

MEDICAL OFFICE FOR LEASE

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7862 EL CAJON BLVD LA MESA CA 91924



Meticulously Maintained
by Existing Tenant with
Recent Roof and HVAC
upgrades



Centrally Located Between
Grossmont Hospital and
Alvarado Hospital



7,145 SF Medical Space,

Rare Stand-Alone Building
Opportunity



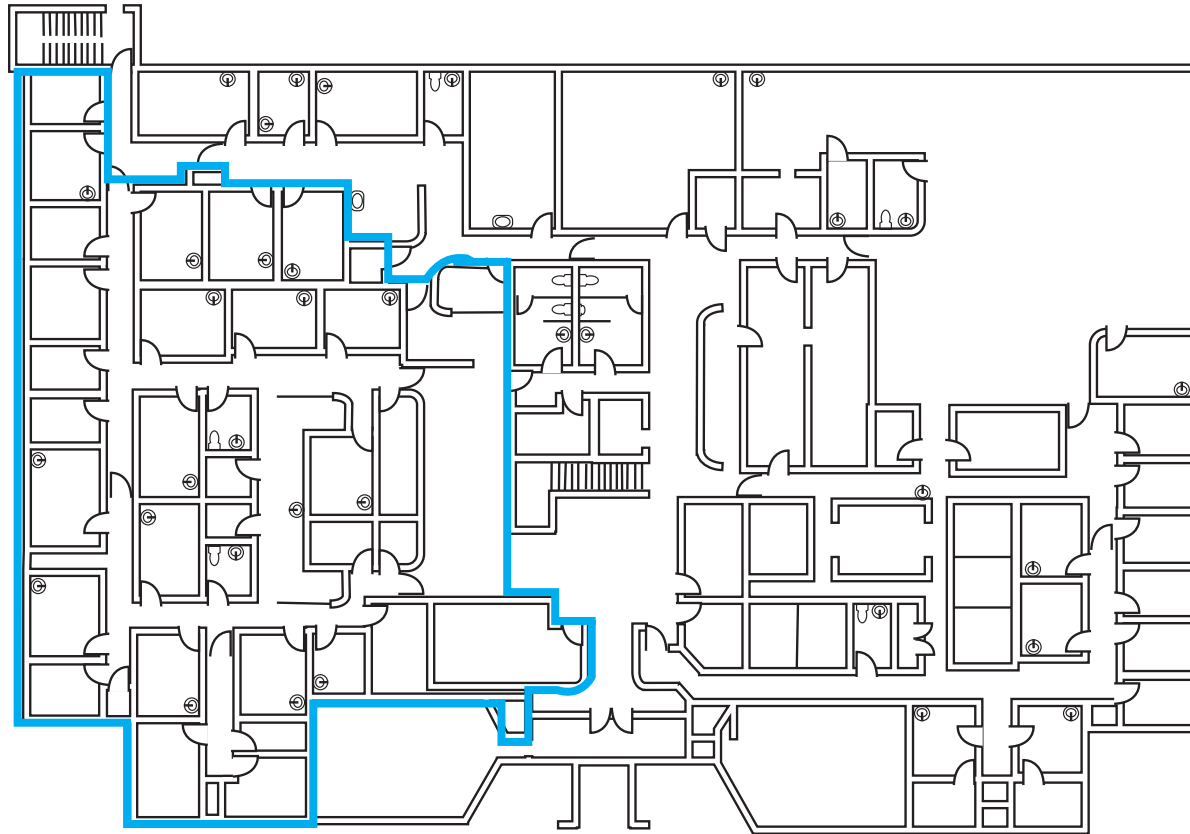
5:1,000 Parking/
Surface and Covered



Available November 1,
2020

7862 EL CAJON BLVD

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PROPERTY FEATURES

- Meticulously maintained by existing tenant with recent roof and HVAC upgrades
- Centrally located between Grossmont Hospital and Alvarado Hospital
- 7,145 SF of medical space divisible to approximately 2,500 SF
- 5:1,000 parking/surface & covered
- Available November 1, 2020
- Rare Stand-Alone Building Opportunity

LEASE RATE: NEGOTIABLE

4350 La Jolla Village Drive, Suite 500, San Diego, CA 92122 | +1 858 455 1515 Main | colliers.com/sandiego

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7862 EL CAJON BLVD

PATIENT DEMAND FORECAST, LA MESA MARKET

The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties in key markets across the US. The MSP tool supports planners, providers and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. The below data is representative of the East San Diego County zip codes that surround 7862 El Cajon Blvd, La Mesa - which include 91942, 91941 and 92115. For more information on the Advisory Board, please visit www.advisory.com



SERVICE LINE	2017 VOLUME	2022 VOLUME	2027 VOLUME	5 YEAR GROWTH	10 YEAR GROWTH
Cardiology	45,178	51,259	56,291	13.5%	24.6%
Cosmetic Produres	3,567	4,421	5,025	23.9%	40.9%
Dermatology	25,920	30,319	31,160	17.0%	31.8%
ENT	14,804	17,168	18,960	16.0%	28.1%
Gastroenterology	12,420	14,731	16,916	18.6%	36.2%
General Surgery	3,656	4,258	4,735	16.5%	29.5%
Gynecology	5,785	6,035	6,236	4.6%	7.8%
Lab	184,441	217,822	251,480	18.1%	36.3%
Neurology	6,938	8,976	10,184	29.4%	46.8%
Ophthalmology	39,792	47,329	53,905	18.9%	35.5%
Orthopedics	18,206	22,700	25,501	24.7%	40.1%
Physical Therapy/Rehabilitation	112,478	125,556	137,970	11.6%	22.7%
Podiatry	7,896	9,886	12,052	25.2%	39.6%
Pulmonology	59,833	65,241	68,151	9.0%	13.9%
Radiology	143,283	153,224	165,714	6.9%	15.7%
Urology	7,055	9,055	10,687	28.3%	51.5%



MARKET DEMOGRAPHICS

2018 TOTAL POPULATION

Mile 1: 27,319
Mile 3: 179,500
Mile 5: 484,855

HOUSEHOLD INCOME

Mile 1: \$77,921
Mile 3: \$85,105
Mile 5: \$81,008

MEDIAN AGE

Mile 1: 36.4
Mile 3: 34.9
Mile 5: 34.2



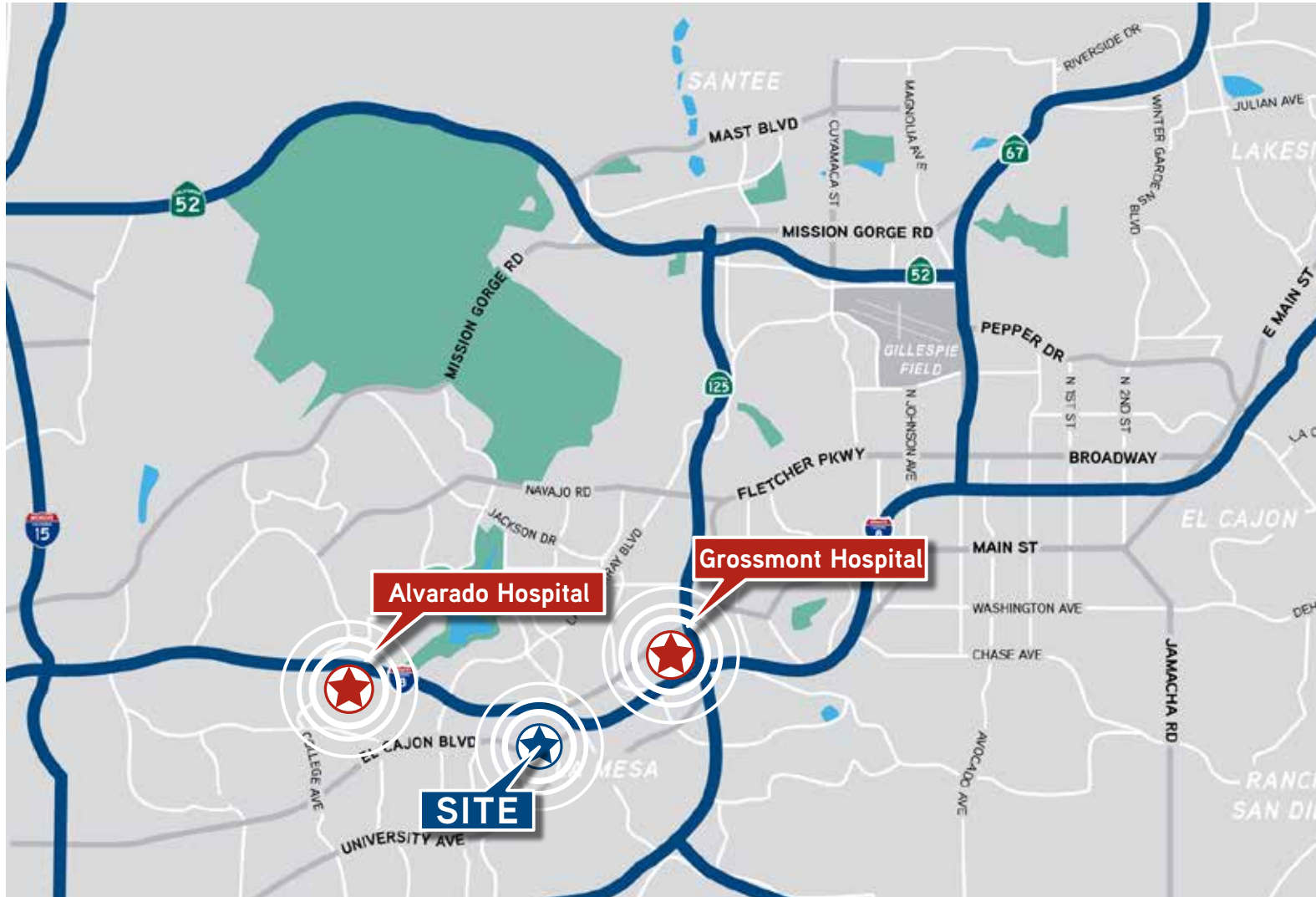
23,000

AVERAGE DAILY TRAFFIC COUNT
ON EL CAJON BLVD, BALTIMORE
DR, AND LA MESA BLVD

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7862 EL CAJON BLVD



DRIVE TIMES & DISTANCES

Grossmont Hospital

2 miles / 8 minutes

Alvarado Hospital

2 miles / 7 minutes

Route 8

0.6 miles / 2 minutes

Route 15

7.7 miles / 10 minutes



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FOR MORE INFORMATION, PLEASE CONTACT:

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