



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



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

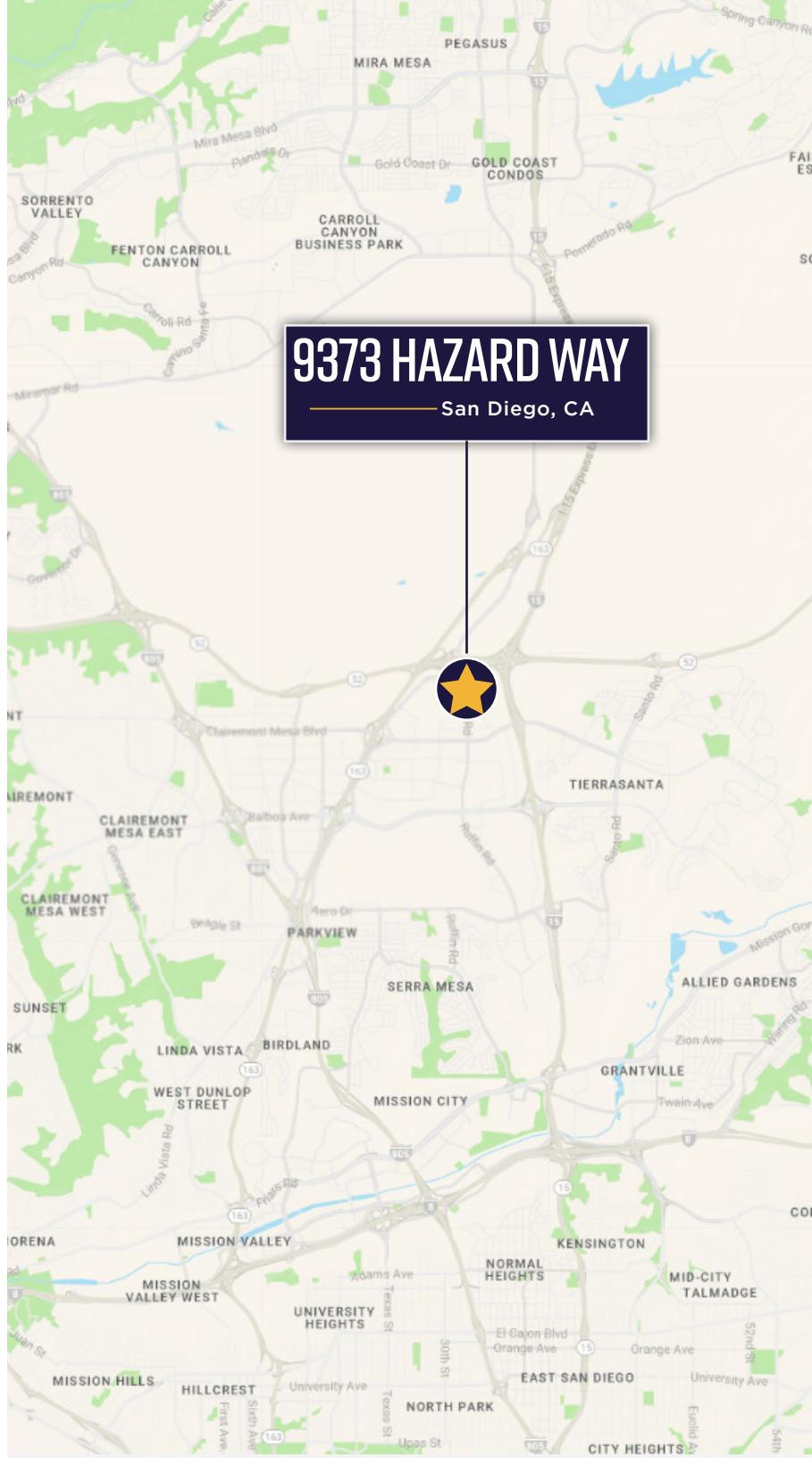
14%

OTHER

PATIENT DEMAND FORECAST

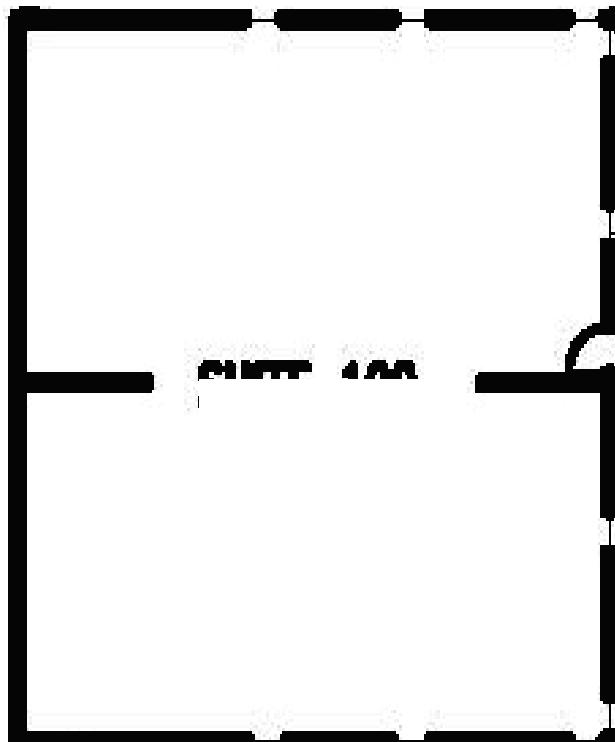
Service Line	2024 Volume	2029 Volume	2034 Volume	5 Yr Growth	10 Yr Growth
Endocrinology	3,050	3,882	4,351	27.3%	42.6%
Psychiatry	198,591	233,908	248,099	17.8%	24.9%
Physical Therapy/ Rehabilitation	371,006	432,921	490,801	16.7%	32.3%
Spine	2,800	3,226	3,507	15.2%	25.3%
Cardiology	132,900	150,991	170,184	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.

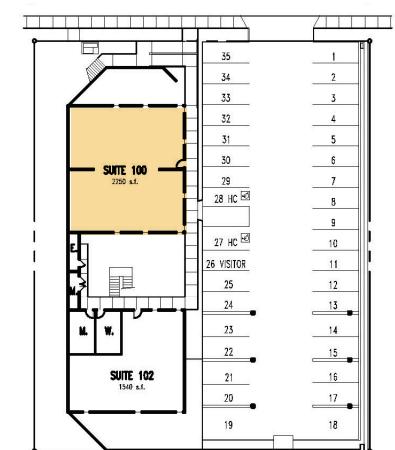
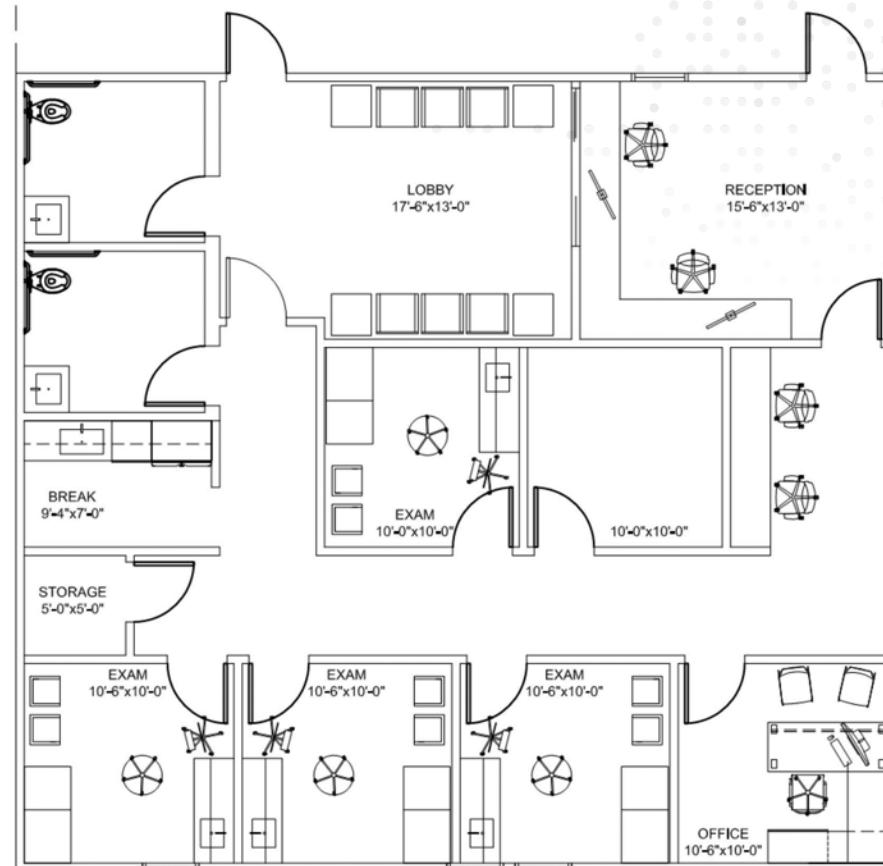


SUITE 100

FLOOR PLAN



HYPOTHETICAL FLOOR PLAN

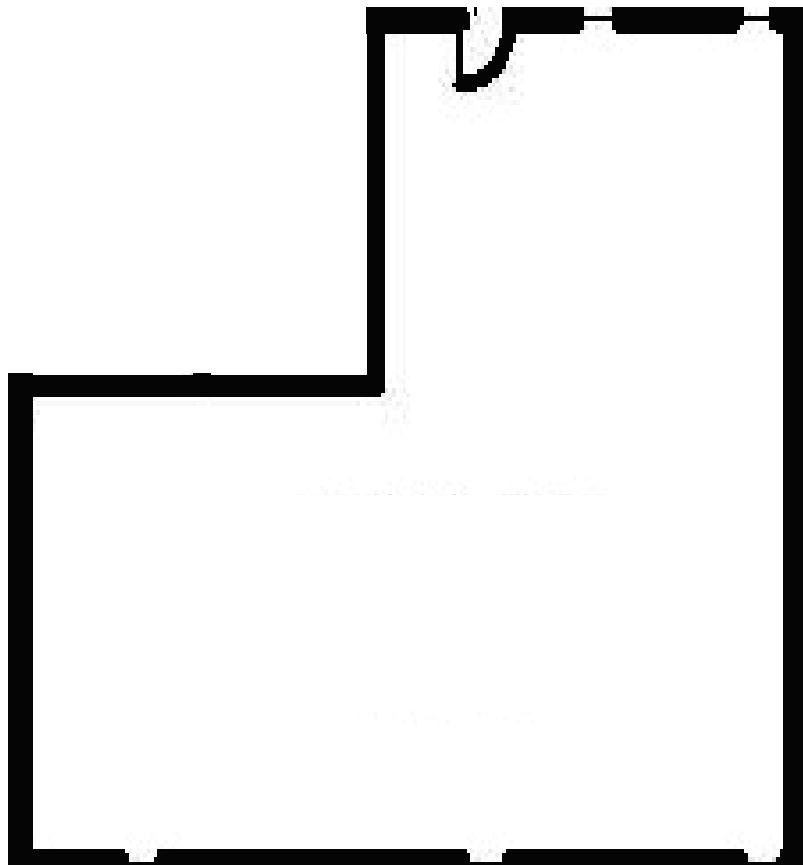


SUITE	SIZE	RATE	COMMENTS
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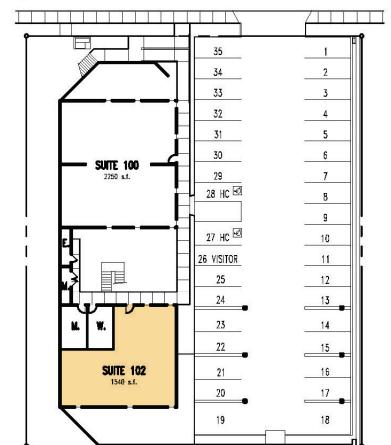
100 2,250 SF \$3.50/SF MG Shell condition

SUITE 102

FLOOR PLAN



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



9373 HAZARD WAY

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

