

7625 MESA COLLEGE DR 3RD FLOOR

SAN DIEGO, CALIFORNIA 92111



TAKE A VIDEO TOUR



±2,868 RSF MEDICAL OFFICE SPACE - FOR SUBLEASE



TIM GOSSELIN, CCIM
(760) 822-3730
DRE Lic # 01495432



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

SITE AMENITIES & PROJECT HIGHLIGHTS

±2,868 RSF | Medical Office
Sublease Expiration 10/31/29

\$2.75 Gross + CAM/Utilities
Availability: ASAP

6 Exam rooms, 3 shared

4 Private offices, 2 shared

16 Seat patient lobby area (shared)

4 Person medical assistant station (shared)

4 Bathrooms (shared)

1 Procedure room (shared)

Break room (shared)

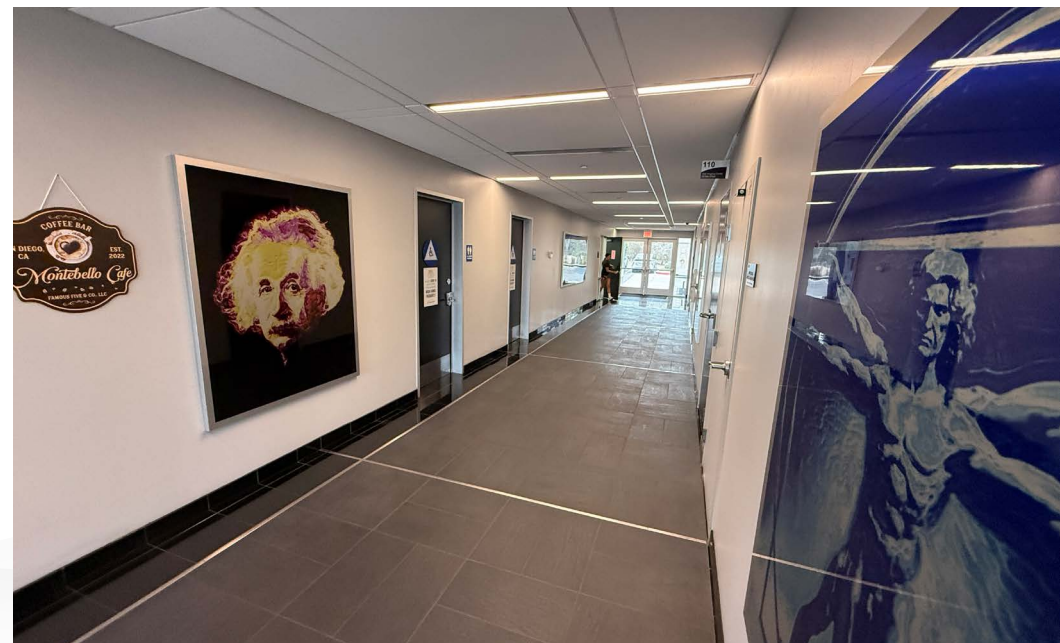
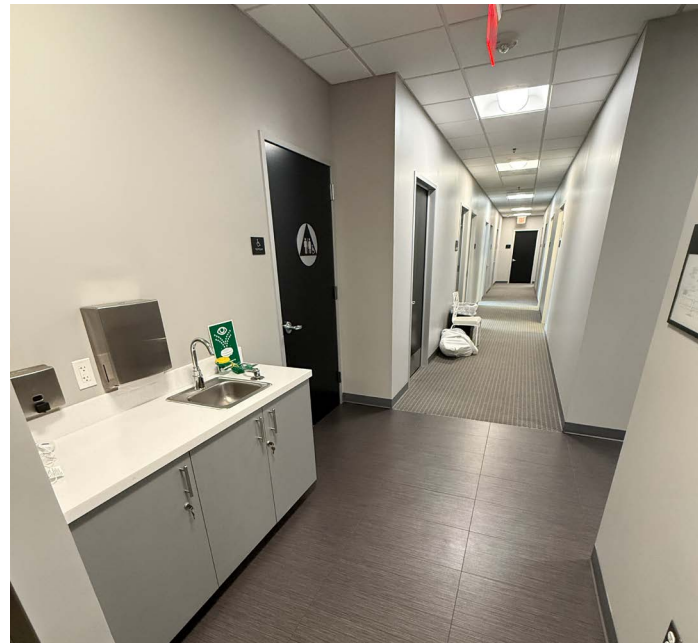
Onsite Ground Floor Deli – Montebello Cafe

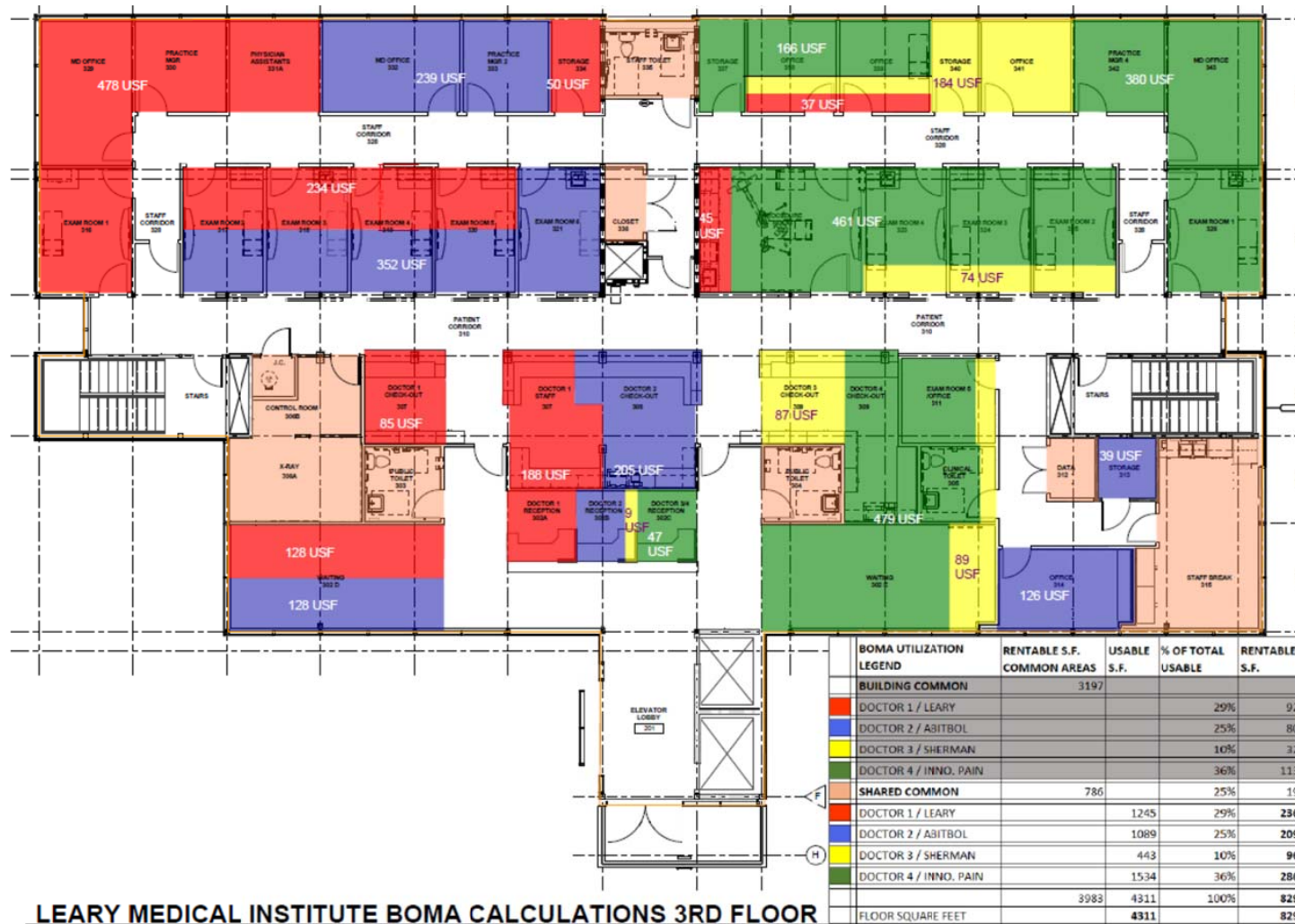
FF&E Available

The third floor is shared with multiple practitioners, including Neurosurgery and Orthopedic Complex Spine Surgery, Dr. Scott P. Leary (<https://scottlearymd.com/>).

The third-floor area is ±8,294 RSF.







LEARY MEDICAL INSTITUTE BOMA CALCULATIONS 3RD FLOOR

W:\Projects\Dr. Leary\BOMA\BOMA 3RD FLOOR REV 081622.pdf



Click to View Property
Virtual Tour

Plug & Play Ready
Equipment And Furniture Available



7625 MESA COLLEGE DR

3RD FLOOR



Pacific Ocean

MCAS
MIRAMAR

SAN DIEGO
MESA COLLEGE

MONTGOMERY-GIBBS
EXECUTIVE AIRPORT

FASHION VALLEY MALL

JCPenney **amc** THEATRES **macy's**
Apple **T** **NORDSTROM**
Cartier **The Container Store**
bloomingdale's **The Cheesecake Factory**
P.F. CHANG'S **Levi's** **lululemon** **H&M**

100+ RETAIL

RIVERWALK
GOLF CLUB

PACIFIC COLLEGE OF
HEALTH & SCIENCE

SHARP MEMORIAL
HOSPITAL

RADY CHILDREN'S
HOSPITAL

FENTON MARKETPLACE

COSTCO **LOWE'S** **IKEA**
ISLANDS **Luna Grill**
fine burgers & drinks mediterranean kitchen

MISSION VALLEY

Target **amc** THEATRES **NORDSTROM** **rack** **IN-N-OUT** **PICK UP STIX** **rubio's**
Tanera **CHIPOTLE** **CAVA** **Broken Yolk** **THE HOT CHICKEN** **TACO BELL** **Starbucks**

100+ RETAIL

SNAPDRAGON
STADIUM

ABOUT THE AREA

SAN DIEGO DEMOGRAPHICS

(within 5 miles of the subject property)



426,728
Population



37
Median Age



0.5%
Population
Growth



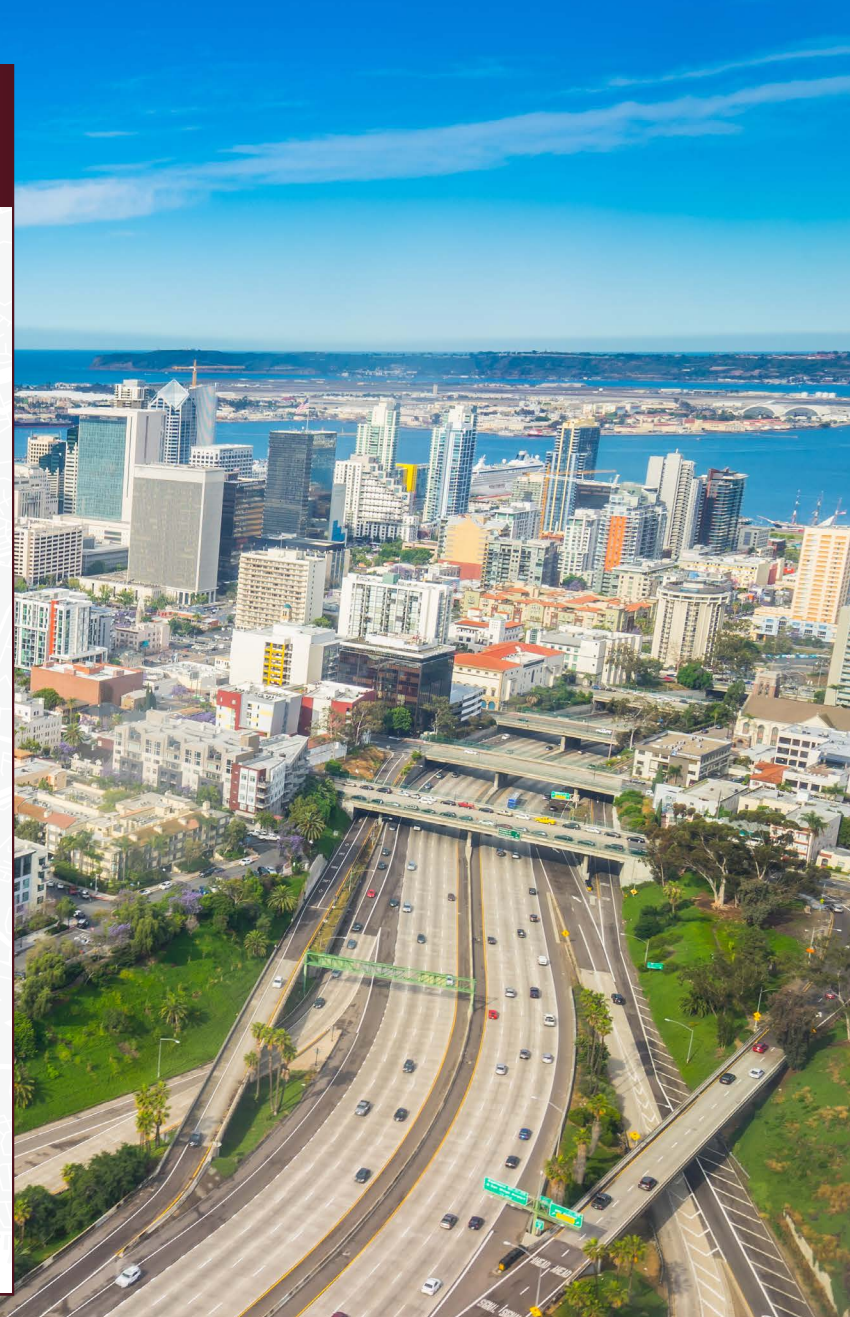
\$147,639
Avg. Household
Income



190,275
Households



27,555
Total Businesses





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**LEE &
ASSOCIATES**

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