





BUILDING AND MARKET HIGHLIGHTS

\$136,317

AVG. HOUSEHOLD INCOME*

226,162

POPULATION*

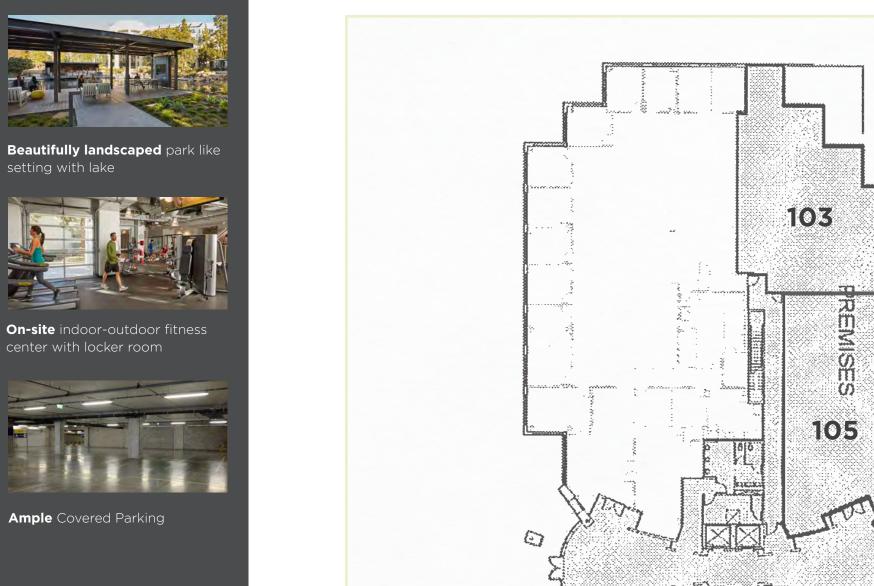
38

MEDIAN AGE*

setting with lake

*5-MILE DEMOGRAPHIC RADIUS





Availability*

| SUI | TE | SIZE | CONTIGUOUS | RENTAL RATE | COMMENTS |
|-----|----|----------|------------|------------------|-------------------------------------|
| 10 | 3 | 2,560 SF | 5,074 SF | \$4.65/SF MG + E | Existing office build-out |
| 10 | 5 | 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



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 |



LISTING TEAM

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