

*Turnkey Physical Therapy and Corporate
Space Available For Sublease*

2,514 - 5,074 SF
AVAILABLE

**LA JOLLA
RESERVE**

4445 EASTGATE MALL
LA JOLLA, CA 92121

BUILDING AND MARKET HIGHLIGHTS

\$136,317

AVG.
HOUSEHOLD
INCOME*

226,162

POPULATION*

38

MEDIAN AGE*

*5-MILE DEMOGRAPHIC RADIUS



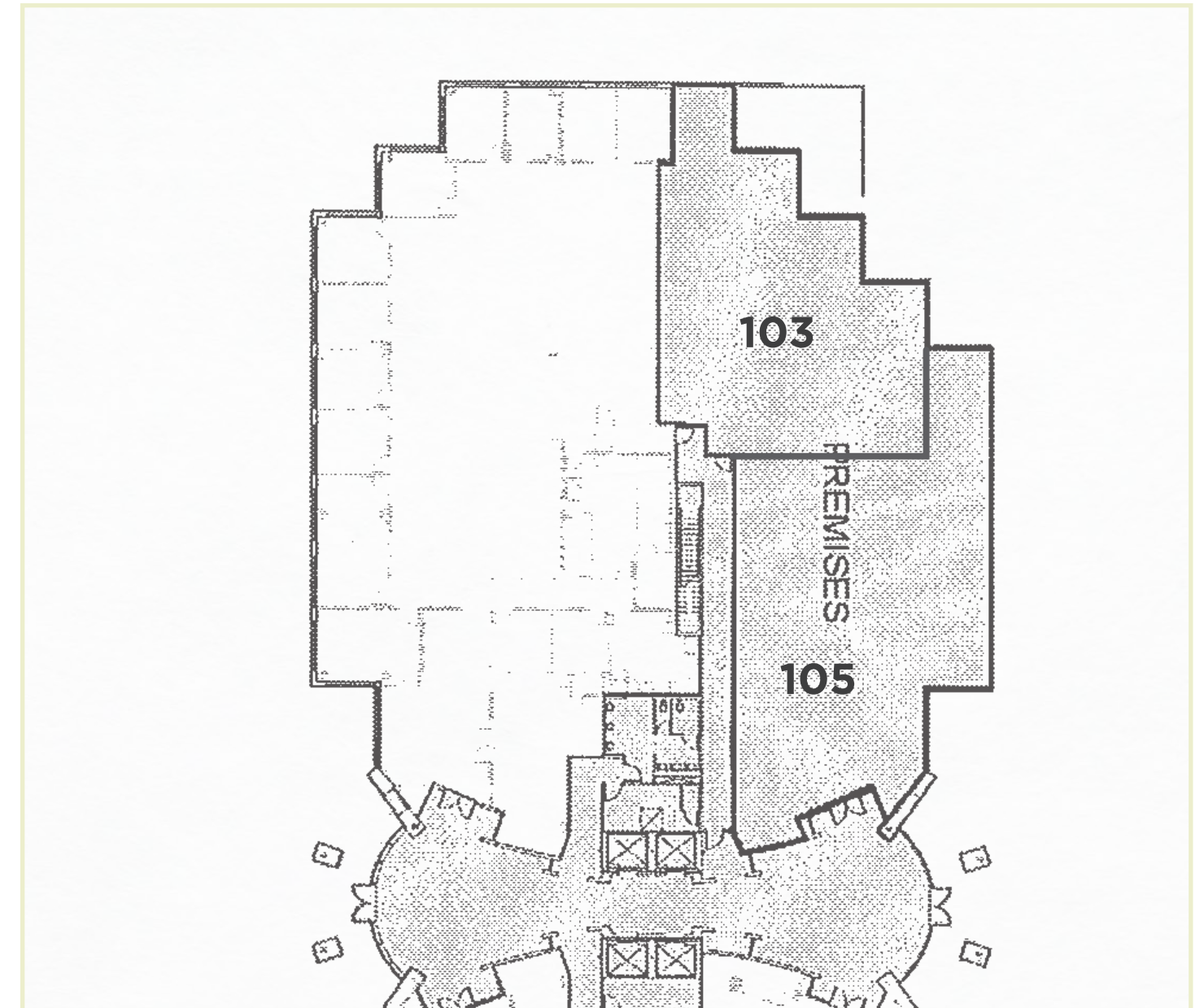
Beautifully landscaped park like setting with lake



On-site indoor-outdoor fitness center with locker room



Ample Covered Parking



Availability*

SUITE	SIZE	CONTIGUOUS	RENTAL RATE	COMMENTS
103	2,560 SF	5,074 SF	\$4.65/SF MG + E	Existing office build-out
105	2,514 SF	5,074 SF	\$4.65/SF MG + E	Existing physical therapy build-out

*Both suites have remaining term through 7/31/25





4445 EASTGATE MALL

Distance Map

NUMBER	LOCATION	DISTANCE
1	Scripps Memorial Hospital La Jolla	5 Minutes
2	UC San Diego Health	3 Minutes
3	Sharp Memorial Hospital	12 Minutes
4	Scripps Green Hospital	7 Minutes