

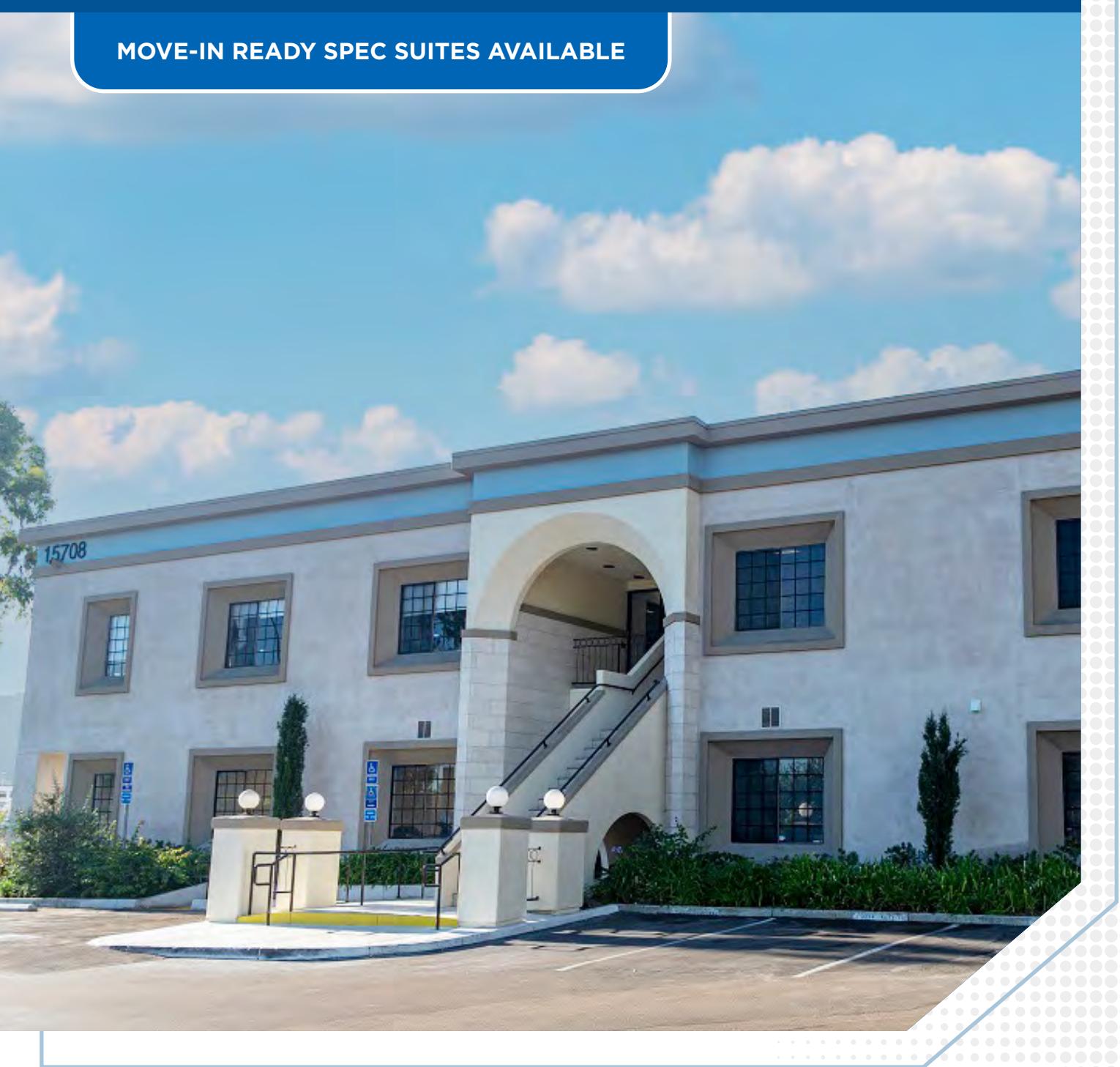
POMERADO

PROFESSIONAL PLAZA

15706 + 15708 POMERADO ROAD
POWAY, CA 92064

Premier Medical Office Space for Lease

MOVE-IN READY SPEC SUITES AVAILABLE



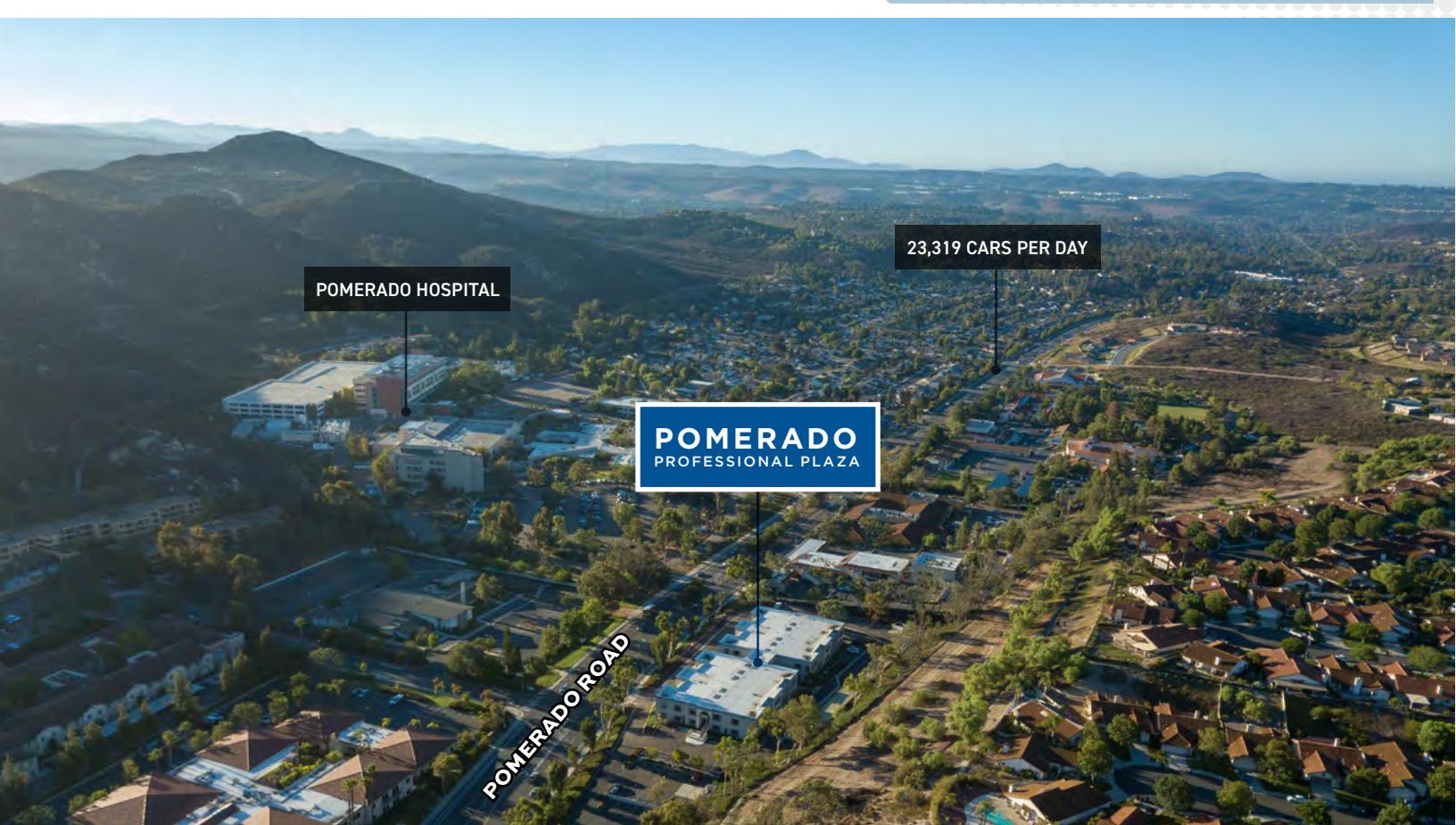
Building owned and managed by
HEALTHCARE REALTY

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nehal.wadhwa@cushwake.com

MATTHEW MELENDRES
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matthew.melendres@cushwake.com

Opportunity

- Medical office building
- Moving allowance of \$3.00/SF for new leases 36+ months
- Building-wide renovation completed February 2022
- Across the street from Palomar Medical Center Poway
- Flexible utilities
 - Only pay for the electricity used and janitorial needed
- Monument signage available on Pomerado Road



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Key Demographics



**POPULATION WITHIN
3 MILES**

90,683

**AVERAGE HOUSEHOLD
INCOME WITHIN 3 MILES**

\$183,543

**MEDIAN AGE
WITHIN 3 MILES**

44

Source: ESRI

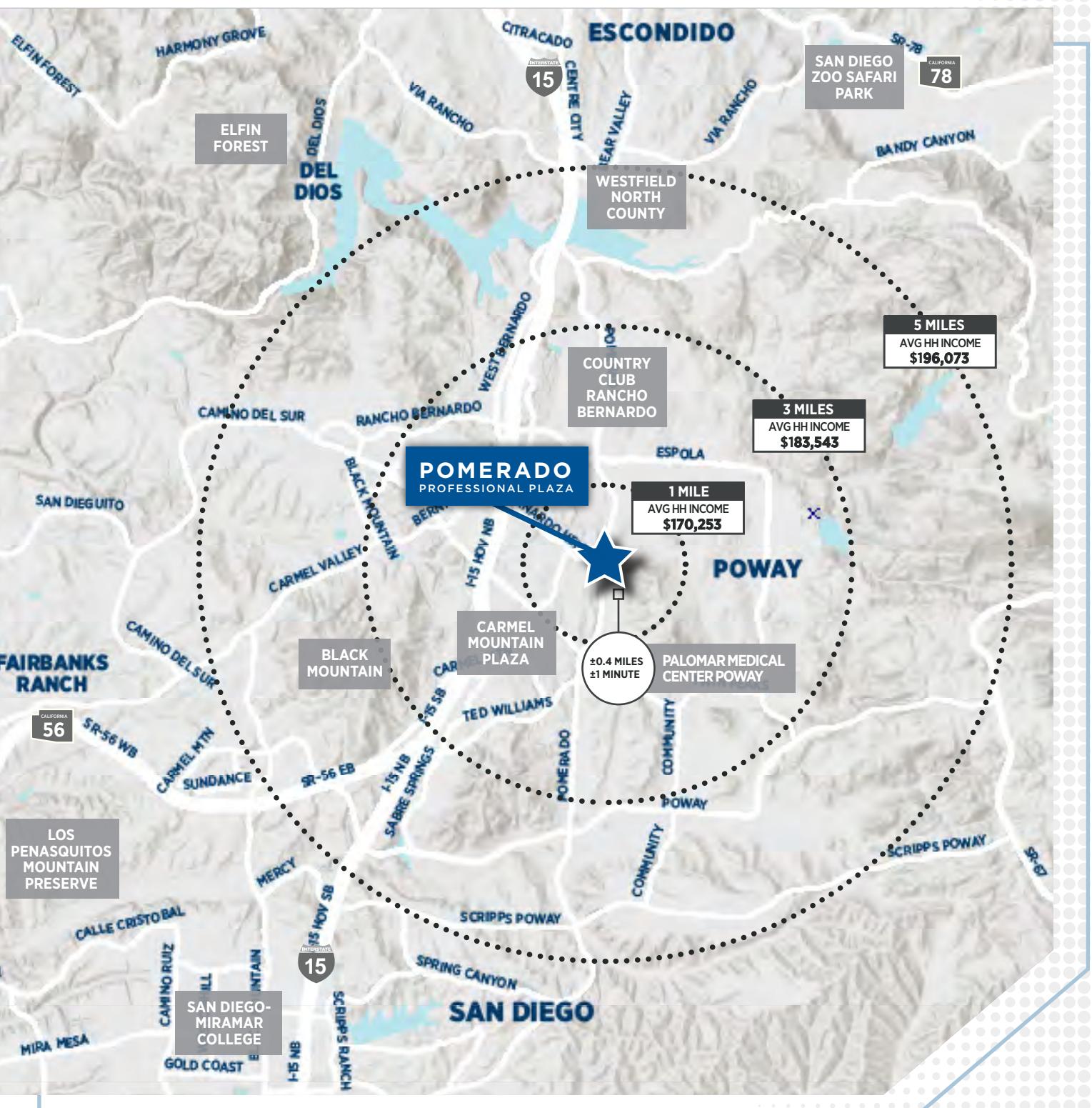


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Nearby Medical



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Patient Demand Forecast

Service Line	2024 Volume	2029 Volume	2034 Volume	5 Yr Growth	10 Yr Growth
Psychiatry	19,518	21,943	22,329	12.4%	14.4%
Physical Therapy/ Rehabilitation	38,118	42,304	45,587	11.0%	19.6%
Cardiology	15,544	16,584	17,483	6.7%	12.5%
Vascular	2,658	2,821	2,944	6.2%	10.8%
Miscellaneous Services	31,228	33,128	34,477	6.1%	10.4%
ENT	4,832	5,124	5,379	6.0%	11.3%
Ophthalmology	14,291	15,012	15,418	5.0%	7.9%
Lab	67,054	70,117	72,150	4.6%	7.6%
Podiatry	2,674	2,791	2,892	4.4%	8.2%
Pain Management	1,782	1,857	1,889	4.2%	6.0%
Orthopedics	4,673	4,853	5,095	3.8%	9.0%
Oncology	2,401	2,460	2,508	2.4%	4.4%
Neurology	2,497	2,556	2,590	2.4%	3.7%
Evaluation and Management	159,087	162,321	159,334	2.0%	0.2%
Trauma	1,163	1,181	1,191	1.6%	2.4%
Nephrology	833	845	841	1.4%	1.0%
Radiology	44,593	44,957	45,050	0.8%	1.0%



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 zip codes within a 5 mile radius of Pomerado Professional Plaza.



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Availabilities

Moving allowance of \$3.00/SF for new leases 36+ months

SUITE	SIZE	CONTIGUOUS	COMMENTS
N102	2,790 SF	---	Existing medical improvements. Five (5) exams, two (2) offices, two (2) ADA bathrooms, and a records room. Perfect for a mid-sized clinic.
N107	1,085 SF	---	Move-in ready spec suite. Two (2) exam rooms, one (1) office, one (1) procedure room, waiting room and reception.
N205-209	3,677 SF	3,677 SF	Exiting medical improvements with partial wing availability and signage.
N205	1,365 SF	3,677 SF	Existing medical improvements. Four (4) exam rooms, three (3) offices, in-suite restroom and reception.
N207	1,057 SF	3,677 SF	Existing medical improvements. Six (6) offices.
N209	1,255 SF	3,677 SF	Existing medical improvements. Seven (7) offices.
S110	2,277 SF	---	Move-in ready spec suite. Three (3) exam rooms w/sinks, one (1) large procedure room, two (2) offices, two (2) ADA in-suite restrooms, large classroom, lab room, lounge, waiting room, and reception with sizable administrative office space. This suite would be perfect for any community focused practice that also holds events or educational seminars.
S209	1,185 SF	---	Existing office improvements. Easily converted into three (3) exams, two (2) offices, and a small waiting room. Great option for an individual practitioner with smaller space needs.
S210	2,430 SF	---	Existing medical improvements. Seven (7) offices, large reception area. Great set-up for ingress-egress of patients in a high traffic practice.



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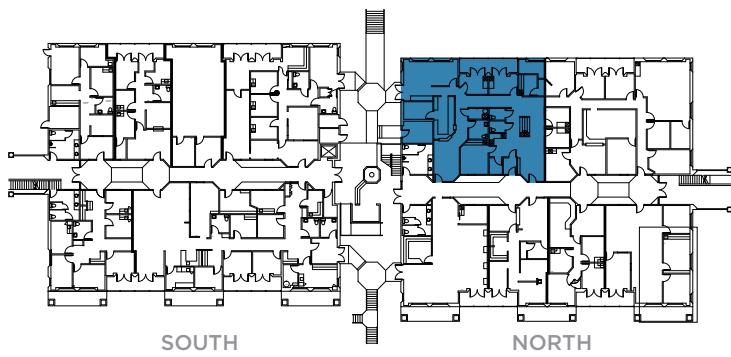
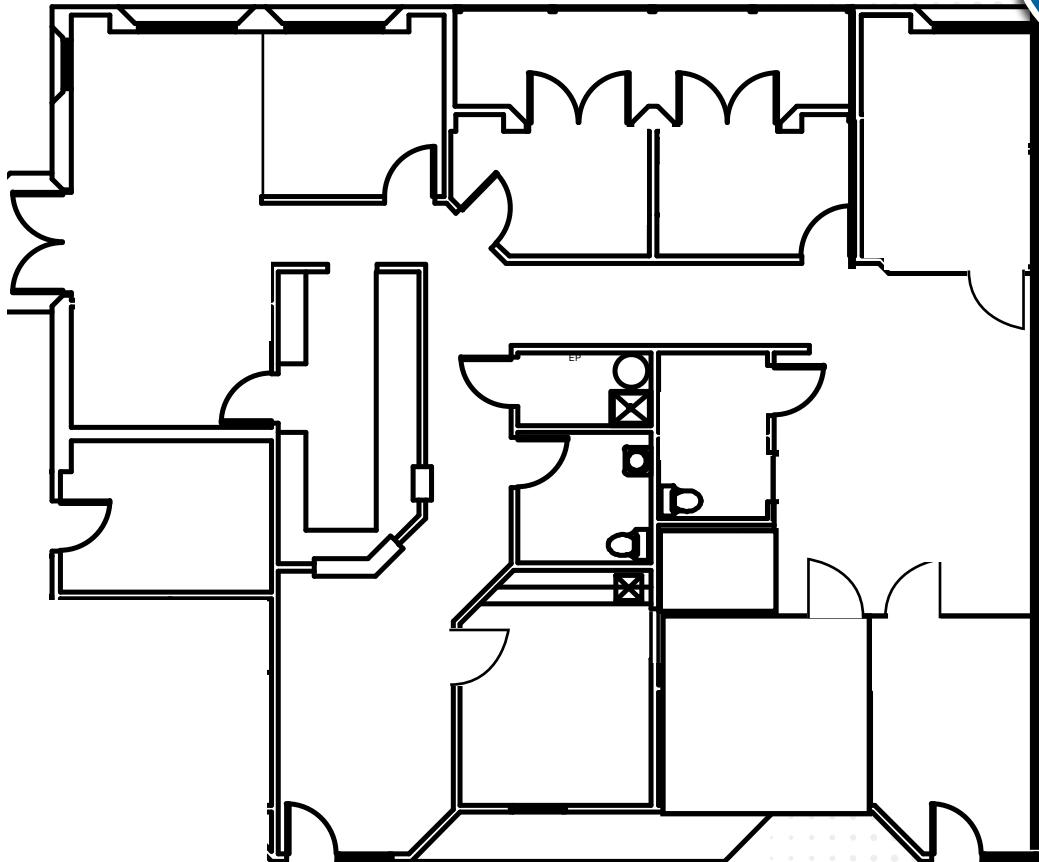
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SUITE N102

2,790 SF

15708 POMERADO ROAD
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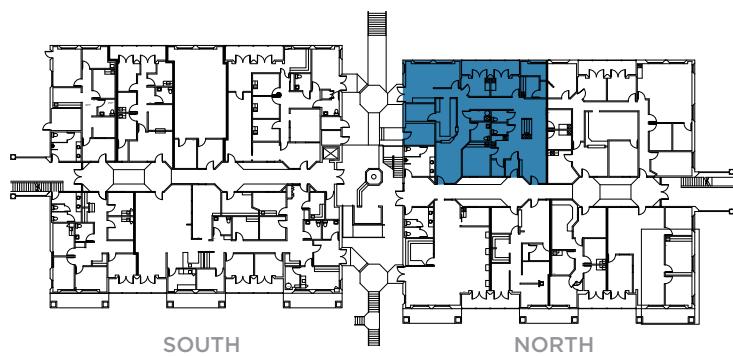
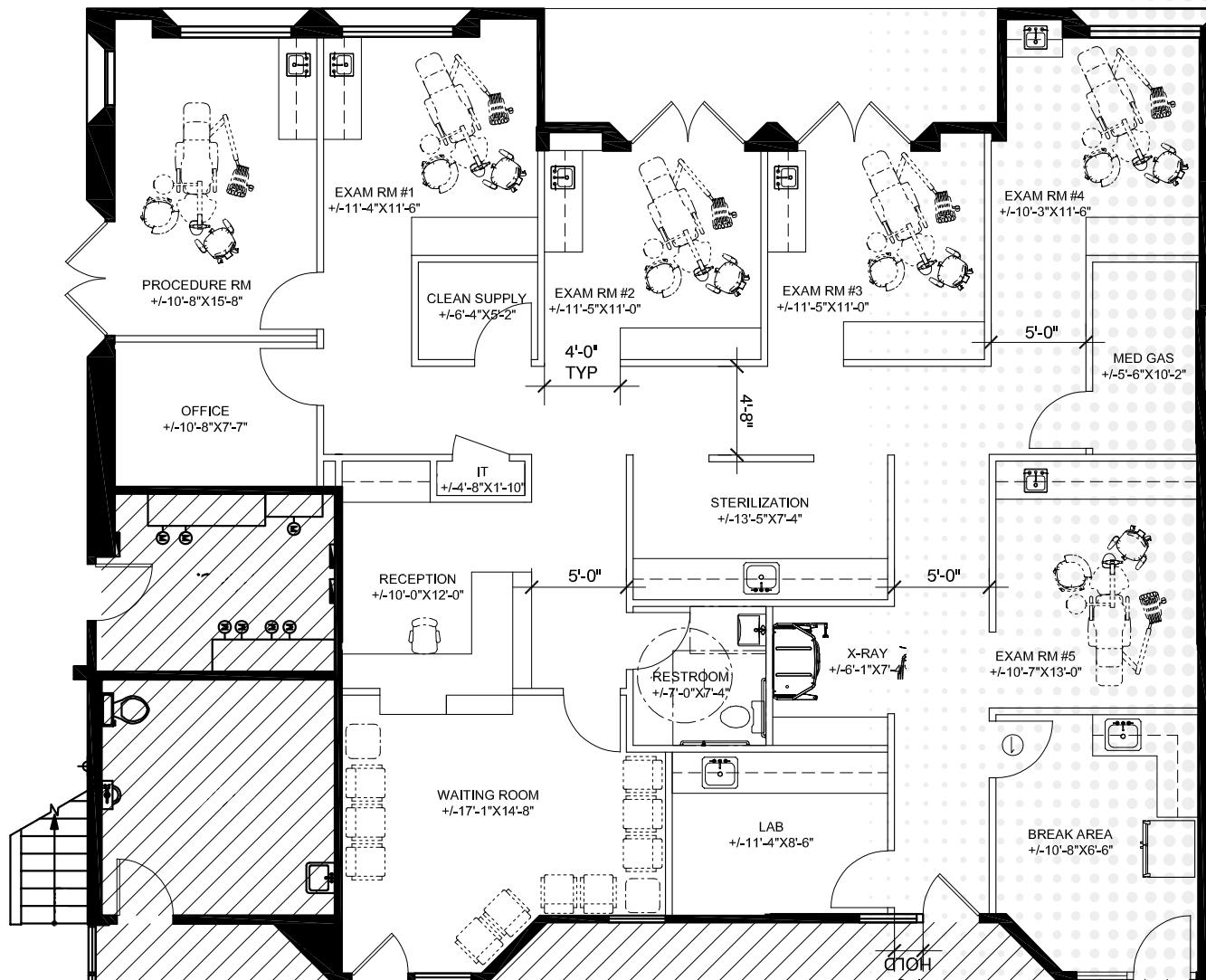
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SUITE N102

CONCEPT DENTAL FLOOR PLAN

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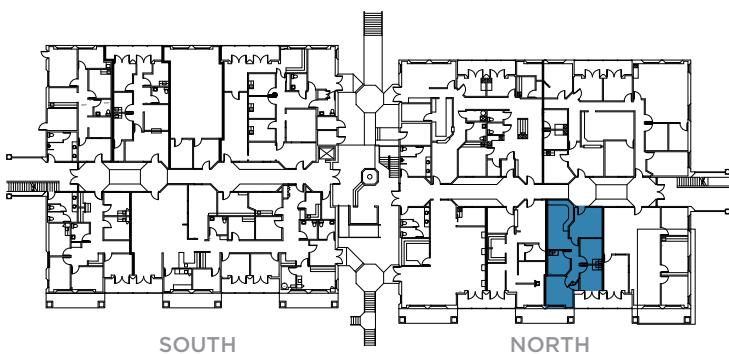
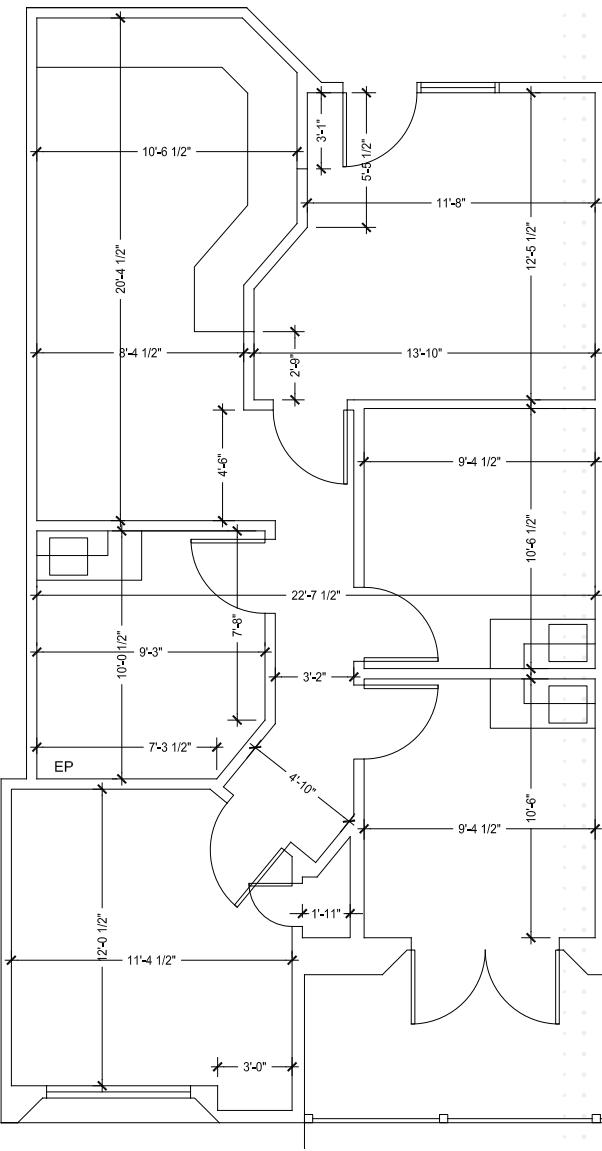
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SUITE N107

1,085 SF

MOVE-IN READY SPEC SUITE

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POWAY, CA 92064



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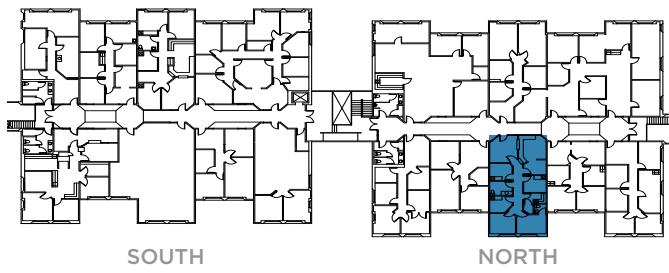
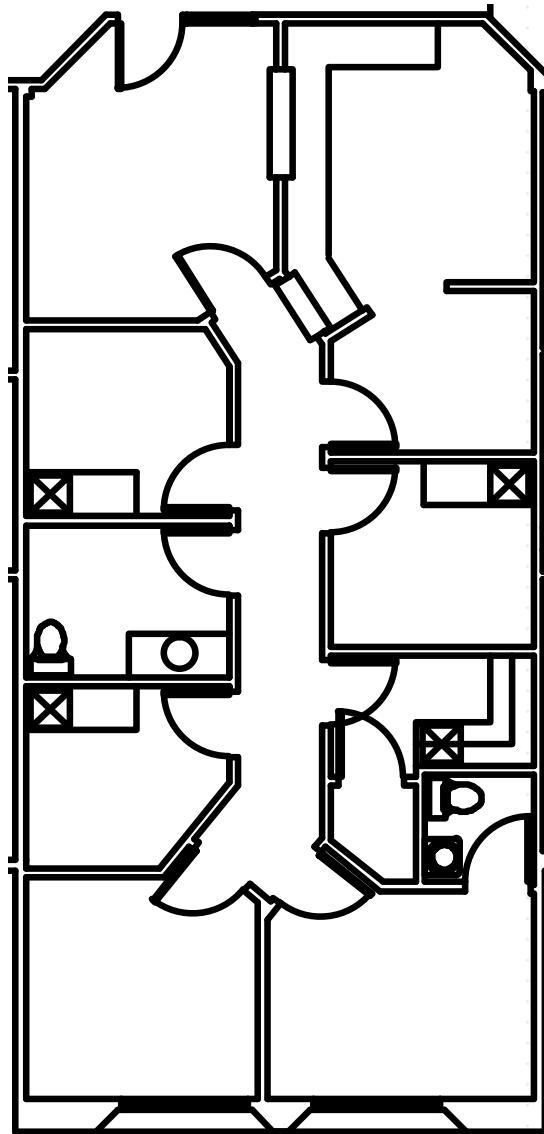
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SUITE N205

1,365 SF UP TO 3,677 SF

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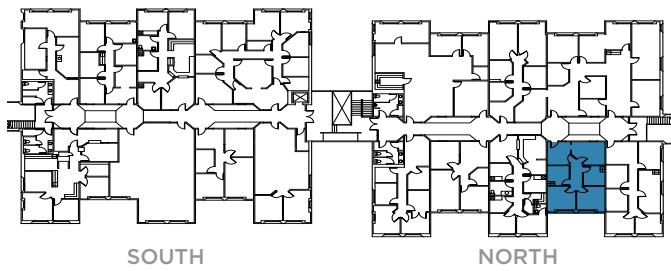
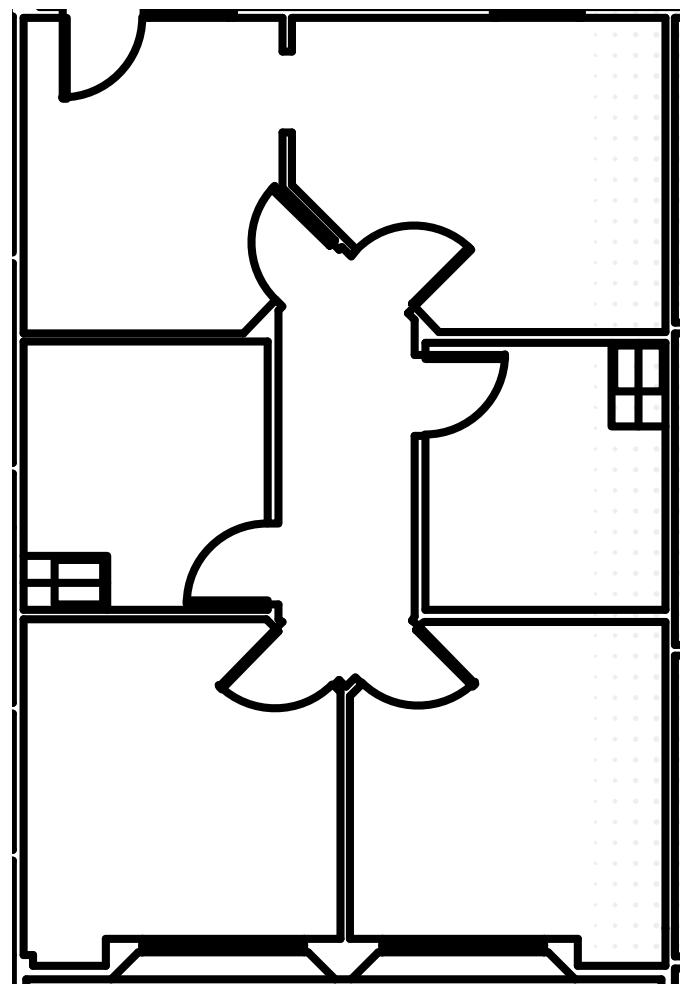
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SUITE N207

1,057 SF UP TO 3,677 SF

15708 POMERADO ROAD
POWAY, CA 92064



SOUTH

NORTH



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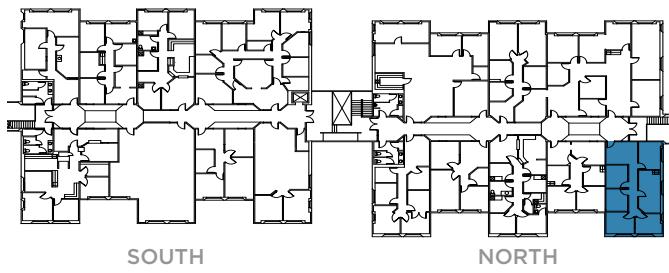
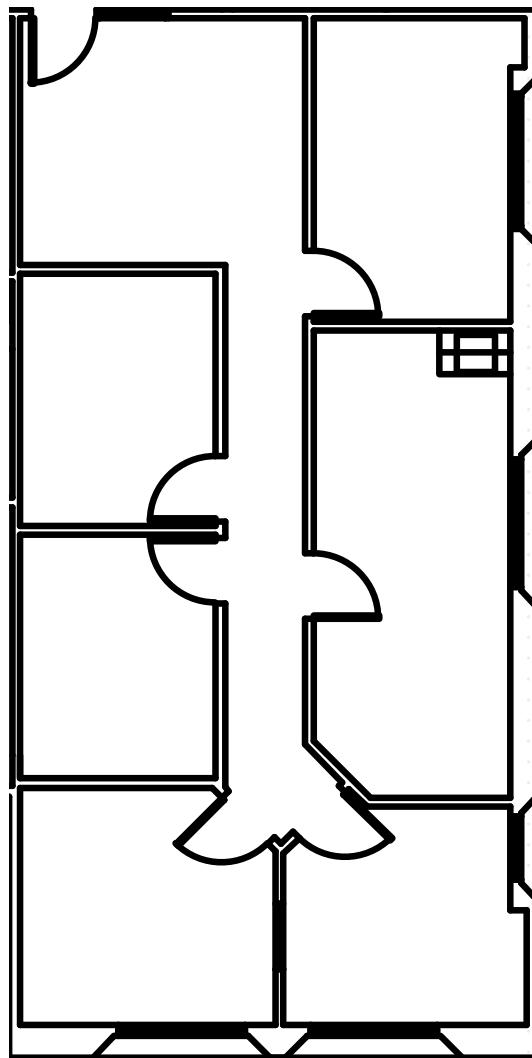
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SUITE N209

1,255 SF UP TO 3,677 SF

15708 POMERADO ROAD
POWAY, CA 92064



SOUTH

NORTH



Building owned and managed by
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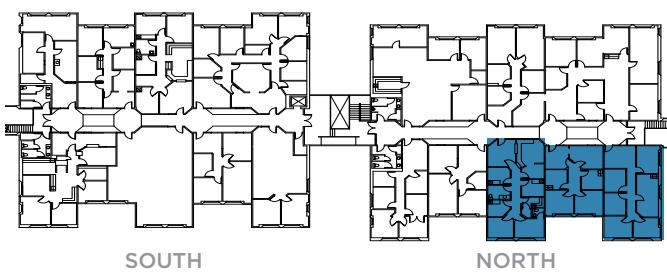
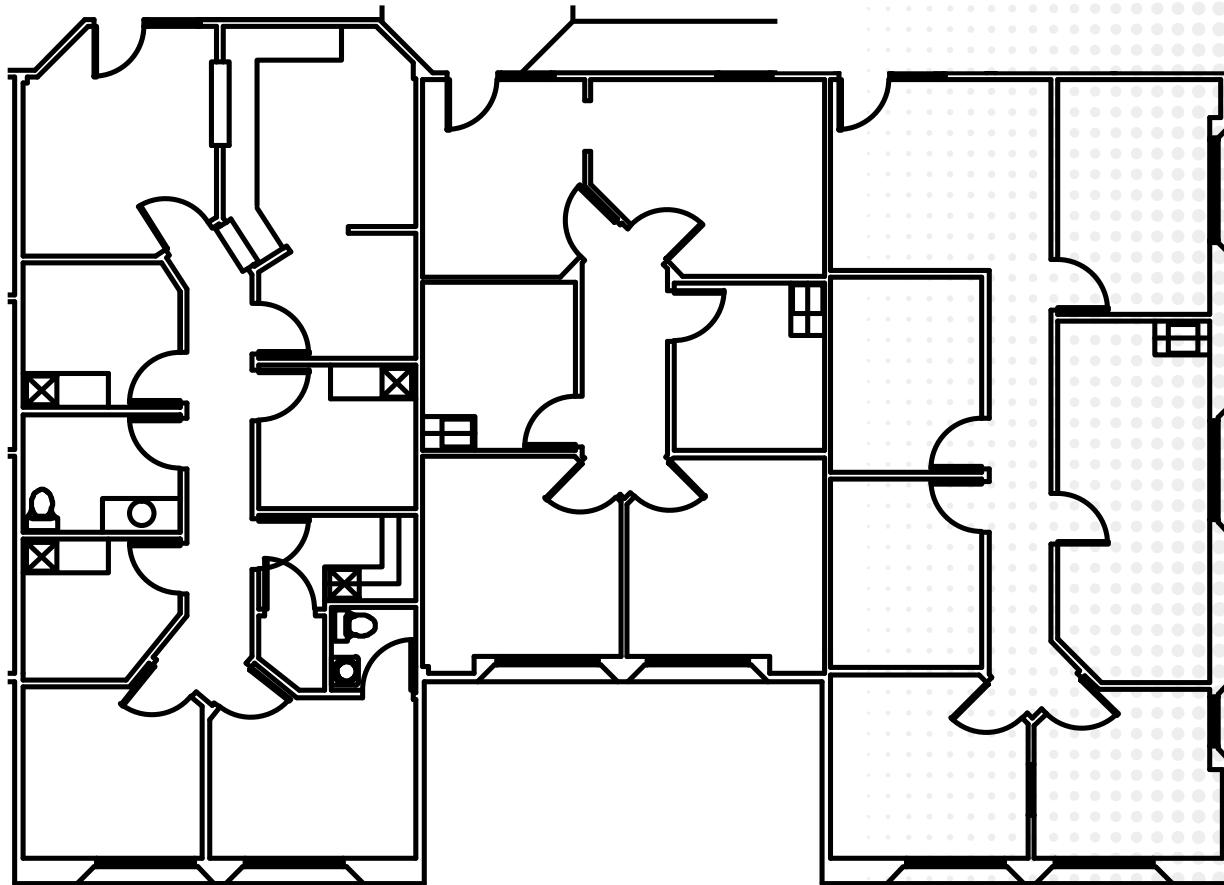
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SUITE N205 - N209

UP TO 3,677 SF

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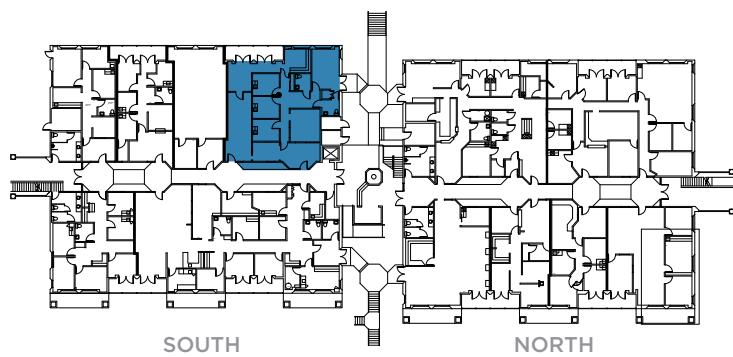
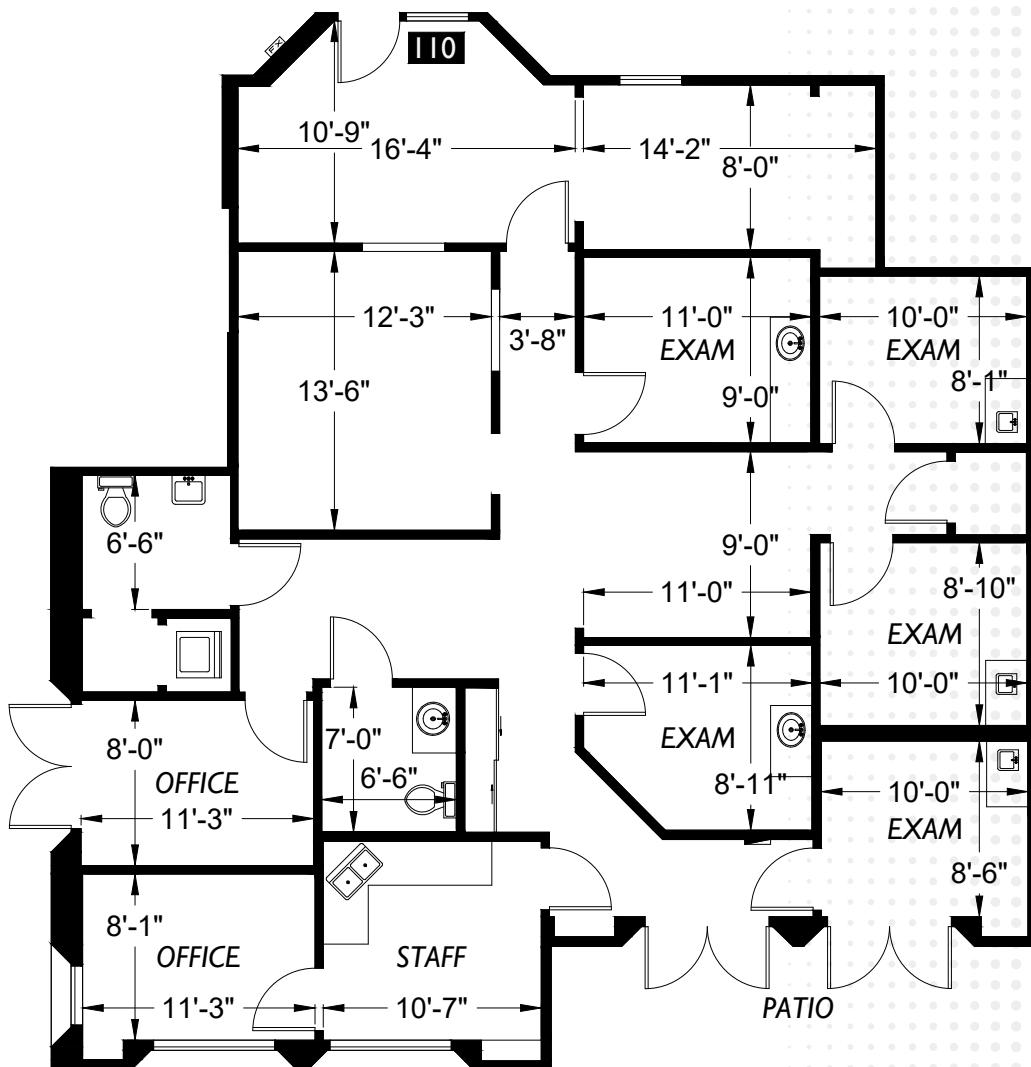
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SUITE S110

2,277 SF

MOVE-IN READY SPEC SUITE

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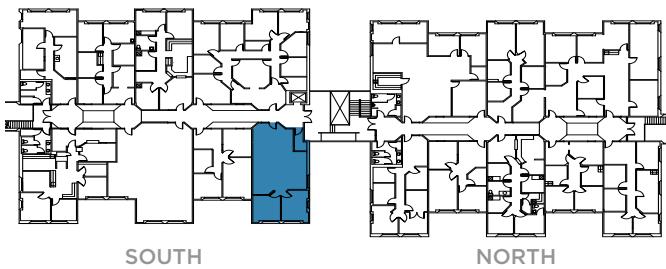
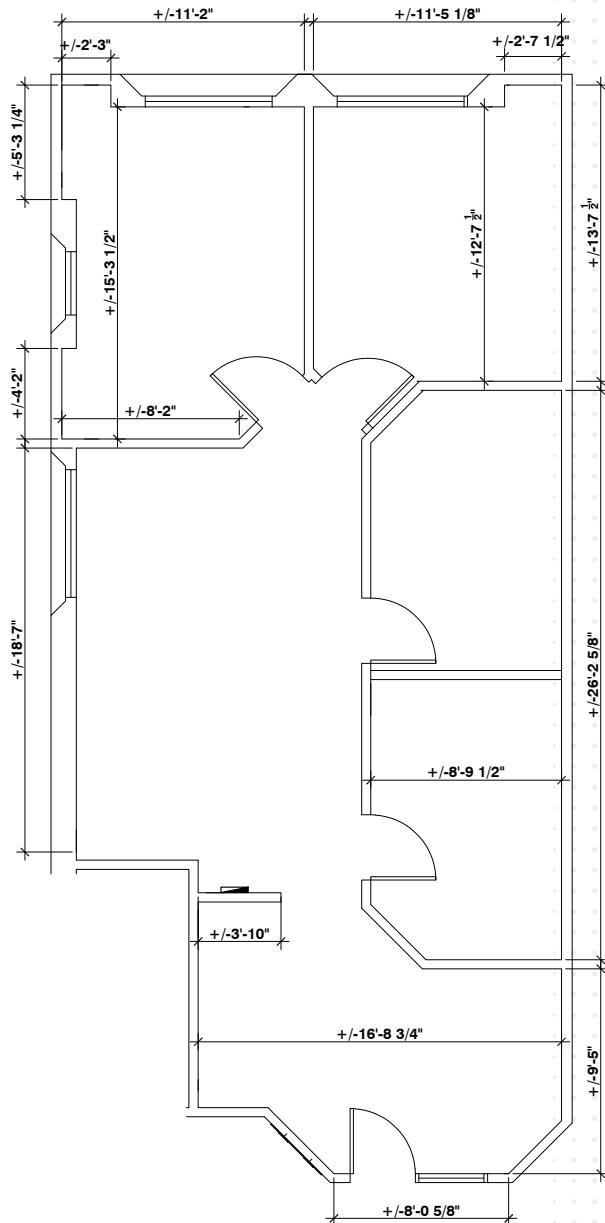
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SUITE S209

1,185 SF

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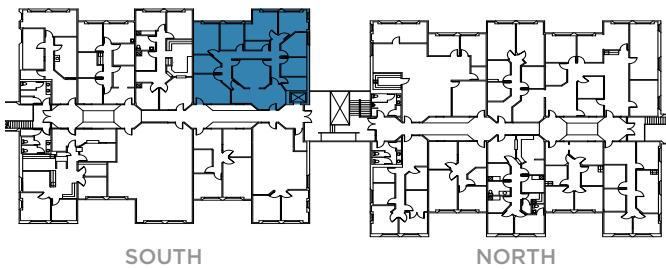
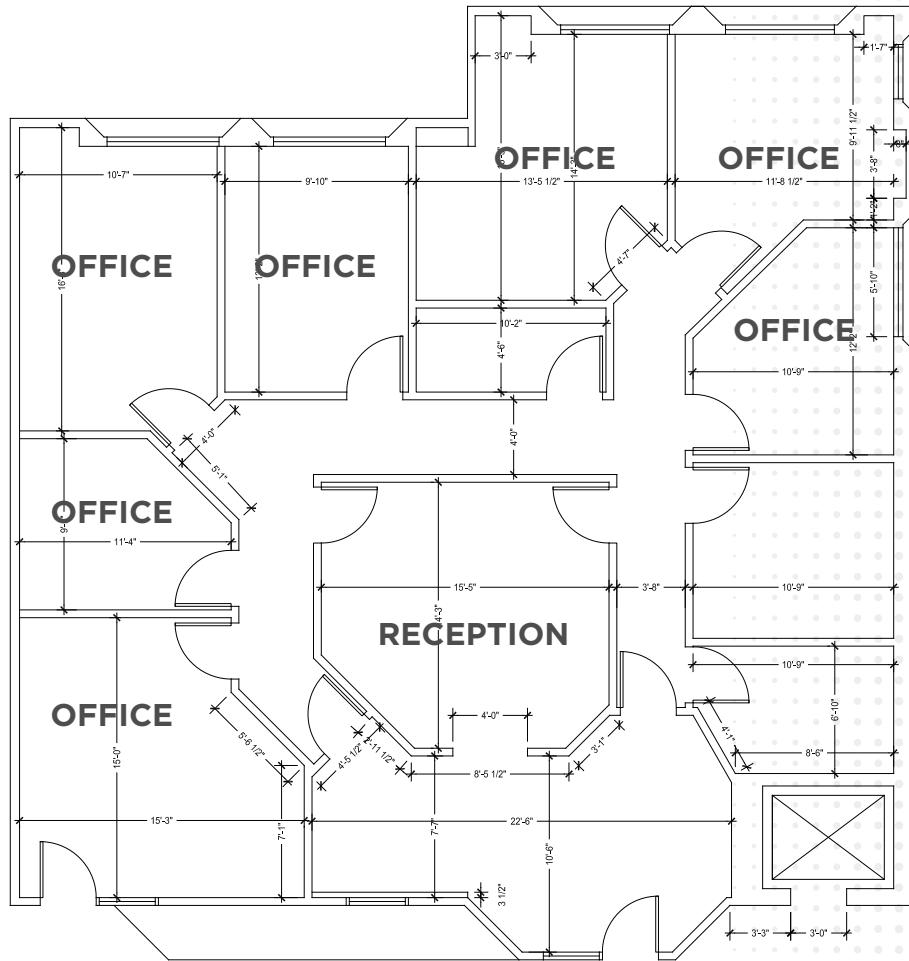
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SUITE S210

2,430 SF

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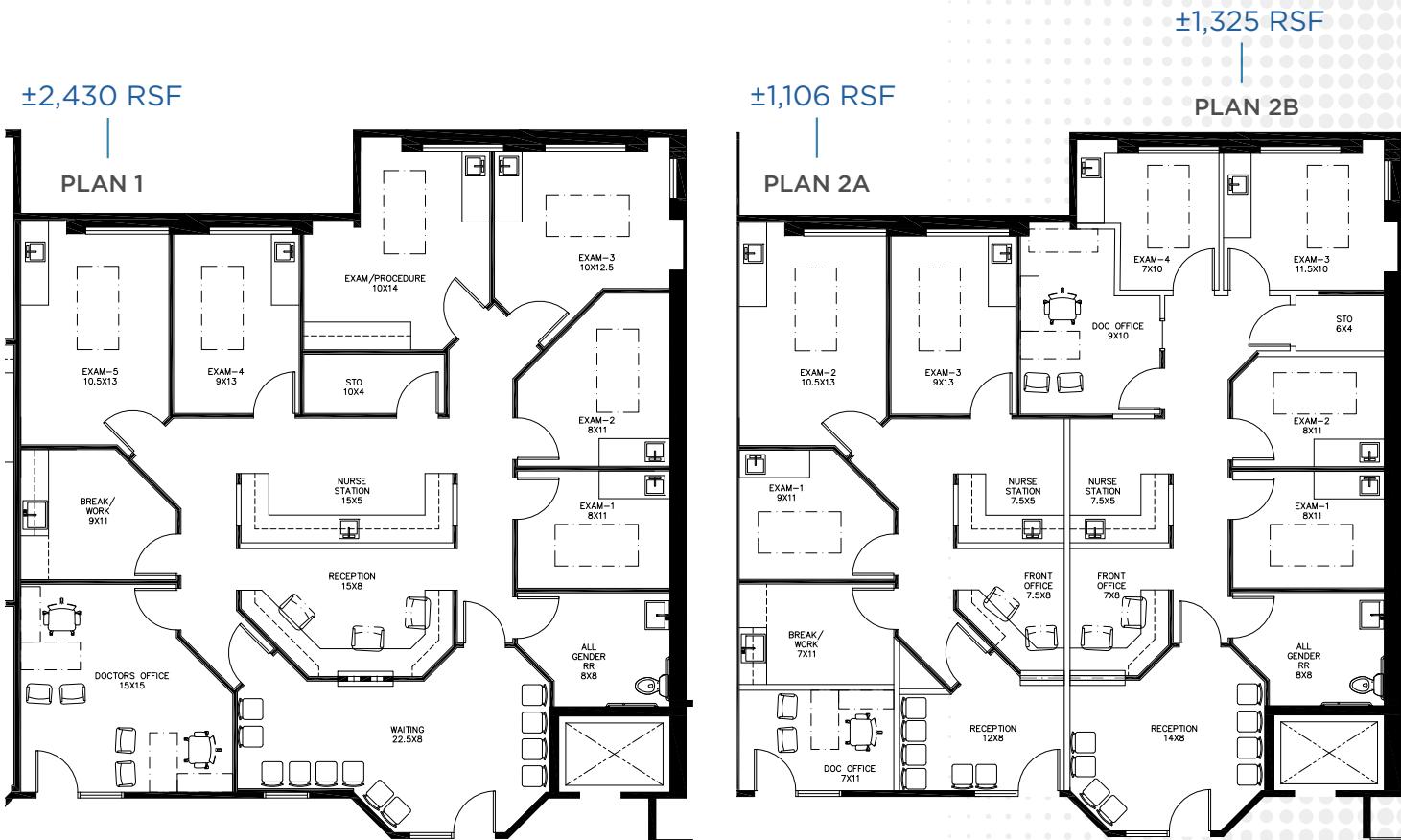
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SUITE S210

CONCEPT MEDICAL FLOOR PLANS



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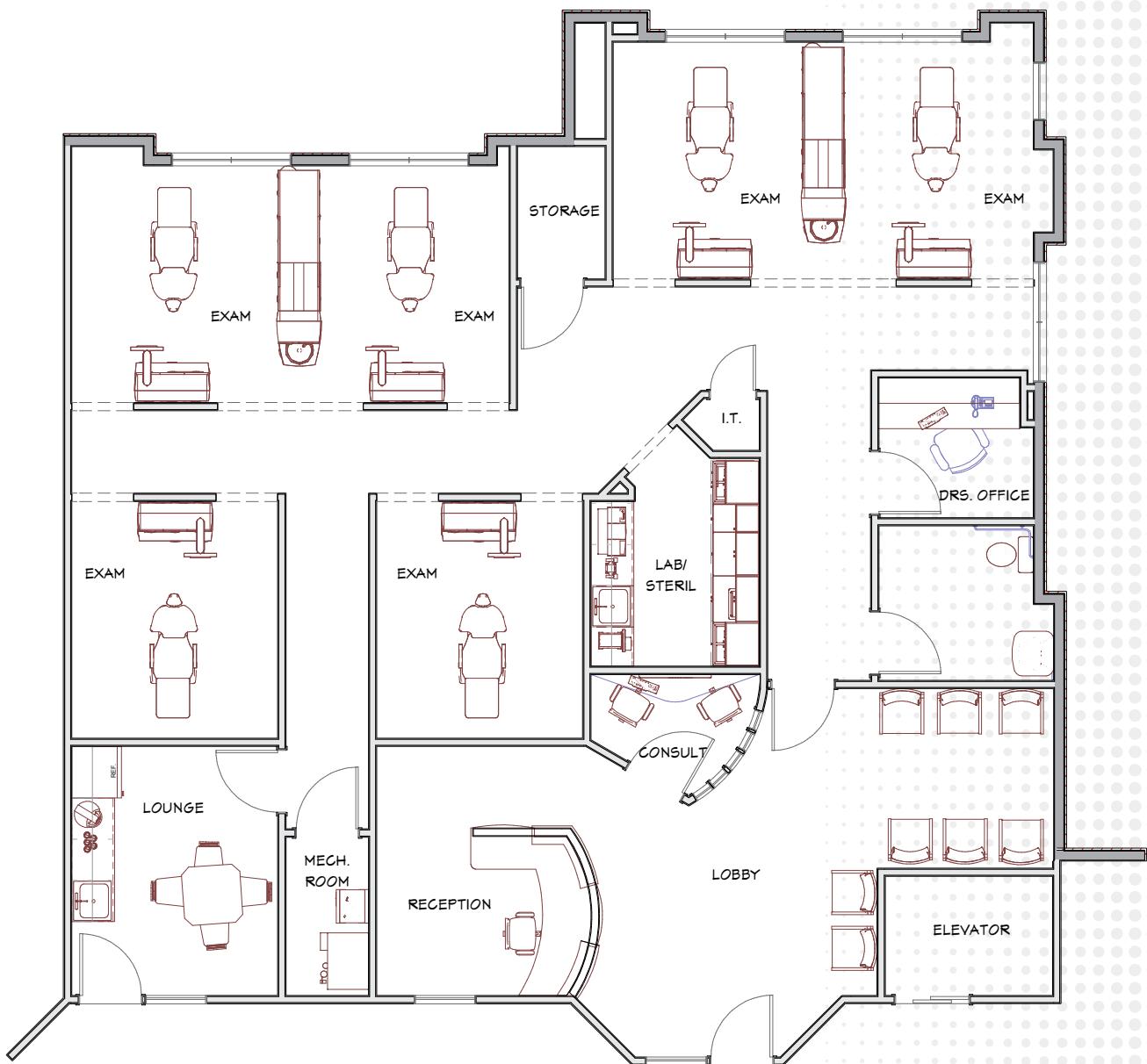
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SUITE S210

2,430 SF

CONCEPT DENTAL FLOOR PLANS



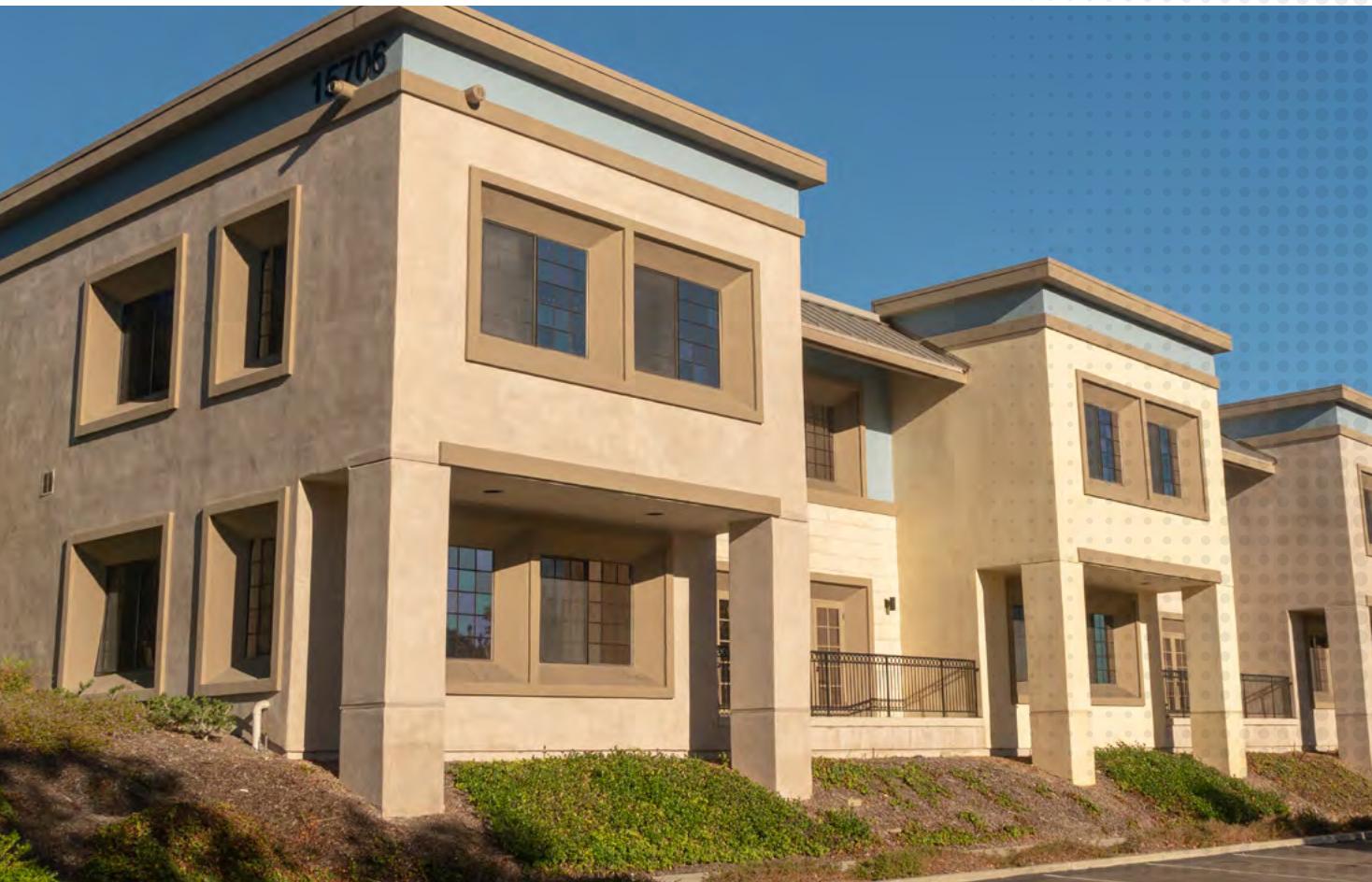
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