

*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



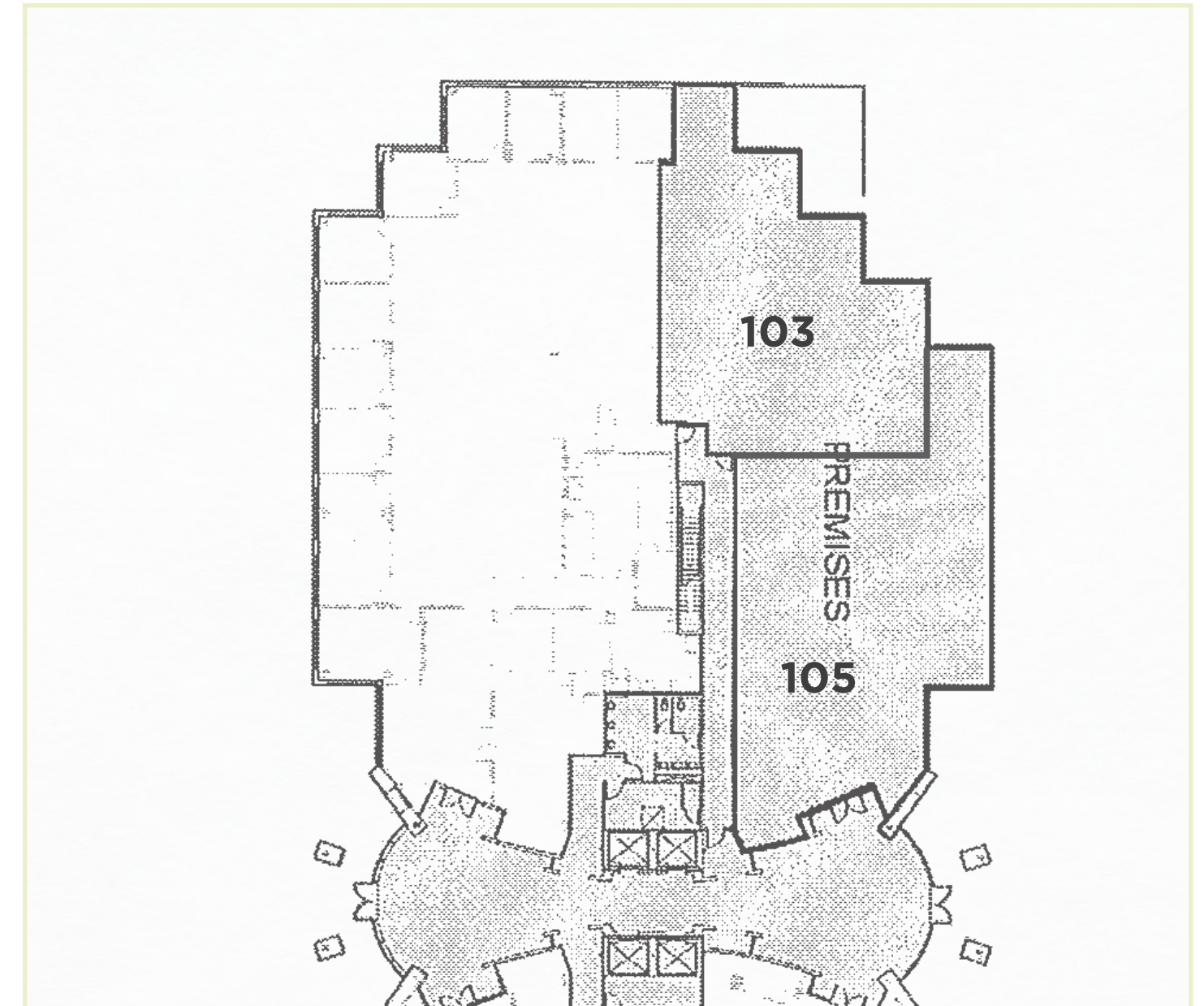
**Beautifully landscaped** park like setting with lake



**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

### LISTING TEAM

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