

Alvarado Medical Plaza I & II

MEDICAL OFFICE
SUITES FOR LEASE

6699 ALVARADO ROAD, SAN DIEGO, CA 92120
5555 RESERVOIR DRIVE, SAN DIEGO, CA 92120



ALVARADO MEDICAL PLAZA
MEDICAL PLAZA I - 5555 Reservoir Dr.
MEDICAL PLAZA II - 6699 Alvarado Rd.

ONLY
CATERING
AMERICA'S
Orthopedics/S
(2014-2017)
AMERICA'S
100 BEST
ORTHOPEDIC
SURGERY
2017
healthgrades
AMERICA'S
100 BEST
SPINE
SURGERY
2017
healthgrades
AlvaradoHospital.com
(800) ALVARADO

Alvarado Medical Plaza I & II

6699 ALVARADO ROAD, SAN DIEGO, CA 92120
5555 RESERVOIR DRIVE, SAN DIEGO, CA 92120

Building Features



Free Unreserved Parking Plus Reserved Lot For Doctors



Next Door To Alvarado Hospital and On-Site Emergency



Green Line Bus Stop And Trolley Stop Across The Street



Utilities: Full Service Gross, Includes Electricity, Janitorial, And Medical Waste Pickup

Availability

BUILDING	SUITE	SF	RATE
1	108	2,995	\$2.25 / FSG
1	114	1,369	\$2.25 / FSG
1	200	1,271	\$2.25 / FSG
1	204	1,067	\$2.25 / FSG
1	206	1,228	\$2.25 / FSG
1	209	3,129	\$2.25 / FSG
2	2210	2,223	\$2.45 / FSG
2	2307	1,724	\$2.45 / FSG

Project Aerial



Demographics

3-Mile Radius



194,860
POPULATION



\$62,271
AVERAGE
HOUSEHOLD INCOME



37.20
MEDIAN AGE

Traffic Counts

7,409
CARS PER DAY

Alvarado Road and Reservoir Drive



Patient Demand Forecast

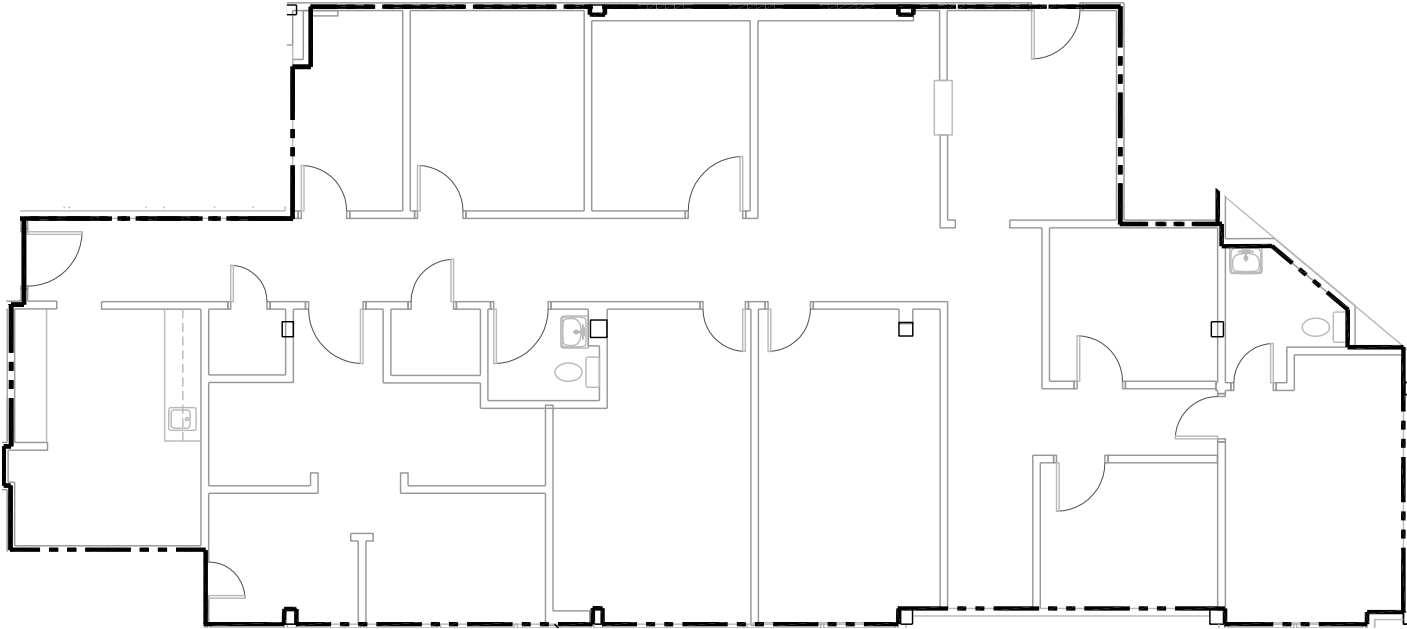
Alvarado Medical Plaza I & II

Service Line	2018 Volume	2023 Volume	2028 Volume	5 Year Growth	10 Year Growth
Urology	6,405	8,311	9,629	30%	50%
Orthopedics	16,318	20,810	23,392	28%	43%
Podiatry	6,753	8,487	9,647	26%	43%
Neurology	6,325	7,937	9,002	25%	42%
Pain Management	4,159	5,120	5,778	23%	39%
Gastroenterology	10,980	13,348	15,026	22%	37%
Vascular	5,197	6,302	7,266	21%	40%
ENT	13,581	16,279	18,944	20%	39%
Cosmetic Procedures	3,225	3,853	4,051	19%	26%
Pulmonology	11,173	13,341	14,946	19%	34%
Vascular	5,197	6,302	7,266	21.3%	39.8%



Building 1 | First Floor | Suite 108

Floor Plan

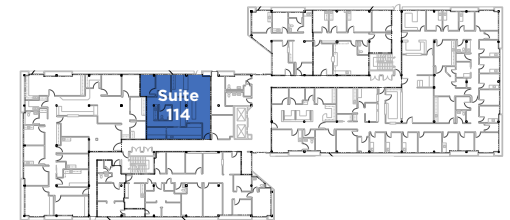
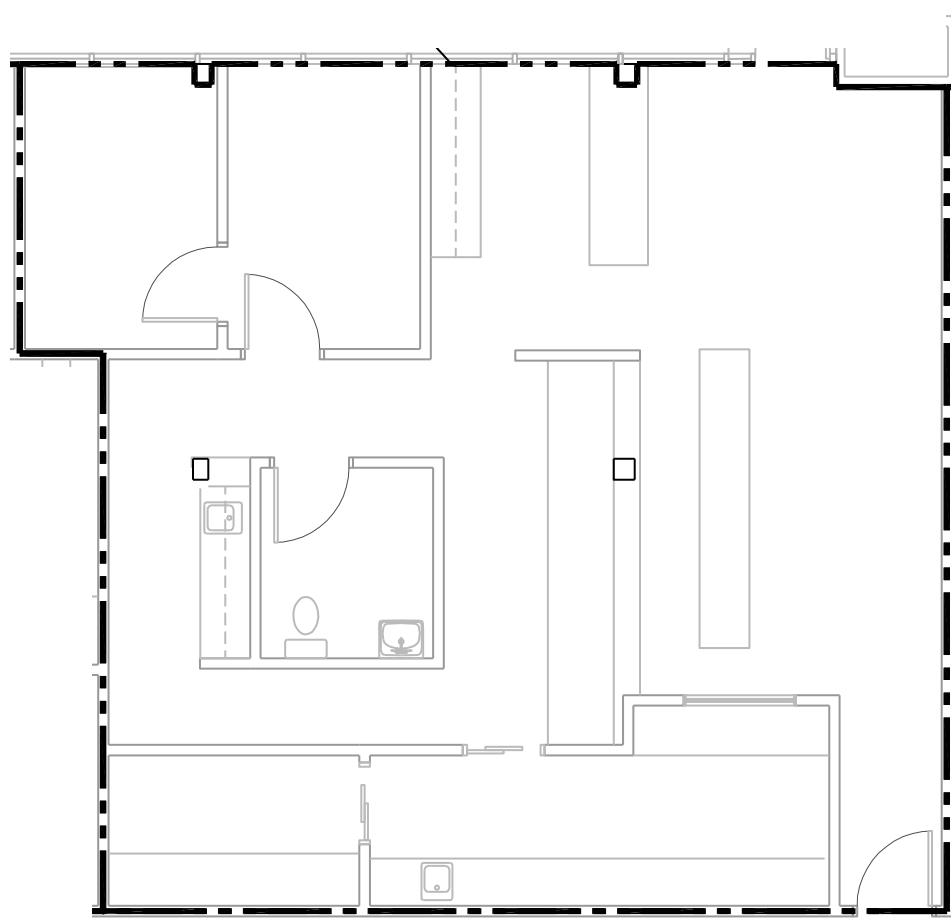


BUILDING	SUITE	SF	RATE
1	108	2,995	\$2.25/ FSG

Building 1 | First Floor | Suite 114

Floor Plan

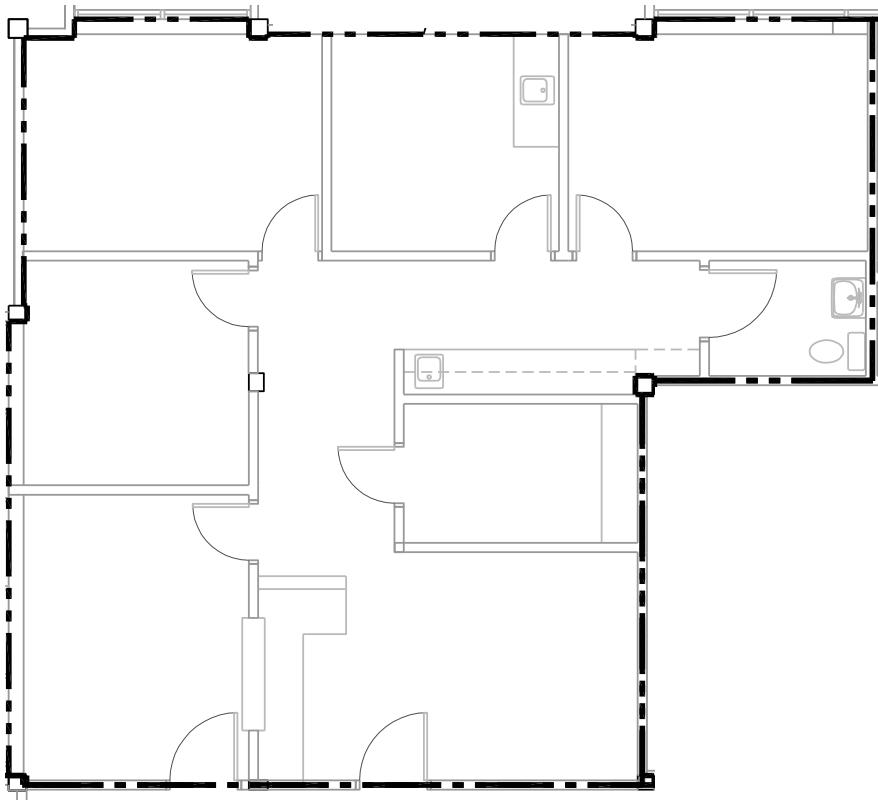
TURNKEY
PHARMACY SUITE



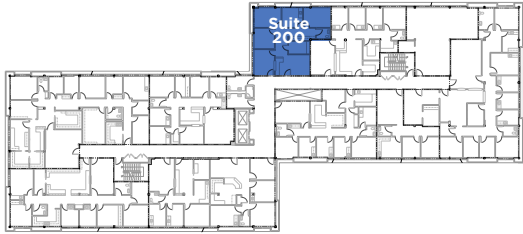
BUILDING	SUITE	SF	RATE
1	114	1,369	\$2.25/ FSG

Building 1 | Second Floor | Suite 200

Floor Plan

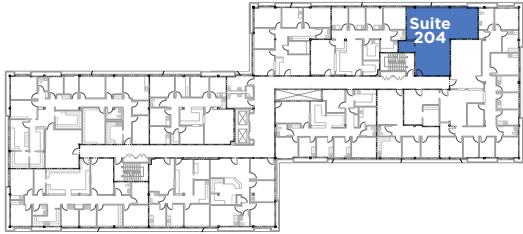
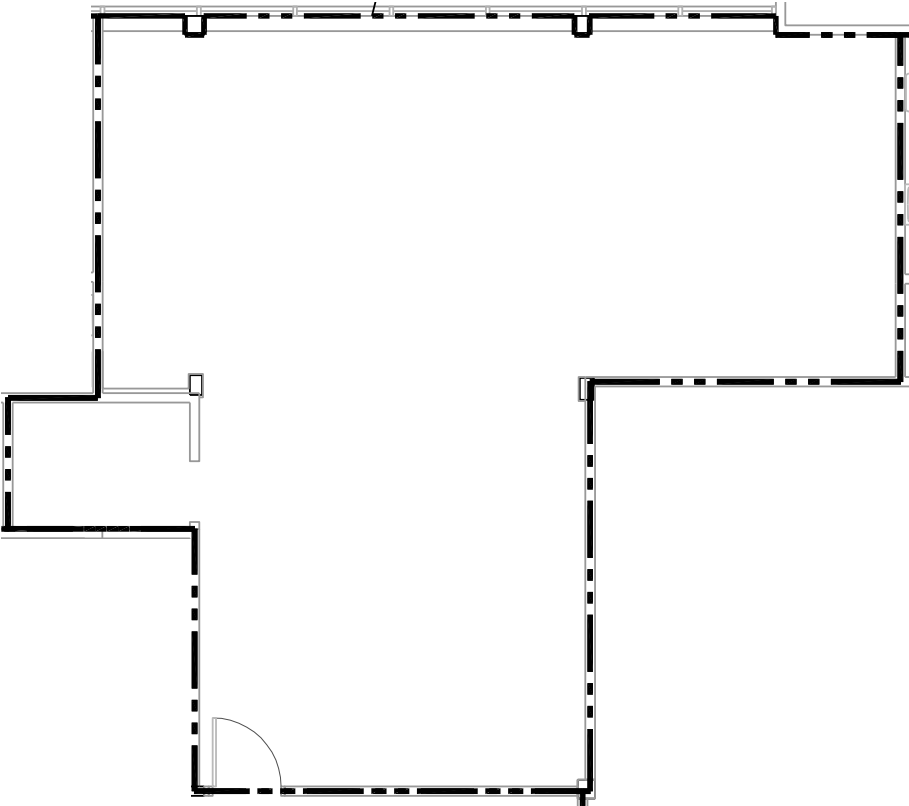


BUILDING	SUITE	SF	RATE
1	200	1,271	\$2.25/ FSG



Building 1 | Second Floor | Suite 204

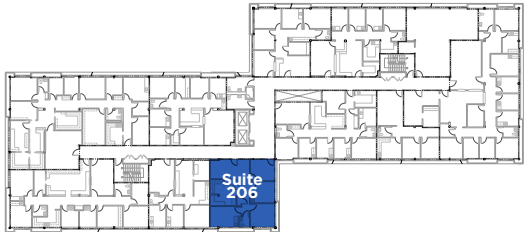
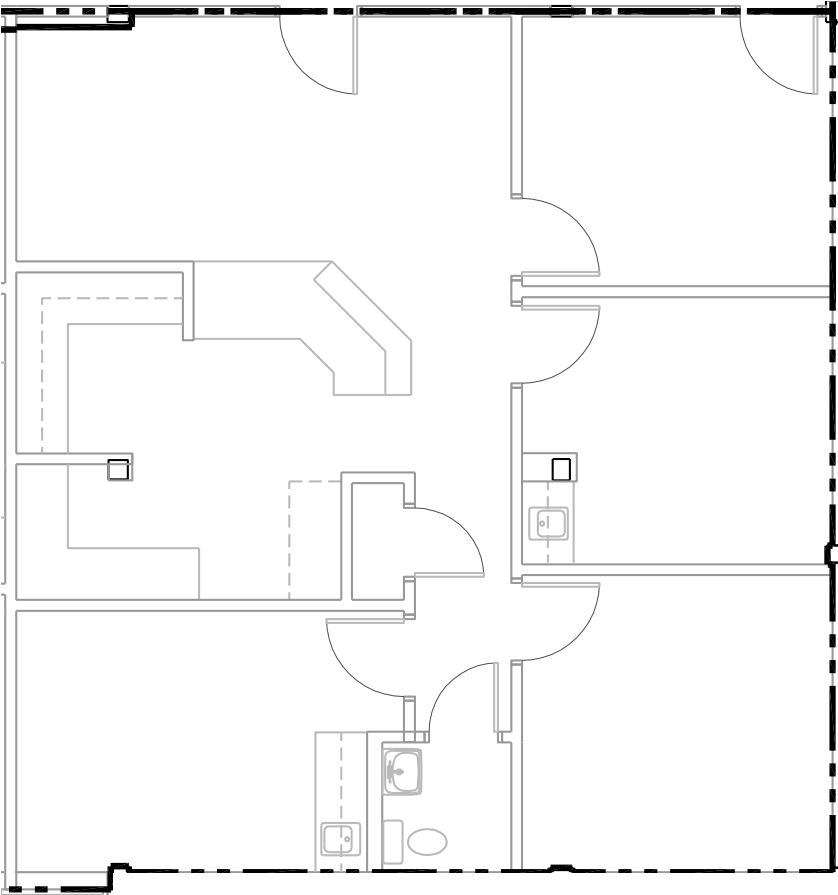
Floor Plan



BUILDING	SUITE	SF	RATE
1	204	1,067	\$2.25/ FSG

Building 1 | Second Floor | Suite 206

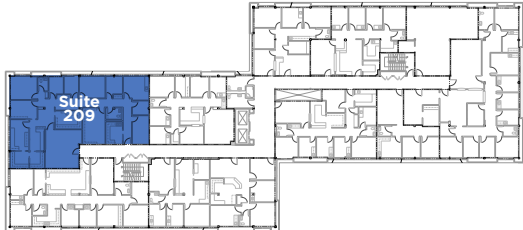
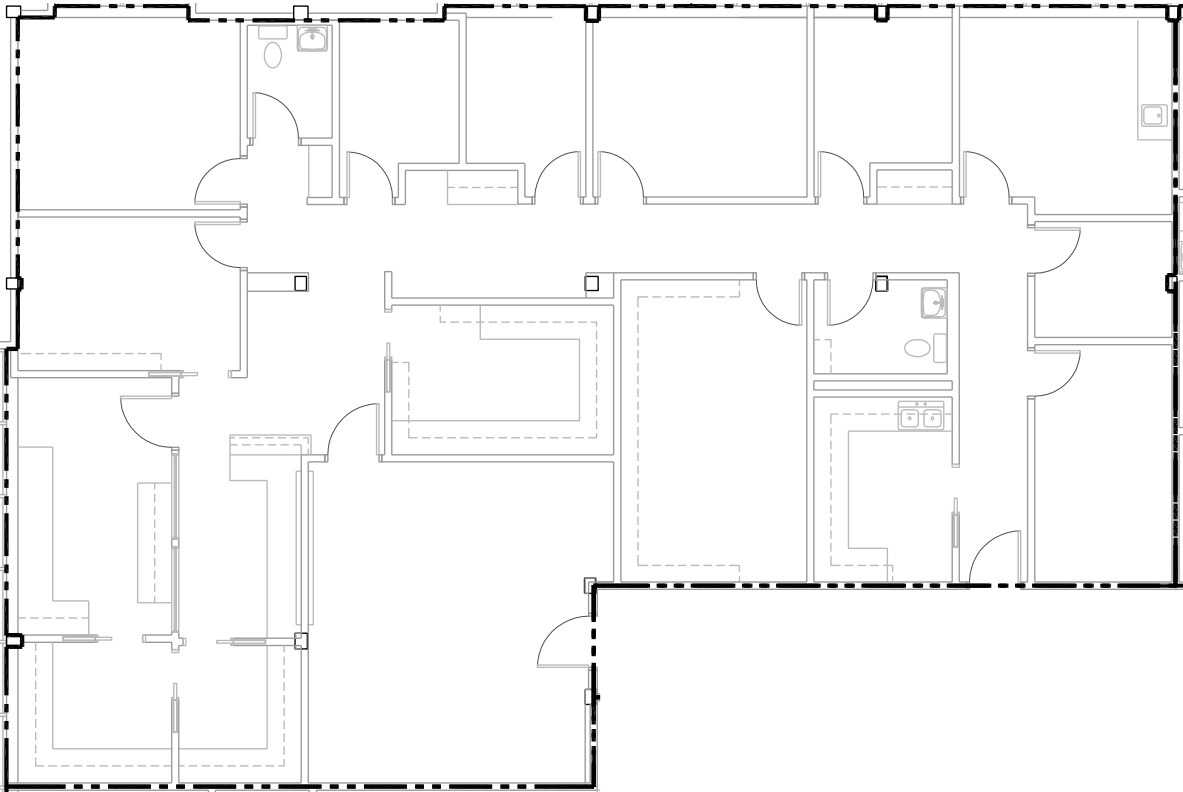
Floor Plan



BUILDING	SUITE	SF	RATE
1	206	1,228	\$2.25/ FSG

Building 1 | Second Floor | Suite 209

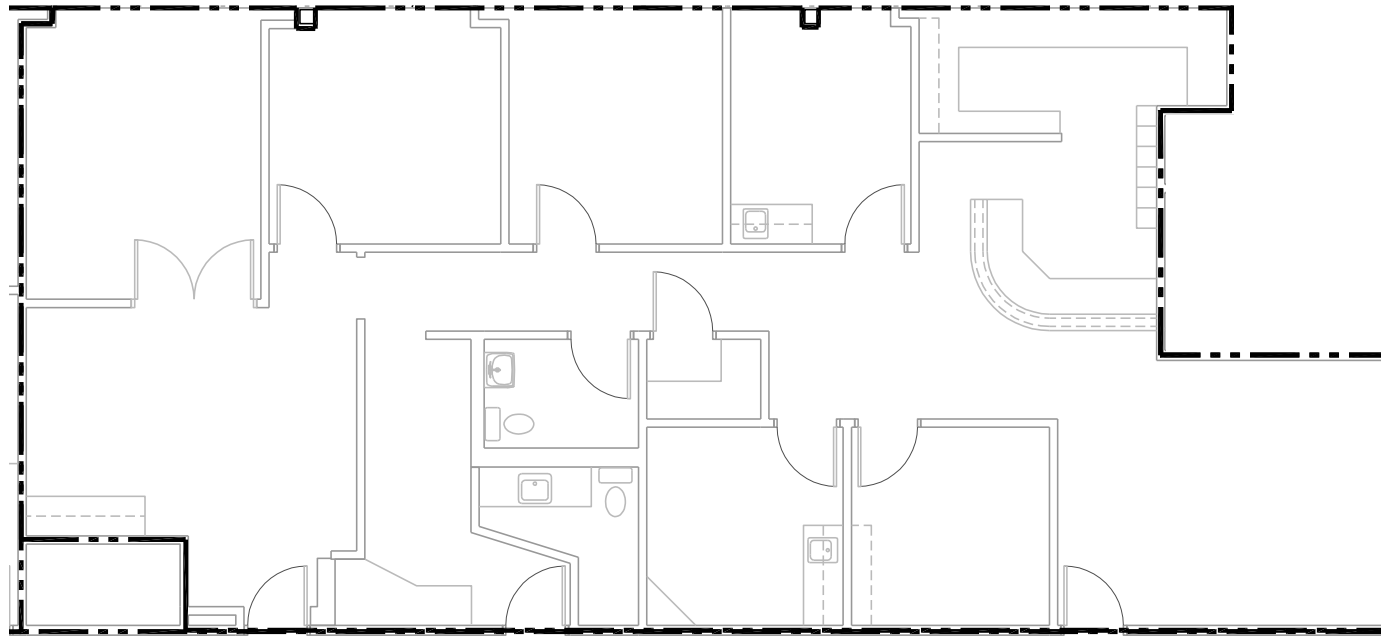
Floor Plan



BUILDING	SUITE	SF	RATE
1	209	3,129	\$2.25/ FSG

Building 2 | Second Floor | Suite 2210

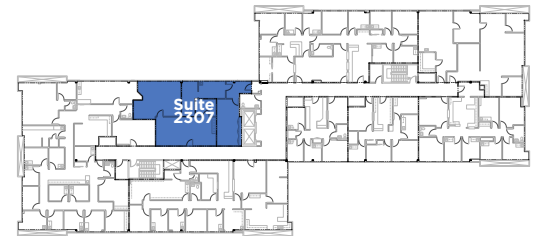
Floor Plan



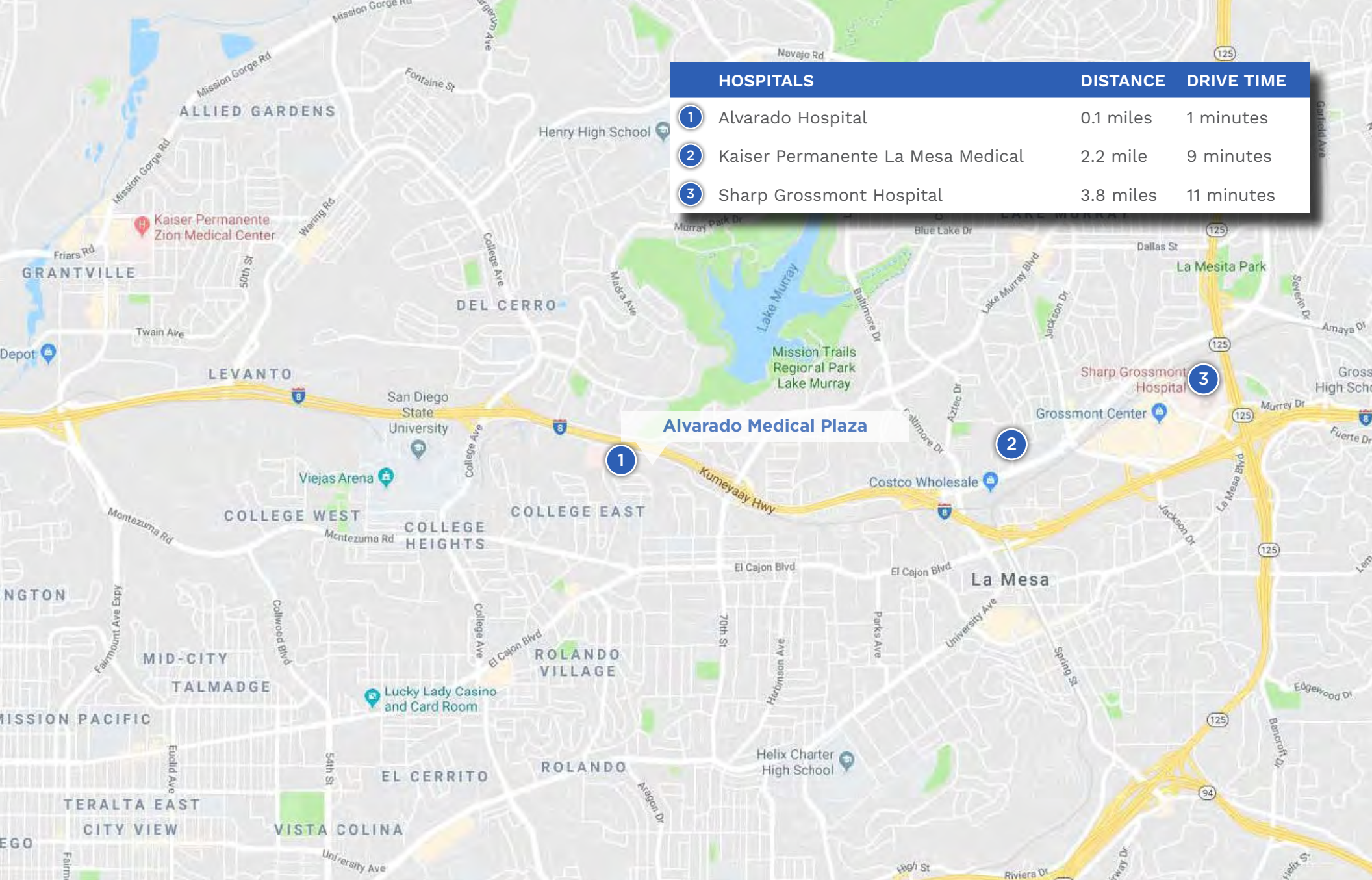
BUILDING	SUITE	SF	RATE
2	2210	2,223	\$2.45/ FSG

Building 2 | Third Floor | Suite 2307

Floor Plan



BUILDING	SUITE	SF	RATE
2	2307	1,724	\$2.45/ FSG



HOSPITALS		DISTANCE	DRIVE TIME
1	Alvarado Hospital	0.1 miles	1 minutes
2	Kaiser Permanente La Mesa Medical	2.2 mile	9 minutes
3	Sharp Grossmont Hospital	3.8 miles	11 minutes