

CUSH

MEDICAL PLAZA



BREAKING GROUND Q1 2026

**NEW CLASS A ON CAMPUS MEDICAL OFFICE
BUILDING FOR LEASE IN LA MESA**

Join a thriving medical
hub with limited space
remaining anchored by

SHARP



PROJECT FEATURES



Prime Location:
Adjacent to Sharp
Grossmont Hospital



Parking:
4:1,000 SF Parking Ratio Provides Easy
and Convenient Access to the Plaza



Building is 70% Leased:
1,200-15,000 SF Remaining on the First Floor
Building is 50% Leased

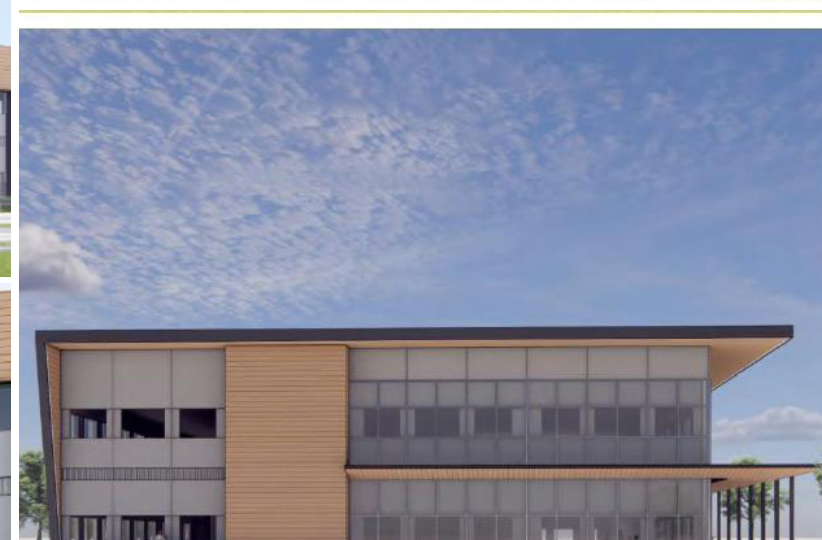


Rate:
Contact Brokers

PROPOSED INTERIOR BUILD-OUT



EXTERIOR BUILD-OUT



PROJECT AERIAL

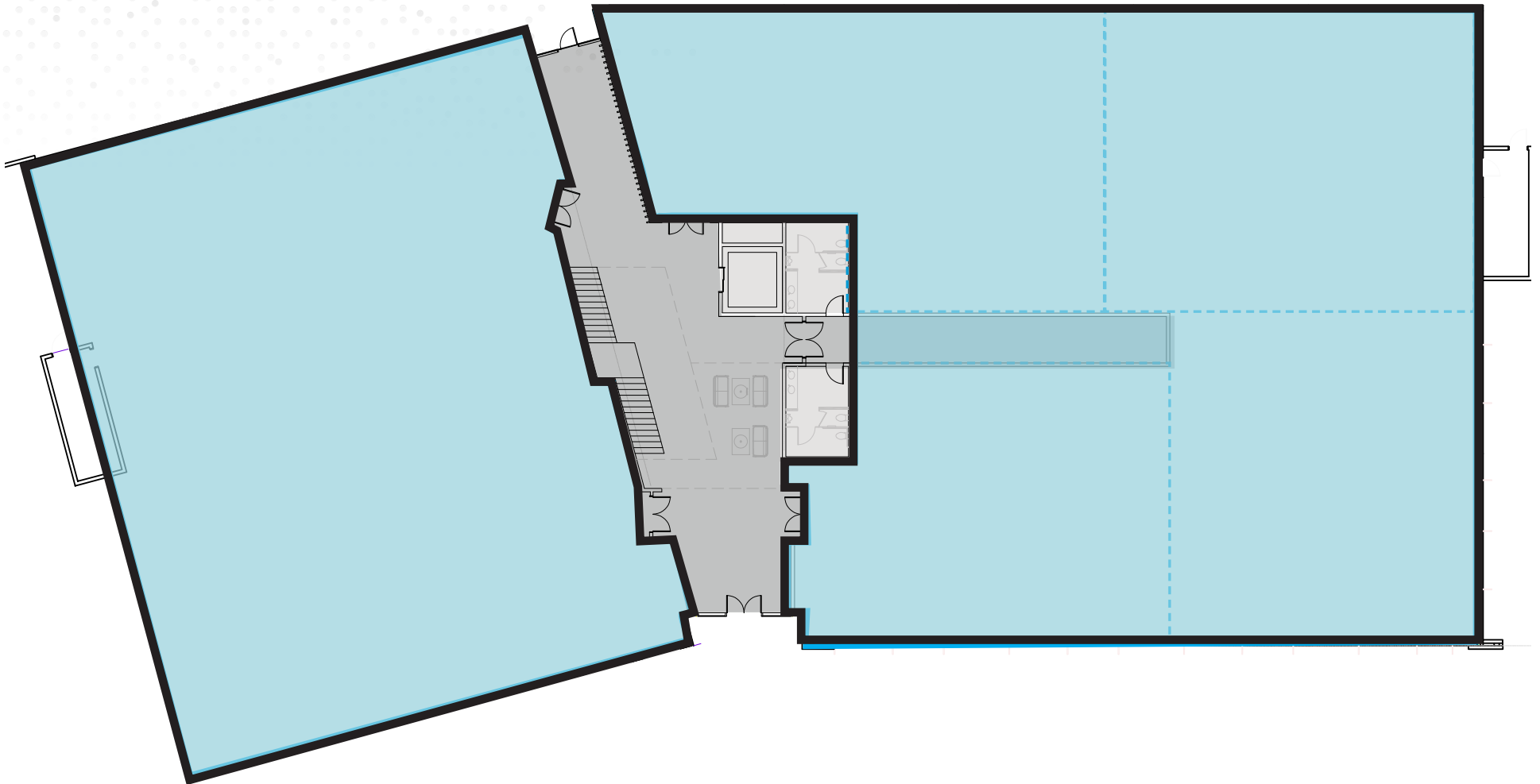


SITE PLAN

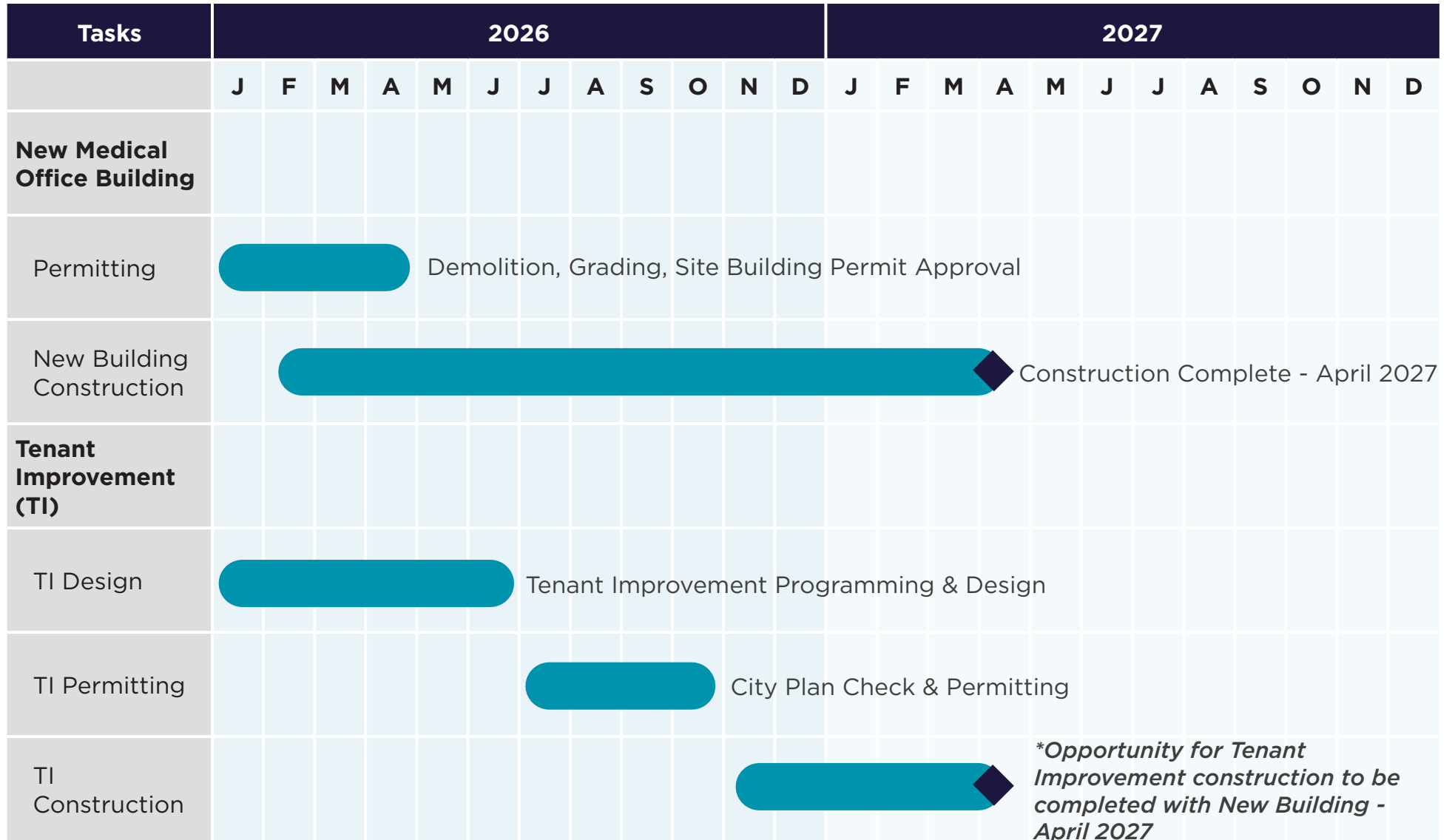


FLOOR PLAN

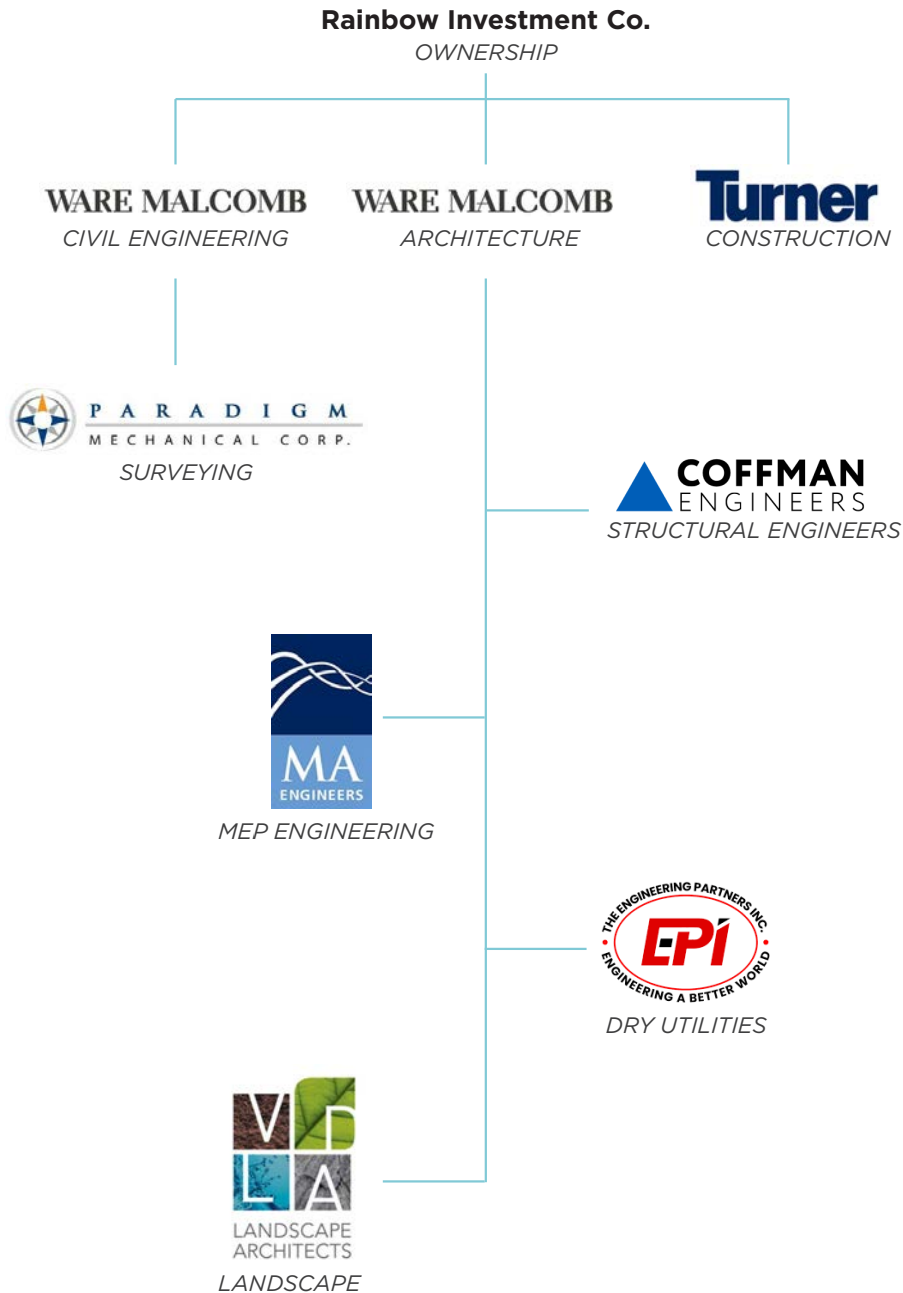
- Flexible square footage offerings from 1,200 SF - 25,000 SF
- Complimentary space planning available with agreed upon deal terms
- First floor space



CONSTRUCTION TIMELINE



PROJECT TEAM



Turner

123
YEARS

11,000+
SKILLED STAFF GLOBALLY

#1 GENERAL BUILDER
ranked by Engineering News Record

\$1B
AVERAGE ANNUAL VOLUME OF WORK IN SAN DIEGO

46 OFFICES NATIONWIDE

500+
TURNER STAFF IN THE SOUTHWEST

BIM AND VDC
INDUSTRY LEADER

\$20 BILLION ANNUAL REVENUE

DIVERSE
RESPECTFUL
INCLUSIVE

INNOVATIVE AND LEAN

Turner Construction Company is a North America-based, international construction services company and is a leading builder in diverse market segments. The company has earned recognition for undertaking large, complex projects, fostering innovation, embracing emerging technologies, and making a difference for their clients, employees and community.

Henry Turner founded Turner 123 years ago based on the core values of teamwork, integrity and commitment. Today, The company's reach is global, and our people uphold its founder's vision to provide valuable services to clients, build partnerships in the community, and deliver important resources such as schools, hospitals, workplaces, and social and cultural centers.

With a staff of 13,000+ employees, the company completes \$20 billion of construction on 1,500+ projects each year. Turner offers clients the accessibility and support of a local firm with the stability and resources of a multi-national organization.

COMPELLING DEMOGRAPHICS



1,433,850

POPULATION



\$7,219.15

ANNUAL AVERAGE
HEALTHCARE SPENDING PER
HOUSEHOLD



14.9%

POPULATION AGED 65+



35.9

MEDIAN AGE

TRAFFIC COUNTS



228,000

CARS PER DAY
Interstate 8 and CA 125

**20 MINUTE
DRIVE RADIUS**



\$114,197

AVERAGE
HOUSEHOLD INCOME

Annual healthcare spending
per household

INSURANCE COVERAGE

46%

PPO

19%

HMO

19%

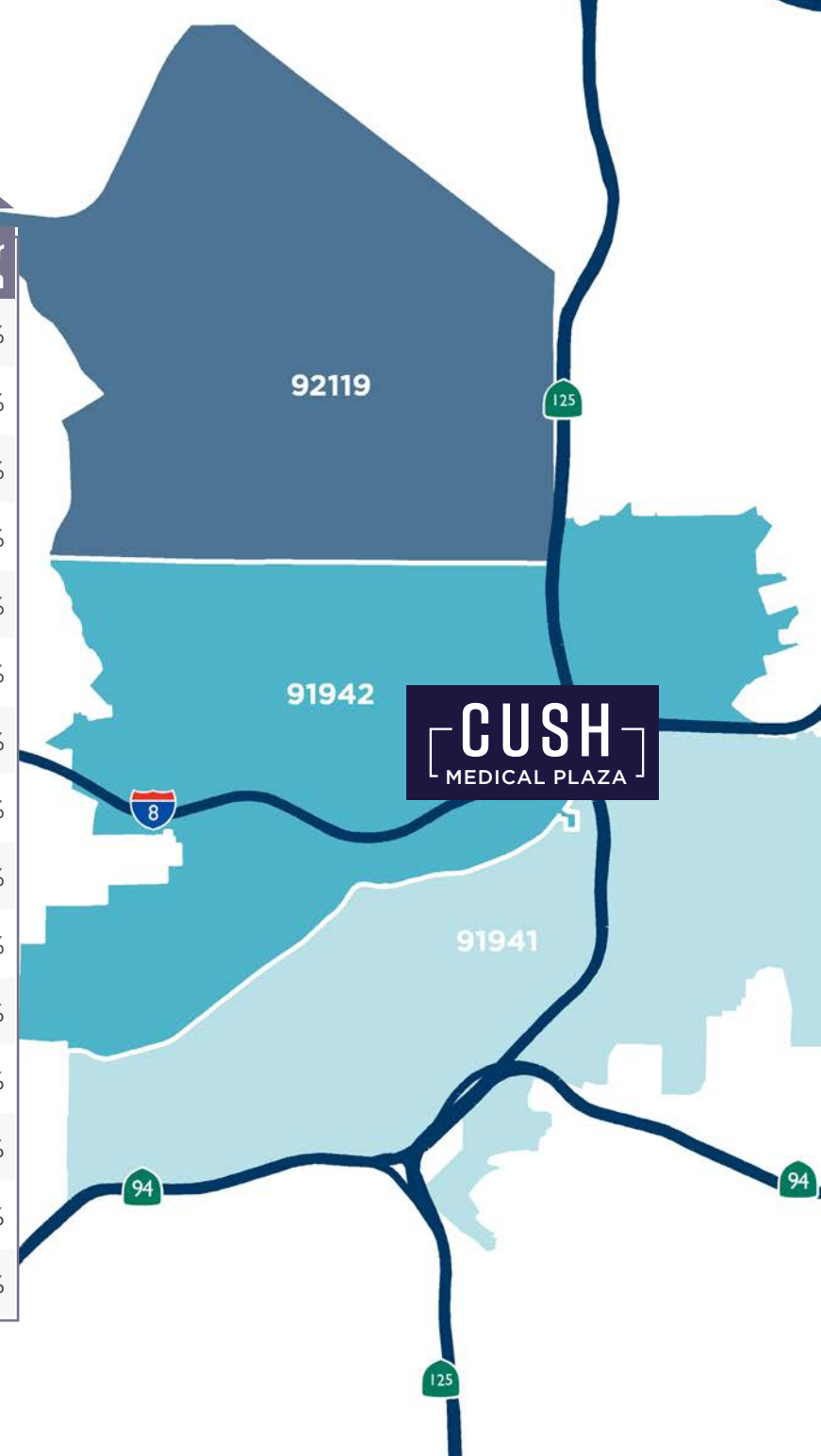
MEDICARE

16%

OTHER

PATIENT DEMAND FORECAST

Service Line	2024 Volume	2029 Volume	2034 Volume	5 Yr Growth	10 Yr Growth
Psychiatry	26,332	29,582	29,788	12.3%	13.1%
Physical Therapy/Rehabilitation	51,375	56,938	61,028	10.8%	18.8%
Cardiology	21,296	22,732	24,031	6.7%	12.8%
Vascular	3,639	3,862	4,042	6.1%	11.1%
ENT	6,485	6,861	7,118	5.8%	9.8%
Miscellaneous Services	42,826	45,282	46,989	5.7%	9.7%
Ophthalmology	19,519	20,514	21,139	5.1%	8.3%
Orthopedics	6,192	6,461	6,802	4.4%	9.9%
Lab	92,648	96,599	99,222	4.3%	7.1%
Pain Management	2,401	2,502	2,548	4.2%	6.1%
Oncology	3,054	3,163	3,255	3.6%	6.6%
Podiatry	4,016	4,128	4,241	2.8%	5.6%
Nephrology	1,071	1,096	1,100	2.3%	2.6%
Trauma	1,574	1,607	1,623	2.1%	3.1%
Neurology	3,375	3,444	3,460	2.1%	2.5%



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 Cush Medical Plaza which includes areas in zip codes 92119, 91942, and 91941.

CUSH

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