

# Alvarado Medical Plaza I & II

MEDICAL OFFICE  
SUITES FOR LEASE

5555 RESERVOIR DRIVE, SAN DIEGO, CA 92120  
6699 ALVARADO ROAD, SAN DIEGO, CA 92120



VIRTUAL SUITE TOURS  
FOUND WITHIN



ALVARADO MEDICAL PLAZA  
MEDICAL PLAZA I - 5555 Reservoir Dr.  
MEDICAL PLAZA II - 6699 Alvarado Rd.

# Alvarado Medical Plaza I & II

5555 RESERVOIR DRIVE, SAN DIEGO, CA 92120  
6699 ALVARADO ROAD, SAN DIEGO, CA 92120

## Building Features



Free Unreserved Parking Plus Reserved Lot For Doctors



Next Door To Alvarado Hospital and On-Site Emergency



Green Line Bus Stop And Trolley Stop Across The Street



Utilities: Full Service Gross, Includes Electricity, Janitorial, And Medical Waste Pickup

## Availability

BUILDING	SUITE	SIZE	RATE
1	200	1,271 SF	\$2.38 / FSG
1	203	1,293 SF	\$2.38 / FSG
1	204	919 SF	\$2.38 / FSG
1	206	1,228 SF	\$2.38 / FSG
1	209	3,129 SF	\$2.38 / FSG
2	2307	1,724 SF	\$2.46 / FSG
2	2308	4,288 SF	\$2.46 / FSG

## Synergistic Tenant Base



# Project Aerial



# Demographics

## 3-Mile Radius



**194,860**  
POPULATION



**\$62,271**  
AVERAGE  
HOUSEHOLD INCOME



**37.20**  
MEDIAN AGE

# Traffic Counts

**7,409**  
CARS PER DAY



Alvarado Road and Reservoir Drive



# Patient Demand Forecast

## Alvarado Medical Plaza I & II

Service Line	2018 Volume	2023 Volume	2028 Volume	5 Year Growth	10 Year Growth
Urology	6,405	8,311	9,629	30%	50%
Orthopedics	16,318	20,810	23,392	28%	43%
Podiatry	6,753	8,487	9,647	26%	43%
Neurology	6,325	7,937	9,002	25%	42%
Pain Management	4,159	5,120	5,778	23%	39%
Gastroenterology	10,980	13,348	15,026	22%	37%
Vascular	5,197	6,302	7,266	21%	40%
ENT	13,581	16,279	18,944	20%	39%
Cosmetic Procedures	3,225	3,853	4,051	19%	26%
Pulmonology	11,173	13,341	14,946	19%	34%
Vascular	5,197	6,302	7,266	21.3%	39.8%



Market Scenario Planner displays the types of services patients in your market are expected to use and allows projections to be customized according to five key growth drivers; disease prevalence, care management, insurance, readmissions and technology shifts. The above data is representative of Alvarado Medical Plaza which includes areas in zip codes 92120, 92182 and 92115.





# Alvarado Hospital Medical Center

## EMERGENCY DEPARTMENT

Alvarado Hospital is a designated full-service emergency department (ED) for the San Diego County Emergency Medical System open 24/7. Staffed with board-certified emergency medicine physicians and experienced registered nurses, the Alvarado Hospital ED provides immediate access to the most advanced diagnostic services and lifesaving care. Alvarado Hospital's ED provides advanced care 24 hours a day, seven days a week with several notable designations:



### **SEVERE HEART ATTACK (STEMI) RECEIVING CENTER**

Participant in the American Heart Association Get with the Guidelines program for acute coronary syndrome and heart failure



### **DESIGNATED AN ADVANCED PRIMARY STROKE CENTER BY THE JOINT COMMISSION**

**TOP 5%  
IN THE  
NATION**

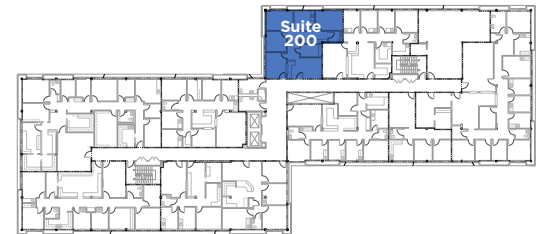
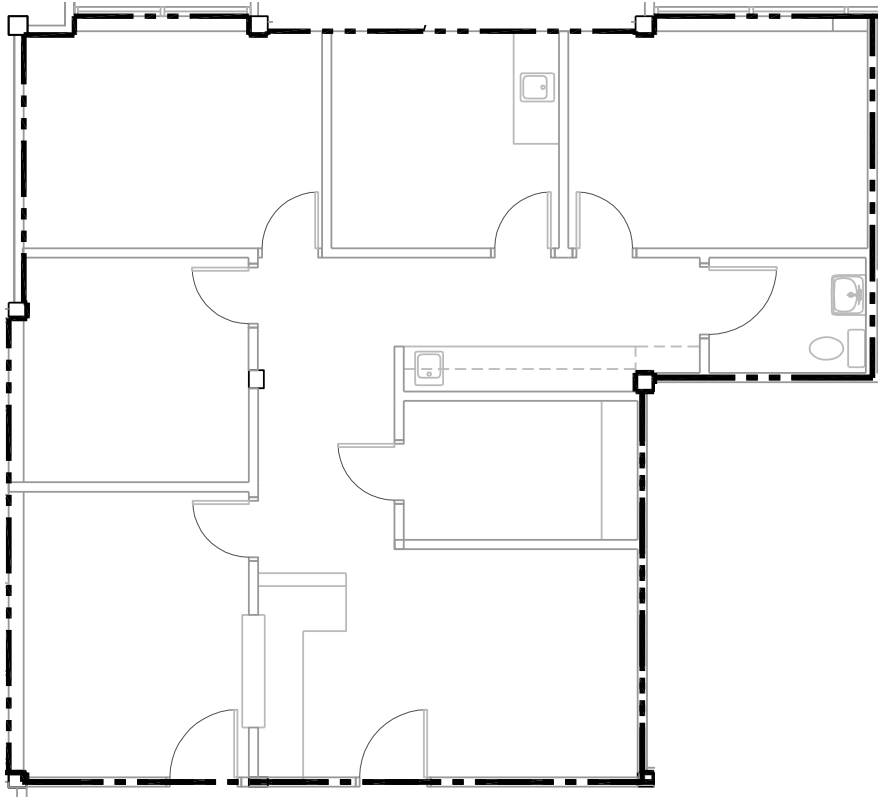
### **FOR CLINICAL EXCELLENCE AND PATIENT SAFETY (HEALTH GRADES)**

Additionally, the Alvarado Hospital ED is supported by an on-call panel of physicians from every hospital medical and surgical sub-specialty. Many of these physicians are nationally and internationally recognized for their expertise.

# Building 1 | Second Floor | Suite 200

## Floor Plan

VIRTUAL TOUR 



BUILDING	SUITE	SIZE	RATE
1	200	1,271 SF	\$2.38/ FSG

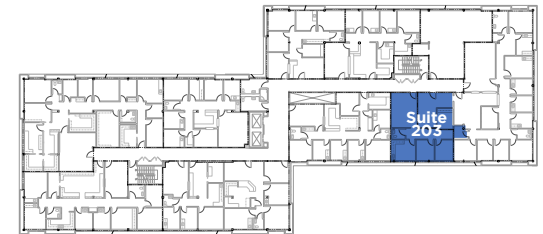
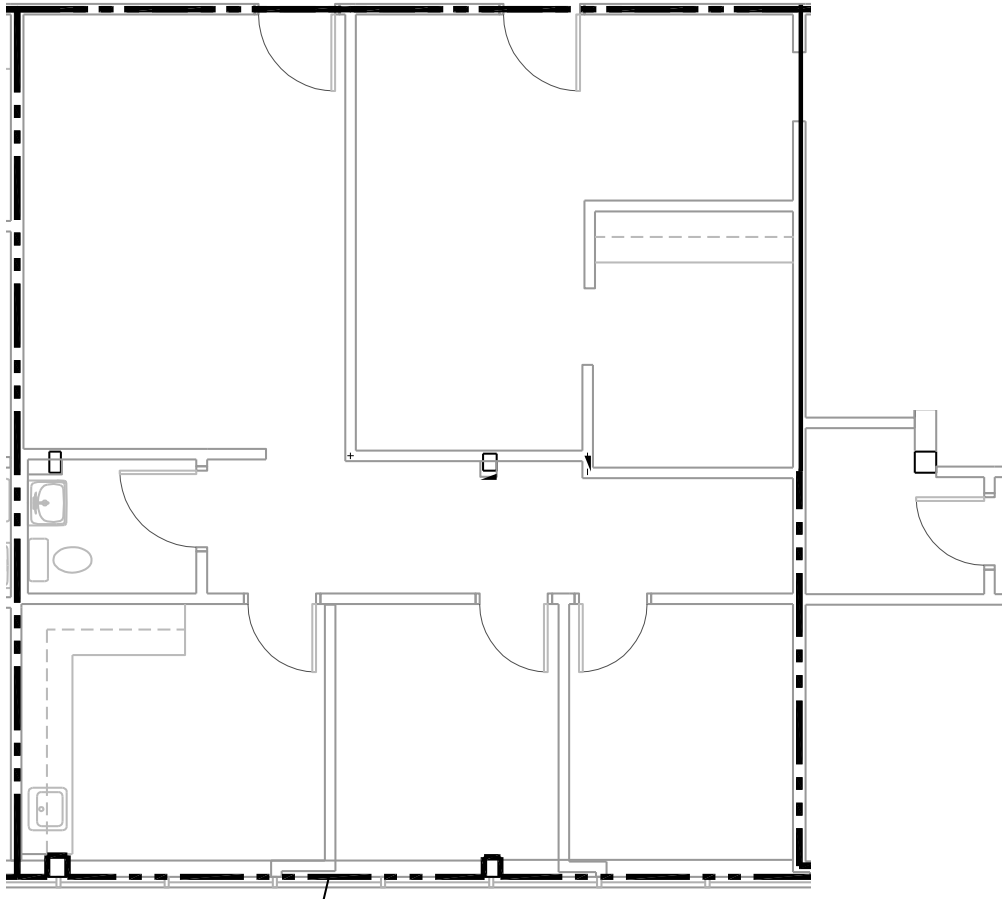
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**NEHAL WADHWA**  
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# Building 1 | Second Floor | Suite 203

## Floor Plan



BUILDING	SUITE	SIZE	RATE
1	203	1,293 SF	\$2.38/ FSG

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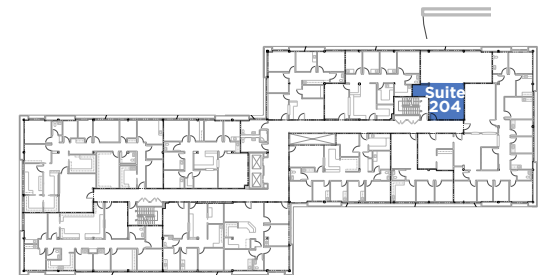
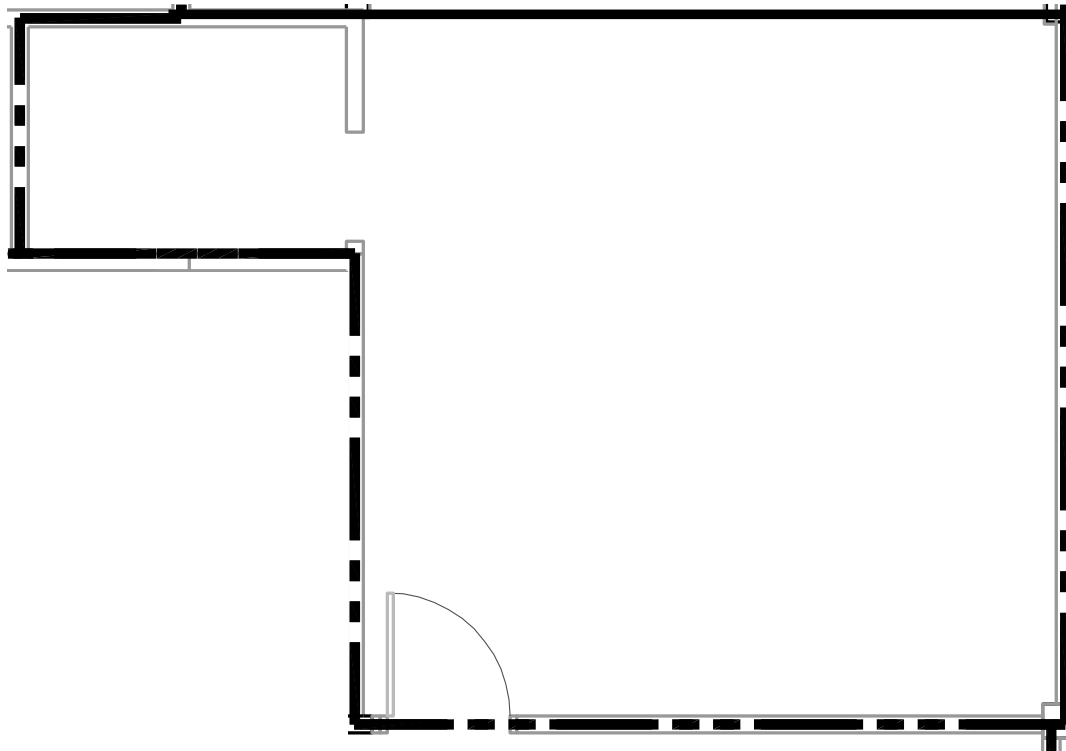
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# Building 1 | Second Floor | Suite 204

## Floor Plan

VIRTUAL TOUR 



BUILDING	SUITE	SIZE	RATE
1	204	919 SF	\$2.38/ FSG

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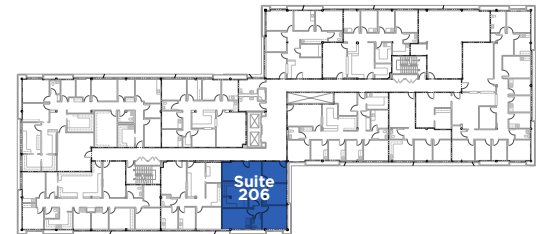
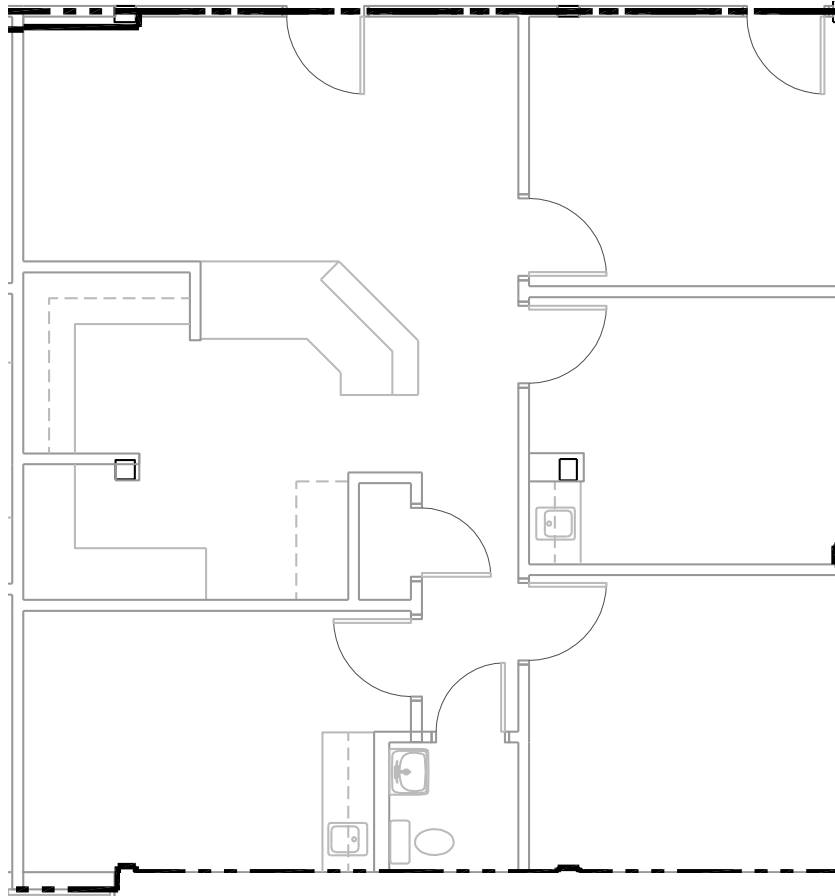




# Building 1 | Second Floor | Suite 206

## Floor Plan

VIRTUAL TOUR 



BUILDING	SUITE	SIZE	RATE
1	206	1,228 SF	\$2.38/ FSG

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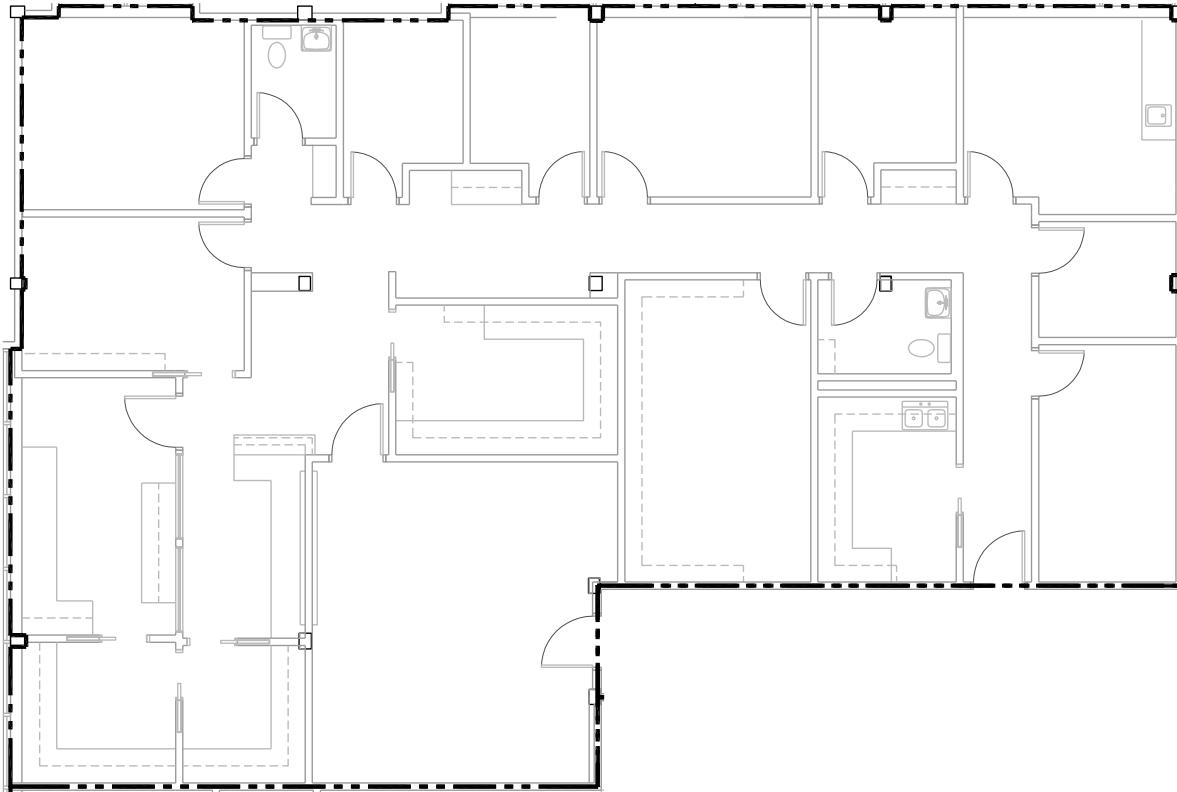
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# Building 1 | Second Floor | Suite 209

## Floor Plan

VIRTUAL TOUR 



BUILDING	SUITE	SIZE	RATE
1	209	3,129 SF	\$2.38/ FSG

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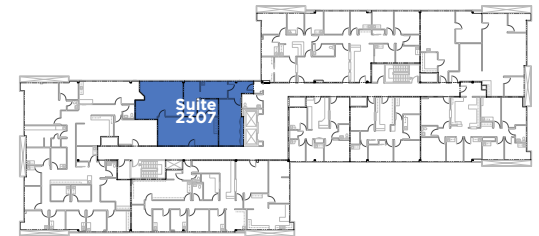
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# Building 2 | Third Floor | Suite 2307

## Floor Plan

VIRTUAL TOUR  
Suite 2307



BUILDING	SUITE	SIZE	RATE
2	2307	1,724 SF	\$2.46/ FSG

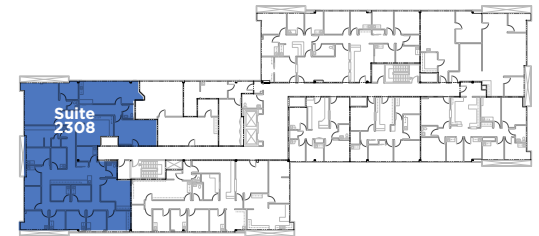
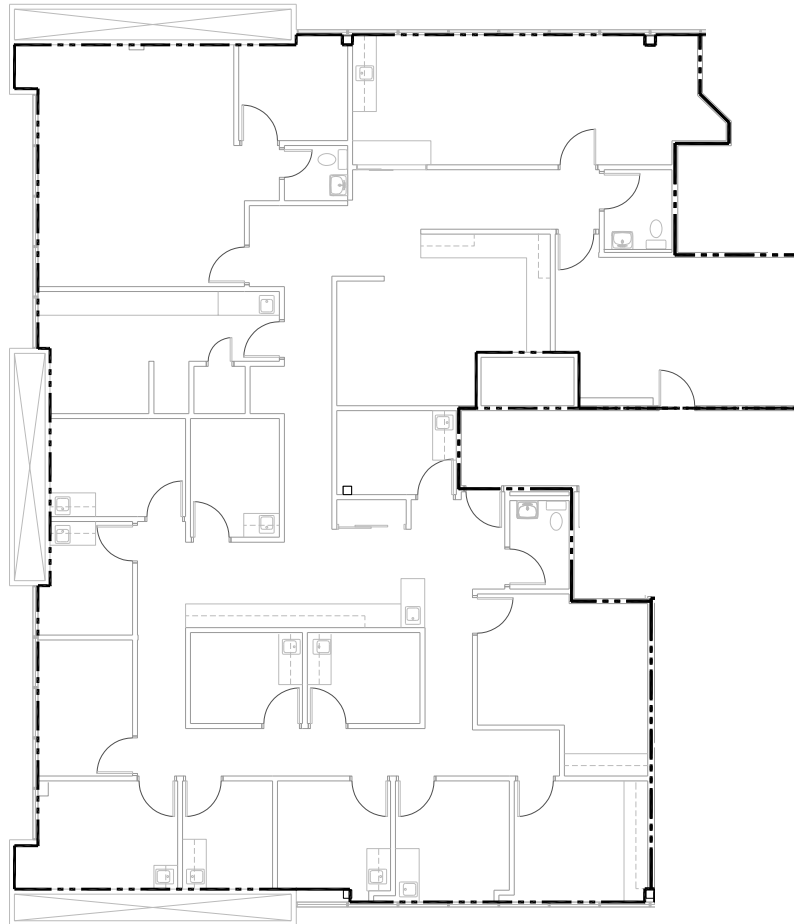
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# Building 2 | Third Floor | Suite 2308

## Floor Plan

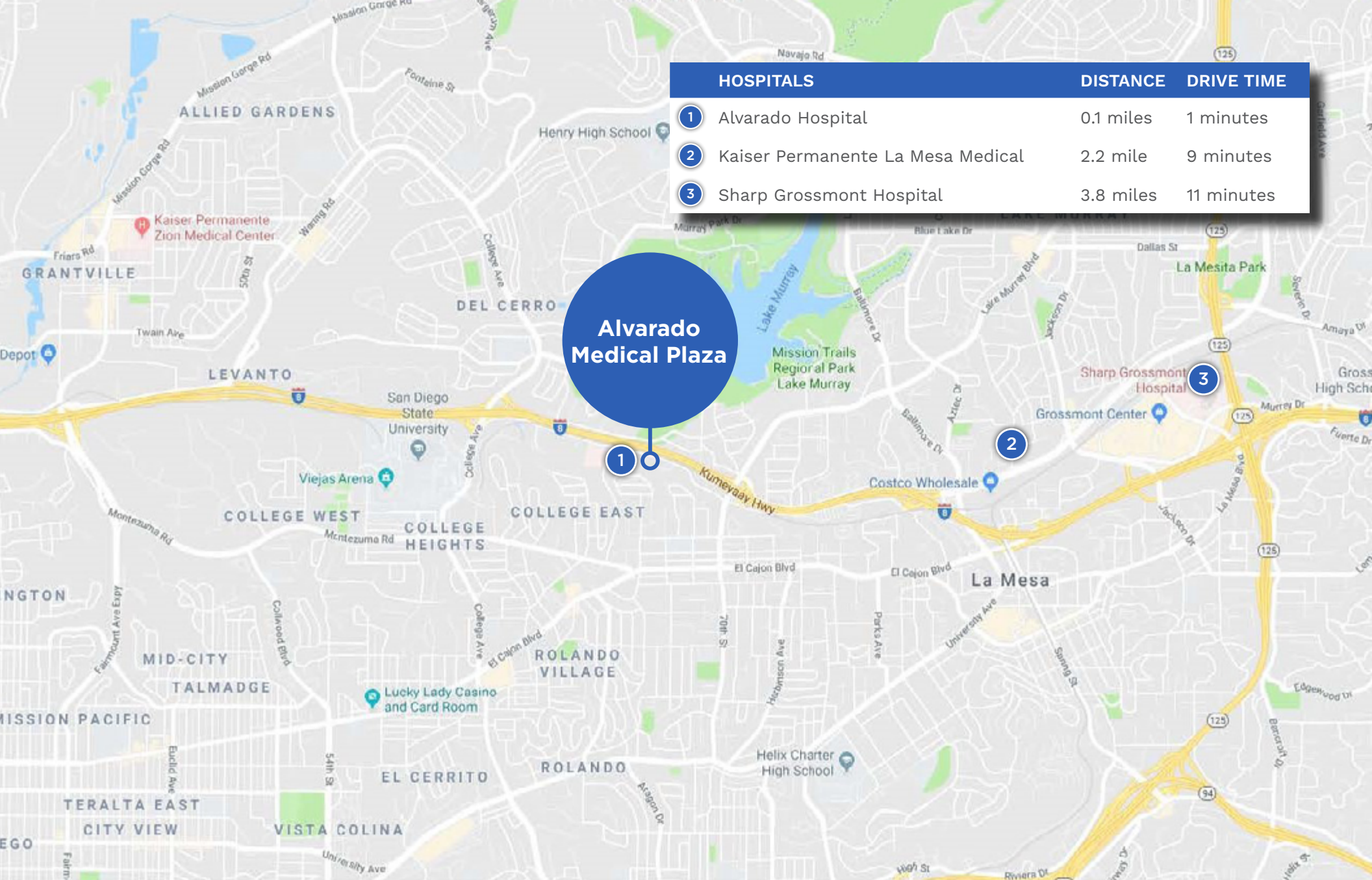


BUILDING	SUITE	SIZE	RATE
2	2308	4,288 SF	\$2.46/ FSG

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HOSPITALS	DISTANCE	DRIVE TIME
1 Alvarado Hospital	0.1 miles	1 minutes
2 Kaiser Permanente La Mesa Medical	2.2 mile	9 minutes
3 Sharp Grossmont Hospital	3.8 miles	11 minutes

**Alvarado  
Medical Plaza**

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