



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



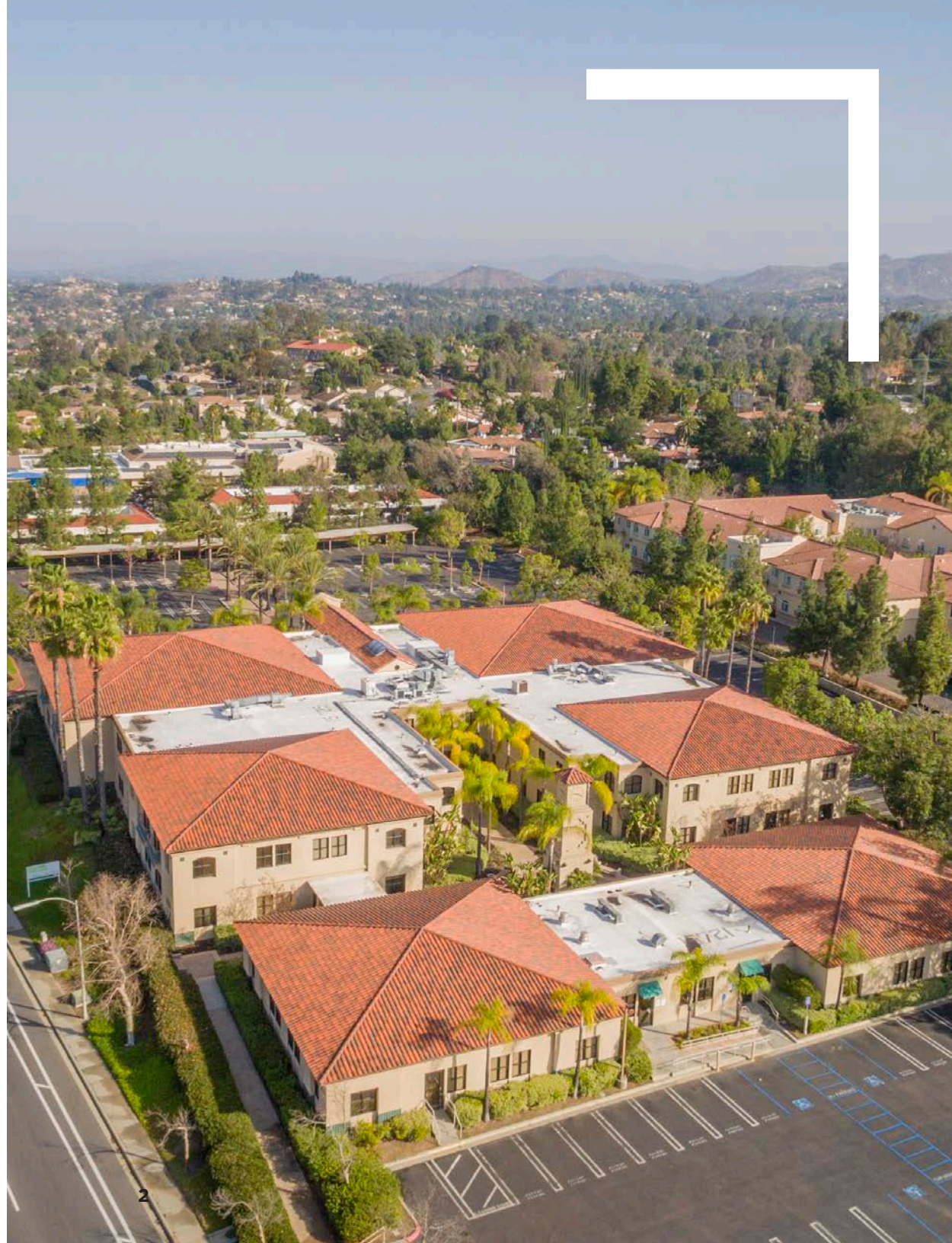
- Exterior building signage facing Pomerado Road



- High-end interior finishes



- Single-story freestanding medical office building



BUILDING AVAILABILITIES

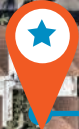
Suite	Size	Asking Rent	Notes
300	4,500 SF	Inquire for pricing	Urgent Care Space - 9 exam rooms, 2 labs, large nurses station, 1 shared office, 1 consult room, 3 access points, triage, storage



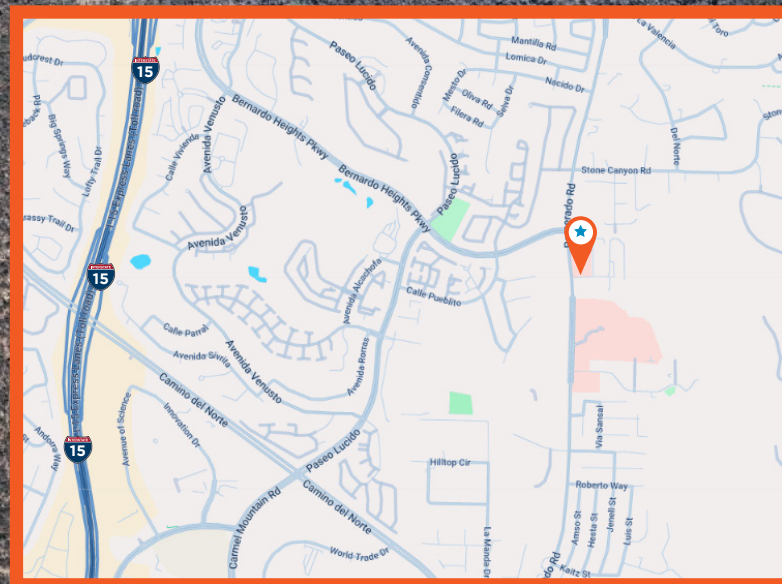


Size	Asking Rent	Notes
4,500 SF	Inquire for pricing	Urgent Care Space - 9 exam rooms, 2 labs, large nurses station, 1 shared office, 1 consult room, 3 access points, triage, storage

AERIAL VIEW



GATEWAY
MEDICAL CENTER



POMERADO ROAD



PALOMAR MEDICAL
CENTER POWAY

MONTE VISTA ROAD

POMERADO MEDICAL
DENTAL CENTER

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

PPO



44%

HMO



18%

MEDICARE



23%

OTHER



15%

\$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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