

# MEDICAL OFFICE FOR LEASE














## Building Overview

Mercy Medical is San Diego's premier medical office building in Hillcrest's healthcare corridor. This landmark 86,131 SF building features a comprehensive \$8 million renovation, offering modern medical spaces with prime connectivity to regional hospitals and walkable urban amenities.

### The Highlights

-  86,288 SF seven-story medical office building adjacent to Scripps Mercy Hospital
-  Direct accessibility to three primary freeways: I-5, I-8, and SR-163
-  Recent \$8 million renovation, including enhanced vehicle flow in on-site parking garage
-  Comprehensive on-site ancillary services: full-service pharmacy, LabCorp, and Quest Labs
-  Premium suites featuring views of downtown, San Diego Bay, and mountain vistas
-  Private tenant patio

### The Comforts

-  Long-term, stable ownership
-  Professional on-site property management
-  Amenity-rich neighborhood featuring 200+ restaurants



## Availabilities

- **Suite 220:**  
2,350 RSF - Built-out doctor's office

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- **Suite 408:**  
1,324 RSF - Built-out medical suite

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- **Suite 415:**  
3,923 RSF - Built-out doctor's office

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- **Suite 440:**  
1,507 RSF - Built-out doctor's office

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- **Suites 445:** Just leased!

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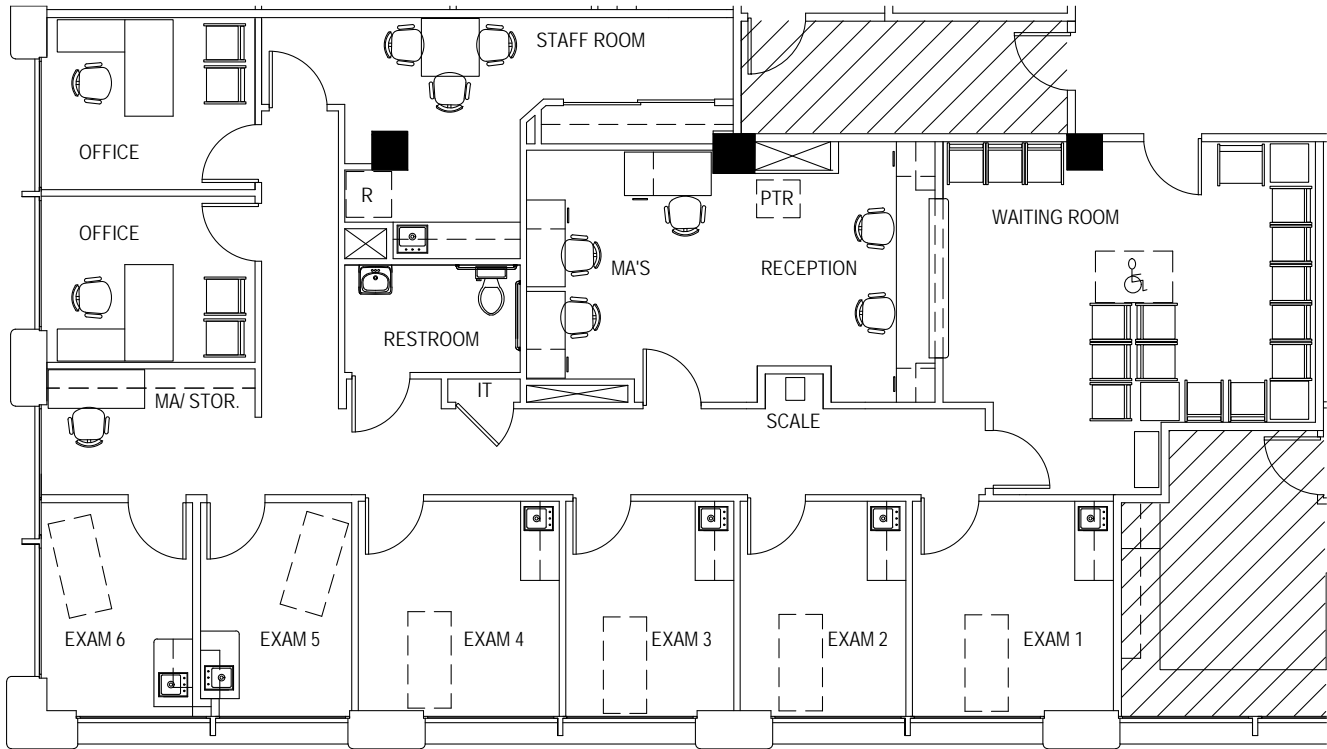
- **Suites 620:** Just leased!

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# Suite 220

2,350 RSF

Built-out doctor's office



**KELLY MORIARTY**

858.410.6359  
kelly.moriarty@jll.com  
RE License #01963162

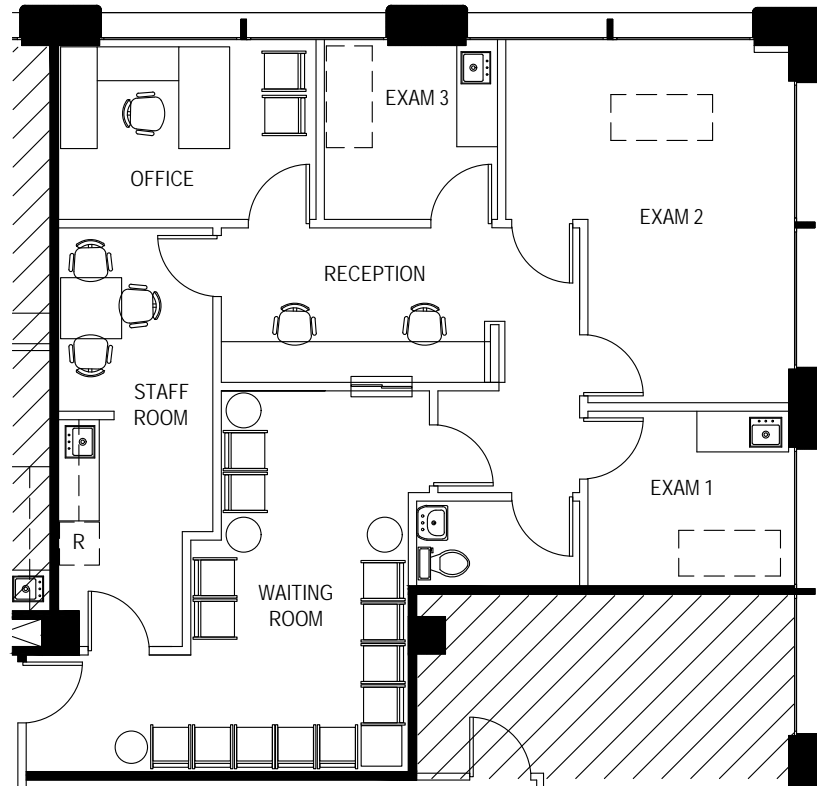
**JESS GIANULIAS**

858.352.2906  
jess.gianulias@jll.com  
RE License # 02091715

# Suite 408

1,324 RSF

Built-out medical suite (contact us for details)



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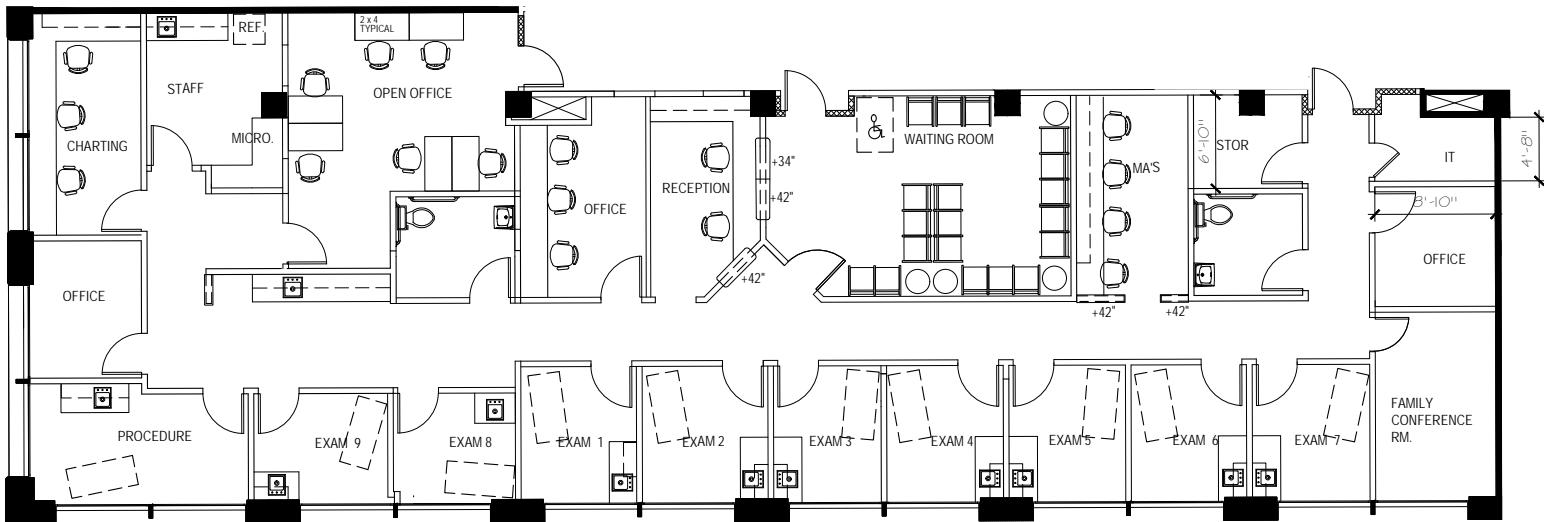
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# Suite 415

3,923 RSF

Built-out doctor's office



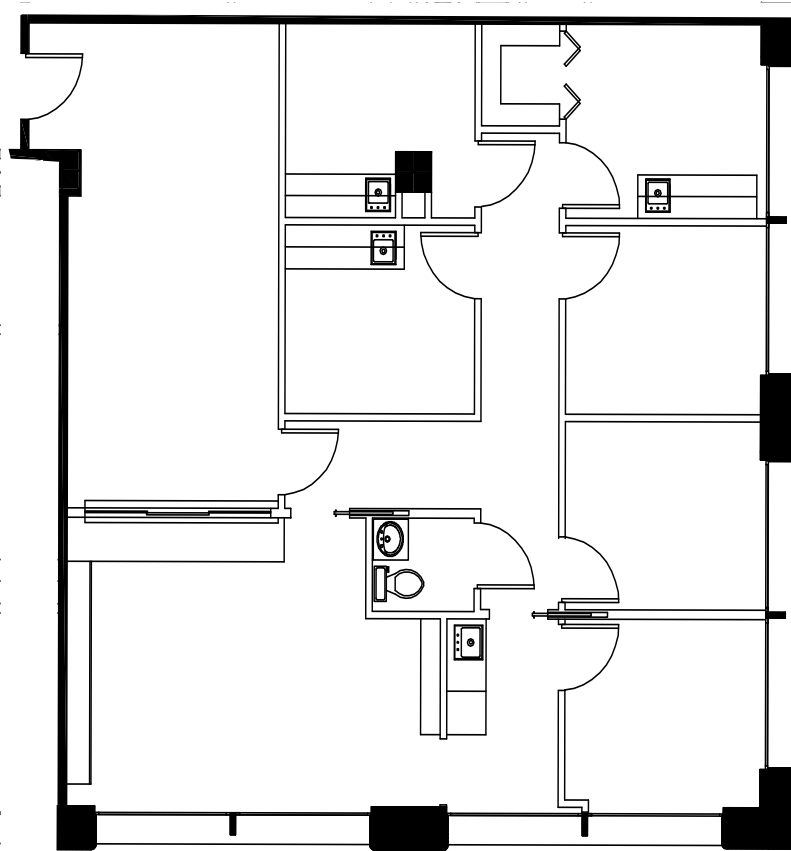
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# Suite 440

1,507 RSF

Built-out doctor's office



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# Our Neighbors

Located in a walker's paradise, Mercy Medical is surrounded by vibrant and diverse local amenities that enhance the patient and staff experience.



- |                                |                                    |                                     |
|--------------------------------|------------------------------------|-------------------------------------|
| 1. Dunkin'                     | 13. The Asian Bistro               | A. U.S. Bank Branch                 |
| 2. Kona Coffee Co.             | 14. Bread & Cie                    | B. 3900 Fifth Ave #100              |
| 3. Peet's Coffee               | 15. Oscars Mexican Seafood         | C. Chase Bank                       |
| 4. Better BuzzCoffee Hillcrest | 16. Five Guys                      | D. Bank of America Financial Center |
| 5. Los Panchos Tacos & Cantina | 17. Chipotle Mexican Grill         | E. Wells Fargo Bank                 |
| 6. Makai Sushi                 | 18. Taste of Thai - Hillcrest      | F. U.S. Bank Branch                 |
| 7. India Palace                | 19. Dumplings N More               | G. Vons Pharmacy                    |
| 8. Snooze, an A.M. Eatery      | 20. La Vecindad Neighborhood TACOS | H. CVS                              |
| 9. Panda Express               | 21. Phở Fifth Avenue               | I. AHF Hillcrest Pharmacy           |
| 10. Bronx Pizza                | 22. HiroNori Craft Ramen           | J. Walgreens Pharmacy               |
| 11. Luna Grill Hillcrest       | 23. Einstein Bros. Bagels          |                                     |
| 12. Starry Lane Bakery         |                                    |                                     |

# Where Location Sets Us Apart

Nestled in the heart of Hillcrest, this property maintains strategic proximity to major healthcare providers, including Scripps Mercy Hospital and the new UCSD Medical Center.



**UC San Diego Division of  
Hospital Medicine**

**UC San Diego Health Emergency  
Department (ER) - Hillcrest**

**Hillcrest Medical Center at UC  
San Diego Health**



**Scripps Mercy Hospital  
San Diego**

**Scripps Mercy San Diego  
Emergency Room**



**Prebys Cancer  
Center**

**Select Specialty  
Hospital - San Diego**



# Where Community Matters

Demographics within a 5-mile radius



**Total Population**  
**520K**



**Total Households**  
**226,140**



**Median Age**  
**36.5**



**Median Household Income**  
**\$94K**



**Population Age 65+**  
**35K**



**Total Employees (SIC)**  
**396,823**



**Population Age <24**  
**136K**



**Average Health Care Spending**  
**\$7,300**



**Total Daytime Population**  
**642K**

Patient Volume				
Physician Specialty	2024 Volume	2029 Volume	5-Year Growth	Doc Count
Endocrinology	3,825	4,887	27.8%	56
Psychiatry	252,564	297,755	17.9%	2,250
Physical Therapy/Rehabilitation	464,314	543,497	17.1%	1,051
Cardiovascular	185,775	211,980	14.1%	192
Oncology	23,805	26,583	11.7%	110
Rheumatology	344,955	385,180	11.7%	42
ENT	53,509	59,652	11.5%	95
Orthopedics	74,940	83,391	11.3%	267
Other Specialties	232,503	257,346	10.7%	2,141
Lab	758,792	834,629	10.0%	105
Nephrology	8,624	9,477	9.9%	77
Neurology	28,551	30,832	8.0%	180
Evaluation and Management	1,845,381	1,978,906	7.2%	3,927
Radiology	495,599	526,307	6.2%	268
Gastroenterology	39,050	41,212	5.5%	124
General Surgery	10,064	10,542	4.7%	248
Urology	16,177	16,744	3.5%	92
Pulmonology	22,683	21,933	-3.3%	103
Obstetrics & Gynecology	27,213	25,215	-7.3%	201







4060

Scripps  
Pharmacy



**MERCY  
MEDICAL**  
4060 4TH AVENUE . SAN DIEGO, CA



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