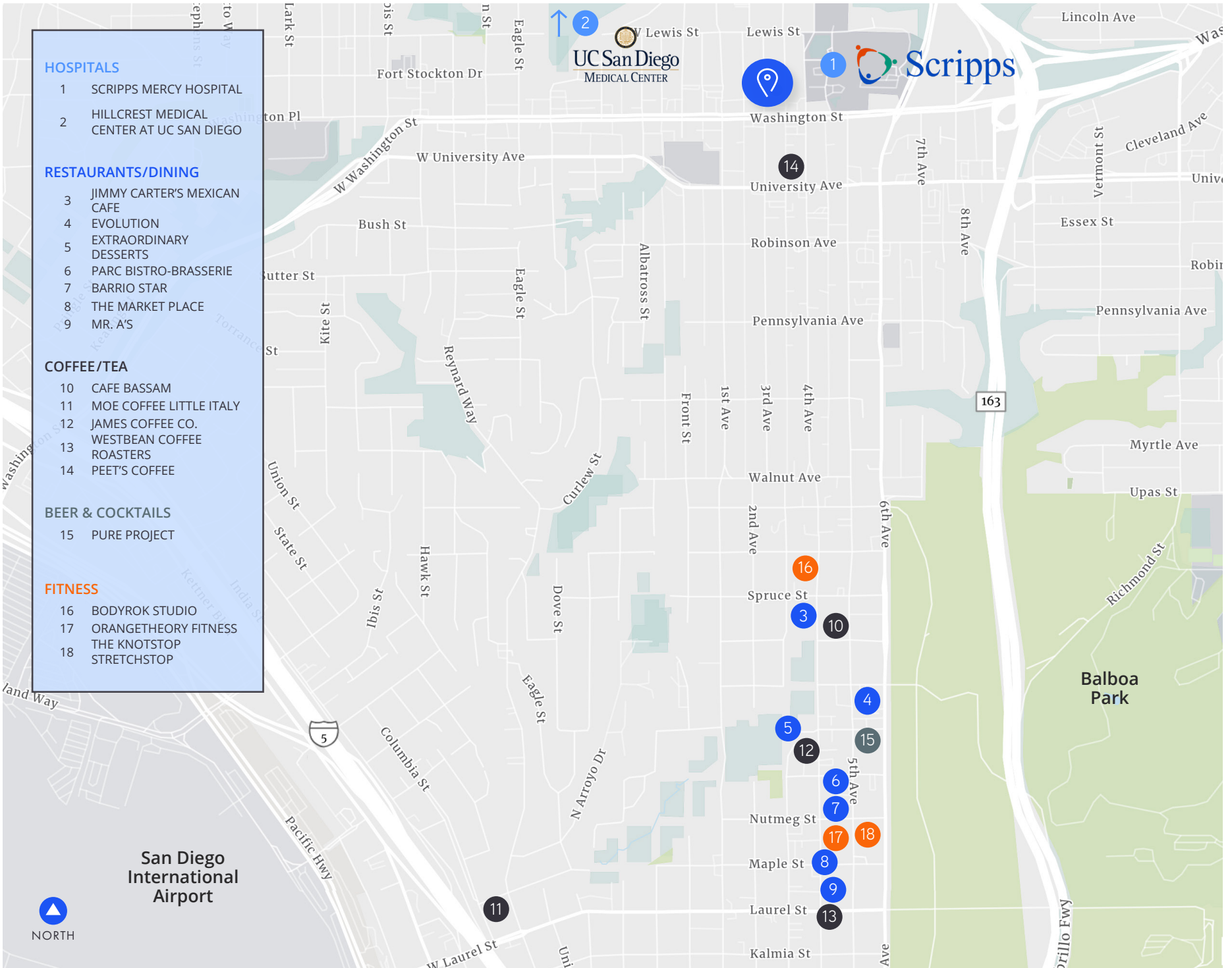
- 10 CAFE BASSAM
- 11 MOE COFFEE LITTLE ITALY
- 12 JAMES COFFEE CO. WESTBEAN COFFEE ROASTERS
- 14 PEET'S COFFEE

BEER & COCKTAILS

- 15 PURE PROJECT

FITNESS

- 16 BODYROK STUDIO
- 17 ORANGETHEORY FITNESS
- 18 THE KNOTSTOP STRETCHSTOP



San Diego International Airport



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