

Grossmont Medical Center

OFFICE AND MEDICAL
SUITES FOR LEASE

5565 GROSSMONT CENTER DRIVE, LA MESA, CA 91942



Grossmont Medical Center

5565 GROSSMONT CENTER DRIVE, LA MESA, CA 91942

Building Features



Free Surface Parking
4.4 Stalls : 1,000 RSF



Campus Adjacent
To Sharp
Grossmont Hospital



On-site Security And
Property Maintenance



Utilities: Electricity
Included, Janitorial
Excluded

Availability

SUITE	SF	RATE	COMMENTS
BUILDING 1			
105	1,345	Negotiable	Existing medical build-out
BUILDING 3			
150	1,565	Negotiable	Existing pharmacy
357	748	Negotiable	Existing medical build-out
540	2,350	Negotiable	Existing medical build-out

Synergistic Tenant Base

- Grossmont Surgical Associates
- Eye Associates of San Diego
- Grossmont Pharmacy
- Sharp Grossmont Hospital
- Windsor Life Body Center
- Sessions Plastic Surgery Center

Project Aerial



Demographics 3-Mile Radius



157,038
POPULATION



\$61,923
AVERAGE
HOUSEHOLD INCOME



38.90
MEDIAN AGE

Traffic Counts

18,000
CARS PER DAY

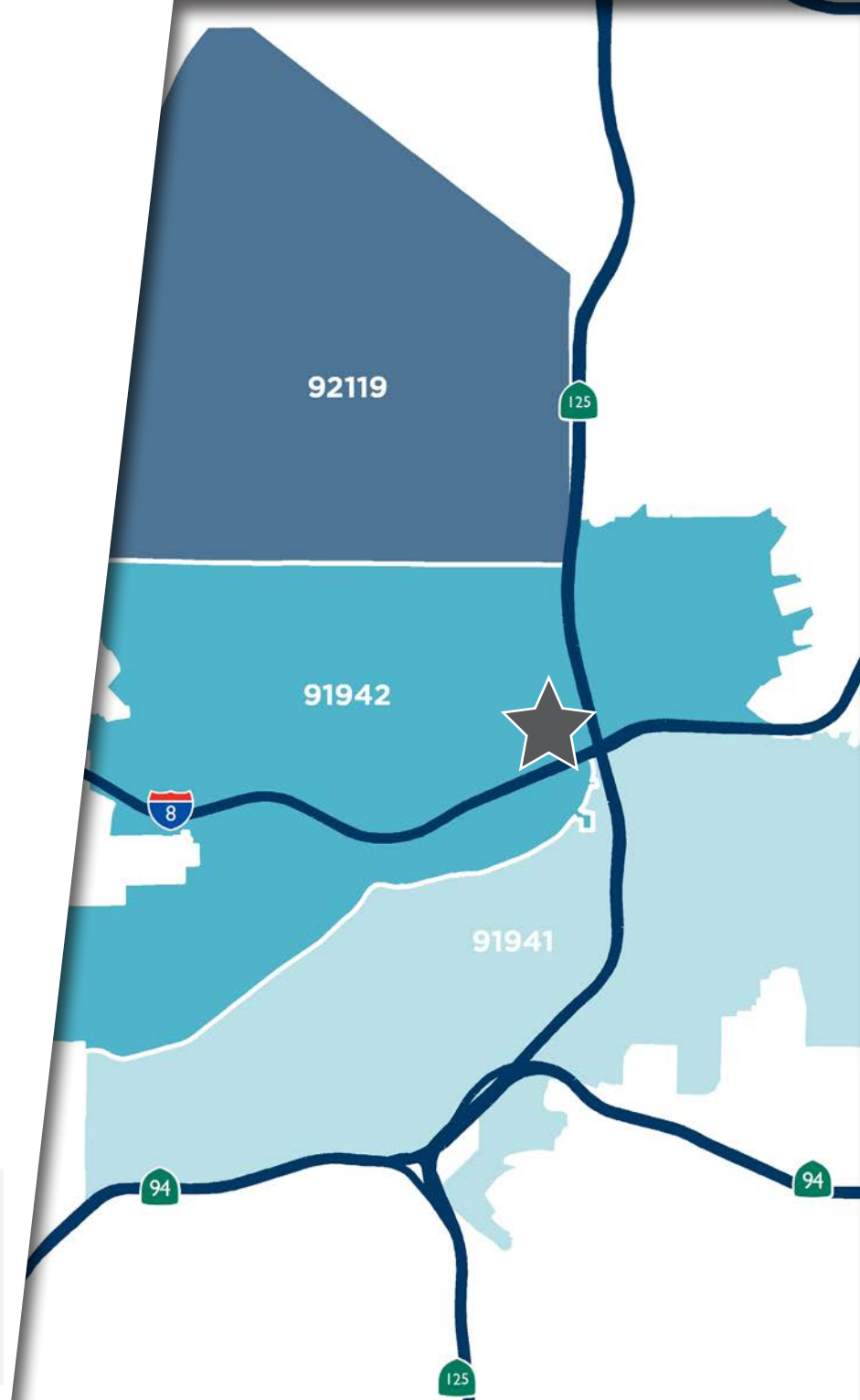
Grossmont Center Drive and Center Drive



Patient Demand Forecast

Grossmont Medical Center

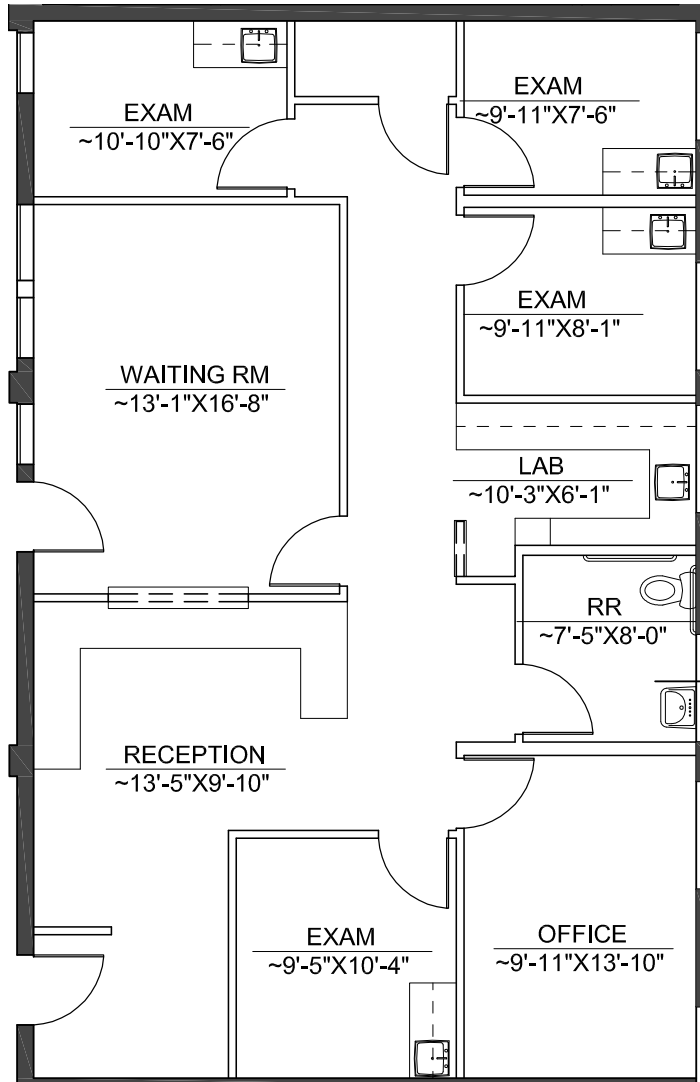
Service Line	2020 Volume	2025 Volume	2030 Volume	5 Year Growth	10 Year Growth
Physical Therapy	45,964	58,906	64,737	28.2%	40.8%
Pain Management	2,217	2,826	3,153	27.5%	42.3%
Orthopedics	5,597	7,112	7,854	27.1%	40.3%
Podiatry	3,756	4,522	5,188	20.4%	38.1%
Neurology	3,089	3,706	4,069	20.0%	31.7%
Ophthalmology	18,273	21,309	23,110	16.6%	26.5%
Vascular	3,372	3,920	4,296	16.2%	27.4%
Dermatology	8,425	9,765	10,609	15.9%	25.9%
Pulmonology	2,648	3,054	3,224	15.4%	21.8%
ENT	5,843	6,645	6,785	13.7%	16.1%



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 Grossmont Medical Center which includes areas in zip codes 92119, 91942, and 91941.

Building 1 | Suite 105

Floor Plan



SUITE	SF	RATE	COMMENTS
105	1,345	Negotiable	Existing medical build-out

JOE ZUREK
 858-558-5612
 joe.zurek@cushwake.com
 CA Lic. #01967813

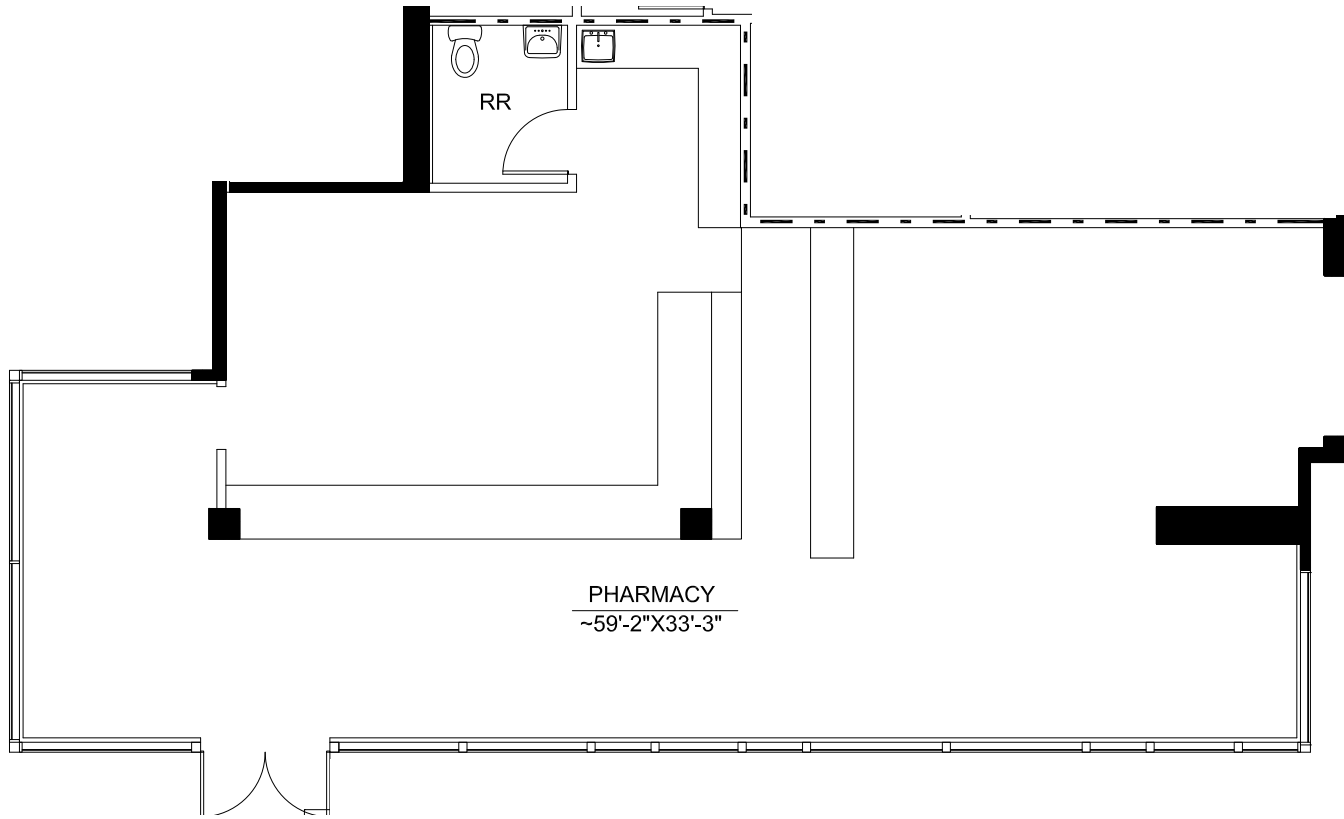
NEHAL WADHWA
 858-625-5228
 nehal.wadhwa@cushwake.com
 CA Lic. #01859922

TRAVIS IVES
 CA Lic. #01889097



Building 3 | Suite 150

Floor Plan



SUITE	SF	RATE	COMMENTS
150	1,565	Negotiable	Existing pharmacy

JOE ZUREK
858-558-5612
joe.zurek@cushwake.com
CA Lic. #01967813

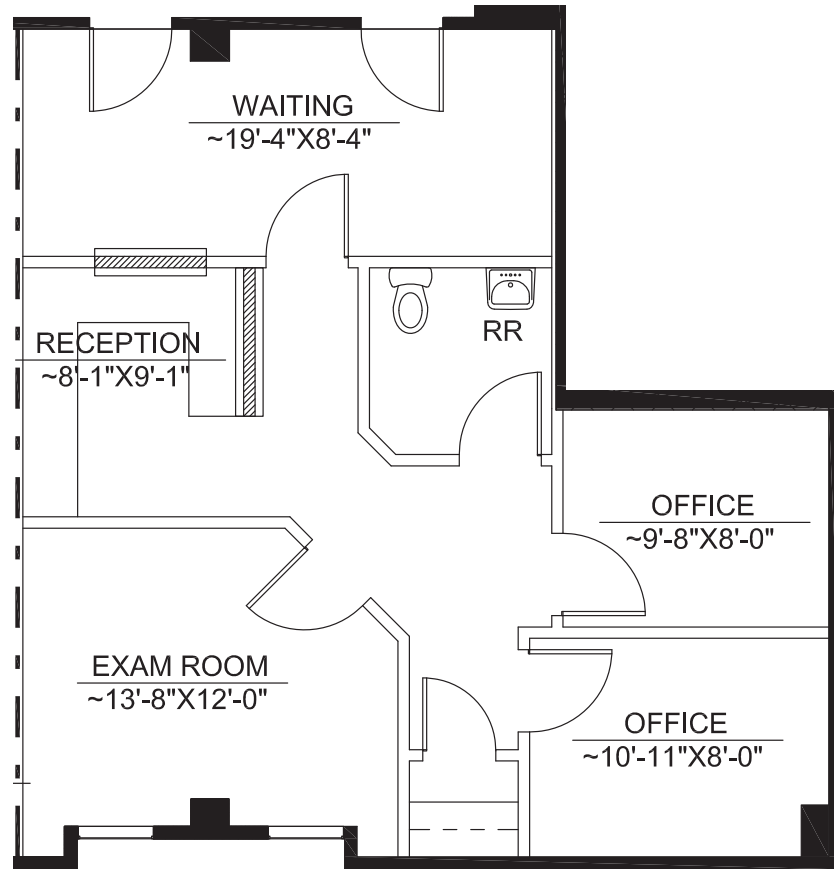
NEHAL WADHWA
858-625-5228
nehal.wadhwa@cushwake.com
CA Lic. #01859922

TRAVIS IVES
CA Lic. #01889097



Building 3 | Suite 357

Floor Plan



SUITE	SF	RATE	COMMENTS
357	748	Negotiable	Existing medical build-out

JOE ZUREK
 858-558-5612
 joe.zurek@cushwake.com
 CA Lic. #01967813

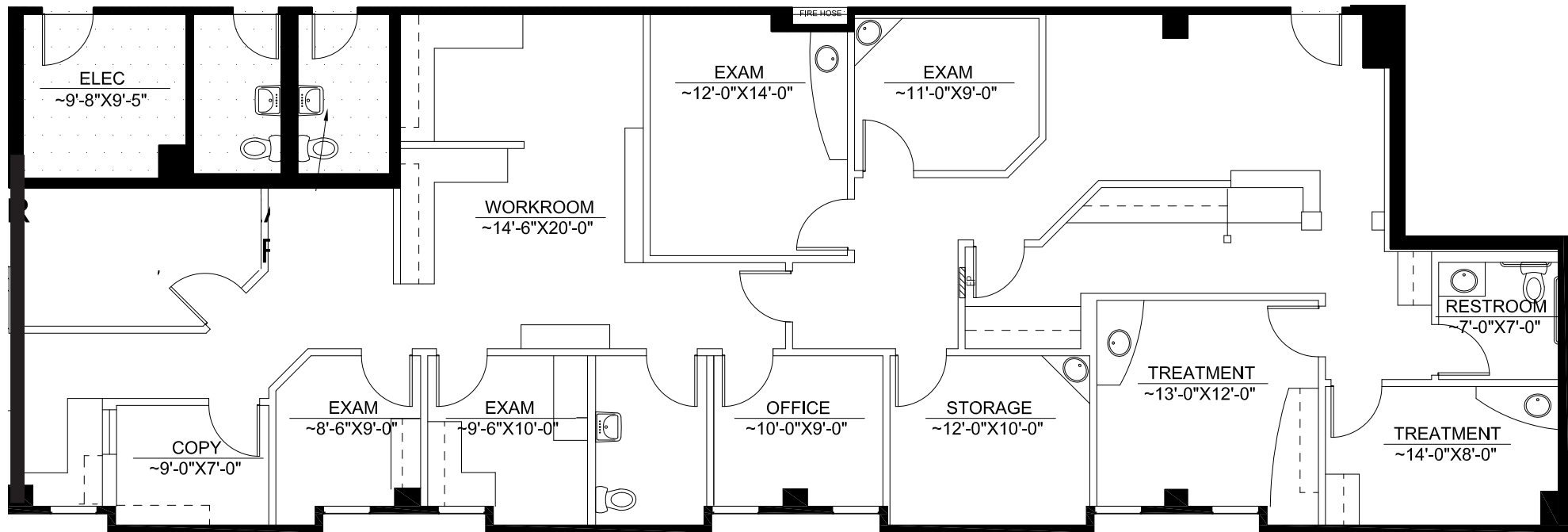
NEHAL WADHWA
 858-625-5228
 nehal.wadhwa@cushwake.com
 CA Lic. #01859922

TRAVIS IVES
 CA Lic. #01889097



Building 3 | Suite 540

Floor Plan



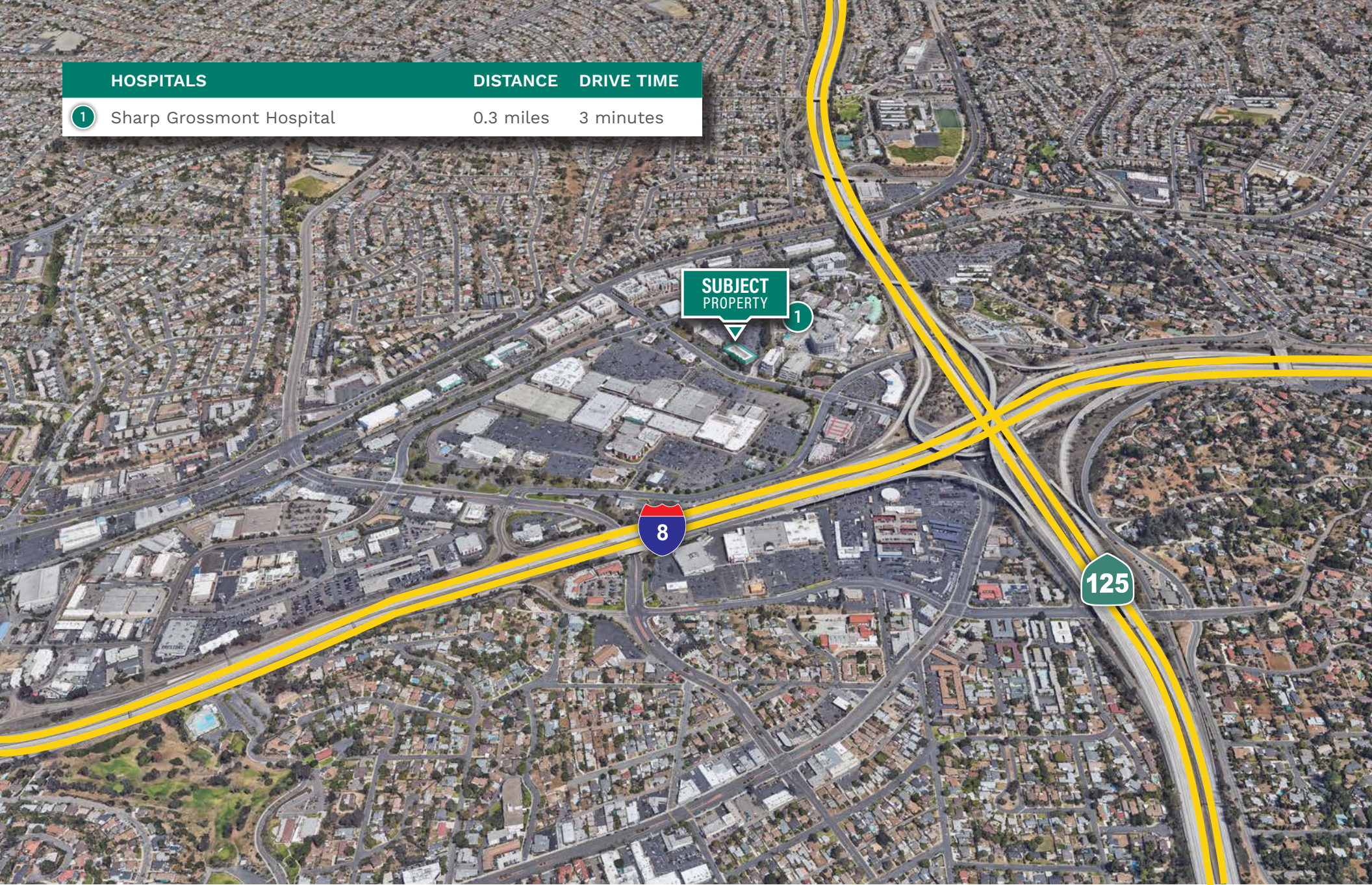
SUITE	SF	RATE	COMMENTS
540	2,350	Negotiable	Existing medical build-out.

JOE ZUREK
 858-558-5612
 joe.zurek@cushwake.com
 CA Lic. #01967813

NEHAL WADHWA
 858-625-5228
 nehal.wadhwa@cushwake.com
 CA Lic. #01859922

TRAVIS IVES
 CA Lic. #01889097





HOSPITALS	DISTANCE	DRIVE TIME
1 Sharp Grossmont Hospital	0.3 miles	3 minutes

**SUBJECT
PROPERTY** 1



JOE ZUREK
858-558-5612
joe.zurek@cushwake.com
CA Lic. #01967813

NEHAL WADHWA
858-625228
nehal.wadhwa@cushwake.com
CA Lic. #01859922

TRAVIS IVES
CA Lic. #01889097

