



# GATEWAY MEDICAL CENTER

MEDICAL OFFICE SUITES FOR SUBLEASE

15721 Pomerado Road, Poway, CA 92064

# BUILDING FEATURES



- Free drive-up parking



- Easily accessible to I-15 and Hwy 56



- Adjacent to Palomar Medical Center Poway



- Exterior building signage facing Pomerado Road



- High-end interior finishes



- Single-story freestanding medical office building



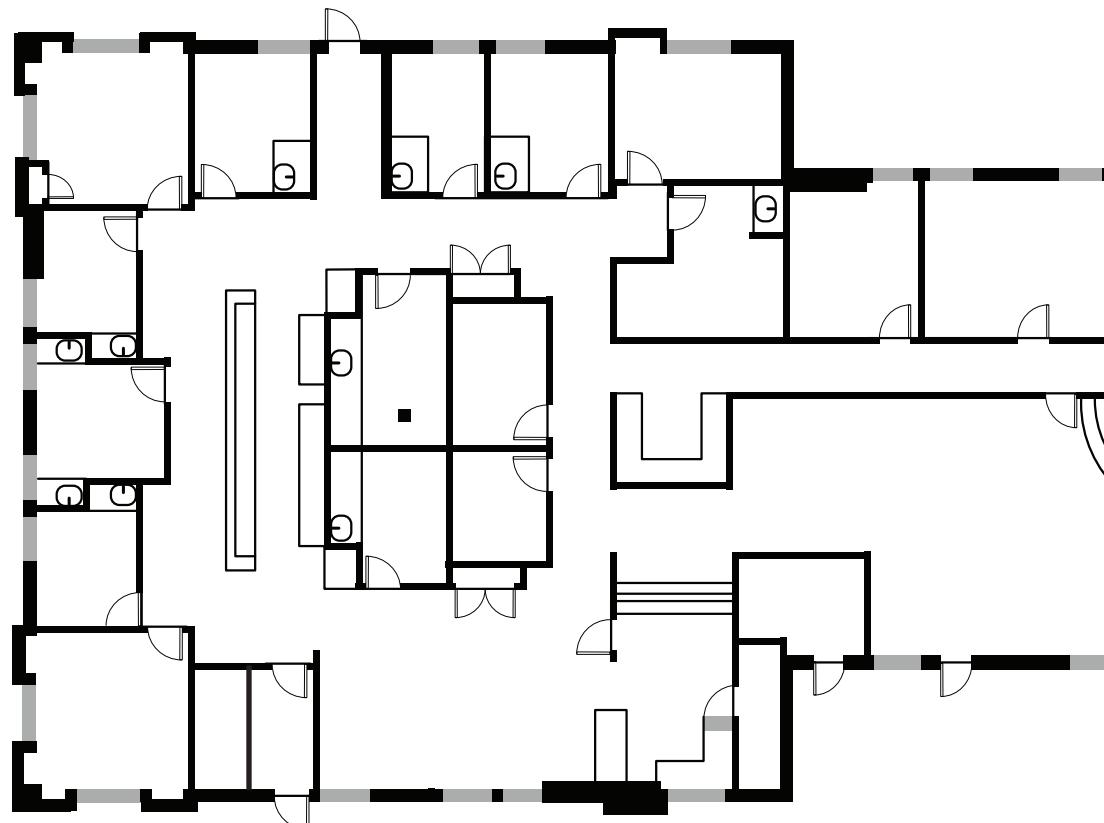
# BUILDING AVAILABILITIES

Suite	Size	Asking Rent	Notes
300	4,500 SF	Inquire for pricing	Urgent Care Space - 9 exam rooms, 2 labs, large nurses station, 1 shared office, 1 consult room, 3 access points, triage, storage



# FIRST FLOOR

SUITE 300



Size	Asking Rent	Notes
4,500 SF	Inquire for pricing	Urgent Care Space - 9 exam rooms, 2 labs, large nurses station, 1 shared office, 1 consult room, 3 access points, triage, storage

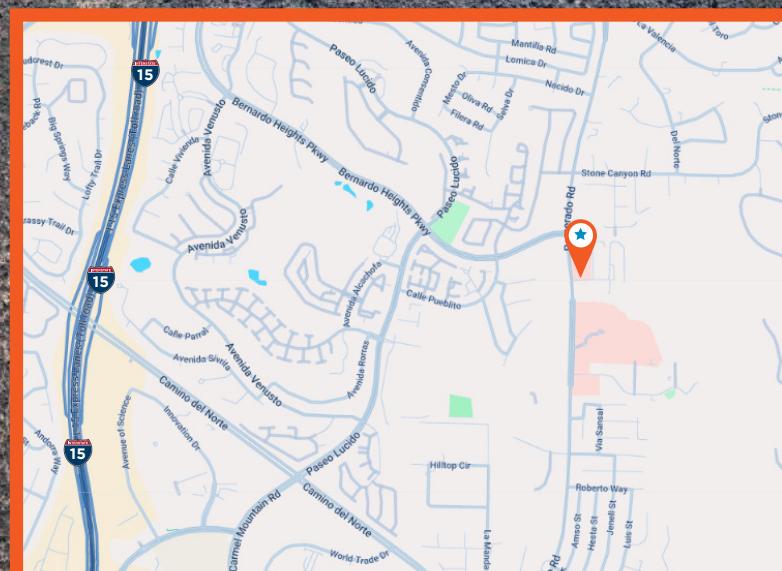
# AERIAL VIEW



POMERADO ROAD



MONTE VISTA ROAD



PALOMAR MEDICAL  
CENTER POWAY

# BY THE NUMBERS

20 MIN. RADIUS



**455,968**

POPULATION



**16.5%**

POPULATION  
AGED 65+



**40**

MEDIAN AGE

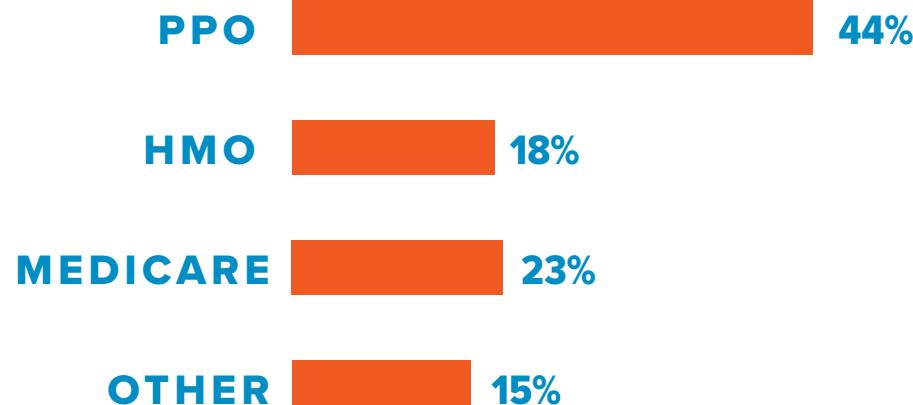


**23,476**

TRAFFIC  
COUNTS

POMERADO ROAD & GATEWAY  
PARKWAY SOUTH

## INSURANCE COVERAGE



**\$10,886.48**

ANNUAL AVG.  
HEALTHCARE  
SPENDING PER  
HOUSEHOLD

**\$177,879**

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%
Cosmetic Procedures	4,561	4,769	4,981	4.6%	9.2%
Urology	5,798	6,059	6,464	4.5%	11.5%



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 the property which includes areas within a 5 mile radius.

**FOR MORE INFORMATION,  
PLEASE CONTACT:**

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