

AVAILABLE  
FOR  
LEASE



# OTAY LAKES

## Professional Plaza



2060 Otay Lakes Road, Chula Vista, CA 91913

PARKING  
5/1,000



ELEVATOR  
2-Stories



MONUMENT  
SIGNAGE  
Available



UTILITIES  
Tenant Responsible  
For



For In-Suite Janitorial &  
Separately Metered Electricity

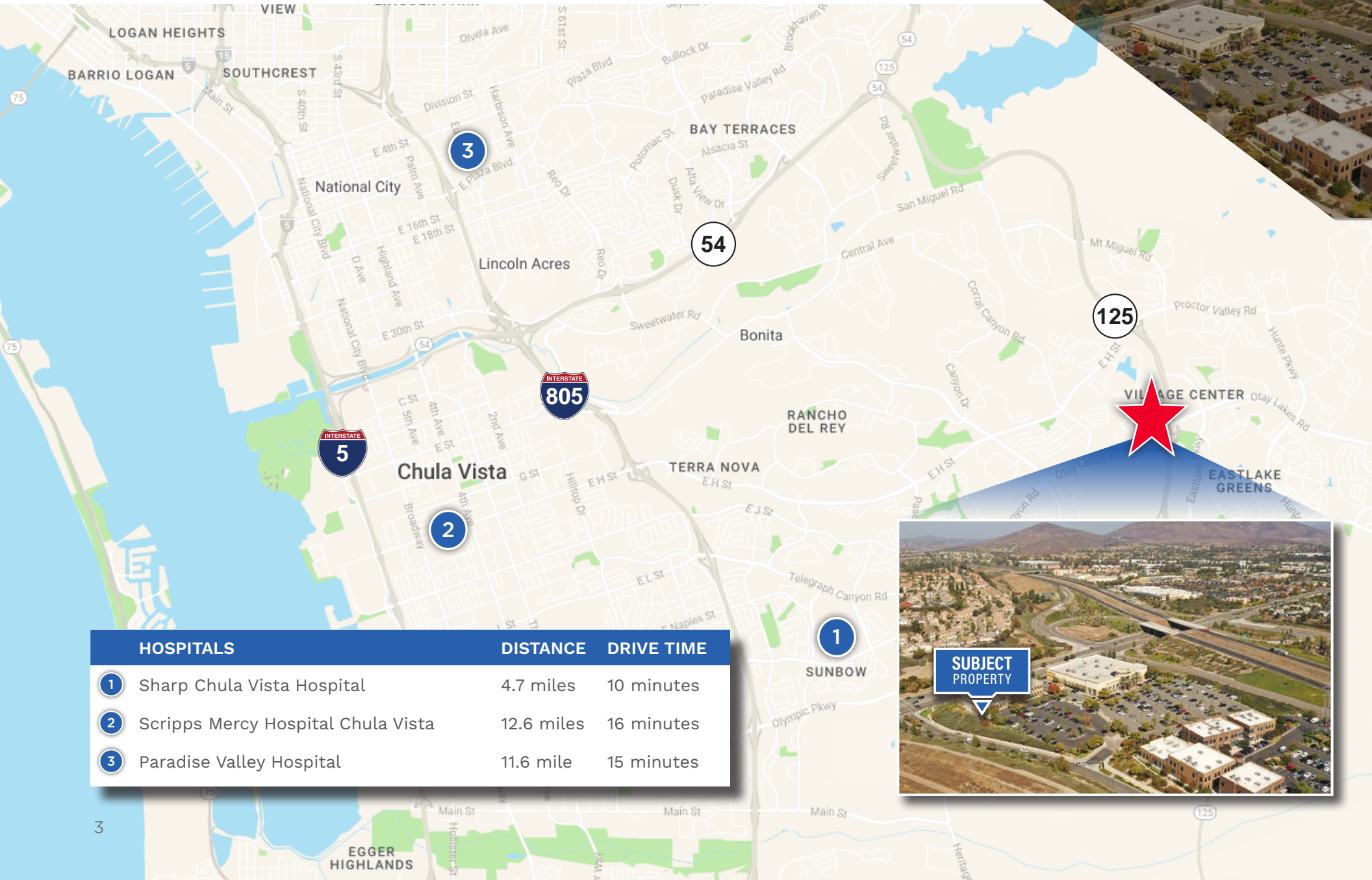
# Property Features

- 36,000 SF Luxury Medical/Office Building
- Great Visibility From Otay Lakes Road & HWY-125
- Built in 2005 & Renovated in 2017
- Locally Owned & Managed

2,200 SF Available For Lease



# Location



	HOSPITALS	DISTANCE	DRIVE TIME
1	Sharp Chula Vista Hospital	4.7 miles	10 minutes
2	Scripps Mercy Hospital Chula Vista	12.6 miles	16 minutes
3	Paradise Valley Hospital	11.6 mile	15 minutes



# Patient Demand Forecast

Service Line	2020 Volume	2025 Volume	2030 Volume	5 Yr Growth	10 Yr Growth
Pain Management	2,997	3,865	4,361	29.0%	45.5%
Physical Therapy	76,296	98,056	107,370	28.5%	40.7%
Orthopedics	8,198	10,306	11,406	25.7%	39.1%
Podiatry	3,590	4,467	5,298	24.4%	47.6%
Vascular	4,137	4,911	5,462	18.7%	32.0%
Neurology	5,276	6,258	6,855	18.6%	29.9%
Ophthalmology	22,086	26,036	28,723	17.9%	30.1%
Pulmonology	4,240	4,893	5,168	15.4%	21.9%
Dermatology	12,873	14,782	15,995	14.8%	24.3%
Miscellaneous Services	60,739	69,344	69,008	14.2%	13.6%
Ophthalmology	18,031	21,340	23,773	18.4%	31.8%

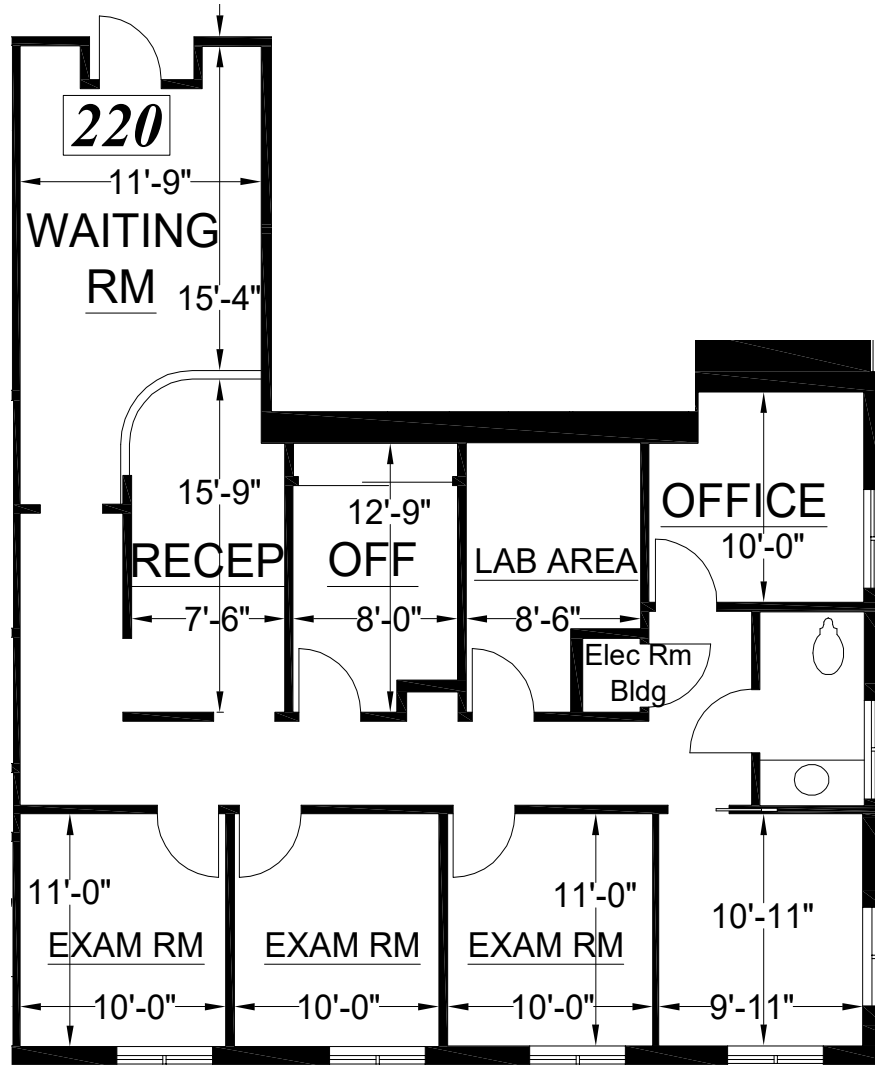


Market Scenario Planner displays the types of services patients in your market are expected to use and allows projections to be customized according to five key growth drivers; disease prevalence, care management, insurance, readmissions and technology shifts. The above data is representative of Otay Lakes Professional Plaza which includes areas in zip codes 91913, 91914, and 91915.

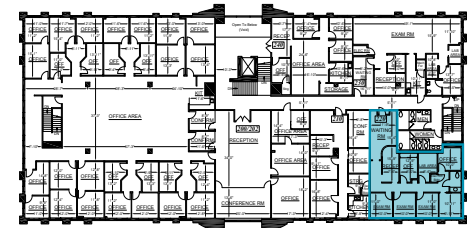


# Suite 220

## Floor Plan



SUITE	SIZE	RATE	COMMENTS
220	1,825 SF	Negotiable	Existing Office/Medical Improvements





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