

CUSH

MEDICAL PLAZA



NEW CLASS A ON CAMPUS MEDICAL OFFICE BUILDING FOR LEASE



PROJECT FEATURES



Prime Location:
Adjacent to Sharp
Grossmont Hospital



Parking:
5:1,000 SF Parking Ratio Provides Easy
and Convenient Access to the Plaza

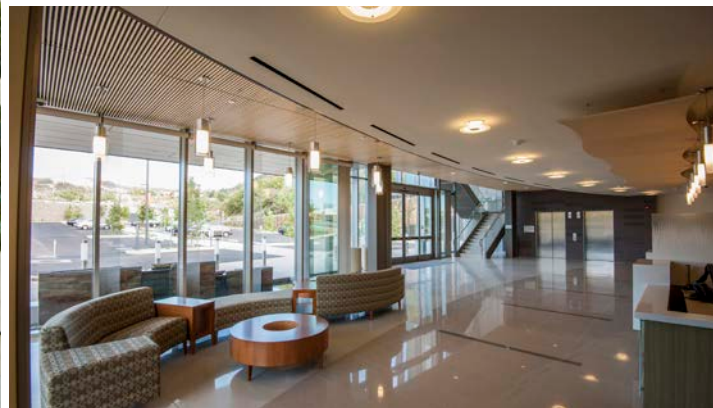
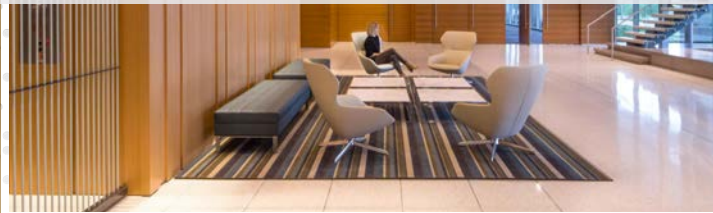


Flexible Suite Size Opportunities:
2,500-25,000 SF Suites Available on First
Floor. Second Floor Fully Leased

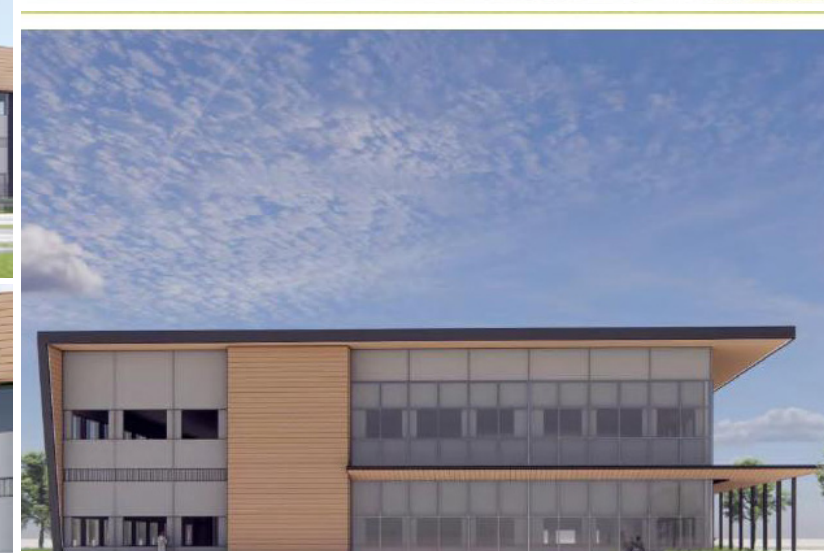


Rate:
Contact Brokers

PROPOSED INTERIOR BUILD-OUT



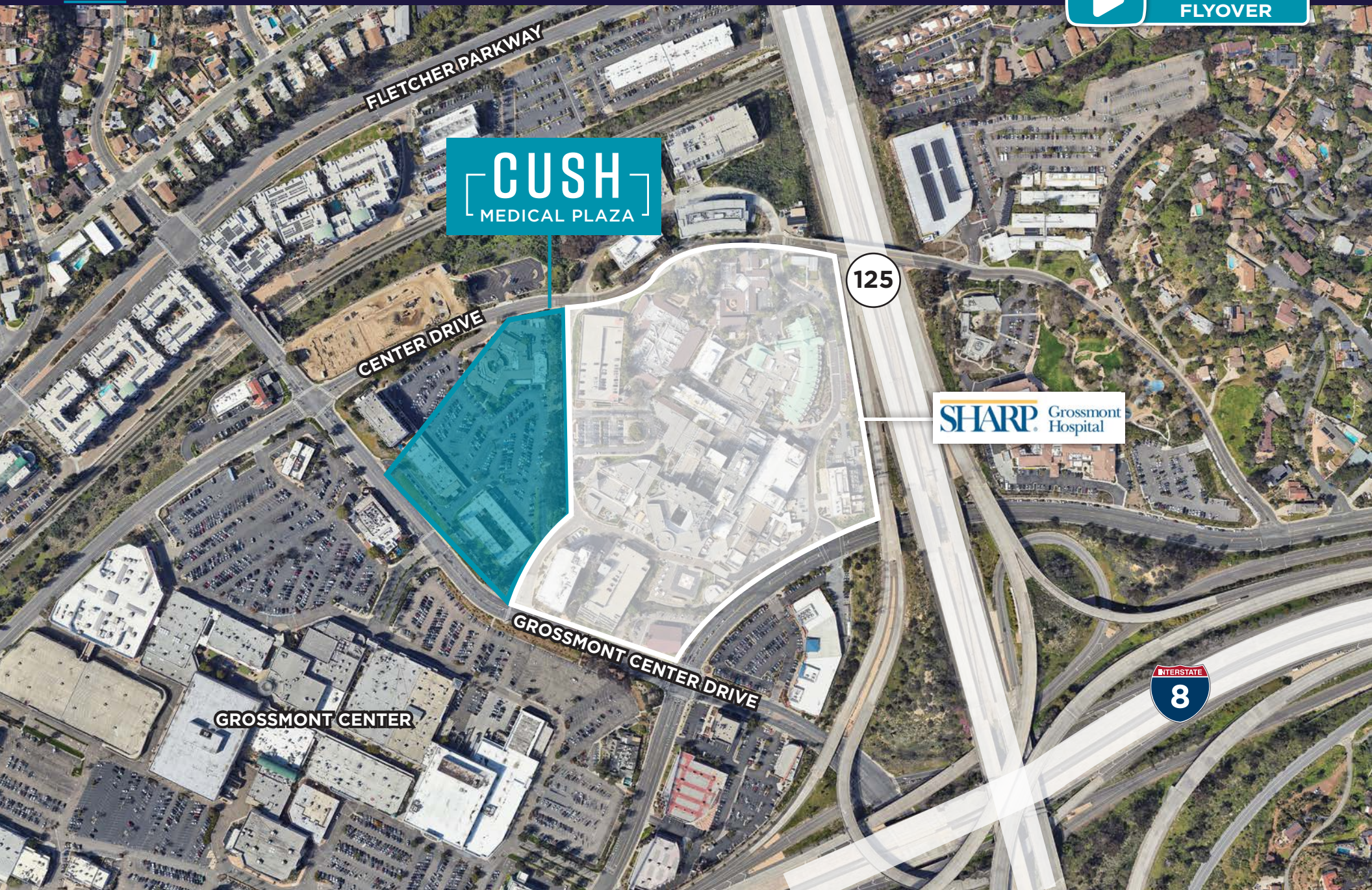
EXTERIOR BUILD-OUT



PROJECT AERIAL



VIEW VIDEO
FLYOVER



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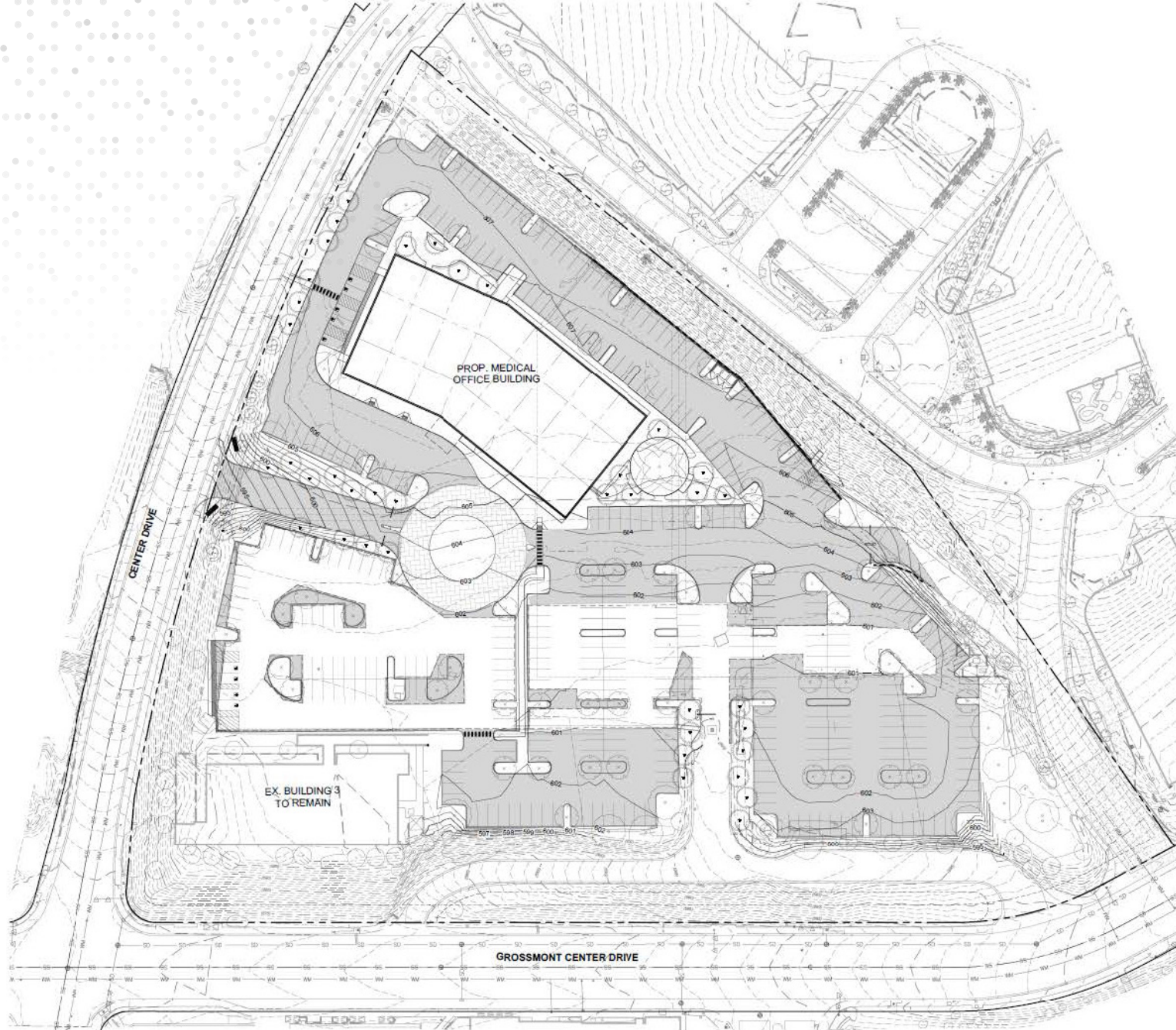
125

SHARP Grossmont
Hospital

GROSSMONT CENTER

INTERSTATE
8

SITE PLAN



COMPELLING DEMOGRAPHICS



1,433,850

POPULATION



\$7,219.15

ANNUAL AVERAGE
HEALTHCARE SPENDING PER
HOUSEHOLD



14.9%

POPULATION AGED 65+



35.9

MEDIAN AGE

TRAFFIC COUNTS



228,000

CARS PER DAY
Interstate 8 and CA 125

**20 MINUTE
DRIVE RADIUS**



\$114,197

AVERAGE
HOUSEHOLD INCOME

Annual healthcare spending
per household

INSURANCE COVERAGE

46%

PPO

19%

HMO

19%

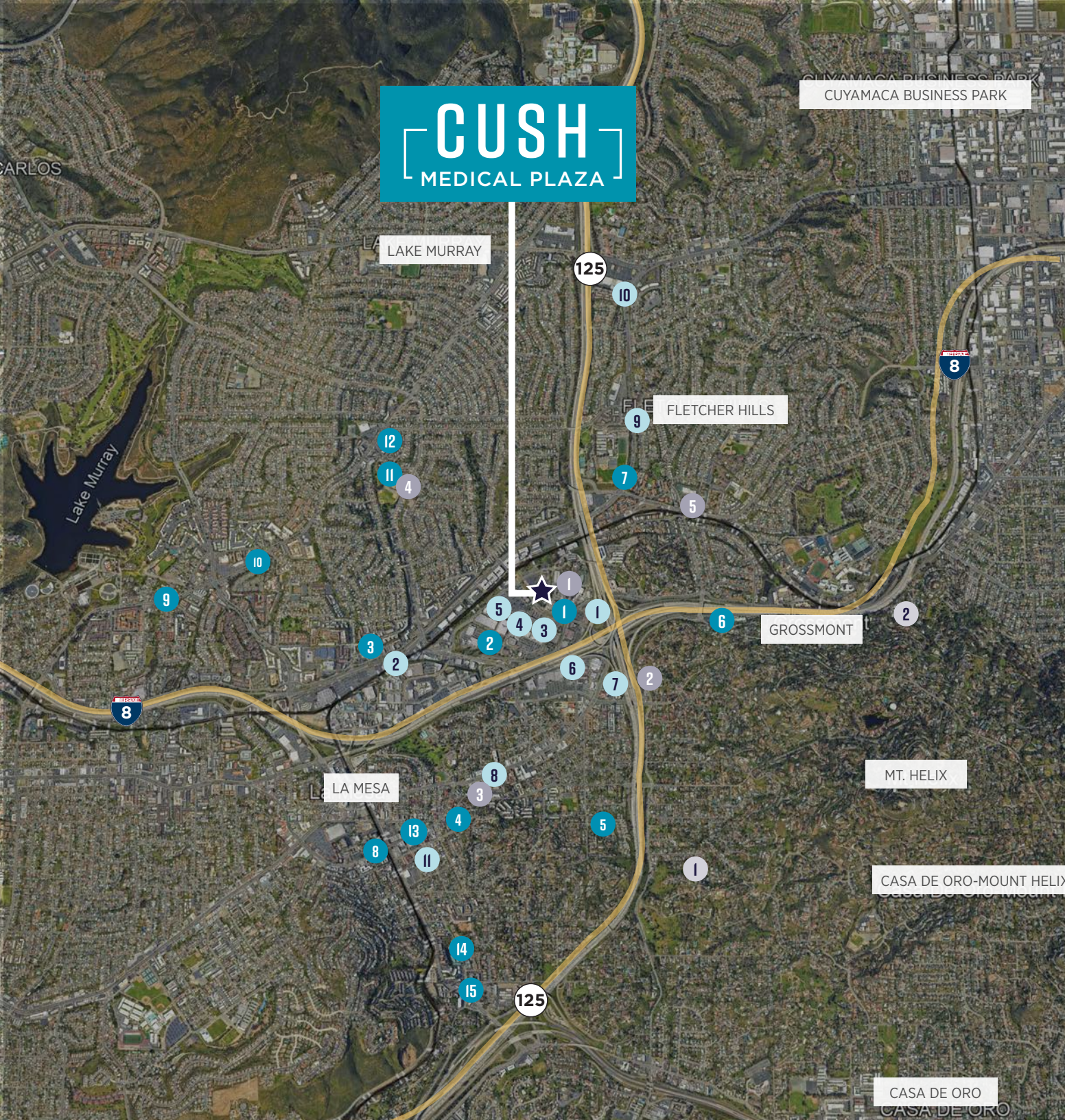
MEDICARE

16%

OTHER

[CUSH]

MEDICAL PLAZA



RESTAURANTS & CAFE

1. 5565 Grossmont Center Drive
2. Olive Garden Italian Restaurant
3. Chick-fil-A
4. Casa Gabriela
5. Igotyourcake
6. Brigantine Seafood & Oyster Bar
7. Senor Burro
8. Farmer's Table La Mesa
9. Smokey and The Brisket BBQ
10. Antica Trattoria
11. Brew Coffee Spot
12. Starbucks
13. Public Square Coffee House
14. Dark Horse Coffee Roasters
15. Denny's

RETAIL

1. Trader Joe's
2. Vine Ripe Market
3. Walmart
4. Grossmont Center
5. Target
6. Hobby Lobby
7. Urbn Leaf
8. Alan's Music Center Inc.
9. Tubbys TCG
10. JOANN Fabric and Crafts
11. Sprouts Farmers Market

SERVICES

1. Sharp Grossmont Hospital
2. Grossmont Blvc Park & Ride
3. Philip H Dyson Law Offices
4. Murray Manor Elementary School
5. The Lamplighters Community Theatre

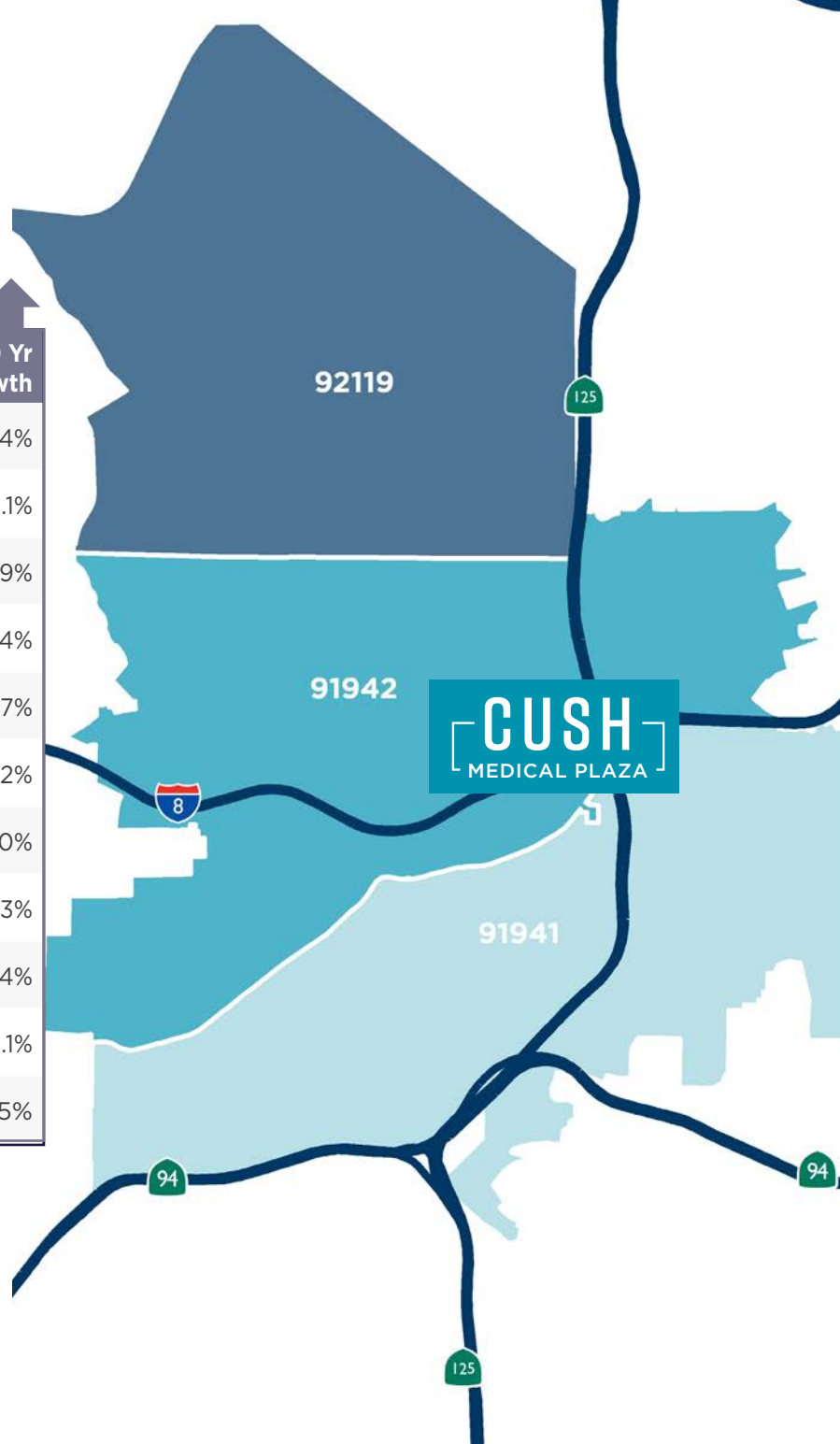
HOTELS

1. The Barn
2. San Diego Hotel

PATIENT DEMAND FORECAST

| Service Line | 2023 Volume | 2028 Volume | 2033 Volume | 5 Yr Growth | 10 Yr Growth |
|----------------------------------|-------------|-------------|-------------|-------------|--------------|
| Psychiatry | 24,410 | 27,530 | 27,671 | 12.8% | 13.4% |
| Vascular | 3,560 | 3,876 | 4,134 | 8.9% | 16.1% |
| Physical Therapy/ Rehabilitation | 48,113 | 52,327 | 59,112 | 8.8% | 22.9% |
| Cardiology | 20,864 | 22,597 | 23,656 | 8.3% | 13.4% |
| Ophthalmology | 19,324 | 20,816 | 21,967 | 7.7% | 13.7% |
| Orthopedics | 5,969 | 6,408 | 6,936 | 7.4% | 16.2% |
| ENT | 6,198 | 6,612 | 6,880 | 6.7% | 11.0% |
| Lab | 89,784 | 95,545 | 99,027 | 6.4% | 10.3% |
| Pain Management | 2,317 | 2,462 | 2,558 | 6.2% | 10.4% |
| Miscellaneous Services | 42,436 | 44,934 | 47,553 | 5.9% | 12.1% |
| Nephrology | 1,023 | 1,073 | 1,100 | 4.8% | 7.5% |

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



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