

Grossmont Medical Center

OFFICE AND MEDICAL
SUITES FOR LEASE

5565 GROSSMONT CENTER DRIVE, LA MESA, CA 91942



Grossmont Medical Center

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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			
115	774	Negotiable	Plan forthcoming, available within 30 days
205	711	Negotiable	Cold shell space
214	1,844	Negotiable	Cold shell space
229	1,874	Negotiable	Existing dental build-out with 5 operators, available within 30 days

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

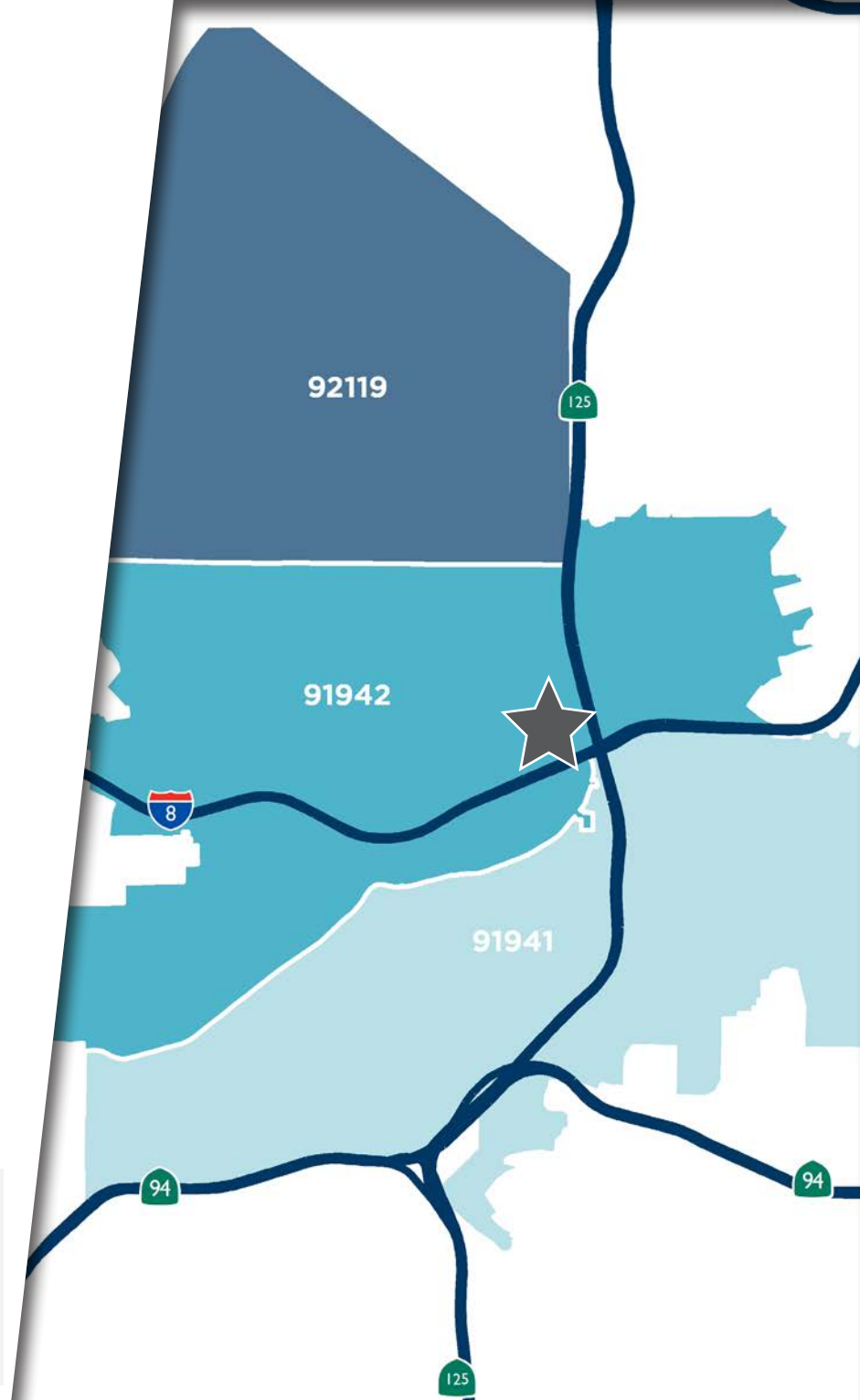
Grossmont Center Drive and Center Drive



Patient Demand Forecast

Grossmont Medical Center

Service Line	2017 Volume	2022 Volume	2027 Volume	5 Year Growth	10 Year Growth
Urology	3,122	4,004	4,594	28.2%	47.1%
Orthopedics	7,908	10,042	11,238	27.0%	42.1%
Neurology	2,966	3,696	4,174	24.6%	40.7%
Podiatry	3,746	4,641	5,205	23.9%	38.9%
Pain Management	2,063	2,515	2,818	21.9%	36.6%
Gastroenterology	5,487	6,595	7,353	20.2%	34.0%
Vascular	2,665	3,195	3,650	19.9%	36.9%
ENT	5,988	7,167	8,324	19.7%	39.0%
Pulmonology	5,085	6,059	6,787	19.2%	33.5%
Cosmetic Procedures	1,456	1,732	1,812	19.0%	24.5%
Ophthalmology	18,031	21,340	23,773	18.4%	31.8%

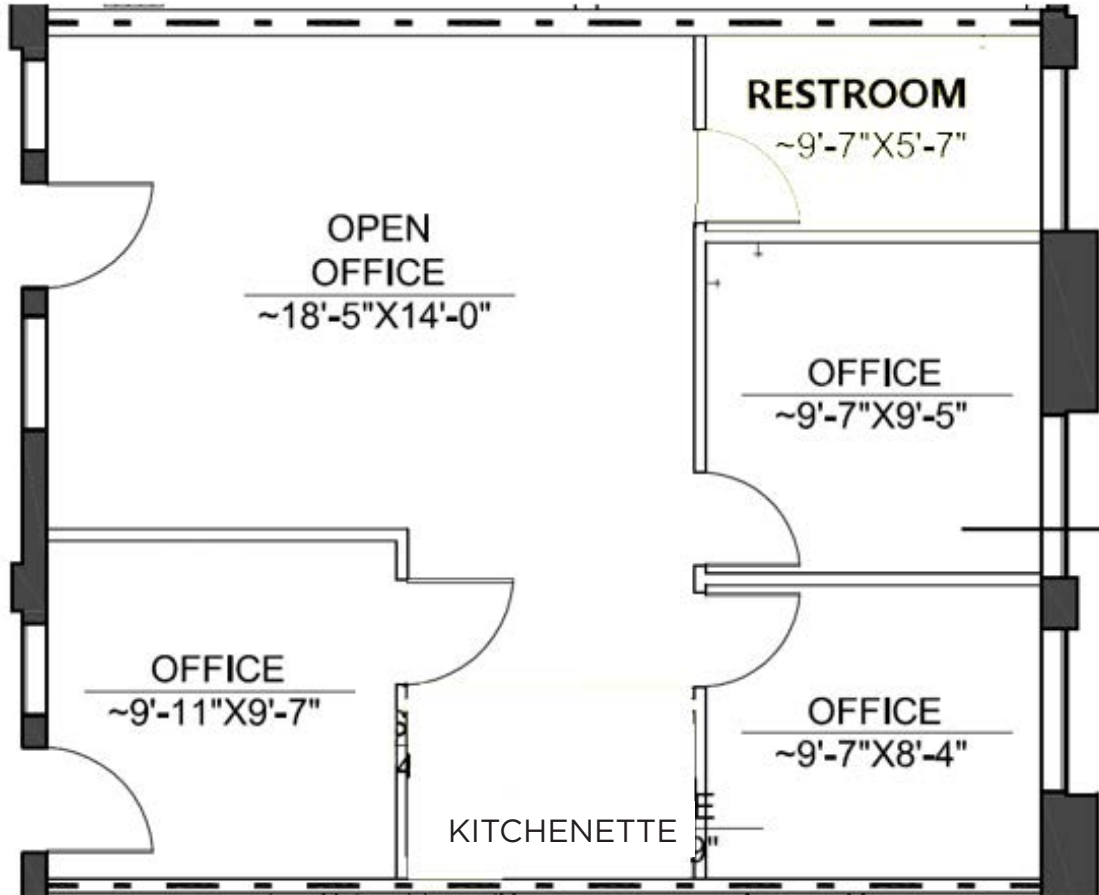


Market Scenario Planner displays the types of services patients in your market are expected to use and allows projections to be customized according to five key growth drivers; disease prevalence, care management, insurance, readmissions and technology shifts. The above data is representative of Grossmont Medical Center which includes areas in zip codes 92119, 91942, and 91941.

Building 1 | Suite 205

Floor Plan

VIRTUAL TOUR 



SUITE	SF	RATE	COMMENTS
205	711	Negotiable	Cold shell space

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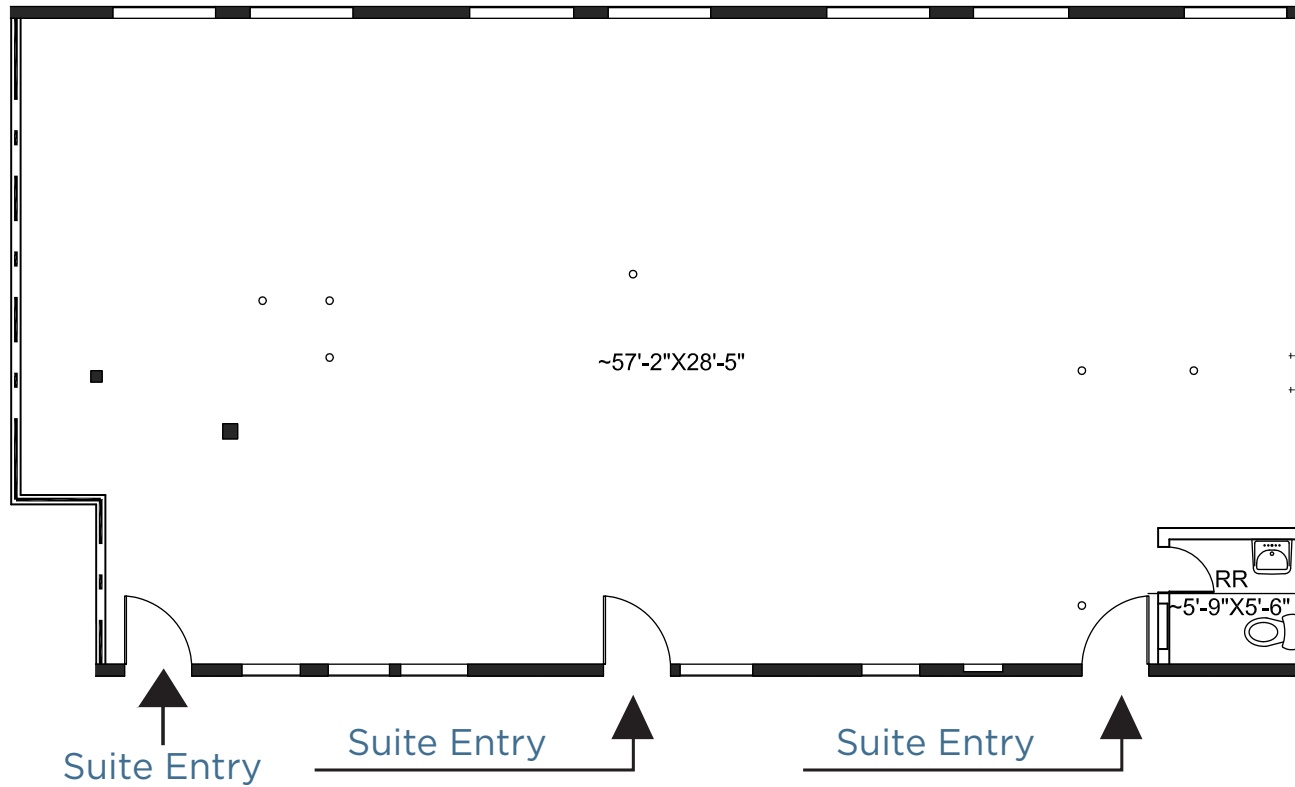
TRAVIS IVES
CA Lic. #01889097



Building 1 | Suite 214

Floor Plan

VIRTUAL TOUR 



SUITE	SF	RATE	COMMENTS
214	1,844	Negotiable	Cold shell space

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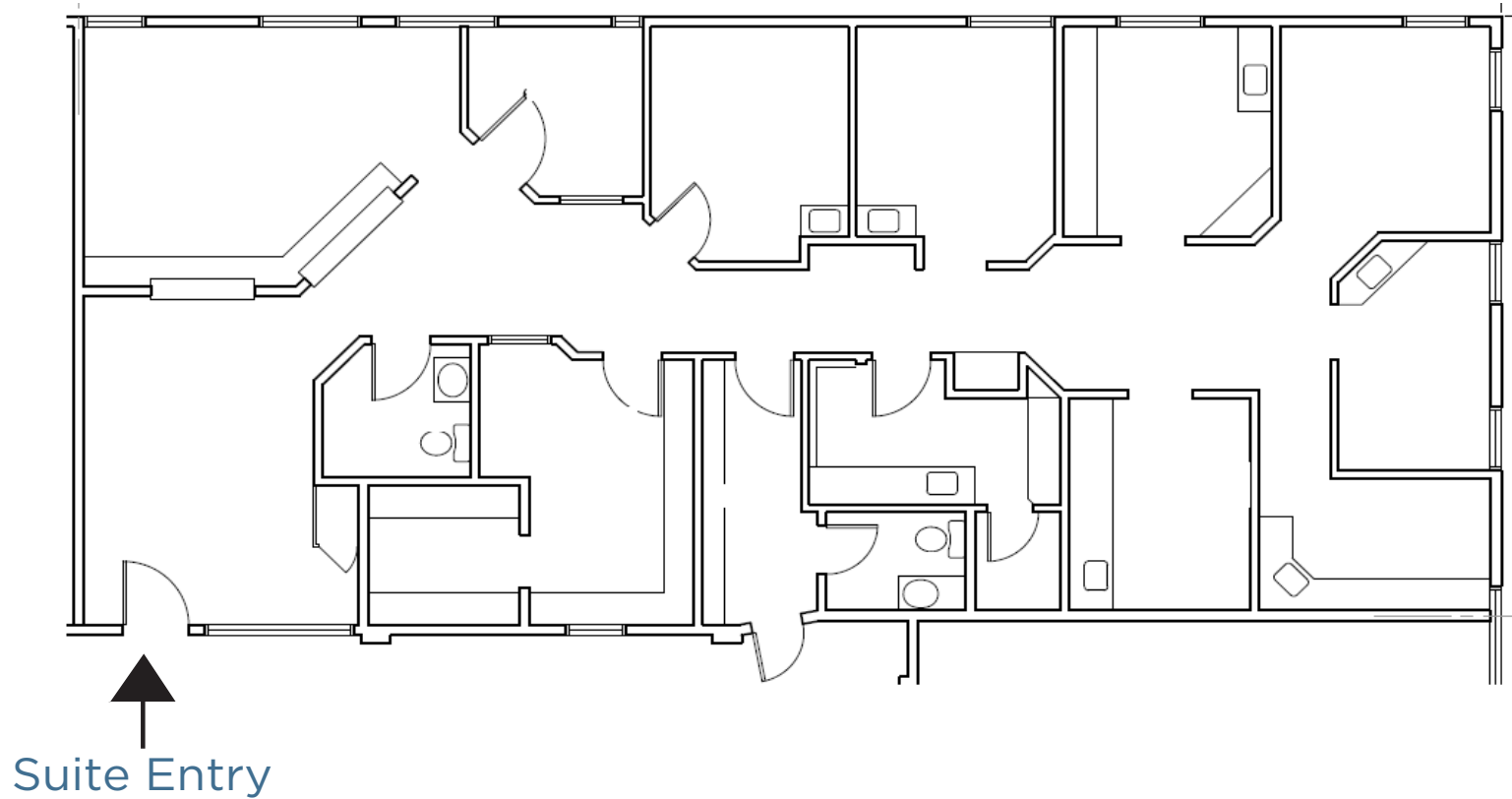
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Building 1 | Suite 229

Floor Plan



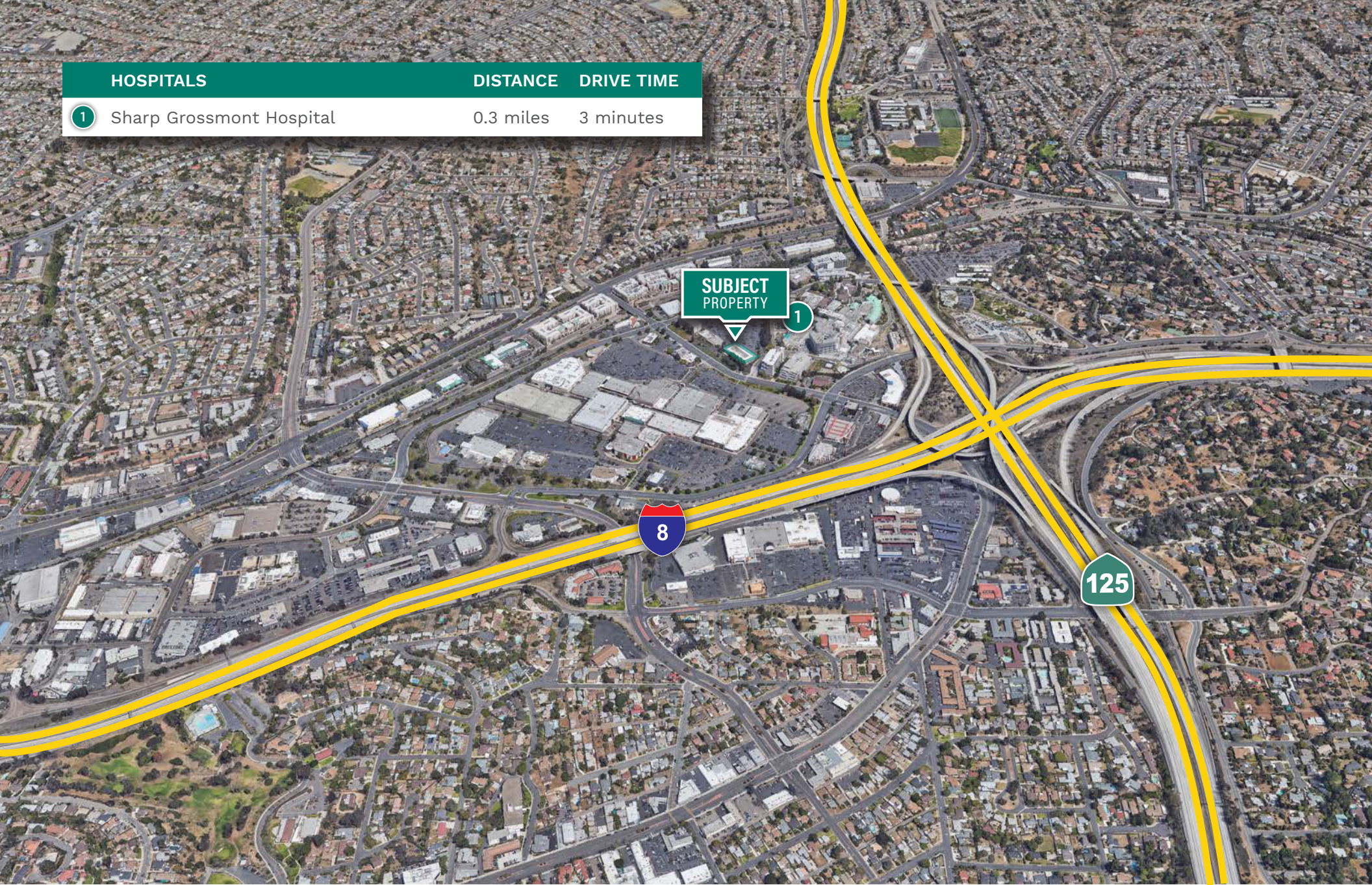
SUITE	SF	RATE	COMMENTS
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HOSPITALS	DISTANCE	DRIVE TIME
1 Sharp Grossmont Hospital	0.3 miles	3 minutes

**SUBJECT
PROPERTY** 1



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