

REGENTS MEDICAL AT LA JOLLA

MEDICAL OFFICE
SUITES FOR LEASE

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



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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
2	206	1,484	--	\$4.50/SF MG +U	Cold Shell

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

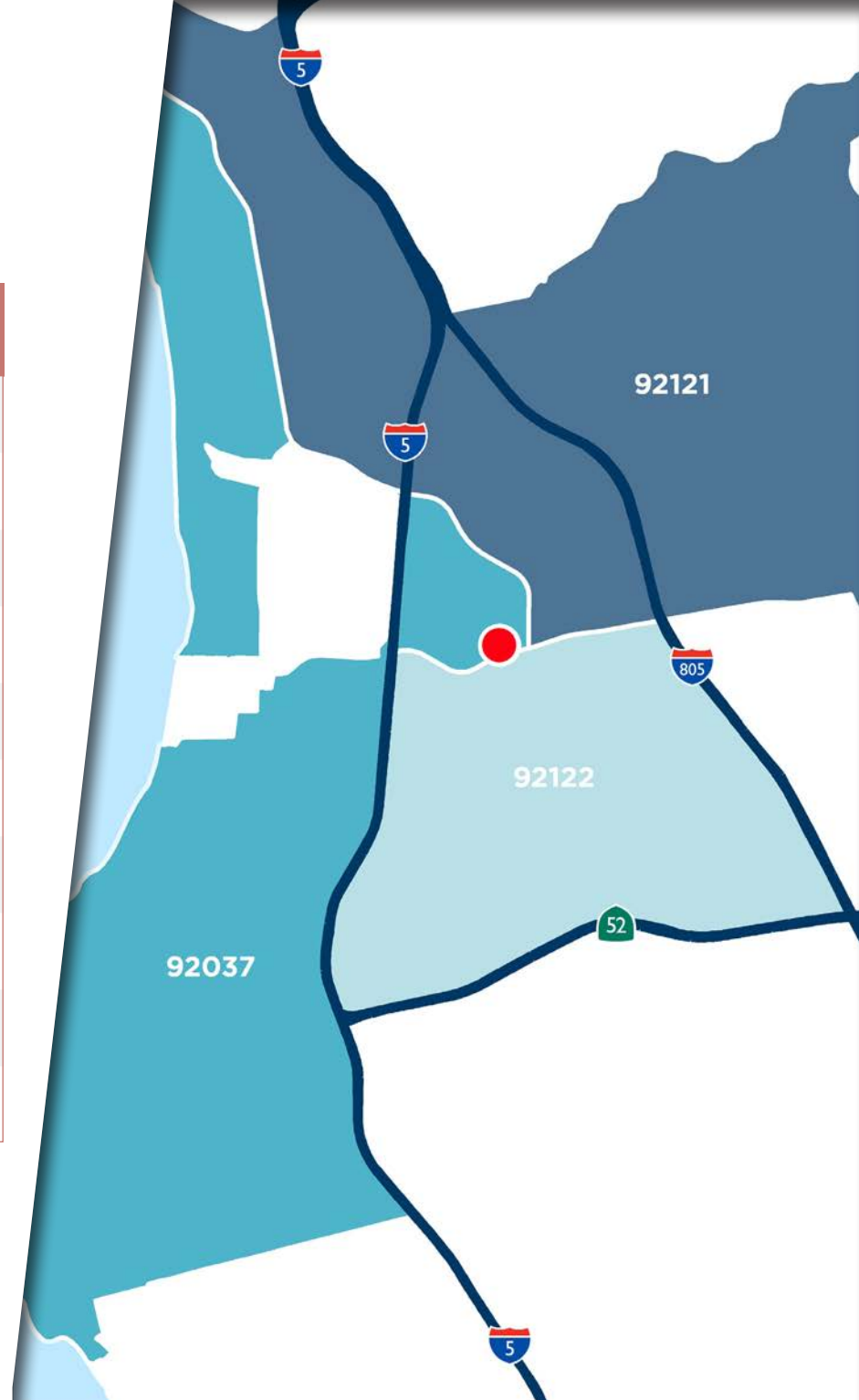
La Jolla Village Drive and Regents Road



Patient Demand Forecast

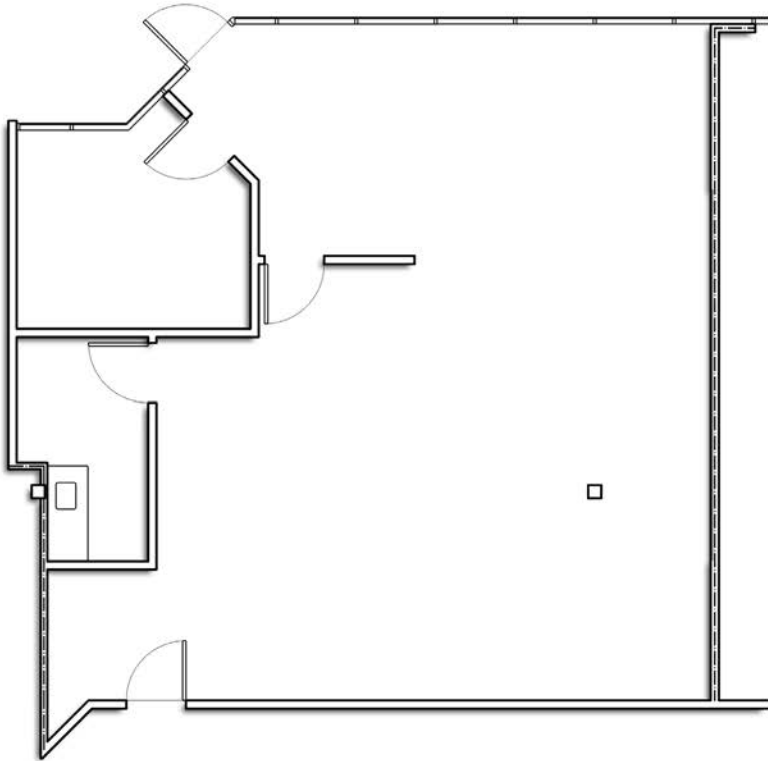
Regents Medical at La Jolla

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 2 | Suite 206

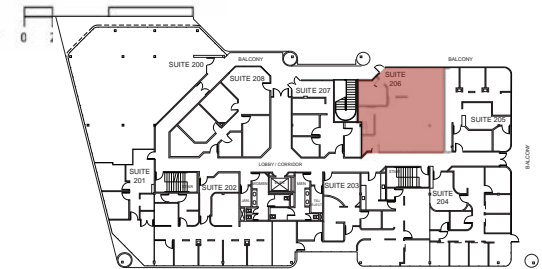
Floor Plan



Hypothetical Plan



SUITE 206
± 1,484 RSF



SUITE	SF	RATE	COMMENTS
206	1,484	\$4.50/SF MG +U	Cold Shell

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

