



# 9373 HAZARD WAY

San Diego, CA

**MEDICAL OFFICE SUITES FOR LEASE**



# BUILDING FEATURES



**Parking:**  
Open, Unreserved  
Parking



**Utilities:**  
Tenant Responsible For In-Suite  
Janitorial And Separately Metered  
Electricity



2025 Renovation



Easy Access to Major  
Freeways I-15, 163 and 52

## AVAILABILITIES:

SUITE	SIZE	RATE	COMMENTS
100	2,250 SF	\$3.50/SF MG	Shell condition
102	1,540 SF	\$3.50/SF MG	Shell condition

# AERIAL OVERVIEW



**9373 HAZARD WAY**

San Diego, CA

KEARNY VILLA ROAD

RUFFIN ROAD

CLAIREMONT MESA BOULEVARD



# COMPELLING DEMOGRAPHICS



**241,629**

POPULATION



**\$8,514**

ANNUAL AVERAGE  
HEALTHCARE SPENDING PER  
HOUSEHOLD



**15.4%**

POPULATION AGED 65+



**36.4**

MEDIAN AGE

## TRAFFIC COUNTS



**15,437**

CARS PER DAY

Ruffin Road and Hazard Way  
North

**5 MILE  
RADIUS**



**\$142,238**

AVERAGE  
HOUSEHOLD INCOME

## INSURANCE COVERAGE

**45%**

PPO

**19%**

HMO

**22%**

MEDICARE

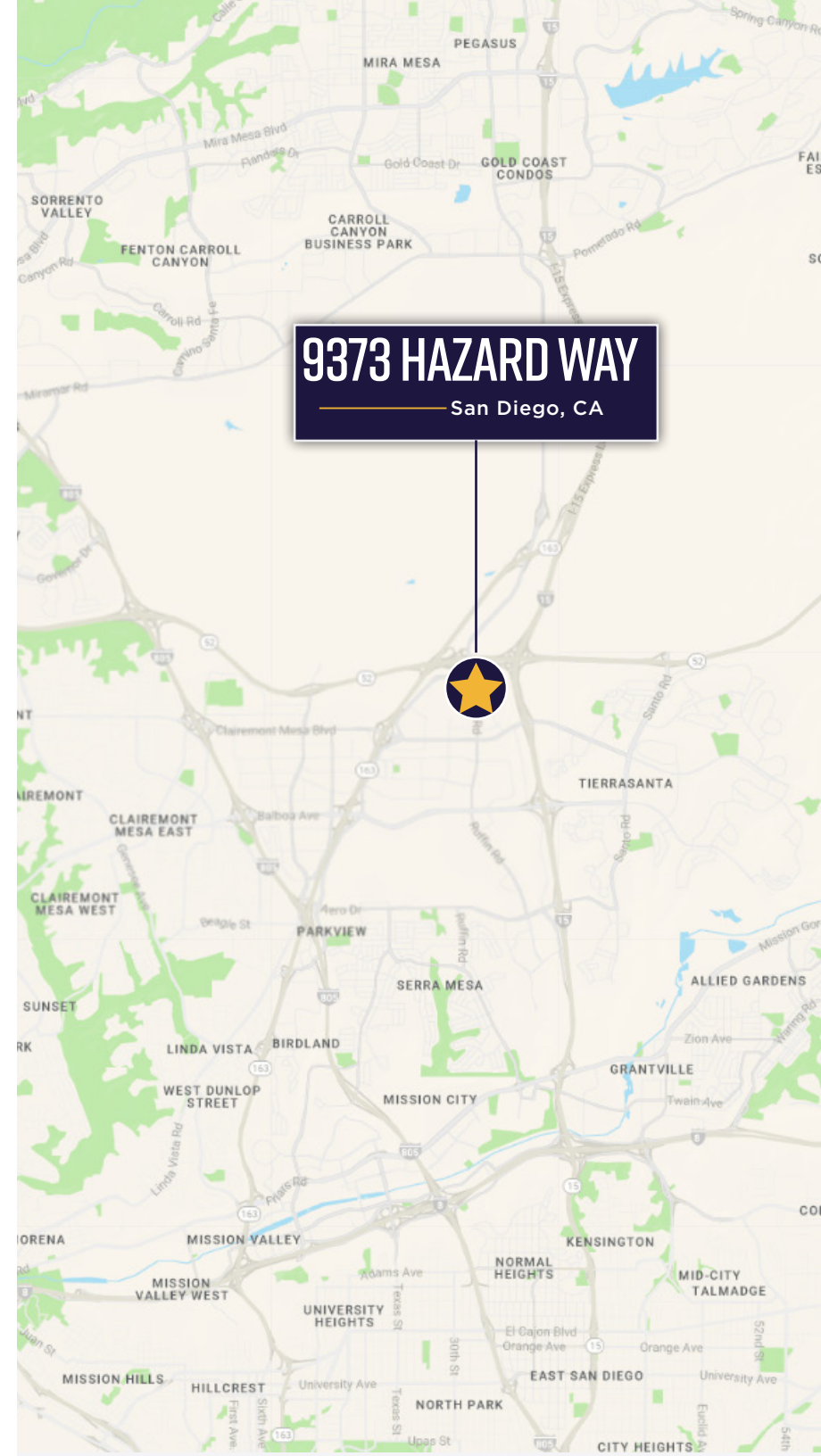
**14%**

OTHER

# PATIENT DEMAND FORECAST

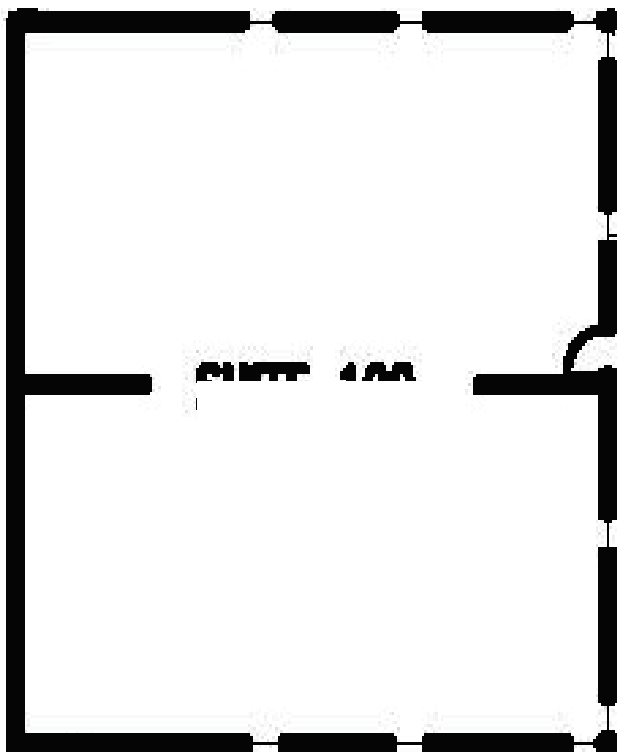
SERVICE LINE	2024 VOLUME	2029 VOLUME	2034 VOLUME	5 YR GROWTH	10 YR GROWTH
Endocrinology	3,050	3,882	4,351	27.3%	42.6%
Psychiatry	198,591	233,908	248,099	17.8%	24.9%
Physical Therapy/ Rehabilitation	371,006	432,921	490,801	16.7%	32.3%
Spine	2,800	3,226	3,507	15.2%	25.3%
Cardiology	132,900	150,991	170,184	13.6%	28.1%
Vascular	22,229	25,141	28,106	13.1%	26.4%
Ophthalmology	118,914	133,464	147,137	12.2%	23.7%
ENT	44,413	49,811	55,054	12.2%	24.0%
Oncology	19,473	21,605	23,795	10.9%	22.2%
Podiatry	22,384	24,811	27,511	10.8%	22.9%

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 subject property which includes areas in zip codes within a 5 mile radius.

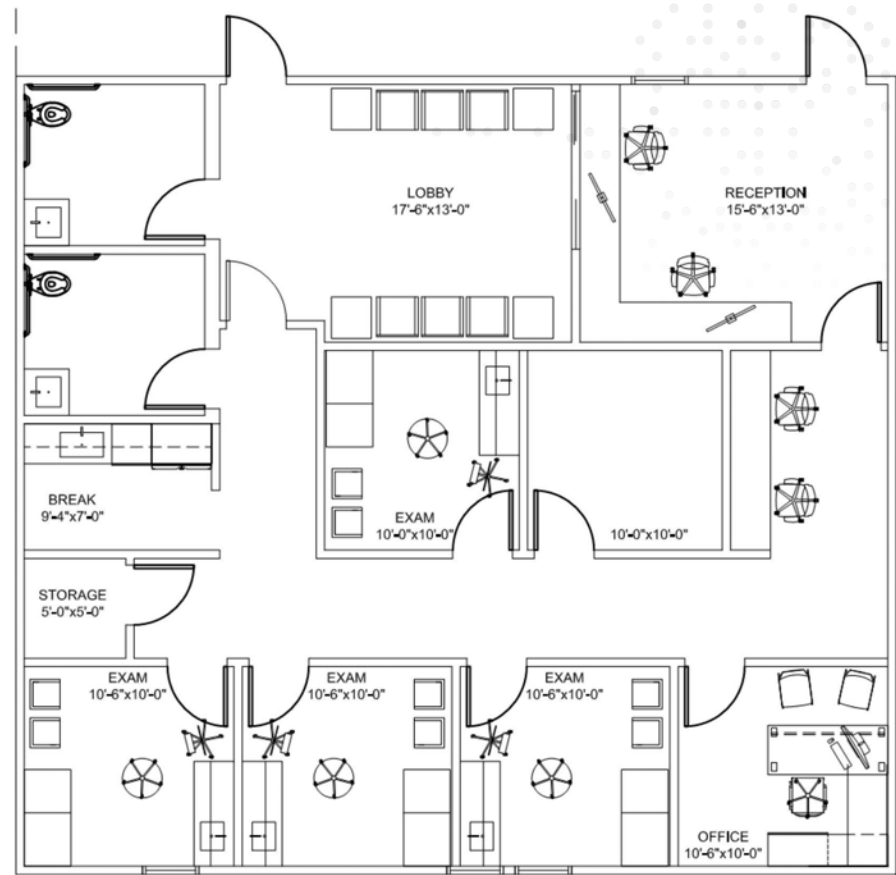


# SUITE 100

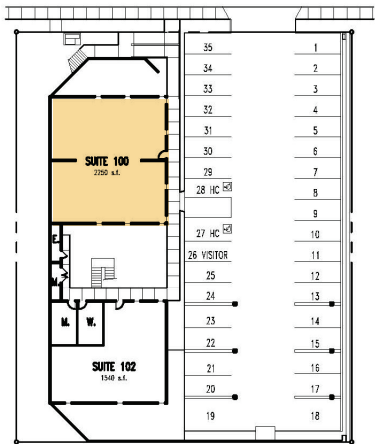
## FLOOR PLAN



## HYPOTHETICAL FLOOR PLAN

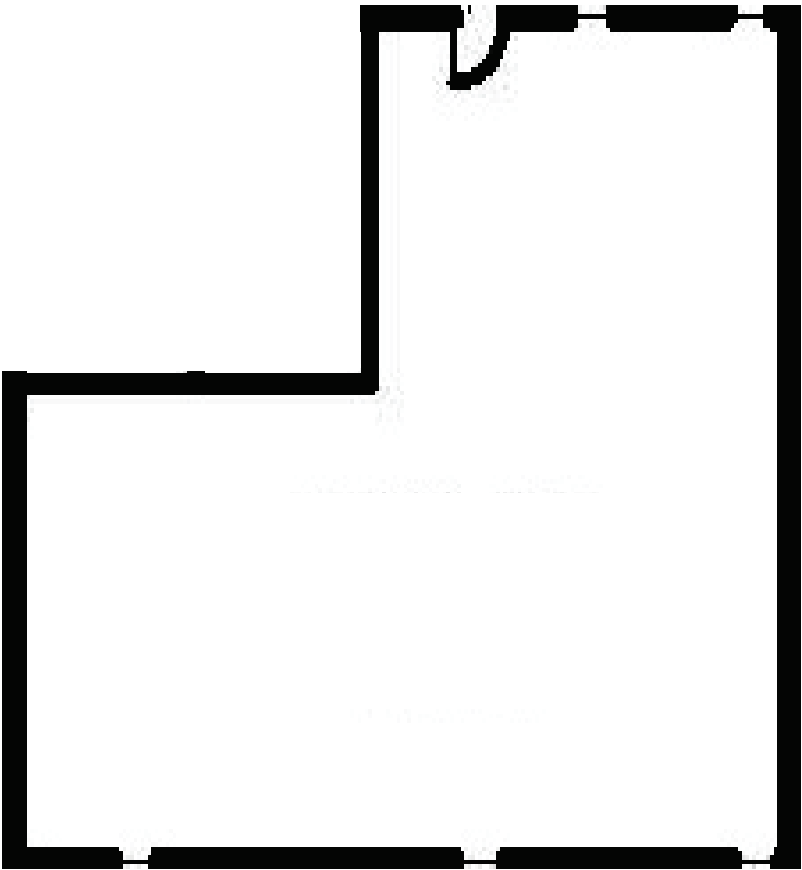


SUITE	SIZE	RATE	COMMENTS
100	2,250 SF	\$3.50/SF MG	Shell condition

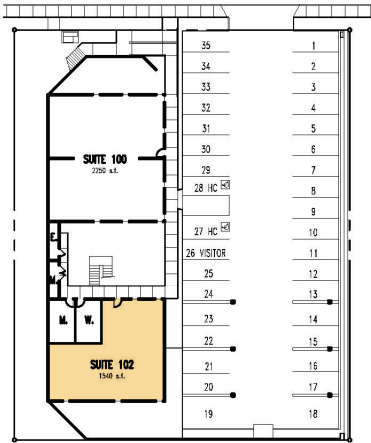


# SUITE 102

## FLOOR PLAN



SUITE	SIZE	RATE	COMMENTS
102	1,540 SF	\$3.50/SF MG	Shell condition



# 9373 HAZARD WAY

San Diego, CA

## NEHAL WADHWA

+1 858-625-5228

nehal.wadhwa@cushwake.com

CA Lic. #01859922

## MATTHEW MELENDRES

+1 408-510-9968

matthew.melendres@cushwake.com

CA Lic. #02162349



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-WEST- 11/03/25

[VIEW OUR LATEST SAN DIEGO MEDICAL OFFICE REPORT](#)

