

# POMERADO

PROFESSIONAL PLAZA

15706 + 15708 POMERADO ROAD  
POWAY, CA 92064

## Premier Medical Office Space for Lease



Building owned and managed by  
**HEALTHCARE REALTY**

**NEHAL WADHWA**  
+1 858 625 5228  
CA LIC. #01859922  
[nehal.wadhwa@cushwake.com](mailto:nehal.wadhwa@cushwake.com)

**JOE ZUREK**  
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[joe.zurek@cushwake.com](mailto:joe.zurek@cushwake.com)

# Opportunity

- Medical office building
- Moving allowance of \$3.00/SF for new leases 36+ months signed by September 2023
- Building-wide renovation completed February 2022
- Across the street from Palomar Medical Center Poway
- Flexible utilities
  - Only pay for the electricity used and janitorial needed
- Monument signage available on Pomerado Road



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## Key Demographics



**POPULATION WITHIN  
3 MILES**

**91,309**

**AVERAGE HOUSEHOLD  
INCOME WITHIN 3 MILES**

**\$105,792**

**MEDIAN AGE  
WITHIN 3 MILES**

**42**

Source: ESRI

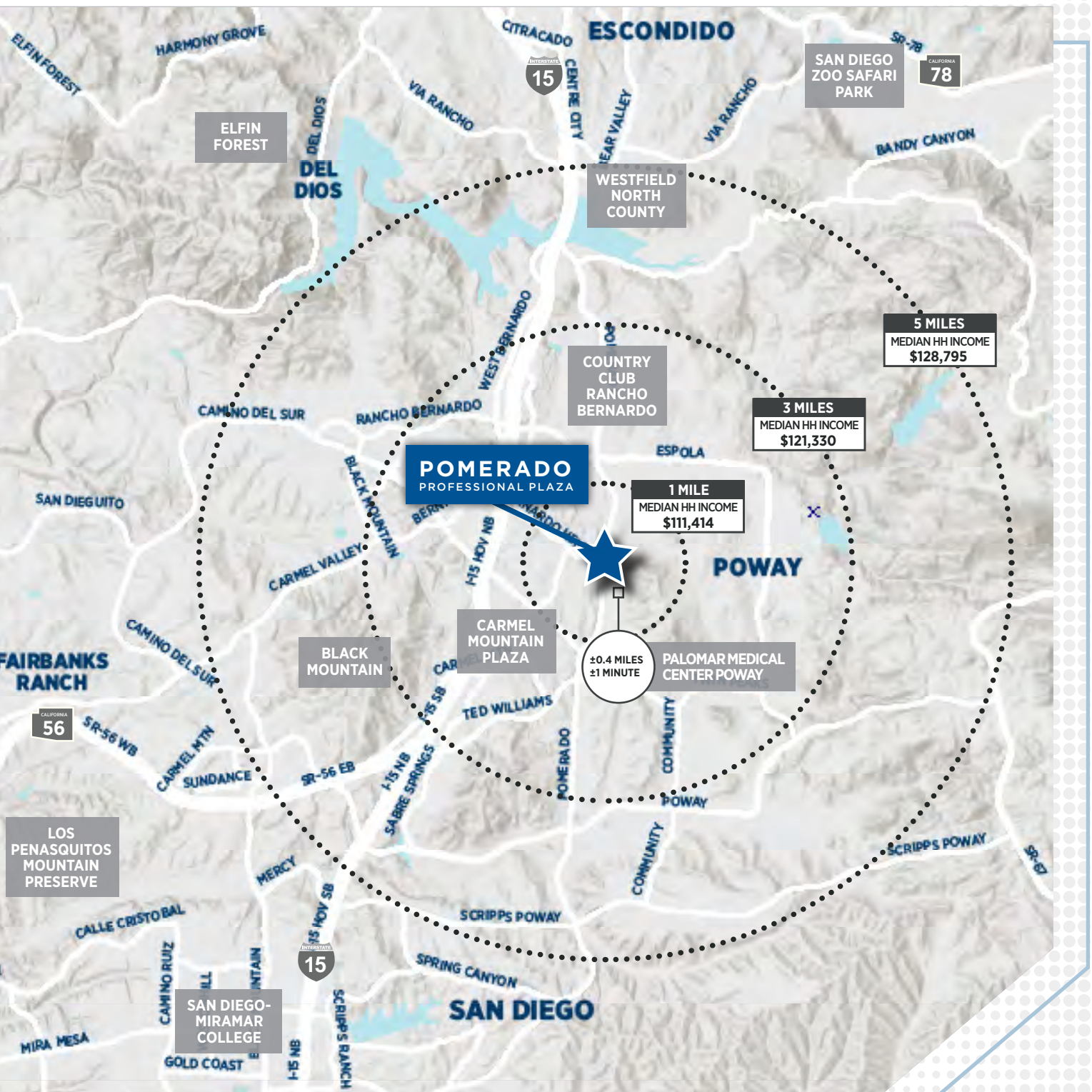


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# Nearby Medical



CUSHMAN &  
WAKEFIELD

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# Availabilities

Moving allowance of \$3.00/SF for new leases 36+ months signed by September 2023

SUITE	SIZE	RATE	COMMENTS
N102	2,790 SF	Undisclosed	Existing medical improvements. Five (5) exams, two (2) offices, two (2) ADA bathrooms, and a records room. Perfect for a mid-sized clinic.
N201	1,072 SF	Undisclosed	Existing office improvements. Easily converted into three (3) exams, two (2) offices, and a small waiting room. Great option for an individual practitioner with smaller space needs.
N202	2,302 SF	Undisclosed	Existing office improvements. Four (4) perimeter offices and a break room. Ready for medical conversion and can be demised approximately in half.
N203	1,059 SF	Undisclosed	Former acupuncture suite. Three (3) offices, breakroom with sink, waiting room.
S104	1,194 SF	Undisclosed	Existing medical improvements. Recent cosmetic renovation, ready for immediate occupancy. Three (3) exam rooms, one office, medium sized reception, and storage. Recent cosmetic renovation, ready for immediate occupancy.
S209	1,185 SF	Undisclosed	Existing office improvements. Easily converted into three (3) exams, two (2) offices, and a small waiting room. Great option for an individual practitioner with smaller space needs.
S210	2,430 SF	Undisclosed	Existing medical improvements. Recent cosmetic renovation, ready for immediate occupancy. Seven (7) offices, large reception area. Great set-up for ingress-egress of patients in a high traffic practice.



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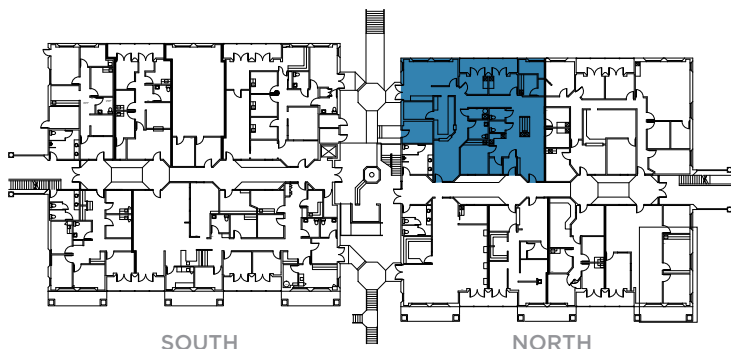
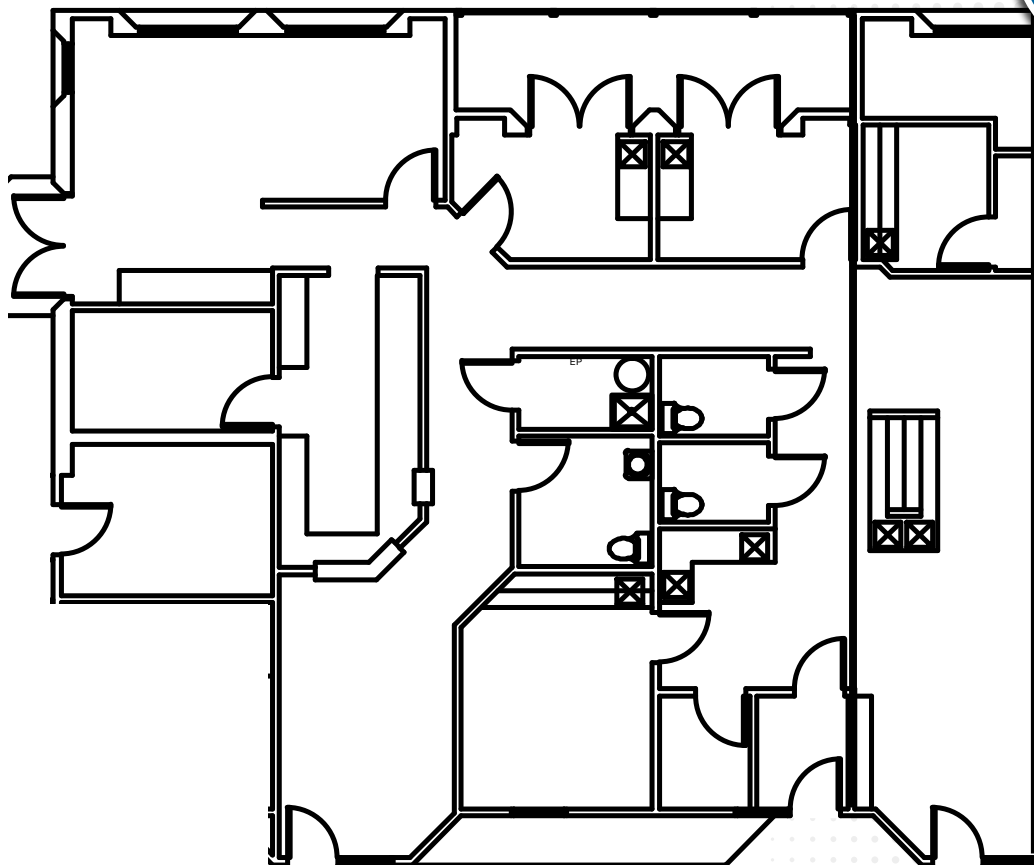
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# SUITE N102

±2,790 RSF

15708 POMERADO ROAD  
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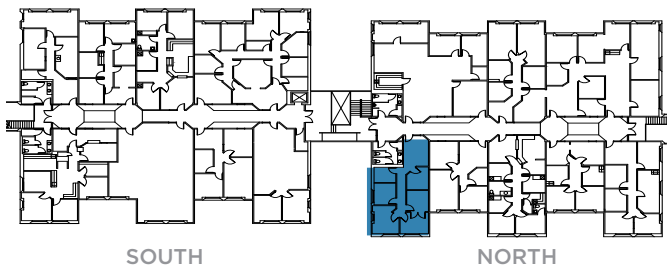
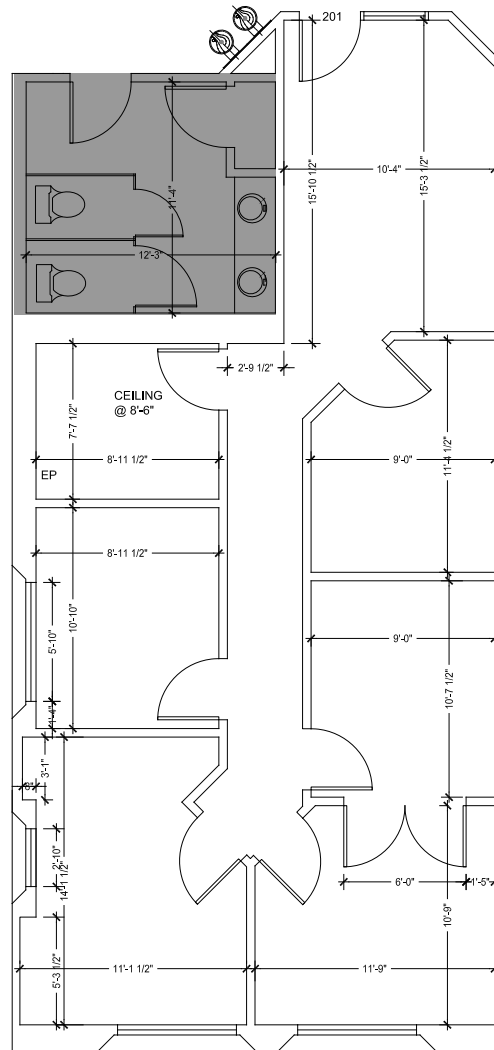
CA LIC. #01967813

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# SUITE N201

±1,072 RSF

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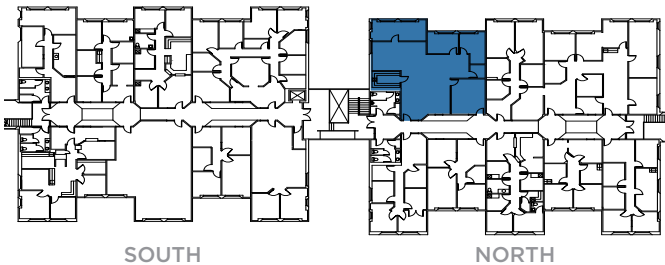
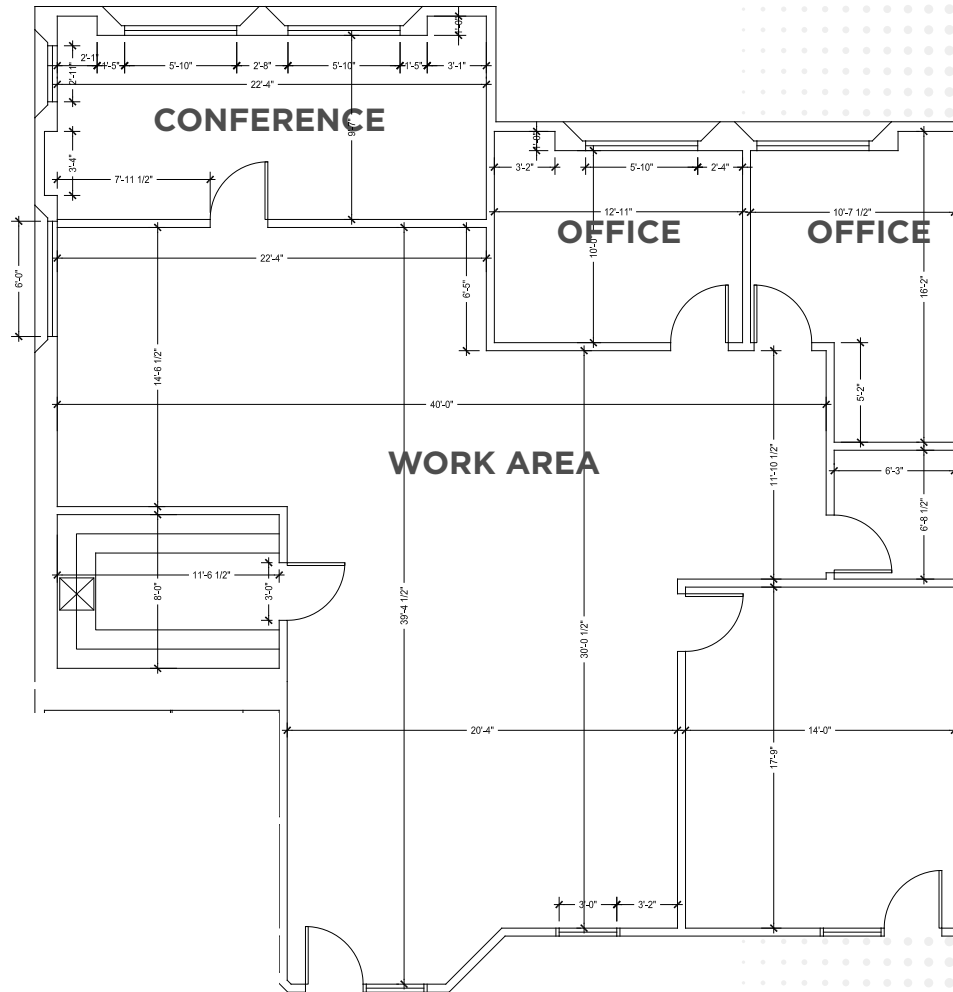
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# SUITE N202

±2,302 RSF

15708 POMERADO ROAD  
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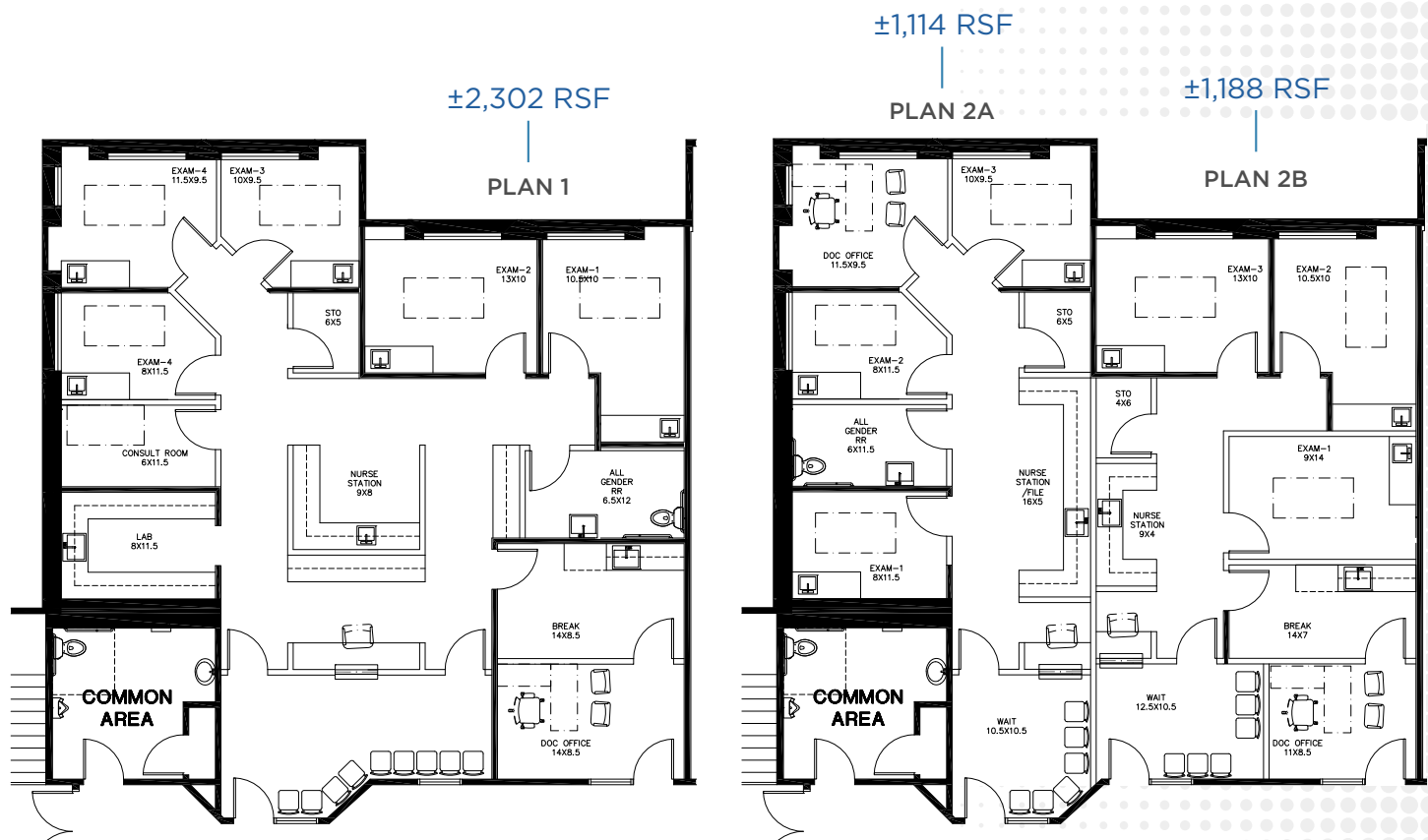
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# SUITE N202

## CONCEPT MEDICAL FLOOR PLANS



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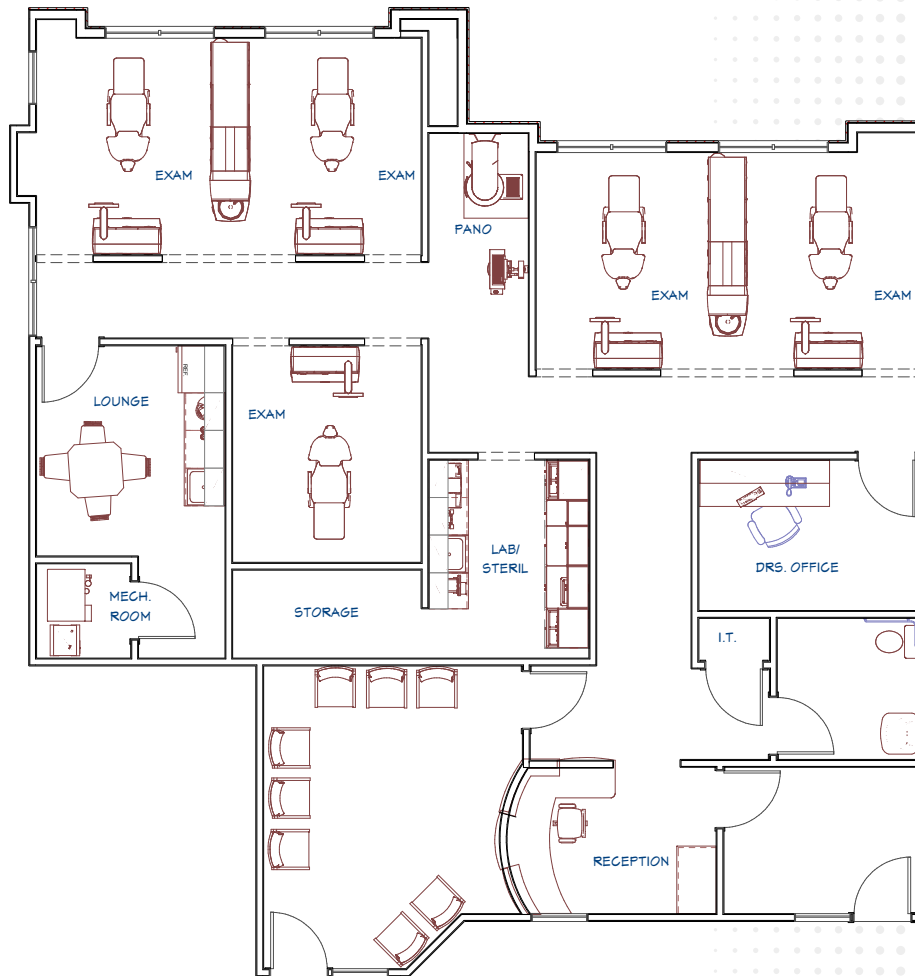
**JOE ZUREK**  
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# SUITE N202

±2,302 RSF

CONCEPT DENTAL FLOOR PLANS

PLAN 3



CUSHMAN &  
WAKEFIELD

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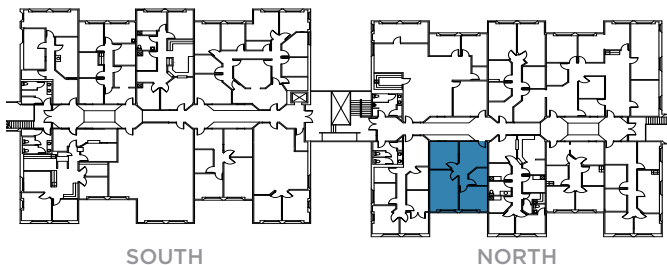
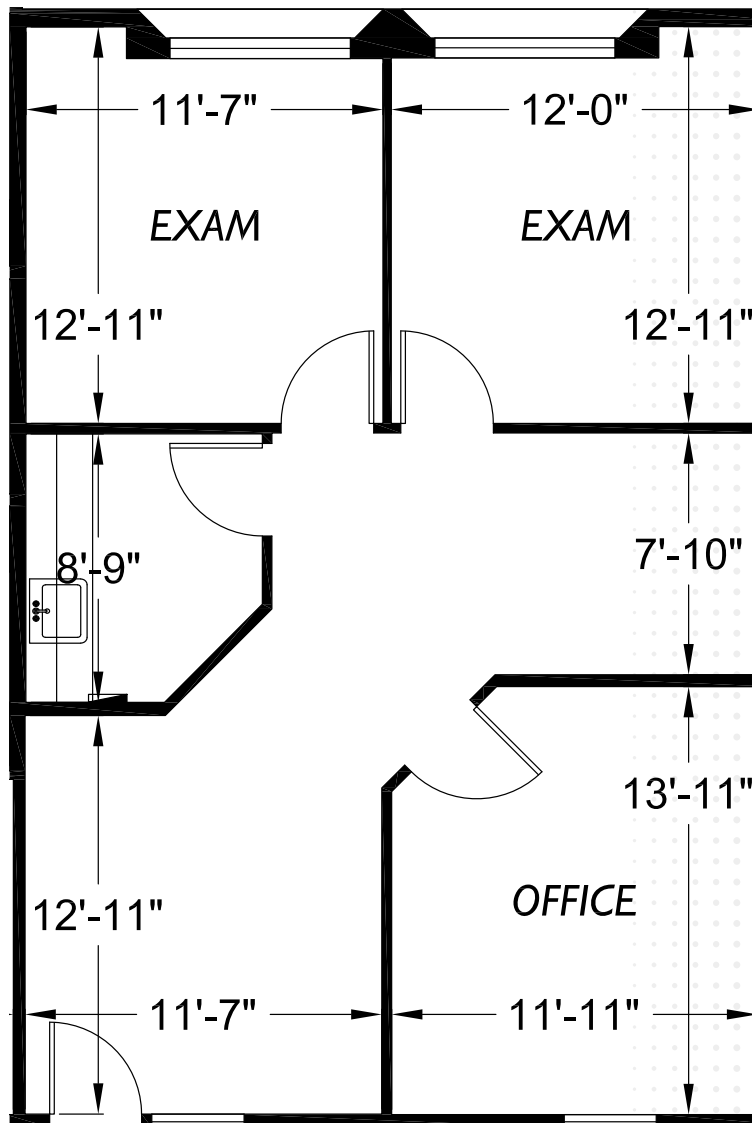
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# SUITE N203

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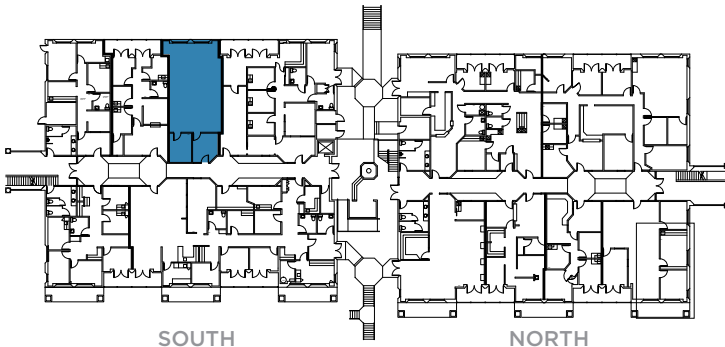
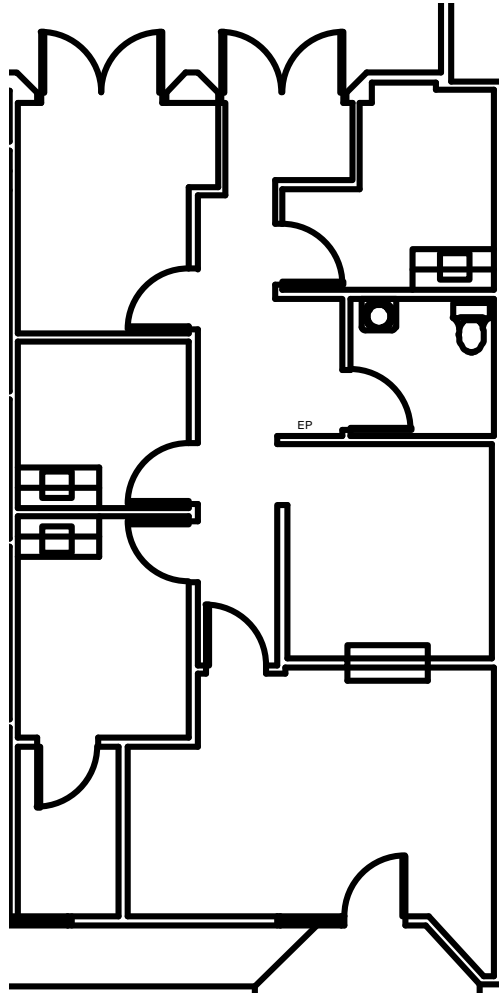
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# SUITE S104

±1,194 RSF

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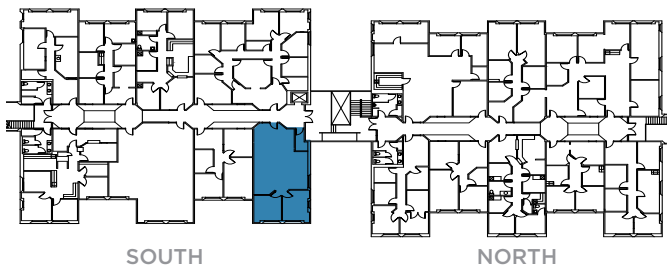
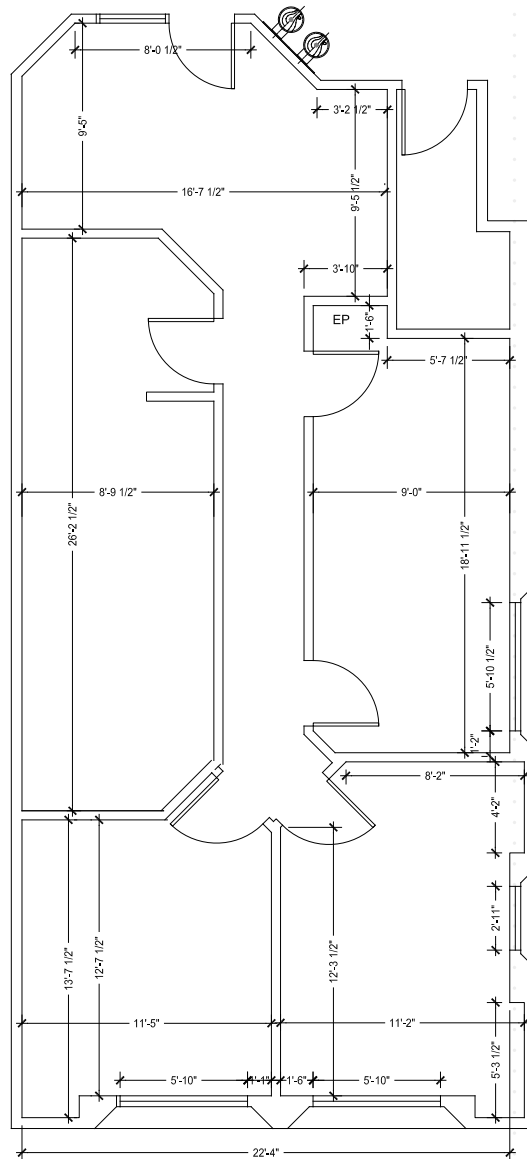
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**±1,185 RSF**

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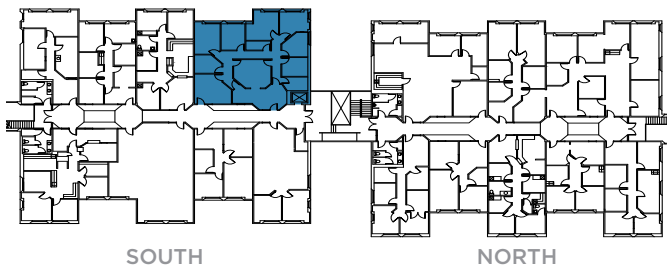
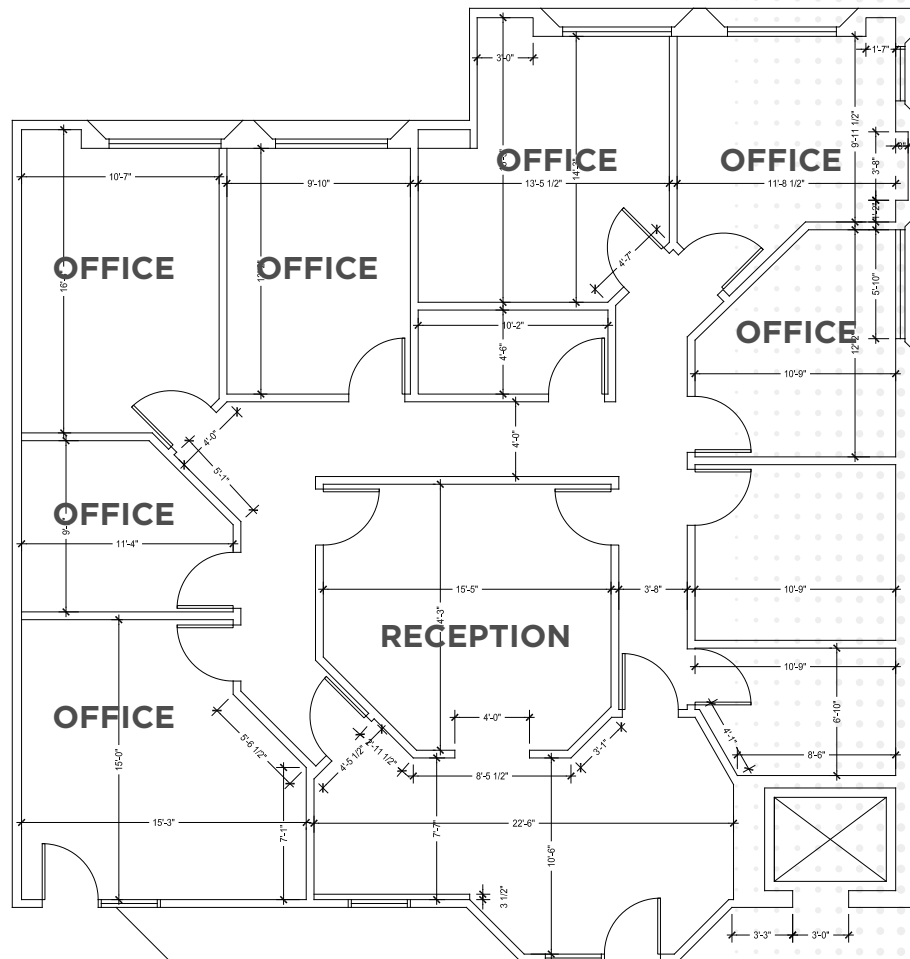
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**±2,430 RSF**

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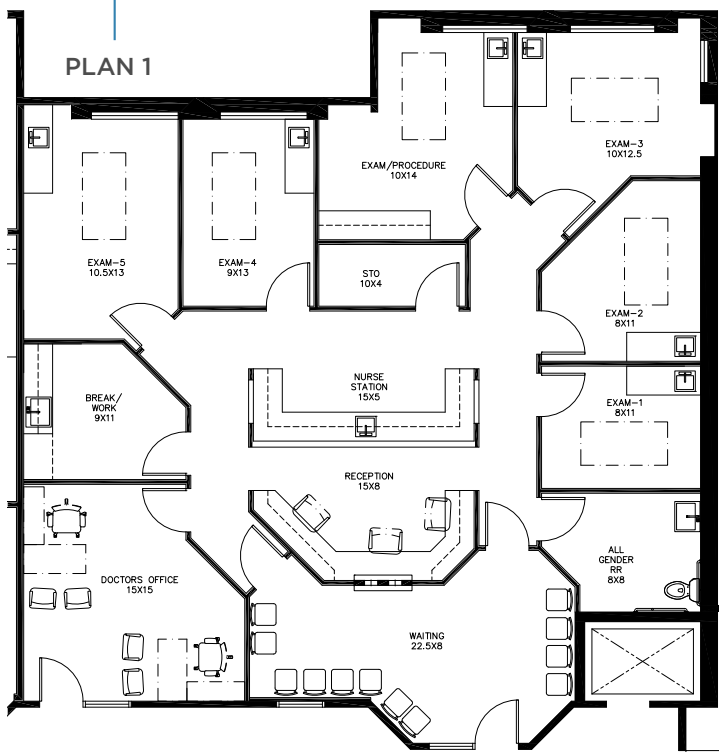
joe.zurek@cushwake.com

# SUITE S210

## CONCEPT MEDICAL FLOOR PLANS

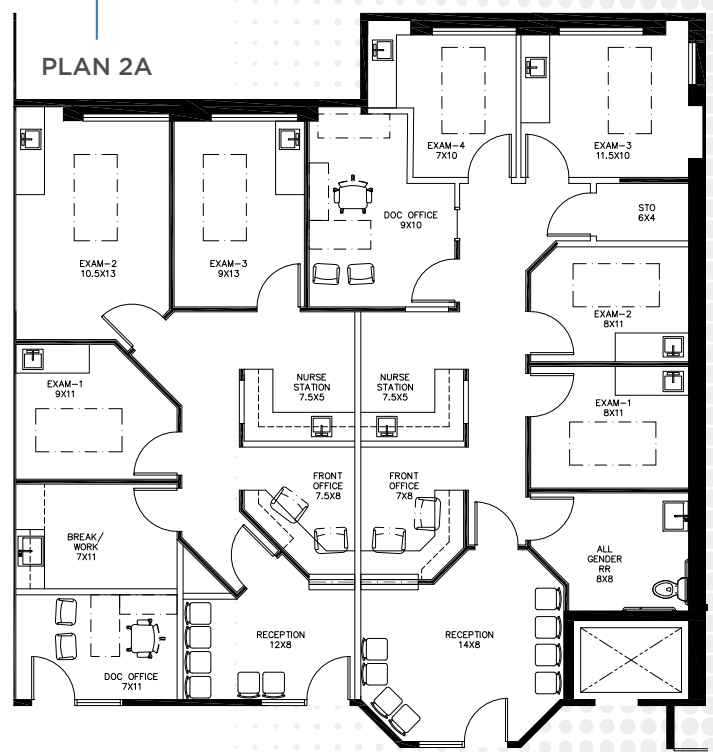
±2,430 RSF

PLAN 1



±1,106 RSF

PLAN 2A



±1,325 RSF

PLAN 2B



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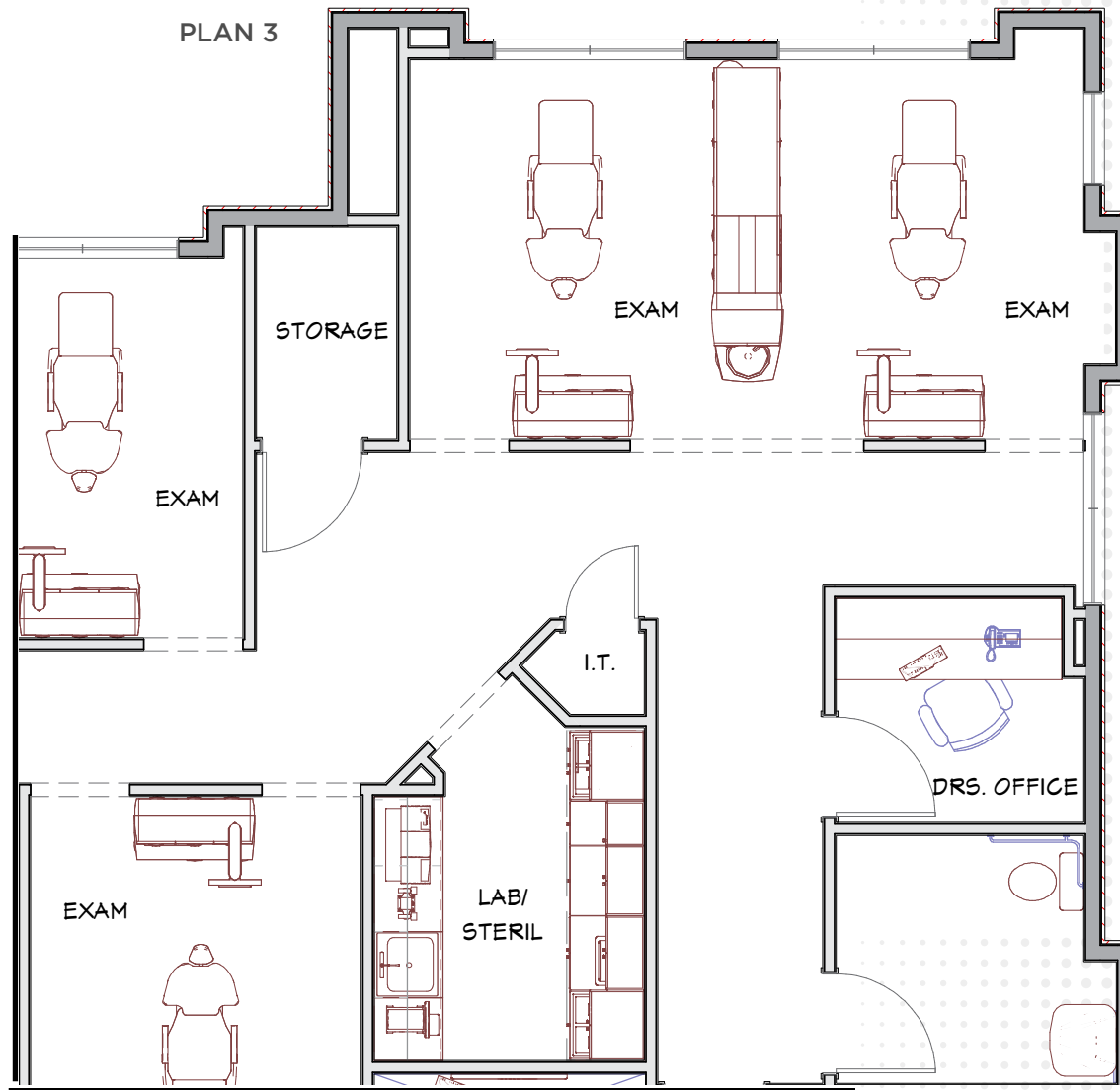
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# SUITE S210

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CONCEPT DENTAL FLOOR PLANS



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