

# POMERADO

PROFESSIONAL PLAZA

15706 + 15708 POMERADO ROAD  
POWAY, CA 92064

## Premier Medical Office Space for Lease

MOVE-IN READY SPEC SUITES AVAILABLE



CUSHMAN &  
WAKEFIELD

Building owned and managed by  
**HEALTHCARE REALTY**

**NEHAL WADHWA**  
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**MATTHEW MELENDRES**  
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# Opportunity

- Medical office building
- Moving allowance of \$3.00/SF for new leases 36+ months
- Building-wide renovation completed February 2022
- Across the street from Palomar Medical Center Poway
- Flexible utilities
  - Only pay for the electricity used and janitorial needed
- Monument signage available on Pomerado Road



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## Key Demographics



**POPULATION WITHIN  
3 MILES**

**90,683**

**AVERAGE HOUSEHOLD  
INCOME WITHIN 3 MILES**

**\$183,543**

**MEDIAN AGE  
WITHIN 3 MILES**

**44**

Source: ESRI

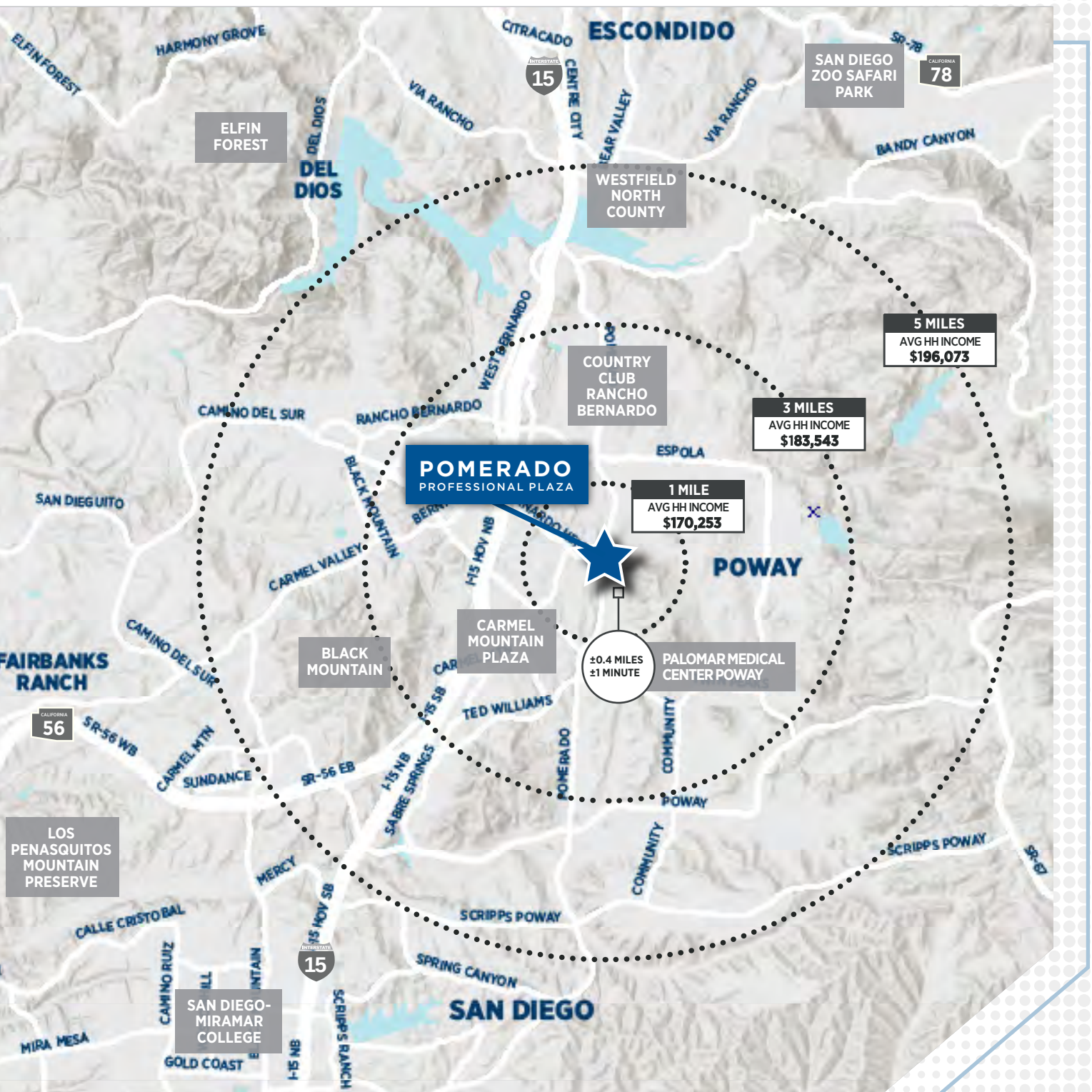


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# Nearby Medical



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# Patient Demand Forecast

| SERVICE LINE                        | 2024 VOLUME | 2029 VOLUME | 2034 VOLUME | 5 YR GROWTH | 10 YR GROWTH |
|-------------------------------------|-------------|-------------|-------------|-------------|--------------|
| Psychiatry                          | 19,518      | 21,943      | 22,329      | 12.4%       | 14.4%        |
| Physical Therapy/<br>Rehabilitation | 38,118      | 42,304      | 45,587      | 11.0%       | 19.6%        |
| Cardiology                          | 15,544      | 16,584      | 17,483      | 6.7%        | 12.5%        |
| Vascular                            | 2,658       | 2,821       | 2,944       | 6.2%        | 10.8%        |
| Miscellaneous Services              | 31,228      | 33,128      | 34,477      | 6.1%        | 10.4%        |
| ENT                                 | 4,832       | 5,124       | 5,379       | 6.0%        | 11.3%        |
| Ophthalmology                       | 14,291      | 15,012      | 15,418      | 5.0%        | 7.9%         |
| Lab                                 | 67,054      | 70,117      | 72,150      | 4.6%        | 7.6%         |
| Podiatry                            | 2,674       | 2,791       | 2,892       | 4.4%        | 8.2%         |
| Pain Management                     | 1,782       | 1,857       | 1,889       | 4.2%        | 6.0%         |
| Orthopedics                         | 4,673       | 4,853       | 5,095       | 3.8%        | 9.0%         |
| Oncology                            | 2,401       | 2,460       | 2,508       | 2.4%        | 4.4%         |
| Neurology                           | 2,497       | 2,556       | 2,590       | 2.4%        | 3.7%         |
| Evaluation and<br>Management        | 159,087     | 162,321     | 159,334     | 2.0%        | 0.2%         |
| Trauma                              | 1,163       | 1,181       | 1,191       | 1.6%        | 2.4%         |
| Nephrology                          | 833         | 845         | 841         | 1.4%        | 1.0%         |
| Radiology                           | 44,593      | 44,957      | 45,050      | 0.8%        | 1.0%         |



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 zip codes within a 5 mile radius of Pomerado Professional Plaza.



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# Availabilities

Moving allowance of \$3.00/SF for new leases 36+ months

| SUITE    | SIZE     | CONTIGUOUS | COMMENTS                                                                                                                                                                                                                                                                                                                                                      |
|----------|----------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| N102     | 2,790 SF | ---        | Existing medical improvements. Five (5) exams, two (2) offices, two (2) ADA bathrooms, and a records room. Perfect for a mid-sized clinic.                                                                                                                                                                                                                    |
| N107     | 1,085 SF | ---        | Move-in ready spec suite. Two (2) exam rooms, one (1) office, one (1) procedure room, waiting room and reception.                                                                                                                                                                                                                                             |
| N205-209 | 3,677 SF | 3,677 SF   | Existing medical improvements with partial wing availability and signage.                                                                                                                                                                                                                                                                                     |
| N205     | 1,365 SF | 3,677 SF   | Existing medical improvements. Four (4) exam rooms, three (3) offices, in-suite restroom and reception.                                                                                                                                                                                                                                                       |
| N207     | 1,057 SF | 3,677 SF   | Existing medical improvements. Six (6) offices.                                                                                                                                                                                                                                                                                                               |
| N209     | 1,255 SF | 3,677 SF   | Existing medical improvements. Seven (7) offices.                                                                                                                                                                                                                                                                                                             |
| S110     | 2,277 SF | ---        | Move-in ready spec suite Three (3) exam rooms w/sinks, one (1) large procedure room, two (2) offices, two (2) ADA in-suite restrooms, large classroom, lab room, lounge, waiting room, and reception with sizable administrative office space. This suite would be perfect for any community focused practice that also holds events or educational seminars. |
| S209     | 1,185 SF | ---        | Existing office improvements. Easily converted into three (3) exams, two (2) offices, and a small waiting room. Great option for an individual practitioner with smaller space needs.                                                                                                                                                                         |
| S210     | 2,430 SF | ---        | Existing medical improvements. Seven (7) offices, large reception area. Great set-up for ingress-egress of patients in a high traffic practice.                                                                                                                                                                                                               |



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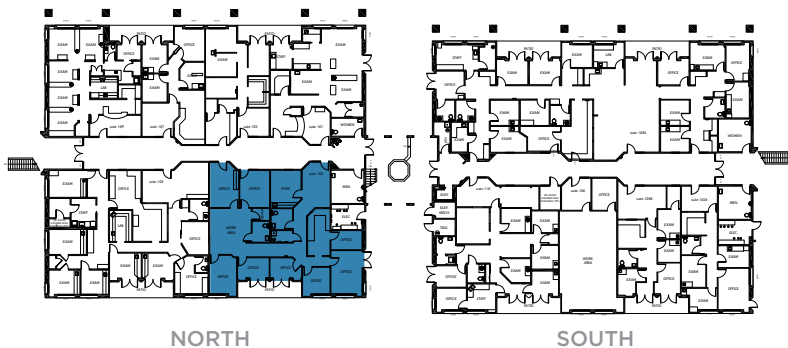
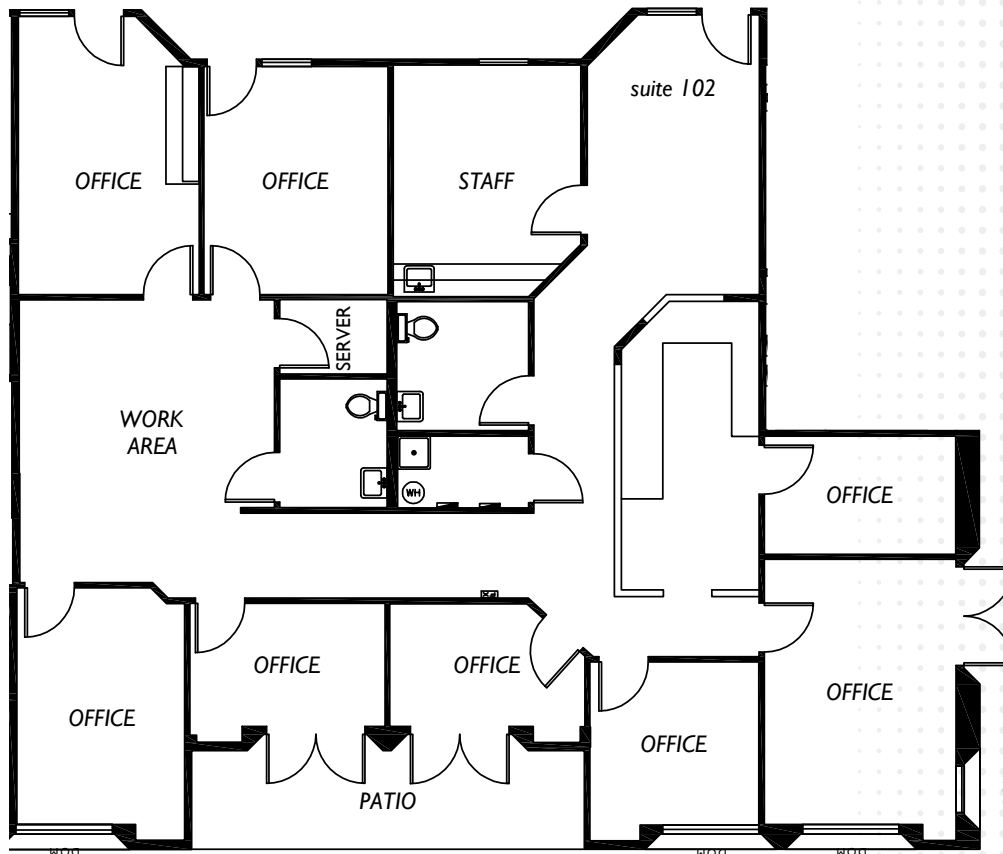
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# SUITE N102

2,790 SF

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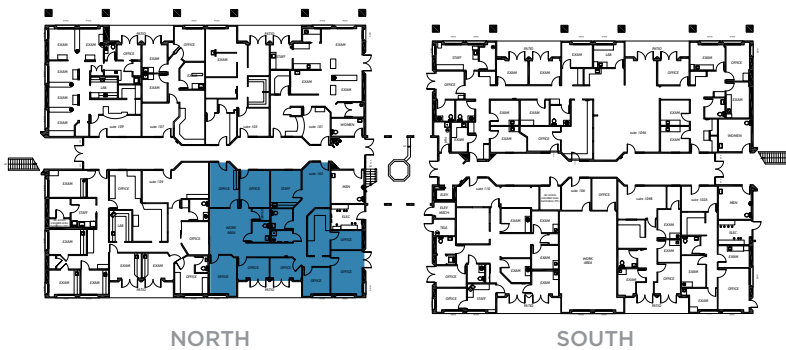
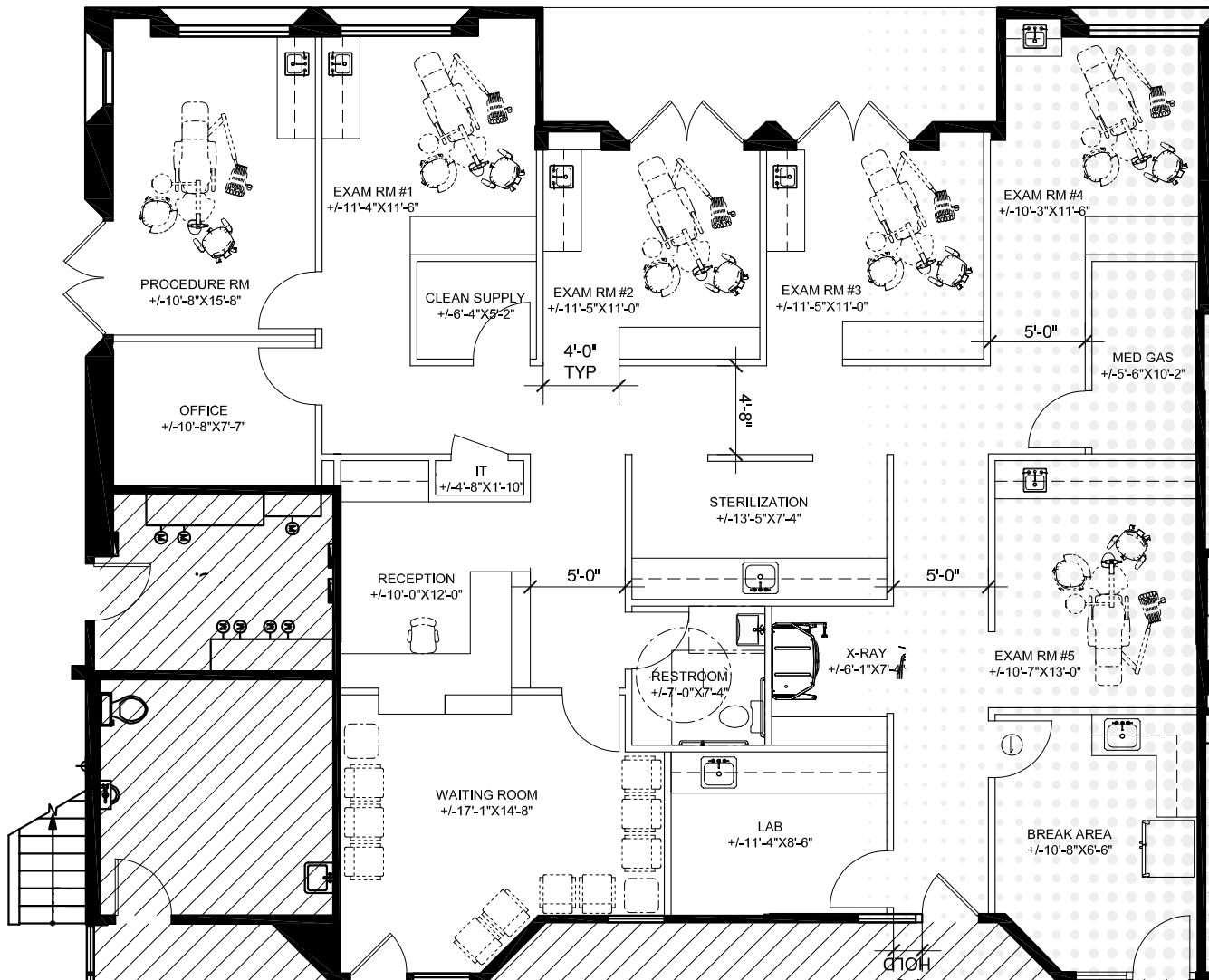
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# SUITE N102

## CONCEPT DENTAL FLOOR PLAN

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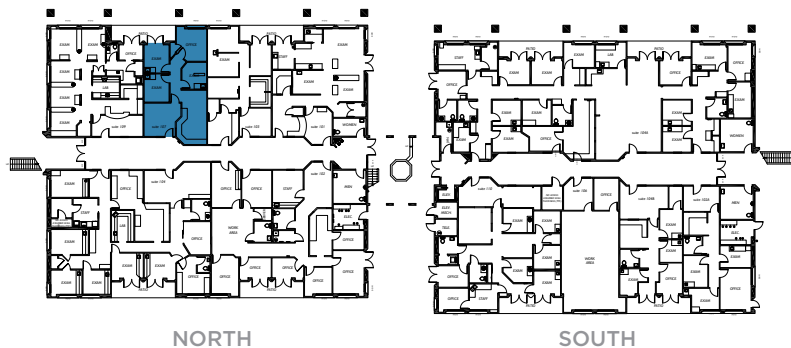
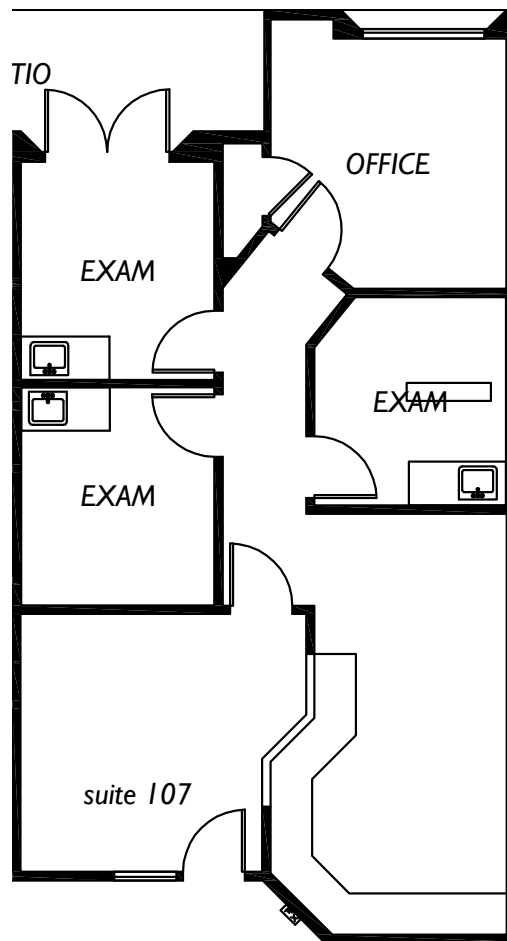
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# SUITE N107

1,085 SF

MOVE-IN READY SPEC SUITE

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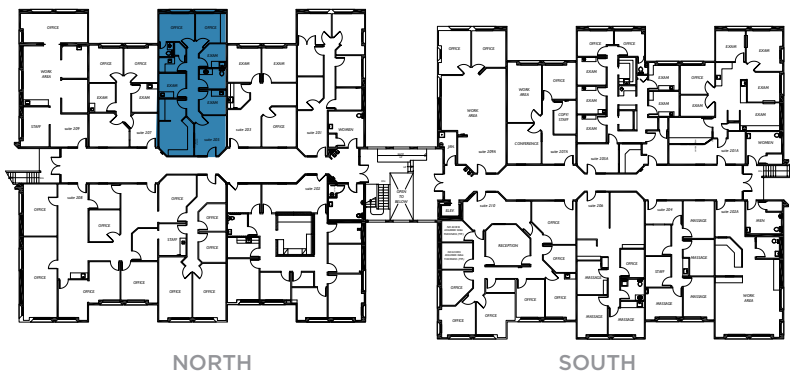
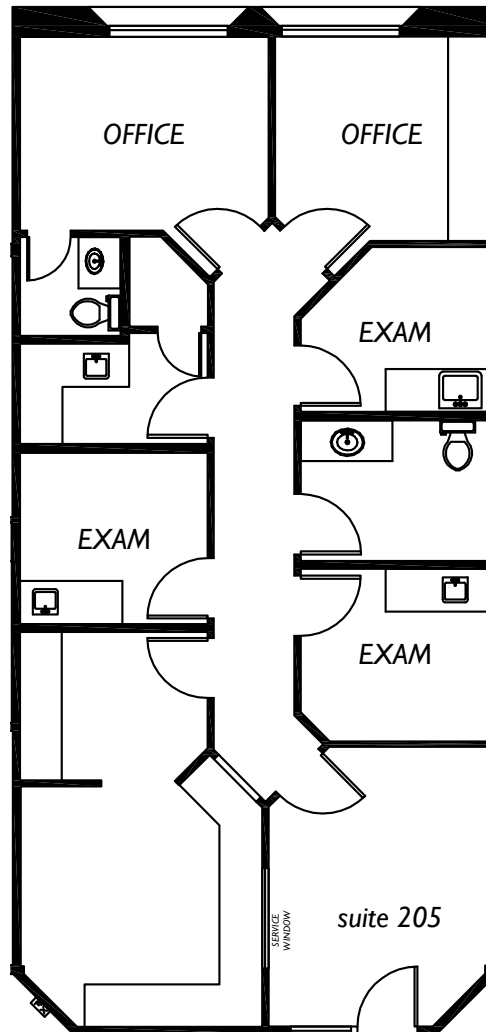
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# SUITE N205

1,365 SF UP TO 3,677 SF

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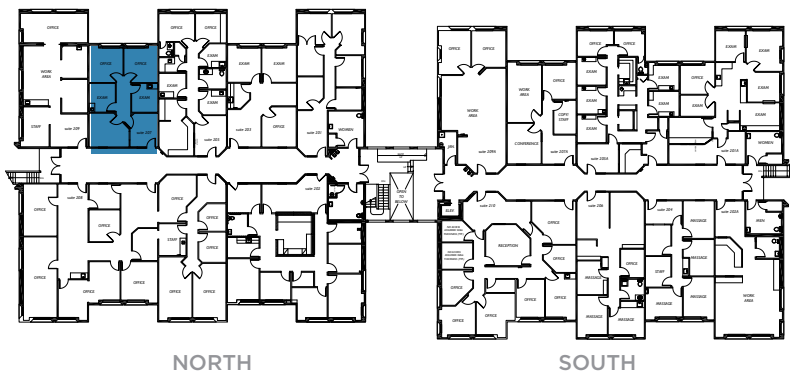
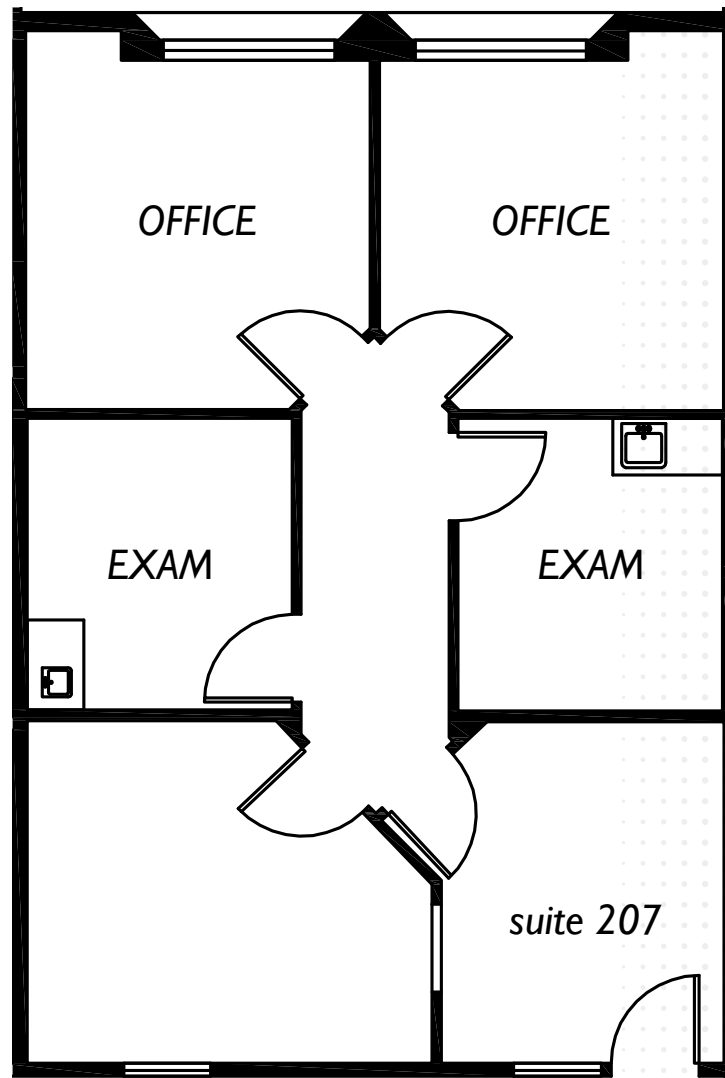
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# SUITE N207

1,057 SF UP TO 3,677 SF

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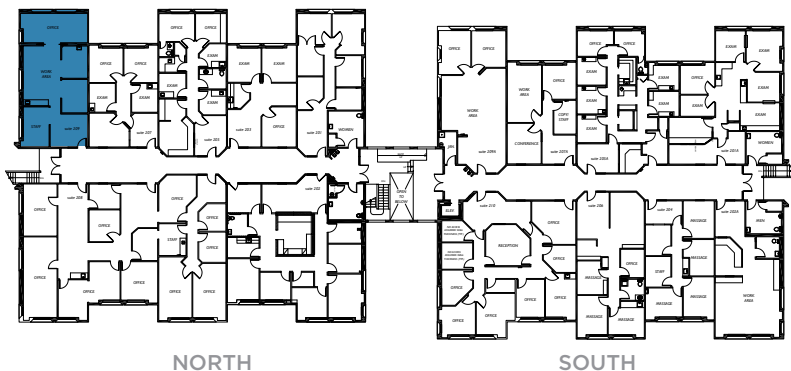
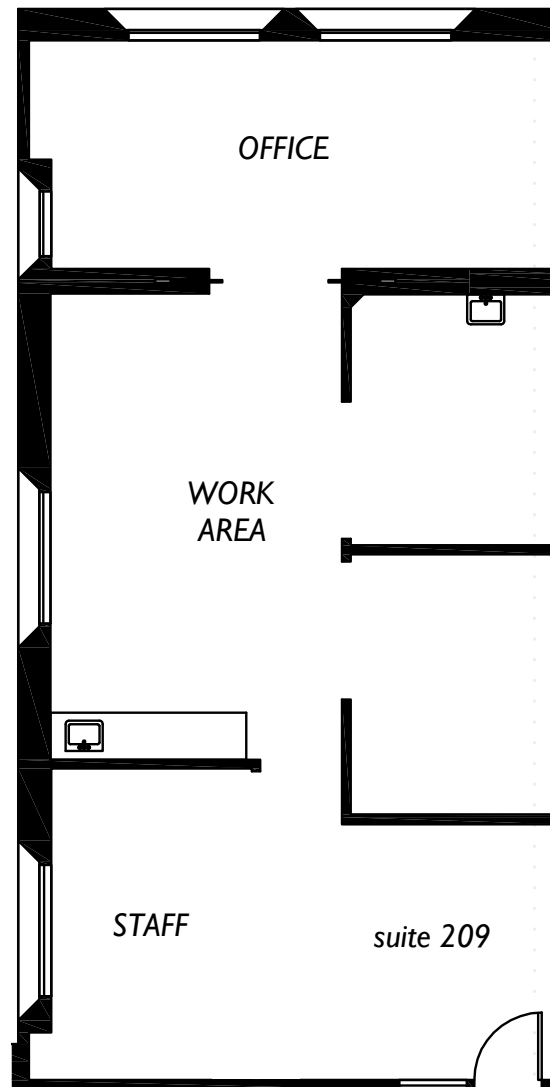
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# SUITE N209

1,255 SF UP TO 3,677 SF

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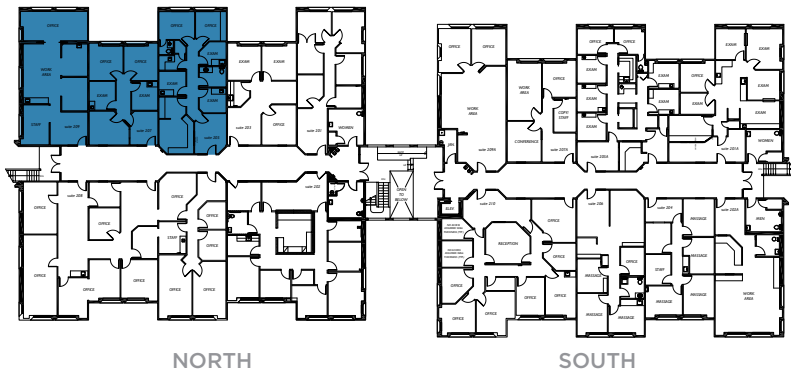
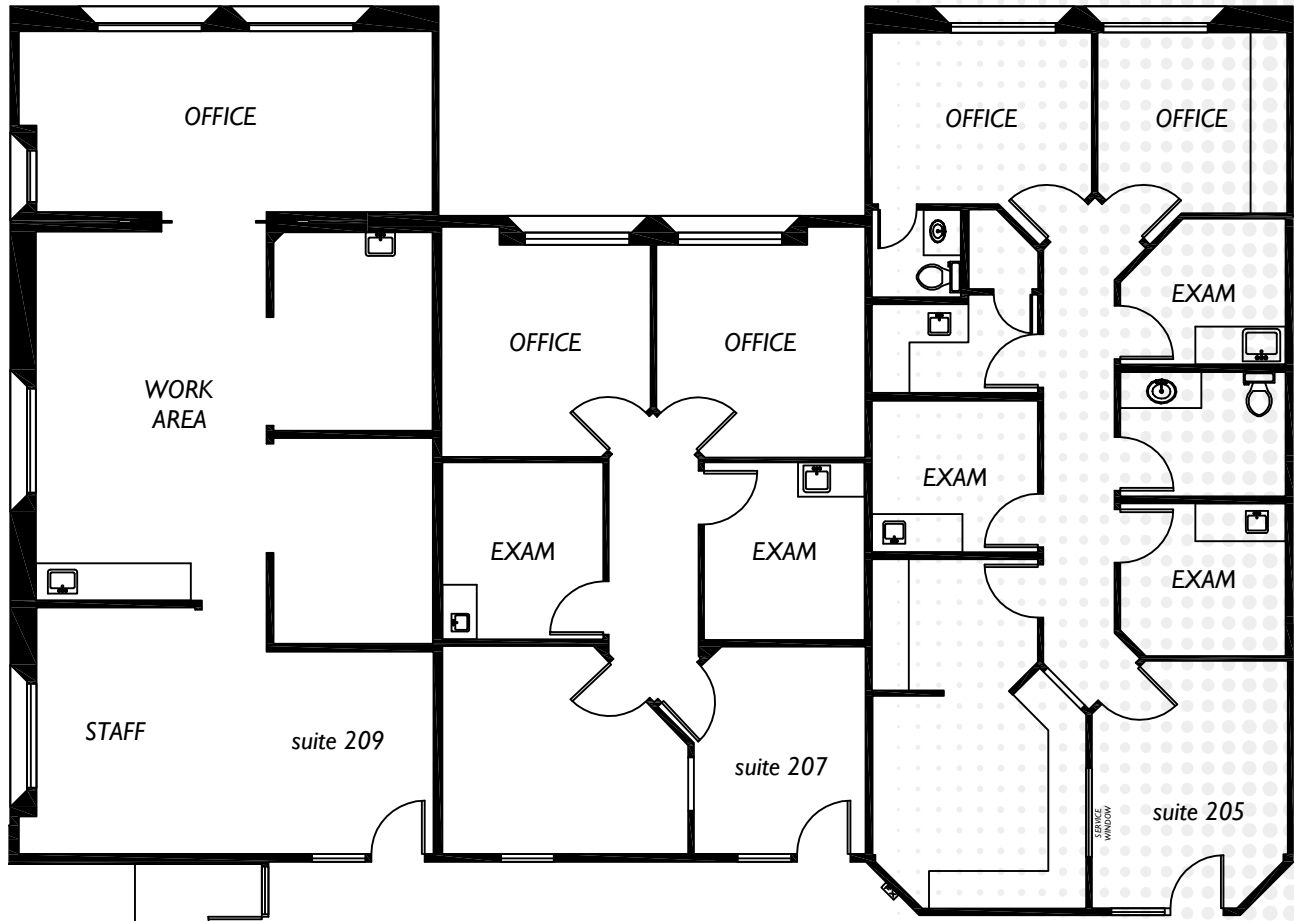
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# SUITE N205 - N209

UP TO 3,677 SF

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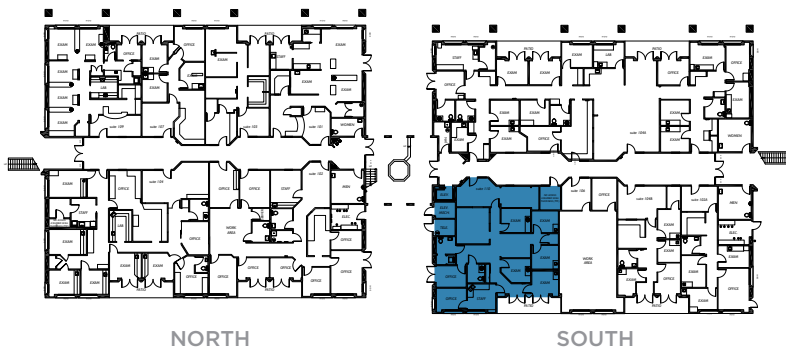
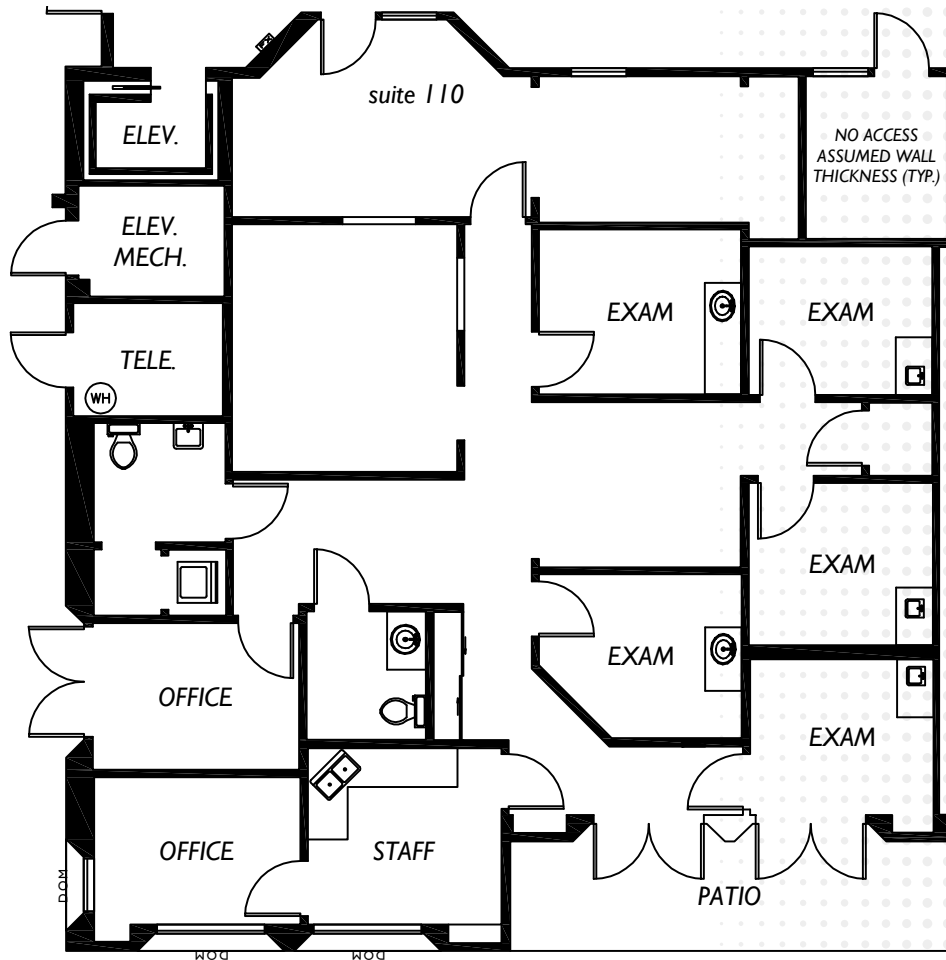
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# SUITE S110

2,277 SF

MOVE-IN READY SPEC SUITE

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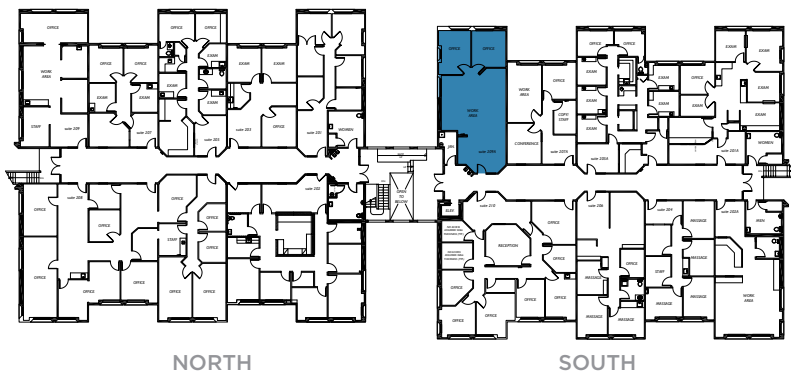
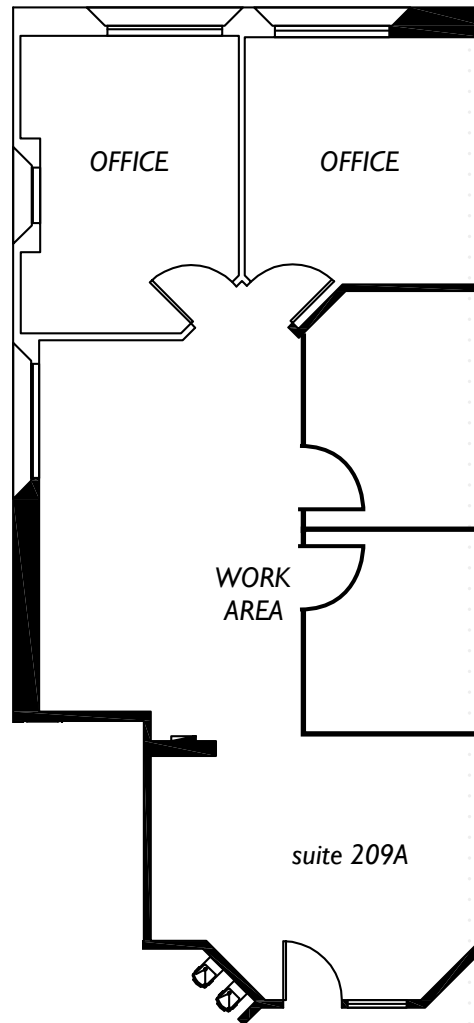
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# SUITE S209

1,185 SF

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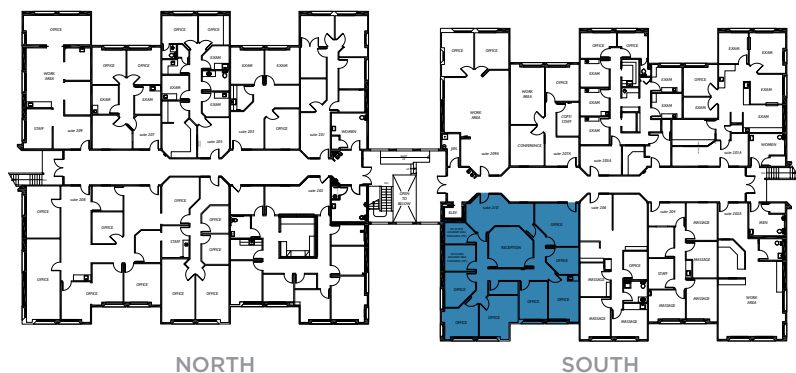
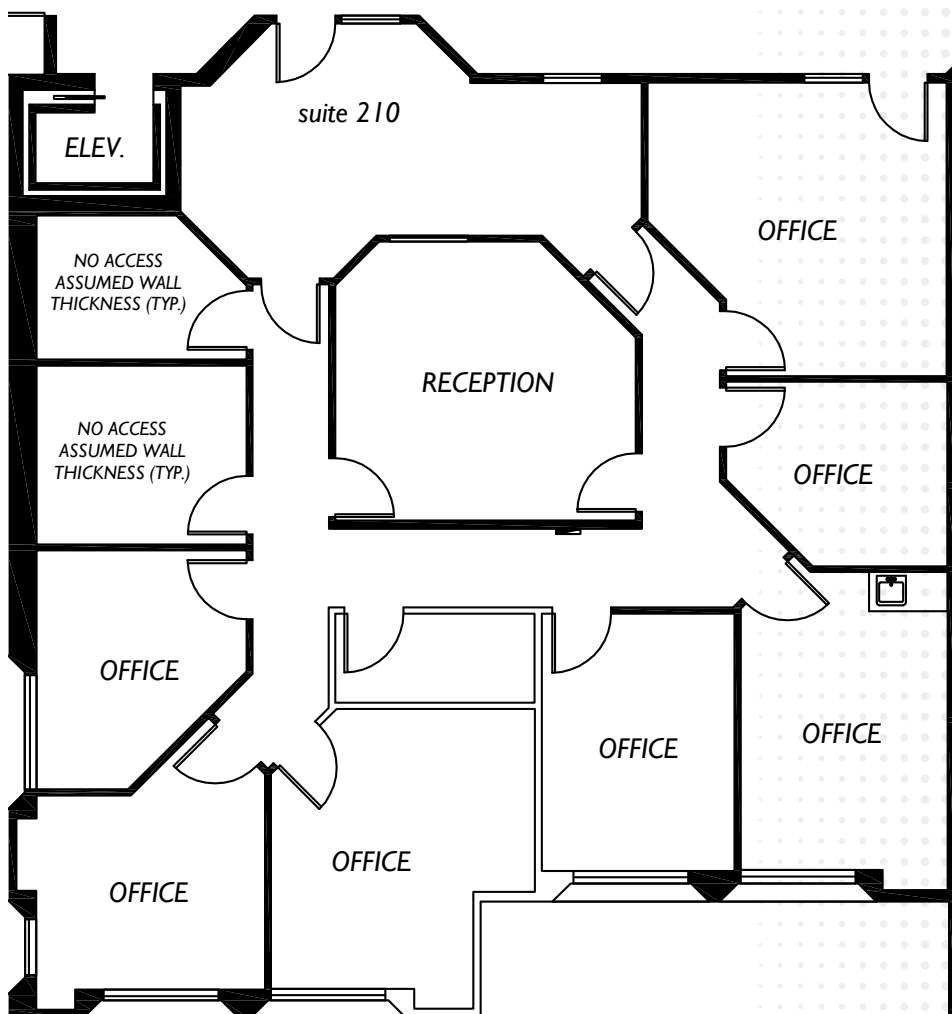
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# SUITE S210

2,430 SF

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