

ON-CAMPUS MEDICAL OFFICES FOR LEASE



## PACIFIC VIEW MEDICAL ARTS

752-754 MEDICAL CENTER CT, CHULA VISTA, CA 91911





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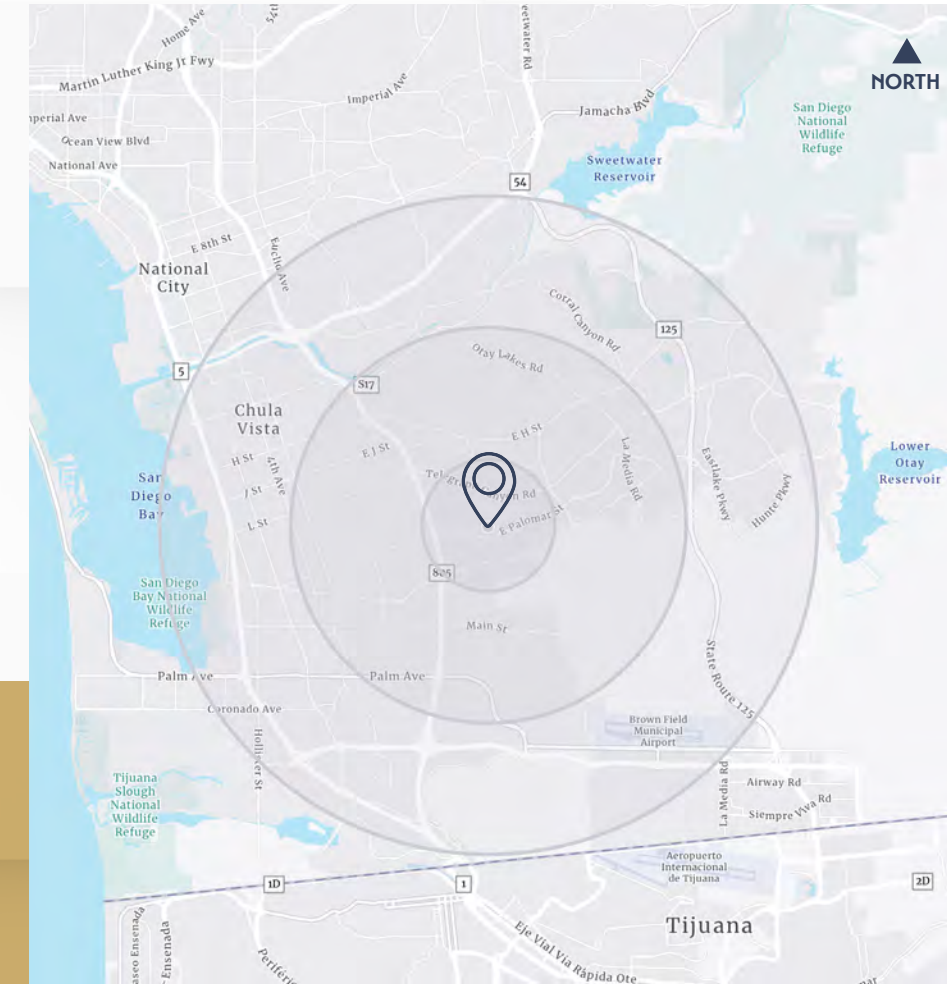




Pacific View Medical Arts Building offers a prime location with exceptional convenience for both patients and healthcare providers. Situated near major freeways and public transit, the building ensures easy access from across San Diego. Its proximity to nearby hospitals and medical centers fosters collaboration and streamlines patient referrals. The modern facilities are designed to support medical practices with features like ample parking and customizable layouts to meet specialized needs. This strategic location enhances visibility, accessibility, and operational efficiency, making it an ideal choice for medical professionals.

## // DISCOVER THE DETAILS //

### A PRIME LOCATION FOR HEALTHCARE



- **Building Size:** 752 Building | ±30,000 RSF, three-story medical office  
754 Building | ±18,210 RSF, two-story medical office
- **Available Space:** ±6,761 RSF total
- **Location:** Strategic On-campus location
- **Prime Access:** Easy access to I-805, SR-54, and public transit
- **Elevators:** 752 Building | Two for medical transport  
754 Building | One for medical transport
- **Directory:** Tenant listings and advertising
- **Ample Parking:** 5:1000 ratio
- **On-Site Day Porter:** Full-time service



### AT THE CENTER OF A THRIVING PATIENT BASE

	2025 Total Population	2030 Total Population	2025 Population Over 50
Mile 1	19,397	Mile 1 19,368	Mile 1 36.8%
Mile 3	171,483	Mile 3 175,036	Mile 3 32.2%
Mile 5	420,600	Mile 5 423,694	Mile 5 32.6%

#### 2025 Average Household Income

Mile 1	\$169,041
Mile 3	\$144,494
Mile 5	\$127,910



## 35,488

Average Daily  
Traffic Count on I-805  
& E Palomar St

## // CHULA VISTA: A CITY IN MOTION

### GAYLORD PACIFIC RESORT & CONVENTION CENTER

The Gaylord Pacific Resort & Convention Center is the largest hotel in California, bringing 1,600 guest rooms and over 477,000 square feet of meeting space to Chula Vista's waterfront. Designed as both a leisure and convention destination, it features a 4.25-acre water park, multiple dining venues, and the West Coast's largest hotel ballroom.

This \$1.35B project positions Chula Vista as a premier tourism and business hub. With more than one million room-nights already booked, the resort is expected to draw year-round visitors and anchor future bayfront development.

### CHULA VISTA BAYFRONT & HARBOR PARK

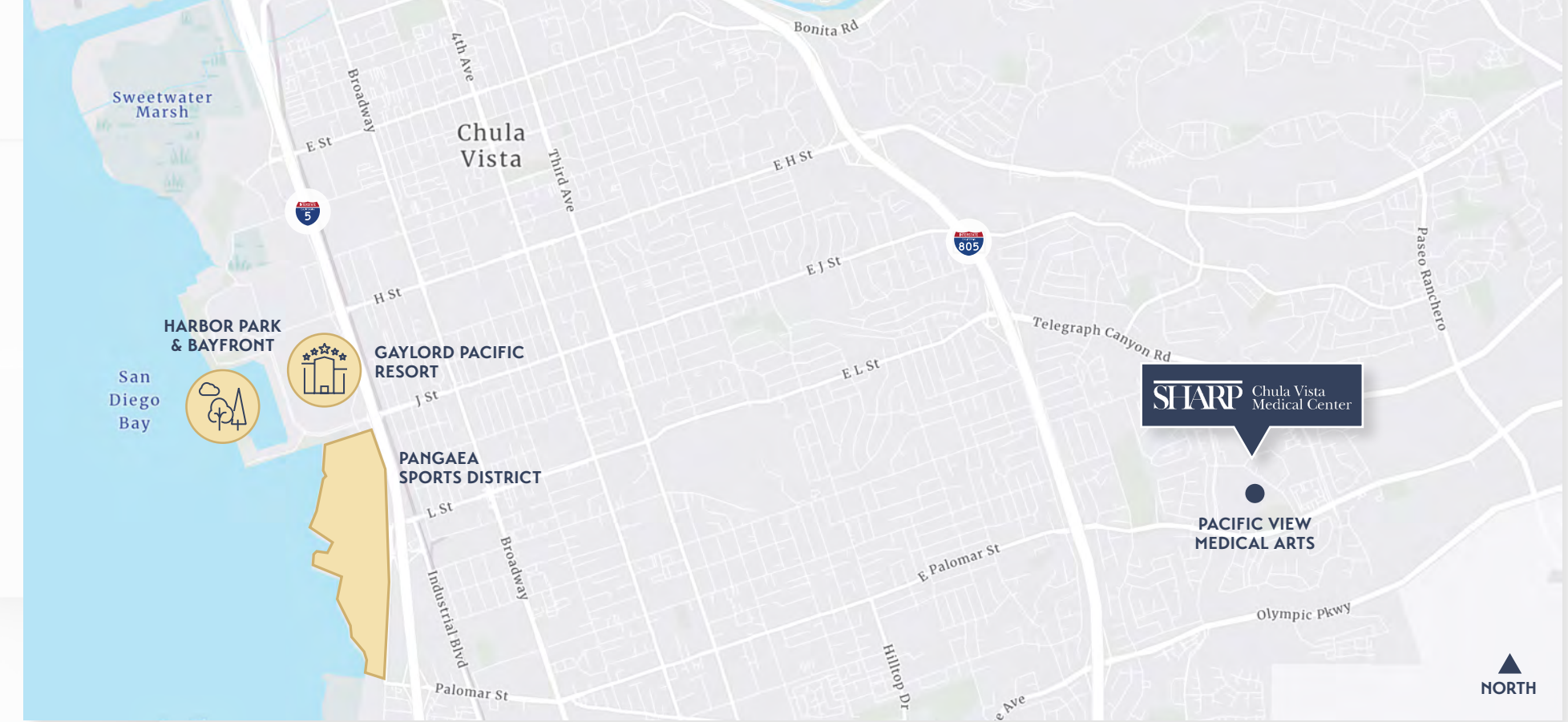
The 535-acre Bayfront Master Plan is transforming Chula Vista's waterfront into a vibrant mixed-use destination with hotels, retail, parks, and public spaces. Harbor Park will expand to include new beaches, event lawns, and recreational areas, designed to connect the community to the bay.

This \$1B+ public-private investment adds 100 acres of parkland, restores 120 acres of wetlands, and creates an active waterfront environment that complements the Gaylord and future developments.

### PANGAEA SPORTS & ENTERTAINMENT DISTRICT (PROPOSED)

Pangaea is a proposed 124-acre sports and entertainment destination featuring a 50,000-seat stadium, professional tennis center, aquatic facilities, golf courses, hotels, and over 300,000 square feet of retail. The project blends athletics, events, hospitality, and innovation on the Chula Vista bayfront.

If approved, Pangaea will bring year-round events and tourism, enhancing the region's reputation as a destination for sports and large-scale entertainment.



## // YOUR LOCATION ADVANTAGE

### SHARP MEDICAL OFFICE BUILDING

Sharp HealthCare is expanding its South Bay footprint with a new 75,000-square-foot medical office building at 480 H Street. The facility will house primary and specialty care, urgent care, imaging, lab services, and more, alongside a 375-stall parking structure.

This addition strengthens Sharp's integrated campus and improves healthcare access for the growing Chula Vista community.

### BY THE NUMBERS

\$1B	Bayfront Redevelopment Investment
1,600	Hotel Rooms (Gaylord Pacific)
75,000	SF Sharp Medical Office Building
50,000	Seats at Pangea Sports Complex
300,000	SF of Retail



**SHARP** Chula Vista Medical Center

754 MEDICAL CENTER CT

752 MEDICAL CENTER CT



PUBLIC TRANSPORTATION STATION

## // UNMATCHED PROXIMITY //

### STRATEGICALLY LOCATED FOR SEAMLESS MEDICAL COLLABORATION

The Pacific View Medical Arts Buildings offer unparalleled proximity to some of South County’s most respected medical institutions, making it an ideal location for healthcare providers seeking connectivity, convenience, and collaboration.

With a history of growing with the thriving South Bay community, Sharp Chula Vista Medical Center has evolved from a small, rural hospital on F Street into a next-generation medical center, leading the way in advanced medicine. Today, Sharp Chula Vista is a 449-bed hospital with the largest array of health care services in the region. In January 2020, Sharp Chula Vista opened its doors to the biggest expansion for the hospital in more than 40 years, unveiling a state-of-the-art, seven-story hospital tower. Named the Ocean View Tower, the addition comprised of 96 private patient rooms, ten intensive care suites, six state-of-the-art operating rooms—including the only hybrid Operating Room and Cath Lab in the region—and a rooftop café with healthy dining options for patients, guests, team members, and the community.

Positioned at the heart of this thriving medical community, Pacific View Medical Arts Buildings offer healthcare providers a unique advantage. The Tower not only ensures ease of access for patients but also fosters a dynamic environment for interdisciplinary collaboration with nearby Sharp Chula Vista Medical Center. This seamless connectivity enhances the potential for partnerships, referrals, and streamlined patient care — making Pacific View Medical Arts Buildings the premier choice for medical practices looking to grow and thrive alongside one of the region’s leading healthcare institutions.



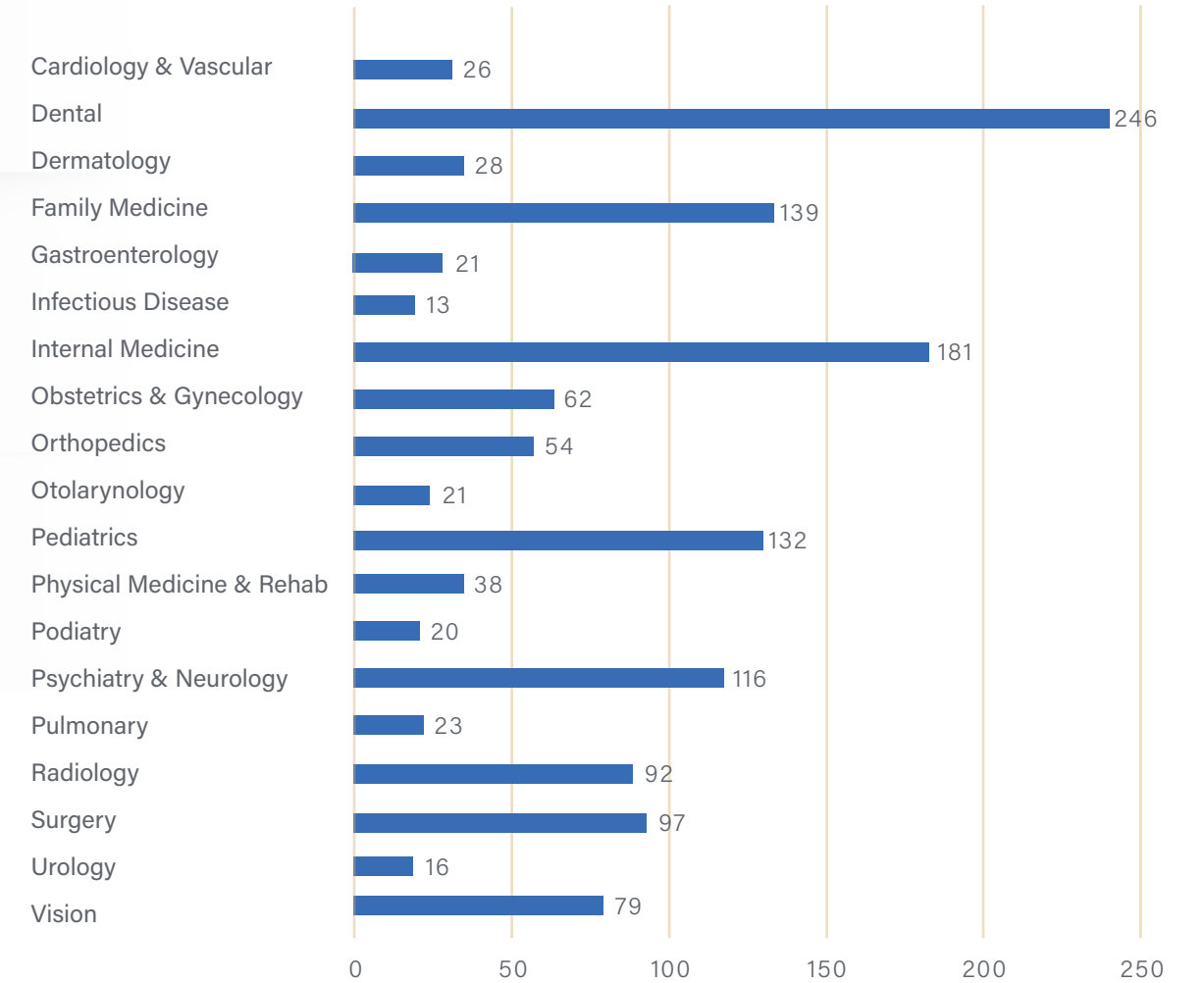
# // PATIENT DEMAND FORECAST PACIFIC VIEW MEDICAL ARTS

revista<sub>med</sub>

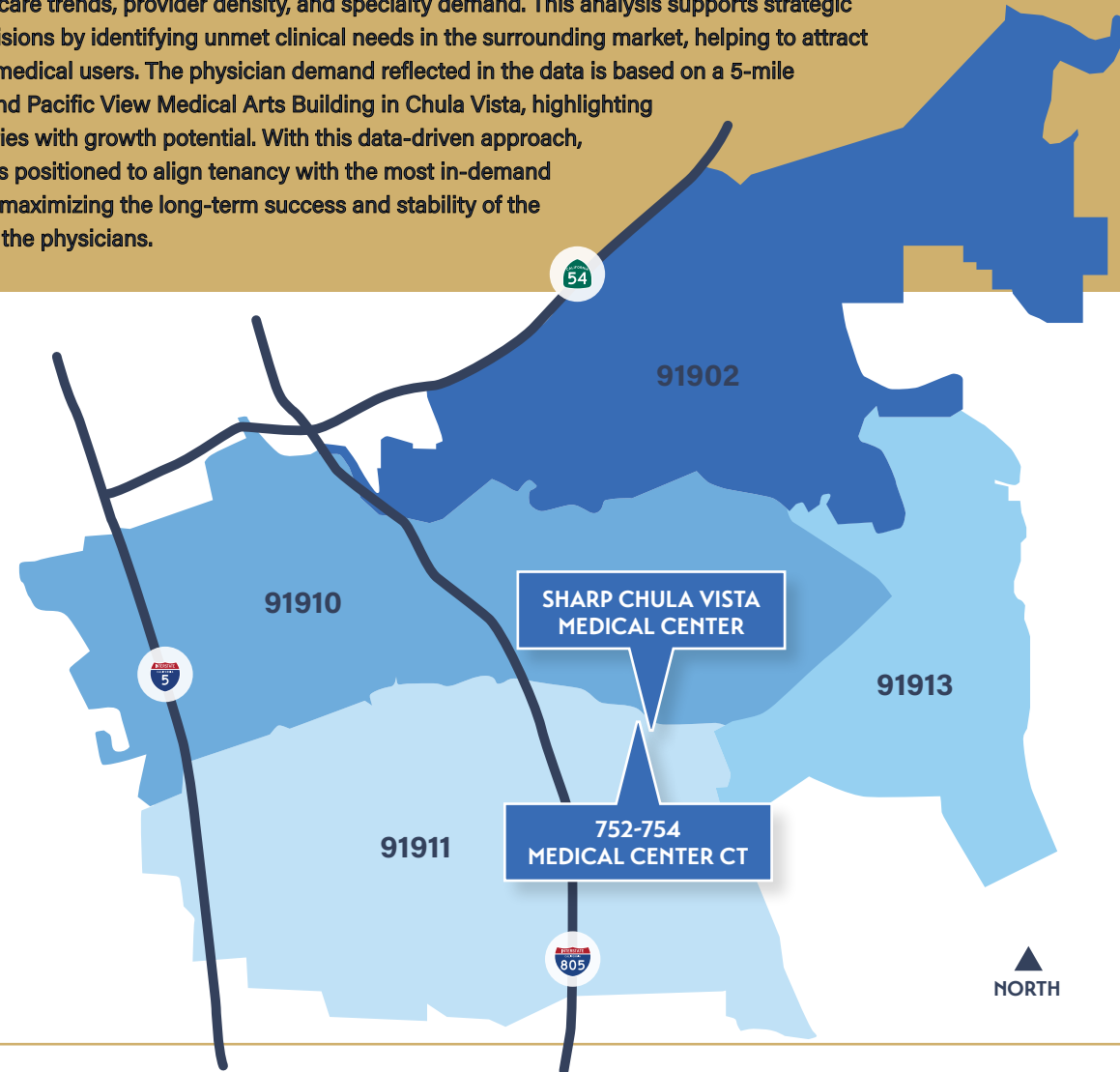
Utilizing data from the Revista Specialty Demand Tool, this property benefits from deep insights into local healthcare trends, provider density, and specialty demand. This analysis supports strategic leasing decisions by identifying unmet clinical needs in the surrounding market, helping to attract high-value medical users. The physician demand reflected in the data is based on a 5-mile radius around Pacific View Medical Arts Building in Chula Vista, highlighting key specialties with growth potential. With this data-driven approach, ownership is positioned to align tenancy with the most in-demand specialties, maximizing the long-term success and stability of the project and the physicians.

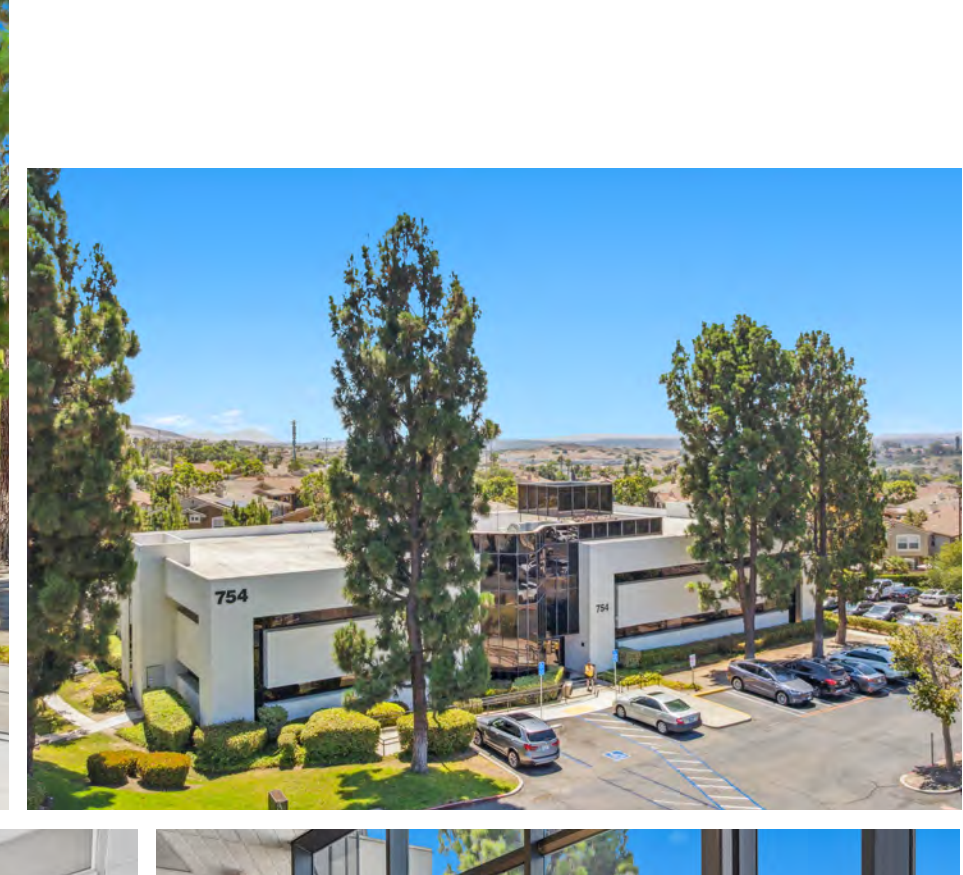
## SERVICE LINES

PHYSICIAN DEMAND CHART (5 Miles)



## TARGET MARKETS

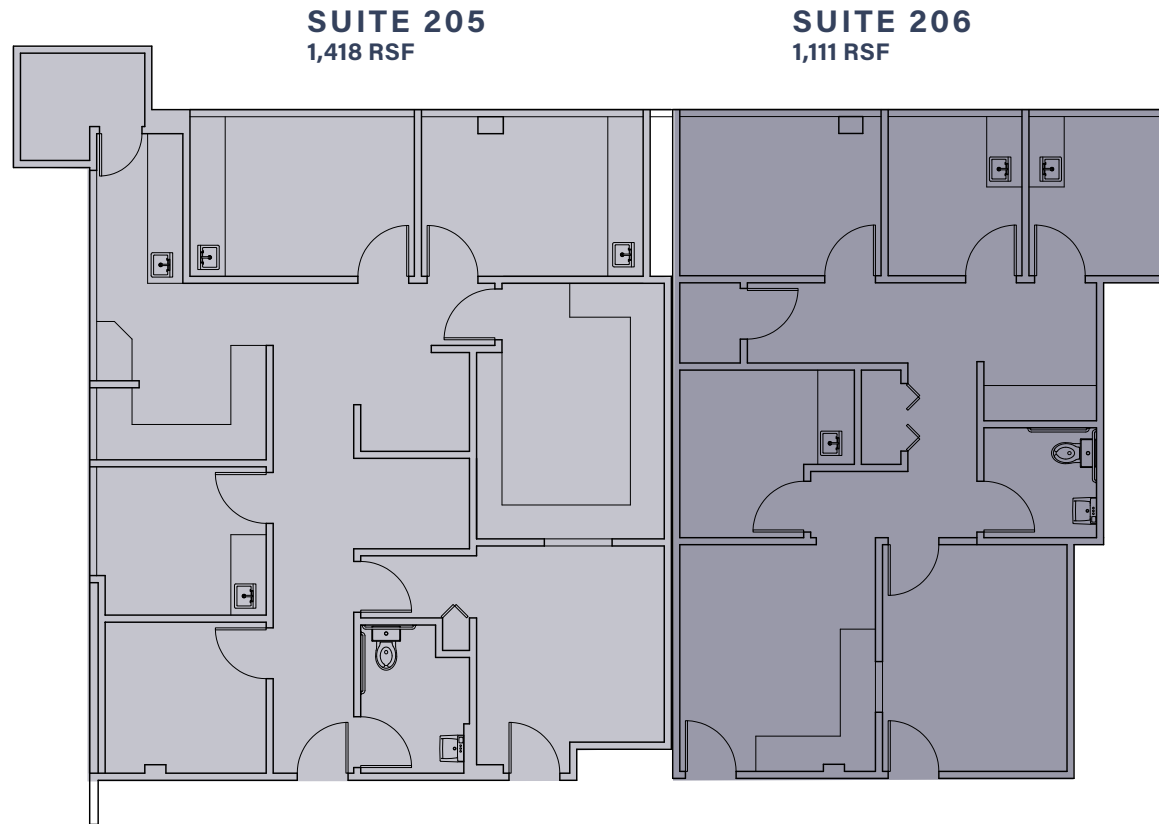




// 752 MEDICAL CENTER CT FLOOR 2



**SUITE 205 & 206**  
2,529 RSF  
CONTIGUOUS

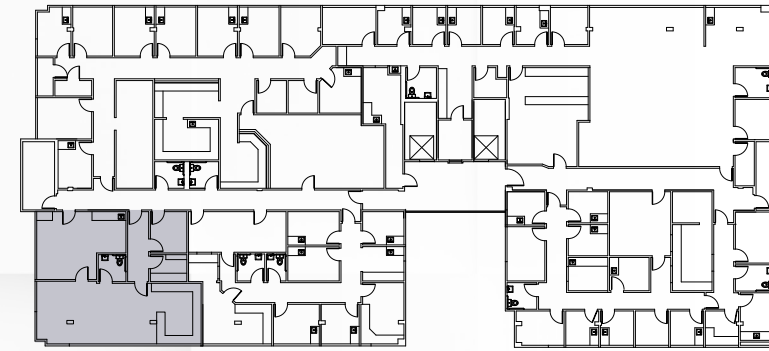


**SUITE 205**  
1,418 RSF

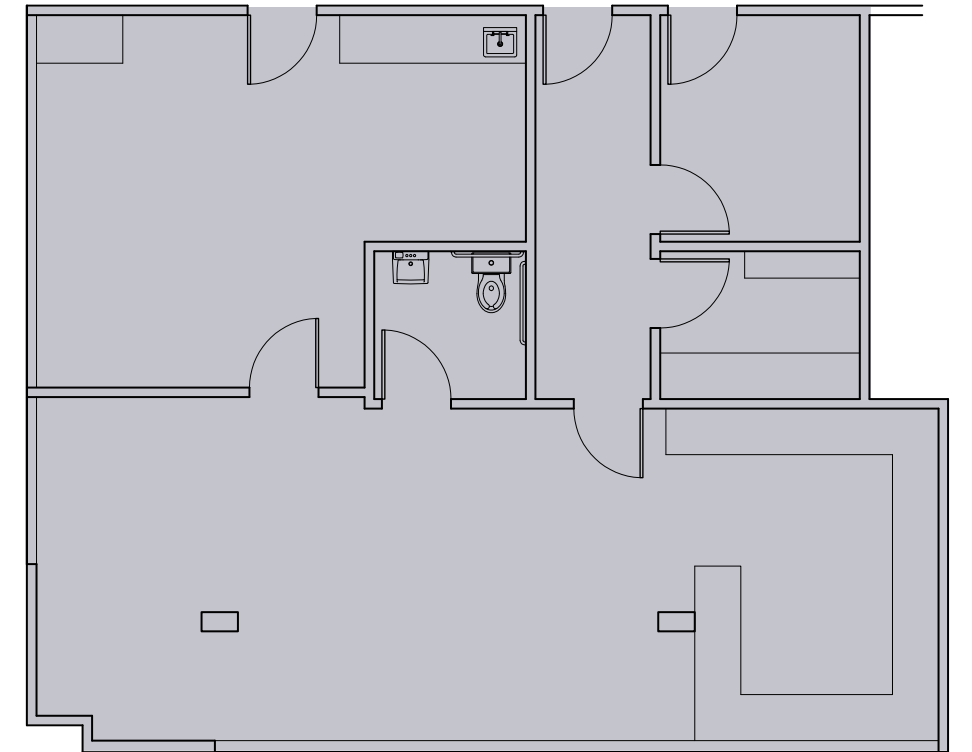
**SUITE 206**  
1,111 RSF



FLOOR 3



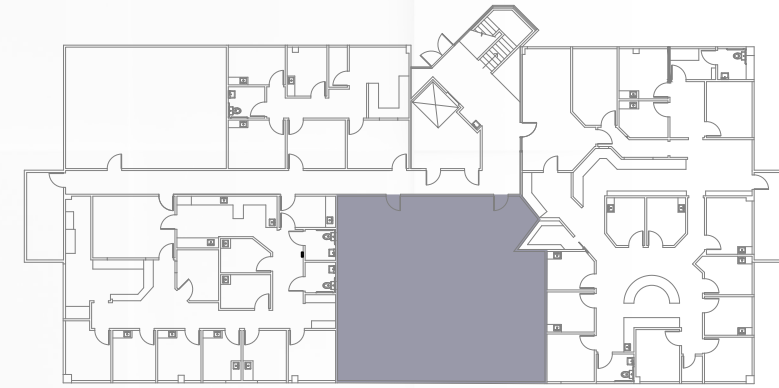
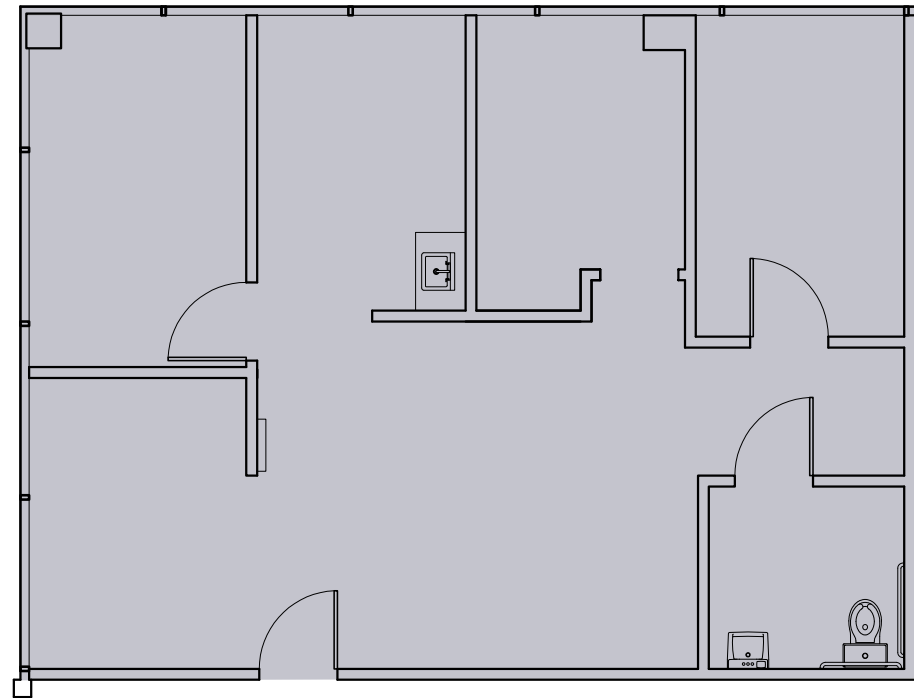
**SUITE 304A**  
1,455 RSF



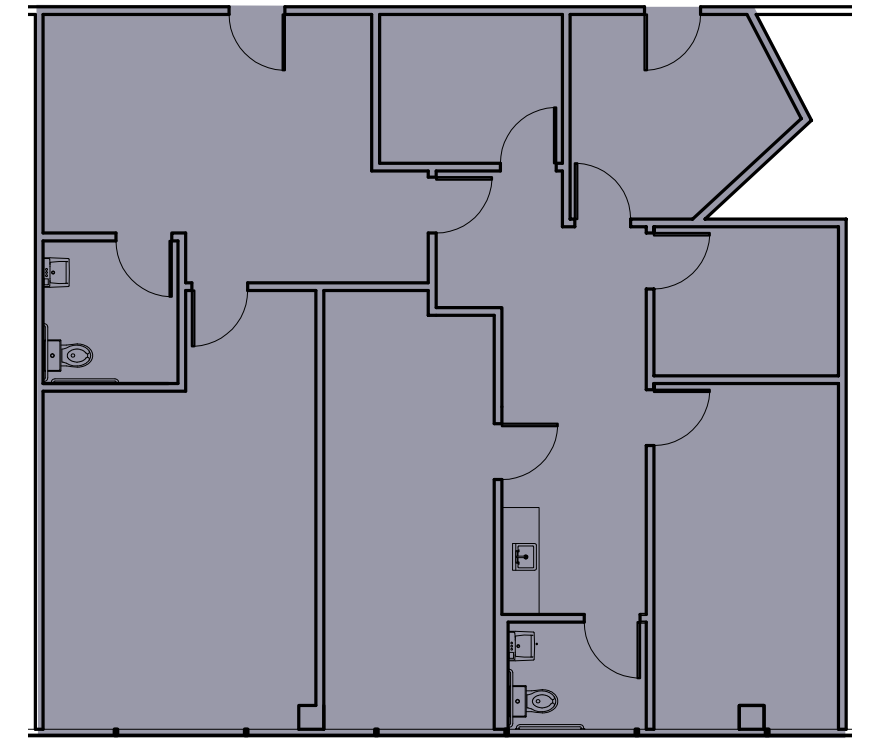
// 754 MEDICAL CENTER CT FLOOR 1



**SUITE 102**  
965 RSF



**SUITE 106**  
1,812 RSF



**FLOOR 1**





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