



15611 POMERADO

MEDICAL OFFICE SUITES FOR SUBLEASE

Pomerado Outpatient Pavilion
15611 Pomerado Road, Poway, CA 92064

BUILDING FEATURES

- On-campus of Palomar Medical Center Poway
- 5,100 parking free of charge in attached garage
- ± 160,000 SF, 5-story medical office building
- Pedestrian bridge connects to hospital
- 20,000 SF Ambulatory Surgery Center on-site



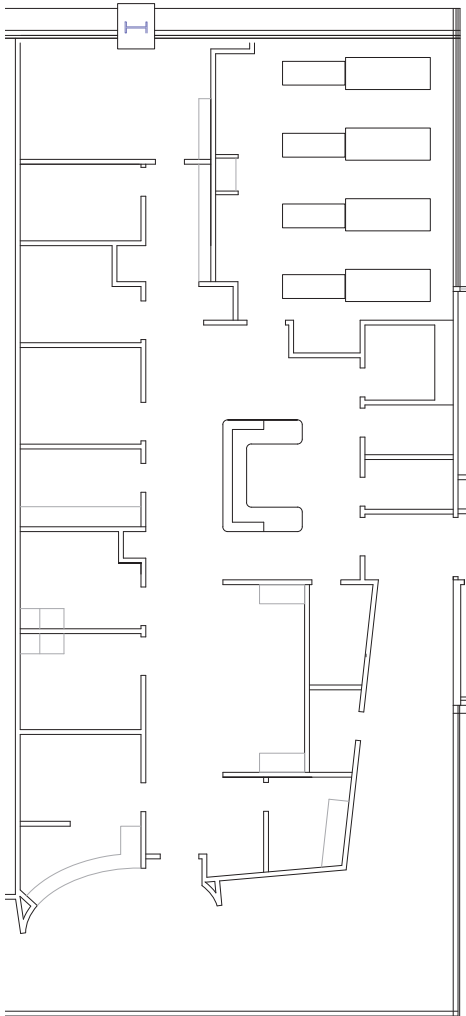
BUILDING AVAILABILITIES

Suite	Size	Configuration	Notes
210	4,307 SF	Clinical	4 exam rooms, 4 bed hyperberic chamber, post op / discharge, supply & sterilization, 3 offices, nurses station, 1 break room, 2 bathrooms, bio-hazard storage, waiting / reception
520	2,797 SF	Clinical	8 exam rooms (2 w/ plumbing), nurses station, 2 restrooms, 2 offices, storage, waiting room / reception
545	3,585 SF	Clinical	3 exam rooms (1 w/ plumbing), large treatment area 2/ 4 bays, 2 offices, nurses station, 2 bathrooms, storage, lobby / reception.

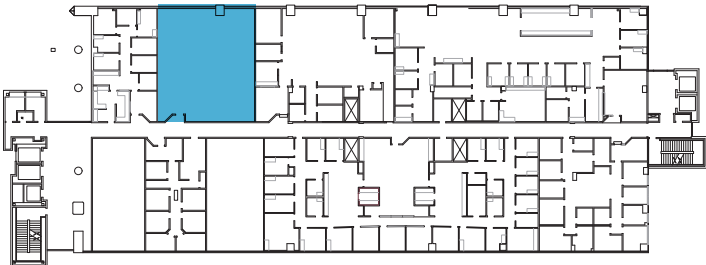
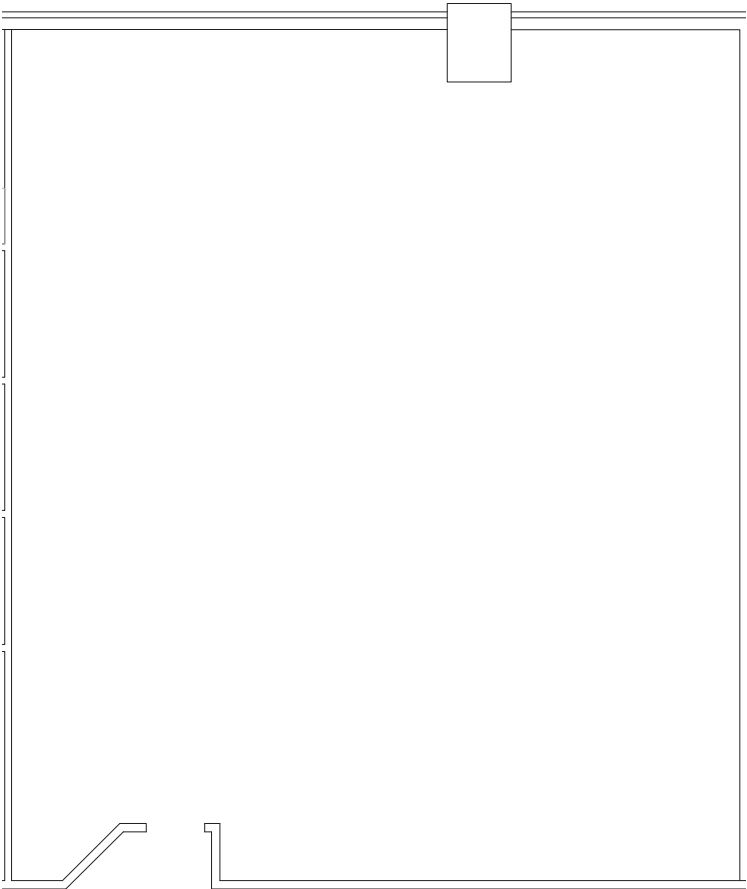


FLOOR PLANS

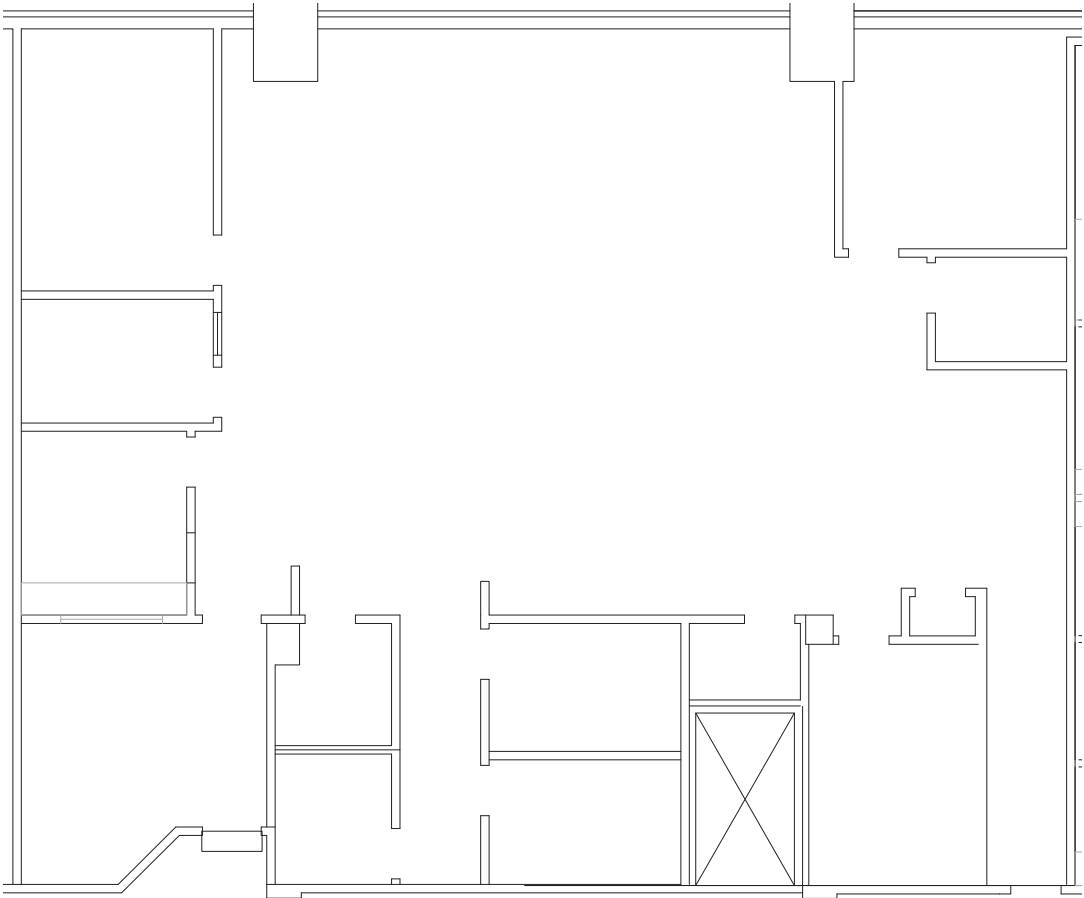
SUITE 210



Size	Configuration	Notes
4,307 SF	Clinical	4 exam rooms, 4 bed hyperberic chamber, post op / discharge, supply & sterilization, 3 offices, nurses station, 1 break room, 2 bathrooms, bio-hazard storage, waiting / reception



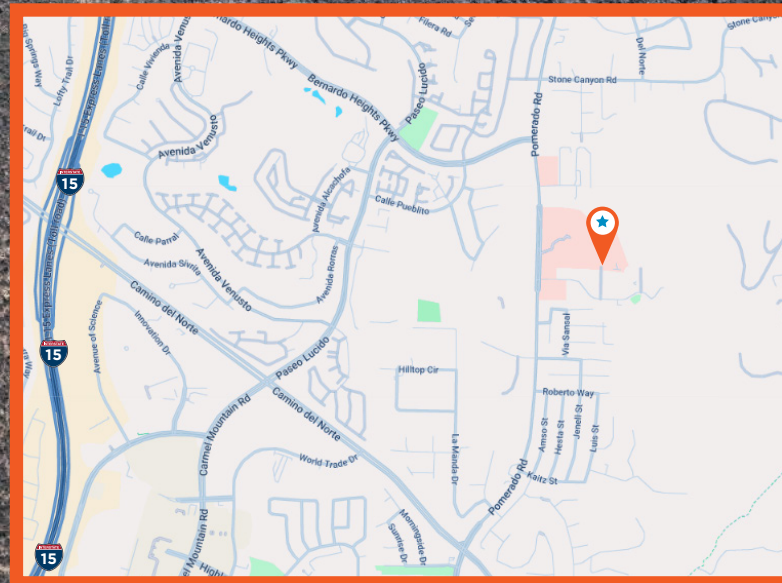
Size	Configuration	Notes
2,797 SF	Clinical	8 exam rooms (2 w/ plumbing), nurses station, 2 restrooms, 2 offices, storage, waiting room / reception



Size	Configuration	Notes
3,585 SF	Clinical	3 exam rooms (1 w/ plumbing), large treatment area 2/ 4 bays, 2 offices, nurses station, 2 bathrooms, storage, lobby / reception.

AERIAL VIEW

GATEWAY
MEDICAL CENTER



POMERADO ROAD

PALOMAR MEDICAL
CENTER POWAY

MONTE VISTA ROAD

POMERADO MEDICAL
DENTAL CENTER

BY THE NUMBERS

20 MIN. RADIUS



417,703

POPULATION



17%

**POPULATION
AGED 65+**



40

MEDIAN AGE



11,838

**TRAFFIC
COUNTS**

BERNARDO HEIGHTS PKWY &
POMERADO RD

INSURANCE COVERAGE

PPO **46%**

HMO **18%**

MEDICARE **21%**

OTHER **15%**

\$11,005

**ANNUAL AVG.
HEALTHCARE
SPENDING PER
HOUSEHOLD**

\$179,726

**AVERAGE
HOUSEHOLD
INCOME**

PATIENT DEMAND FORECAST

Service Line	2023 Volume	2028 Volume	2033 Volume	5 Yr Growth	10 Yr Growth
Psychiatry	39,822	45,936	47,484	15.4%	19.2%
Physical Therapy/Rehabilitation	77,747	86,275	99,731	11.0%	28.3%
Vascular	5,434	6,024	6,545	10.9%	20.4%
Cardiology	31,910	35,180	37,476	10.2%	17.4%
Ophthalmology	29,182	32,084	35,094	9.9%	20.3%
ENT	9,632	10,579	11,468	9.8%	19.1%
Orthopedics	9,482	10,331	11,376	9.0%	20.0%
Lab	138,208	150,287	159,246	8.7%	15.2%
Miscellaneous Services	65,254	70,876	77,166	8.6%	18.3%
Pain Management	3,635	3,927	4,149	8.0%	14.1%
Podiatry	5,809	6,196	6,656	6.7%	14.6%
Nephrology	1,663	1,766	1,851	6.2%	11.3%
Neurology	5,038	5,335	5,636	5.9%	11.9%
Evaluation and Management	314,970	333,212	346,477	5.8%	10.0%
Trauma	2,408	2,542	2,671	5.6%	10.9%
Radiology	93,565	97,441	100,746	4.1%	7.7%
Dermatology	13,625	14,111	14,519	3.6%	6.6%
Oncology	4,784	4,906	5,085	2.6%	6.3%
General Surgery	1,865	1,900	1,944	1.9%	4.2%
Gastroenterology	7,605	7,704	7,773	1.3%	2.2%
Cosmetic Procedures	2,380	2,401	2,429	0.9%	2.1%
Urology	3,179	3,206	3,304	0.8%	3.9%



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 the property which includes areas within a 5 mile radius.

**FOR MORE INFORMATION,
PLEASE CONTACT:**

NEHAL WADHWA

+1 858-625-5228

nehal.wadhwa@cushwake.com

CA Lic. #01859922

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