



120
CRAVEN

MEDICAL OFFICE SUITES FOR LEASE

San Marcos Ambulatory Care Center
120 Craven Road, San Marcos, CA 92078

BUILDING FEATURES



- Free surface level parking



- Approx. 45,000 two-story medical office building



- On site security and property maintenance



- Conveniently located across the street from Cal State San Marcos



- Adjacent to the new Kaiser Permanente San Marcos Medical Center



- Building signage available



BUILDING AVAILABILITIES

Suite	Size	Configuration	Notes
100	7,158 SF	Clinical	Physical, Speech, & Occupational Therapy - Occupational therapy room, 5 exam rooms, 4 treatment rooms, 5 offices, large workout area, nurses station, waiting room / reception
105	4,180 SF	Clinical	Former Wound Care - 4 hyperbaric chamber hookups, 3 private treatment bays, 2 offices, nurses station, dictation room, 1 restroom, waiting / reception
109	3,960 SF	Clinical	Former Cardiac Rehab - Large open gym area, shared office, kitchenette / break area, gas storage, 1 bathroom, separate exterior entrance

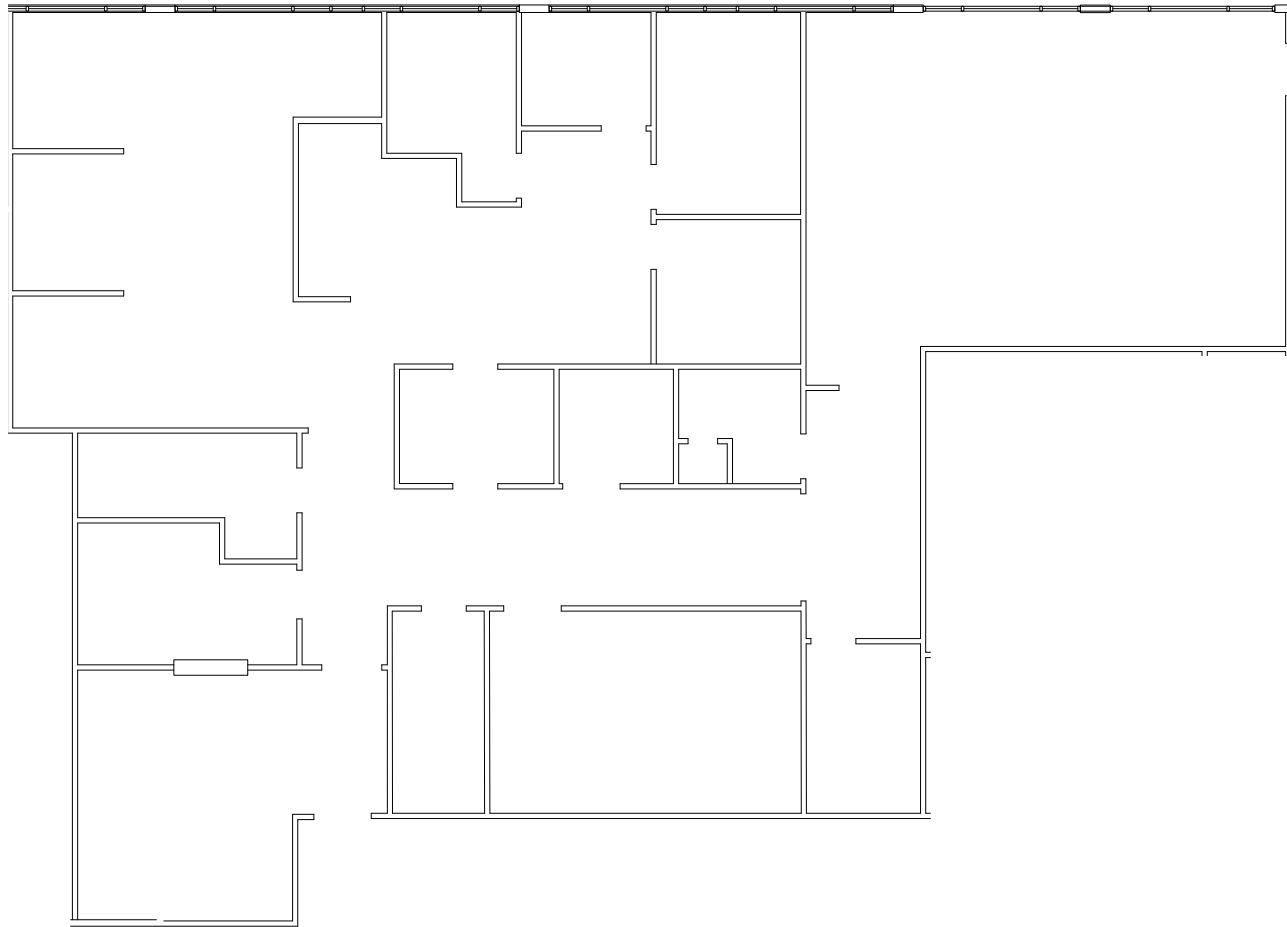


FIRST FLOOR

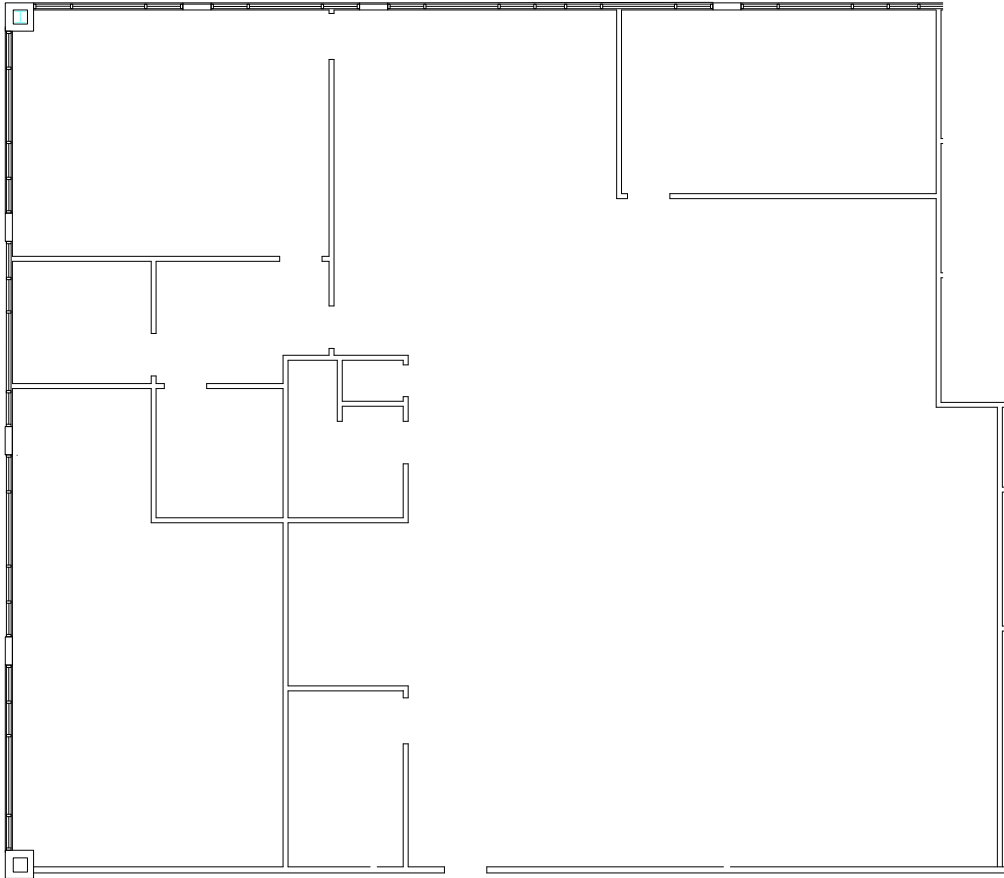
SUITE 100



Size	Configuration	Notes
7,158 SF	Clinical	Physical, Speech, & Occupational Therapy - Occupational therapy room, 5 exam rooms, 4 treatment rooms, 5 offices, large workout area, nurses station, waiting room / reception



Size	Configuration	Notes
4,180 SF	Clinical	Former Wound Care - 4 hyperbaric chamber hookups, 3 private treatment bays, 2 offices, nurses station, dictation room, 1 restroom, waiting / reception



Size	Configuration	Notes
3,960 SF	Clinical	Former Cardiac Rehab - Large open gym area, shared office, kitchenette / break area, gas storage, 1 bathroom, separate exterior entrance

AERIAL VIEW

THE HILL DISTRICT

EBARHAM DRIVE

STWIN OAKS VALLEY ROAD

CAMPUS VIEW DRIVE

RUSH DRIVE

GRAVEN ROAD



BY THE NUMBERS

20 MIN. RADIUS



544,572

POPULATION



17.5%

POPULATION
AGED 65+



39

MEDIAN AGE



20,511

TRAFFIC
COUNTS

S TWIN OAKS VALLEY RD &
CAMPUS VIEW DRIVE

INSURANCE COVERAGE

PPO 44%

HMO 18%

MEDICARE 23%

OTHER 15%

\$8,970

ANNUAL AVG.
HEALTHCARE
SPENDING PER
HOUSEHOLD

\$144,026

AVERAGE
HOUSEHOLD
INCOME

PATIENT DEMAND FORECAST

Service Line	2023 Volume	2028 Volume	2033 Volume	5 Yr Growth	10 Yr Growth
Endocrinology	1,225	1,538	1,779	25.6%	45.3%
Psychiatry	79,145	94,169	99,676	19.0%	25.9%
Spine	1,158	1,353	1,473	16.9%	27.2%
Vascular	9,746	11,199	12,612	14.9%	29.4%
Physical Therapy/Rehabilitation	149,159	171,297	203,949	14.8%	36.7%
Cardiology	57,398	65,496	72,197	14.1%	25.8%
Ophthalmology	52,527	59,691	67,549	13.6%	28.6%
Orthopedics	17,477	19,693	22,399	12.7%	28.2%
ENT	19,505	21,974	24,242	12.7%	24.3%
Pain Management	6,640	7,449	8,169	12.2%	23.0%
Lab	258,811	290,136	316,257	12.1%	22.2%
Miscellaneous Services	125,597	139,861	156,028	11.4%	24.2%
Nephrology	3,020	3,339	3,637	10.6%	20.4%
Podiatry	10,017	11,006	12,207	9.9%	21.9%
Trauma	4,436	4,812	5,192	8.5%	17.0%
Evaluation and Management	603,679	654,450	695,999	8.4%	15.3%
Neurology	10,105	10,918	11,734	8.0%	16.1%
Radiology	174,350	187,236	199,381	7.4%	14.4%
Oncology	8,647	9,254	9,990	7.0%	15.5%
Dermatology	25,566	27,290	28,892	6.7%	13.0%
General Surgery	3,479	3,669	3,878	5.5%	11.5%
Gastroenterology	13,864	14,608	15,306	5.4%	10.4%
Cosmetic Procedures	4,561	4,769	4,981	4.6%	9.2%
Urology	5,798	6,059	6,464	4.5%	11.5%
Gynecology	5,514	5,603	5,682	1.6%	3.1%



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:**

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