



# CHULA VISTA MEDICAL ARTS II

450 4TH AVE, CHULA VISTA, CA 91910

ON CAMPUS MEDICAL OFFICE SPACE AVAILABLE

CBRE

# PROPERTY HIGHLIGHTS

Chula Vista Medical Arts II is strategically located in the heart of Chula Vista, the second largest city in San Diego County. Adjacent to Scripps Mercy Chula Vista and near Sharp Chula Vista Medical Center, this building offers seamless access to top regional health systems and a variety of retail amenities. Its unique character and prime location could make it an ideal hub for medical professionals and patients in a rapidly growing urban area.



# PROJECT FEATURES



4 Story Medical Office Building



36,586 SF of Total Building Size



Dual Gurney Sized Elevators Served



Covered Tenant Parking



Excellent Demographics



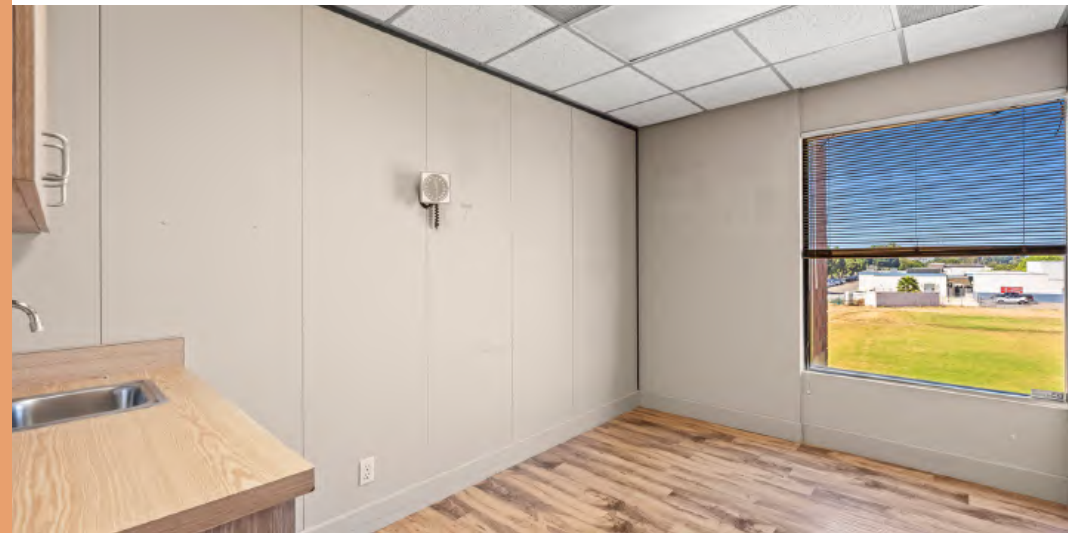
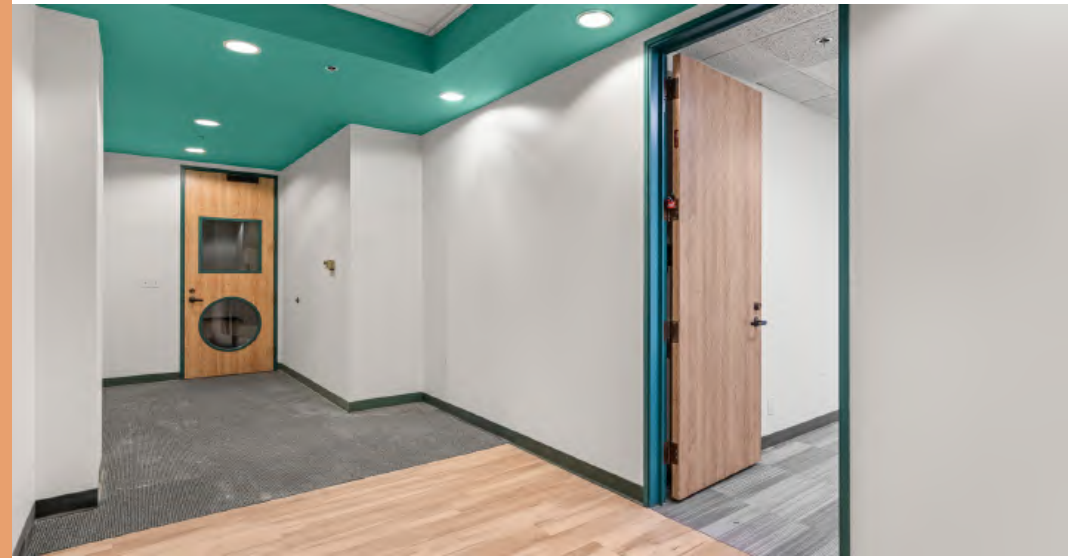
On Campus of Scripps Mercy Hospital Chula Vista



Professionally Managed



Walking Distance To Retail Amenities





# AREA OVERVIEW

The City of Chula Vista is located at the center of one of the richest cultural, economic and environmentally diverse zones in the United States and is the second largest City in San Diego County with a population of 276,000. Chula Vista boasts more than 52 square miles of coastal landscape, canyons, rolling hills, mountains, quality parks, and miles of trails. Chula Vista is a leader in conservation and renewable energy, has outstanding public schools, and has been named one of the top safest cities in the country.

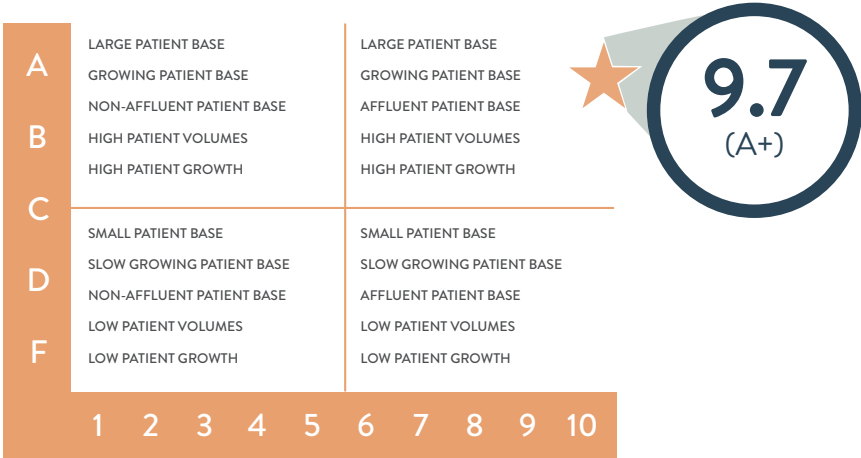
Construction on the 535-acre Chula Vista Bayfront project is underway. It will feature a world-class waterfront resort, a convention center, parks, and residential housing. Plans are moving forward on the 375-acre University Park and Innovation District in the eastern section which will bring more education, jobs and businesses to the City.



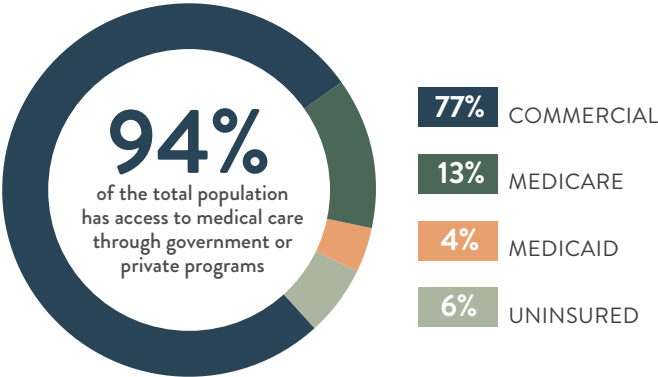
# MEDICAL OFFICE SCORE CARD

## MEDICAL MARKET ANALYSIS

The San Diego market achieved a medical market ranking of 9.7 (A+) and a 98 median national percentile score, indicating that the market surrounding the subject property scored better than 98 percent of the markets nationally for medical office use.



## INSURANCE COVERAGE



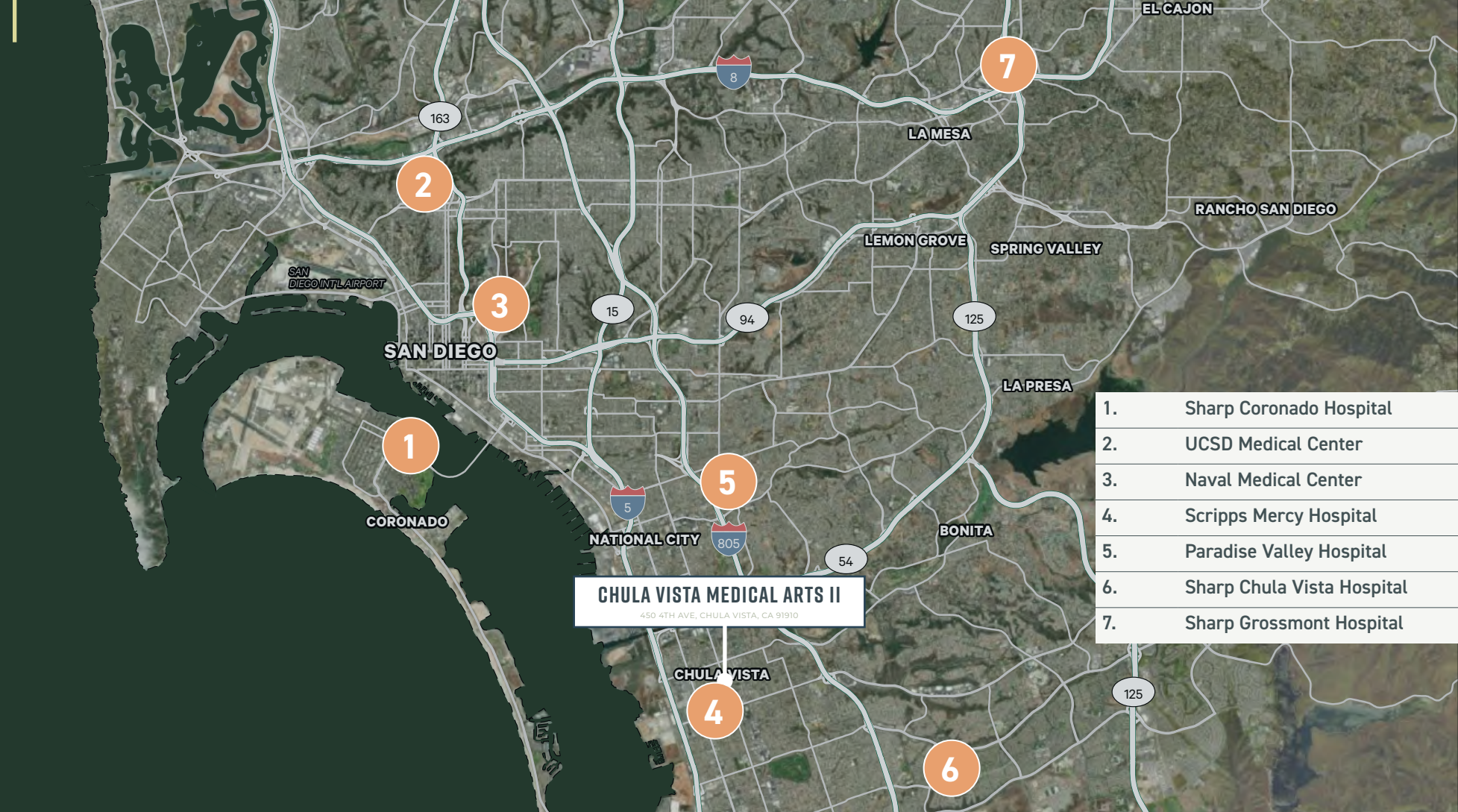
## MEDIAN HOME VALUE



USA	\$408.1K
CALIFORNIA	\$833.4K
SAN DIEGO COUNTY	\$743K

NOTE: Proprietary research provided by MRA and CBRE FastReport. Not to be reused or distributed without written permission by CBRE, Inc. Median Home Value sources: USA (<https://fred.stlouisfed.org/series/MSPUS>); California (<https://managecasa.com/articles/california-housing-market-report/#:~:text=The%20California%20median%20home%20price,2021%20from%20%24659%2C400%20in%202020.%E2%80%9D>); San Diego County: (<https://www.sandiegouniontribune.com/business/story/2022-01-20/san-diegos-home-price-ended-year-at-record-high>).

# MEDICAL OFFICE AERIAL MAP



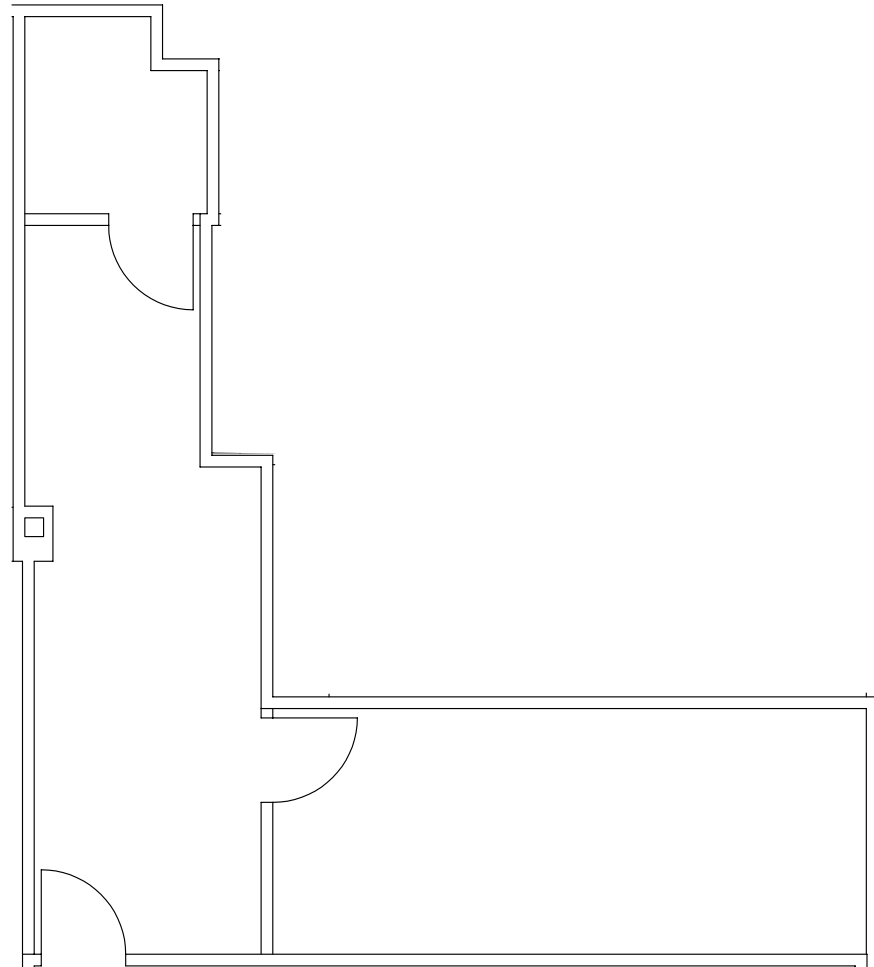
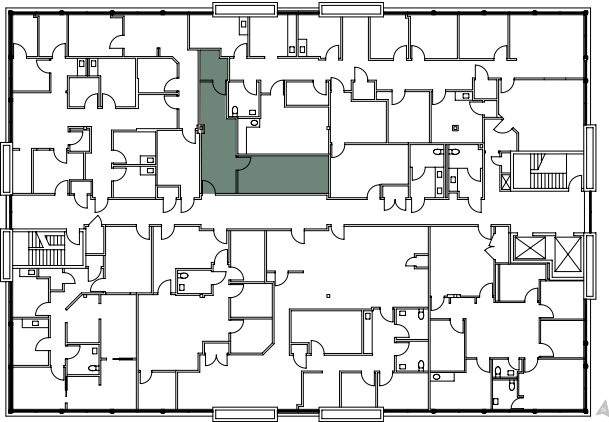
- 1. Sharp Coronado Hospital
- 2. UCSD Medical Center
- 3. Naval Medical Center
- 4. Scripps Mercy Hospital
- 5. Paradise Valley Hospital
- 6. Sharp Chula Vista Hospital
- 7. Sharp Grossmont Hospital

# FLOORPLAN

Suite 401B

396 SF AVAILABLE

360° VIRTUAL TOUR

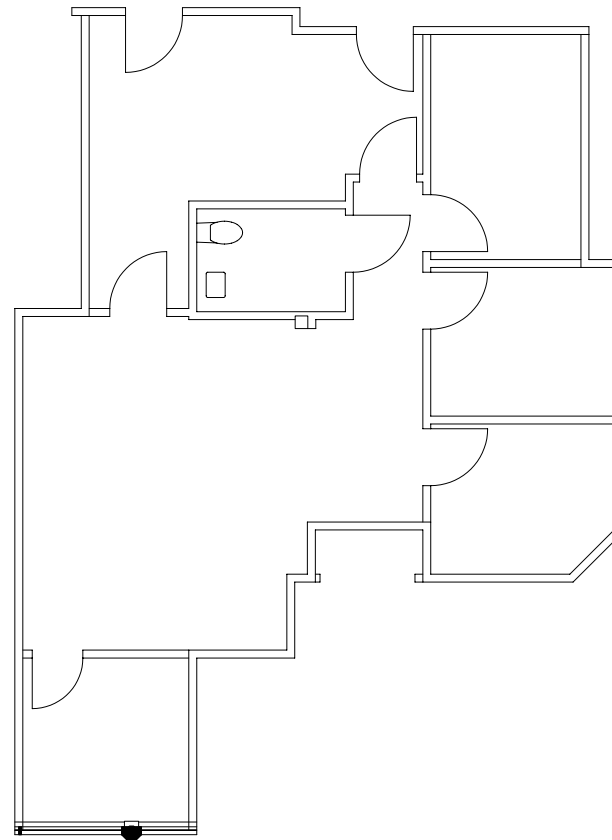
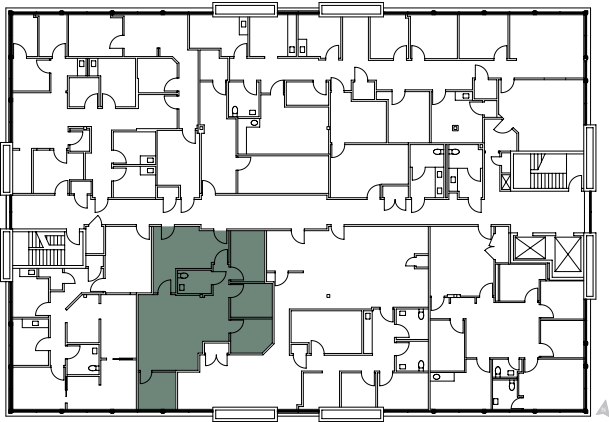


# FLOORPLAN

Suite 407

1,200 SF AVAILABLE

360° VIRTUAL TOUR



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## CONTACTS

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