

# REGENTS MEDICAL AT LA JOLLA

MEDICAL OFFICE  
SUITES FOR LEASE

4150 REGENTS PARK ROW &  
4130 LA JOLLA VILLAGE DRIVE LA JOLLA, CA 92037

**NEW TURNKEY SUITE SPECIAL!**



# REGENTS MEDICAL AT LA JOLLA

4150 REGENTS PARK ROW &  
4130 LA JOLLA VILLAGE DRIVE LA JOLLA, CA 92037

## Building Features



4.29 : 1,000/USF Parking Ratio, Dedicated Parking Garage Under Each Building  
**FREE RESERVED PARKING FOR DOCTORS!**  
\*minimum 5 year new lease term, number of stalls shall correspond to suite size



Building and Monument Signage Opportunities On La Jolla Village Drive



Utilities: Tenant Responsible For In-Suite Janitorial And Separately Metered Electricity



Numerous On-Site Retail Amenities

## Availability

BUILDING	SUITE	SF	CONTIGUOUS	RATE	COMMENTS
1	230	2,909	--	\$3.95/SF MG +U	Warm shell with existing dental hookups, divisible to 1,500 SF
1	275	2,149	--	\$4.10/SF MG +U	Turnkey medical suite ready for immediate occupancy
1	330	1,055	--	\$3.95/SF MG +U	Existing dental build-out
2	200	2,939	--	\$3.95/SF MG +U	Cold shell
2	206	1,484	--	\$3.95/SF MG +U	Cold Shell
2	300	8,273	12,006	\$3.95/SF MG +U	Existing medical build-out
2	306	2,429	12,006	\$3.95/SF MG +U	Cold shell ready for build-out

**NEW TURNKEY SUITE SPECIAL! (SUITE 275)** Only pay rent on less than half of the suite (1,000sf) for the first year of your lease

## Synergistic Tenants

**Community**  
A *Wagreen's* PHARMACY

**Outpatient**  
surgery center of la jolla  
An affiliate of Surgery One

UC San Diego  
HEALTH SYSTEM

**Imaging Healthcare**  
SPECIALISTS

# Project Aerial



# Demographics

3-Mile Radius



**93,509**  
POPULATION



**\$88,237**  
AVERAGE  
HOUSEHOLD INCOME



**35.9**  
MEDIAN AGE

## BUILDINGS

- 1 4150 Regents Park Row
- 2 4130 La Jolla Village Drive
- 3 4120 La Jolla Village Drive

## Traffic Counts

**38,080**   
**CARS PER DAY**

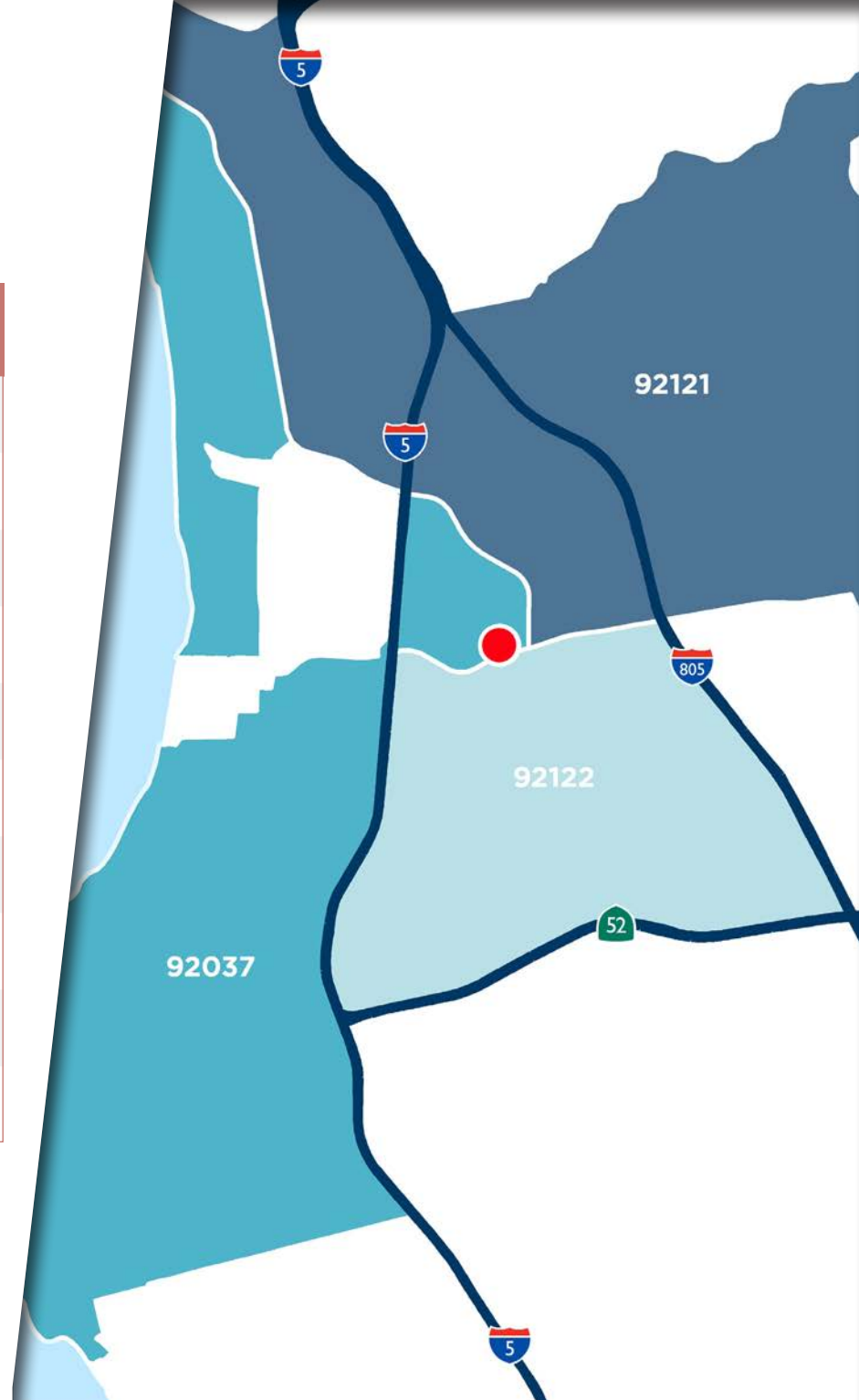
La Jolla Village Drive and Regents Road



# Patient Demand Forecast

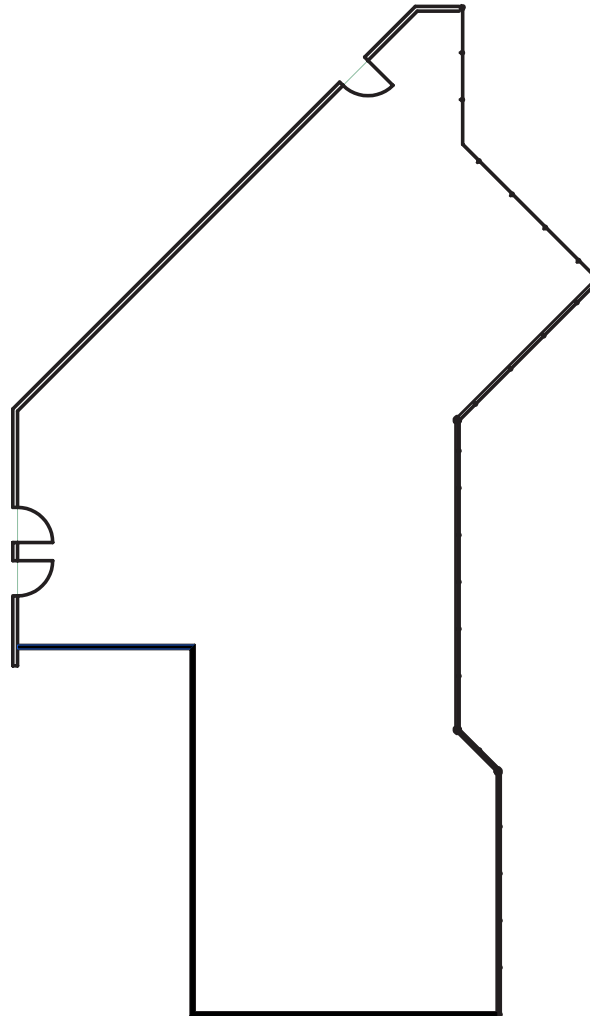
## Regents Medical at La Jolla

Service Line	2020 Volume	2025 Volume	2030 Volume	5 Year Growth	10 Year Growth
Physical Therapy	64,566	82,773	91,191	28.2%	41.2%
Pain Management	3,060	3,888	4,320	27.1%	41.2%
Orthopedics	7,692	9,761	10,786	26.9%	40.2%
Neurology	4,080	5,010	5,619	22.8%	37.7%
Podiatry	5,216	6,255	7,137	19.9%	36.8%
Ophthalmology	25,284	29,432	31,855	16.4%	26.0%
Pulmonology	3,661	4,245	4,530	15.9%	23.7%
Vascular	4,698	5,437	5,932	15.7%	26.2%
Dermatology	12,056	13,948	15,187	15.7%	26.0%
ENT	7,759	8,972	9,420	15.6%	21.4%

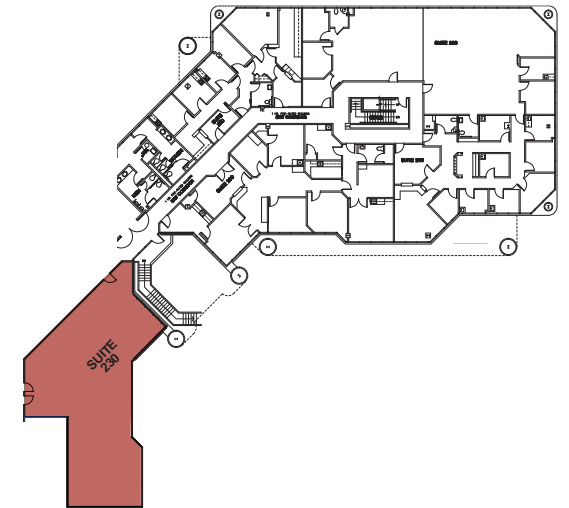


# Building 1 | Suite 230

## Floor Plan



VIRTUAL TOUR



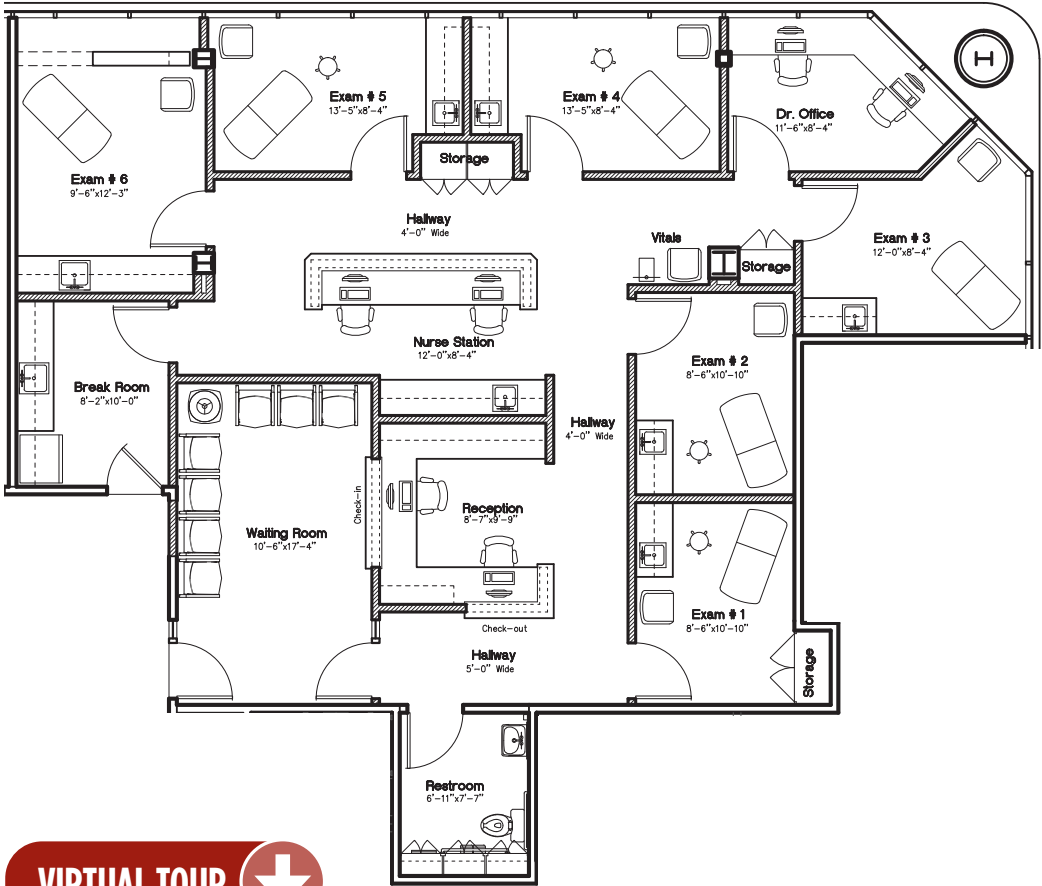
SUITE	SF	DIVISIBLE TO	RATE	COMMENTS
230	2,909	1,500	\$3.95/SF MG +U	Warm shell with existing dental hookups

# Building 1 | Suite 275

## Floor Plan

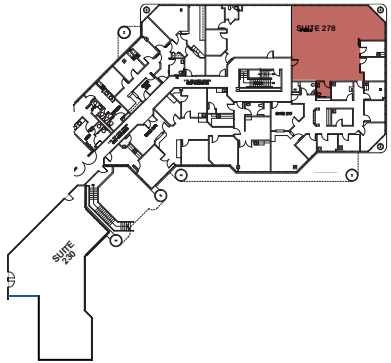
**NEW TURNKEY SUITE SPECIAL!**  
 Only pay rent on less than half of the suite (1,000sf) for the first year of your lease

\* With fully executed lease prior to November 1st 2021



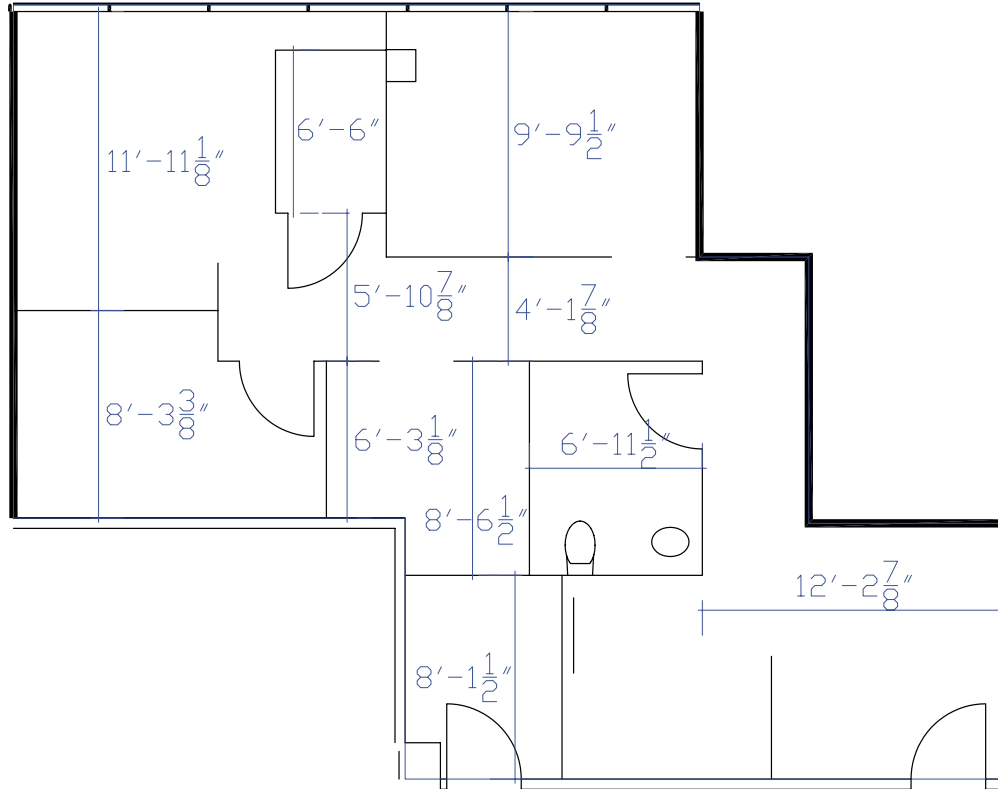
**VIRTUAL TOUR** 

SUITE	SF	RATE	COMMENTS
275	2,149	\$4.10/SF MG +U	Turnkey medical suite ready for immediate occupancy



# Building 1 | Suite 330

## Floor Plan



VIRTUAL TOUR

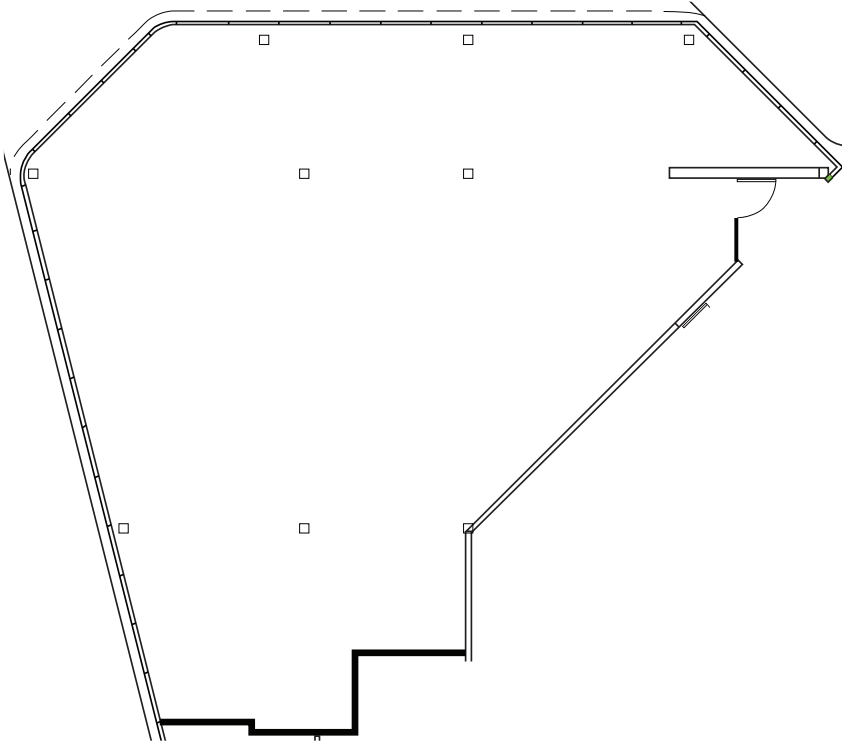


SUITE	SF	RATE	COMMENTS
330	1,055	\$3.95/SF MG +U	Existing dental build-out

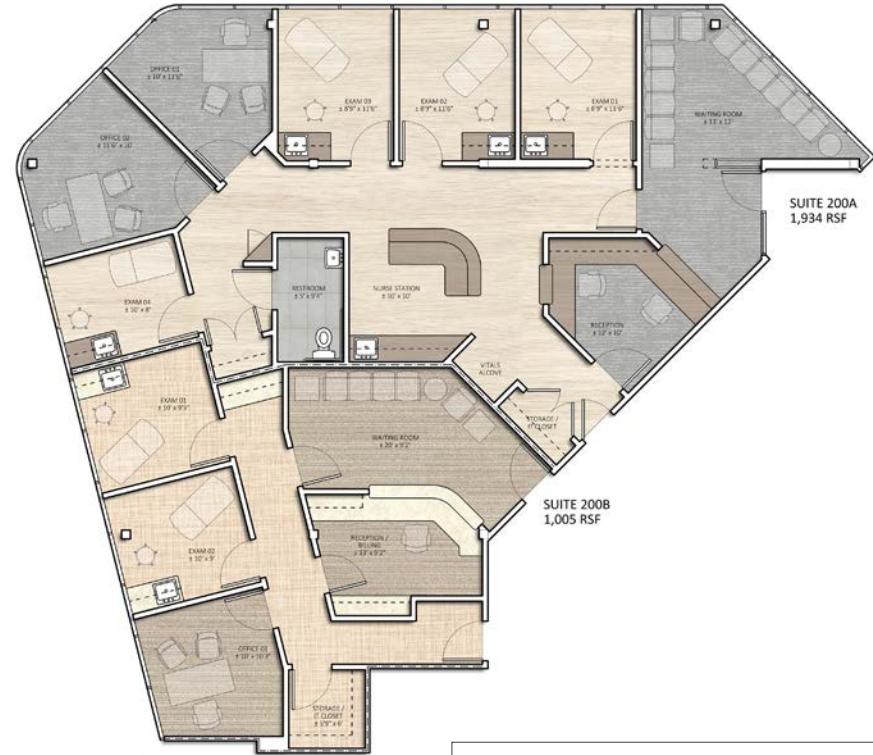


# Building 2 | Suite 200

## Floor Plan

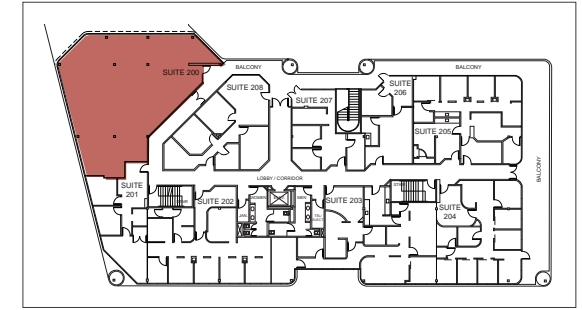


## Hypothetical Plan



**VIRTUAL TOUR**

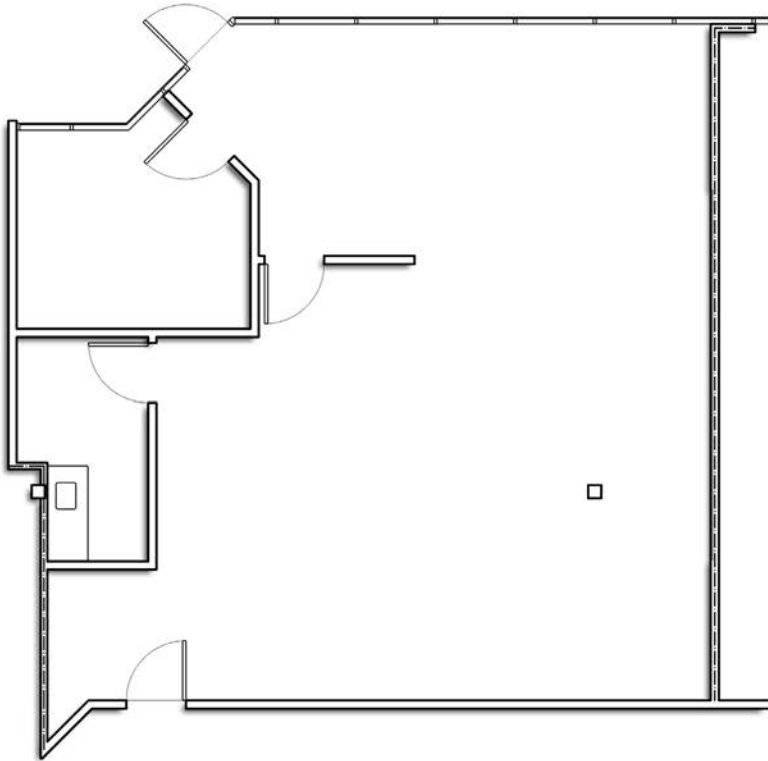
SUITE	SF	RATE	COMMENTS
200	2,939	\$3.95/SF MG +U	Cold shell





# Building 2 | Suite 206

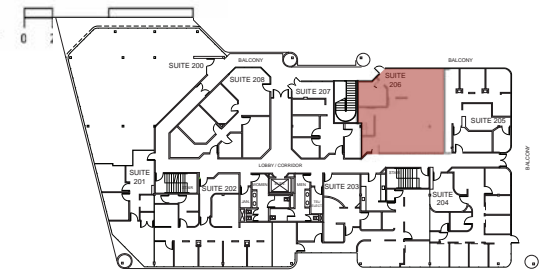
## Floor Plan



## Hypothetical Plan



SUITE 206  
± 1,484 RSF

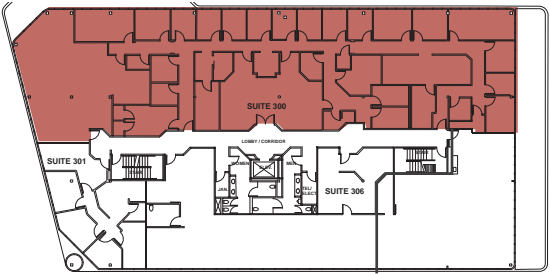
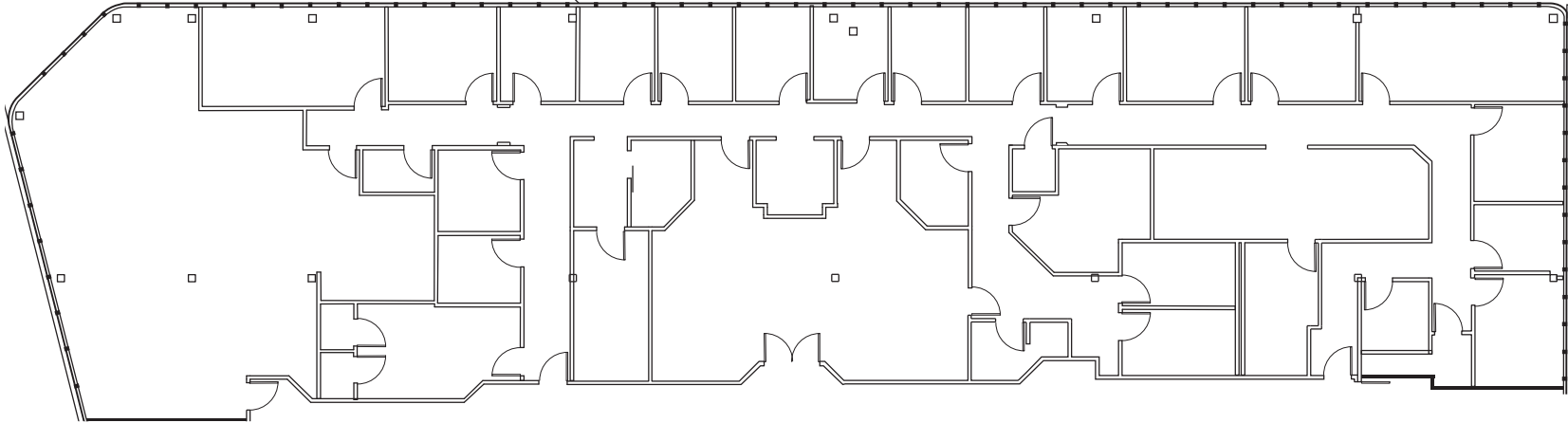


**VIRTUAL TOUR** 

SUITE	SF	RATE	COMMENTS
206	1,484	\$3.95/SF MG +U	Cold Shell

# Building 2 | Suite 300

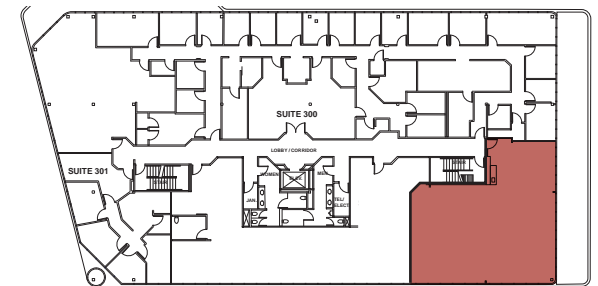
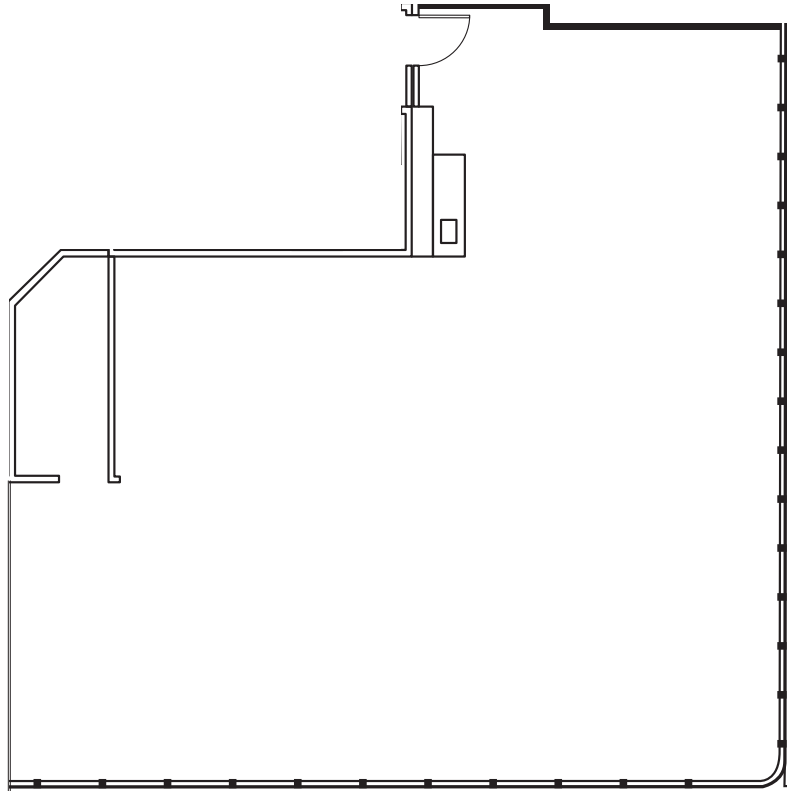
## Floor Plan



SUITE	SF	RATE	CONTIGUOUS	COMMENTS
300	8,273	\$3.95/SF MG +U	12,006	Existing medical build-out

# Building 2 | Suite 306

## Floor Plan



**VIRTUAL TOUR** 

SUITE	SF	RATE	CONTIGUOUS	COMMENTS
306	2,429	\$3.95/SF MG +U	12,006	Cold shell ready for build-out

HOSPITALS	DISTANCE	DRIVE TIME
1 UCSD Thornton Hospital	1.1 miles	7 minutes
2 Scripps Memorial Hospital La Jolla	1.2 miles	8 minutes
3 Scripps Green Hospital	3.1 miles	9 minutes

