

# FIFTH & PALM

2918 Fifth Avenue | San Diego, CA 92103





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## BUILDING FEATURES



**Parking:**  
Covered & gated  
parking garage



**Utilities:**  
Tenant responsible for in-  
suite janitorial and separately  
metered electricity



**Location:**  
Prime location adjacent  
to Balboa Park



**Signage:**  
Building signage available

## AVAILABILITY:

SUITE	SIZE	Contiguous	RATE	COMMENTS
210	3,807 SF	---	\$3.65/SF MG	Shell condition, divisible down to 1,265 SF
300	2,591 SF	5,182 SF	\$3.65/SF MG	Existing medical improvements
305	2,591 SF	5,182 SF	\$3.65/SF MG	Existing medical improvements

# PROJECT AERIAL

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## FIFTH & PALM

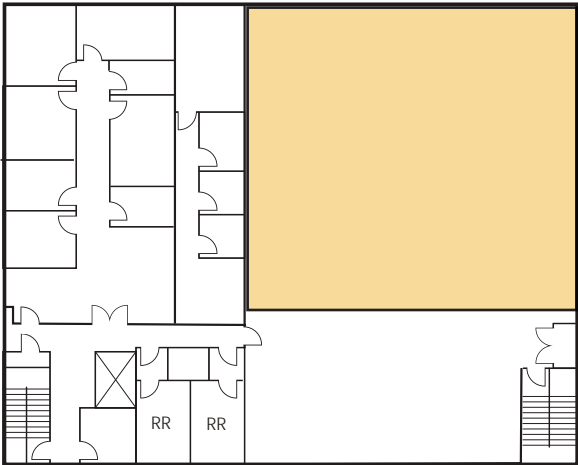
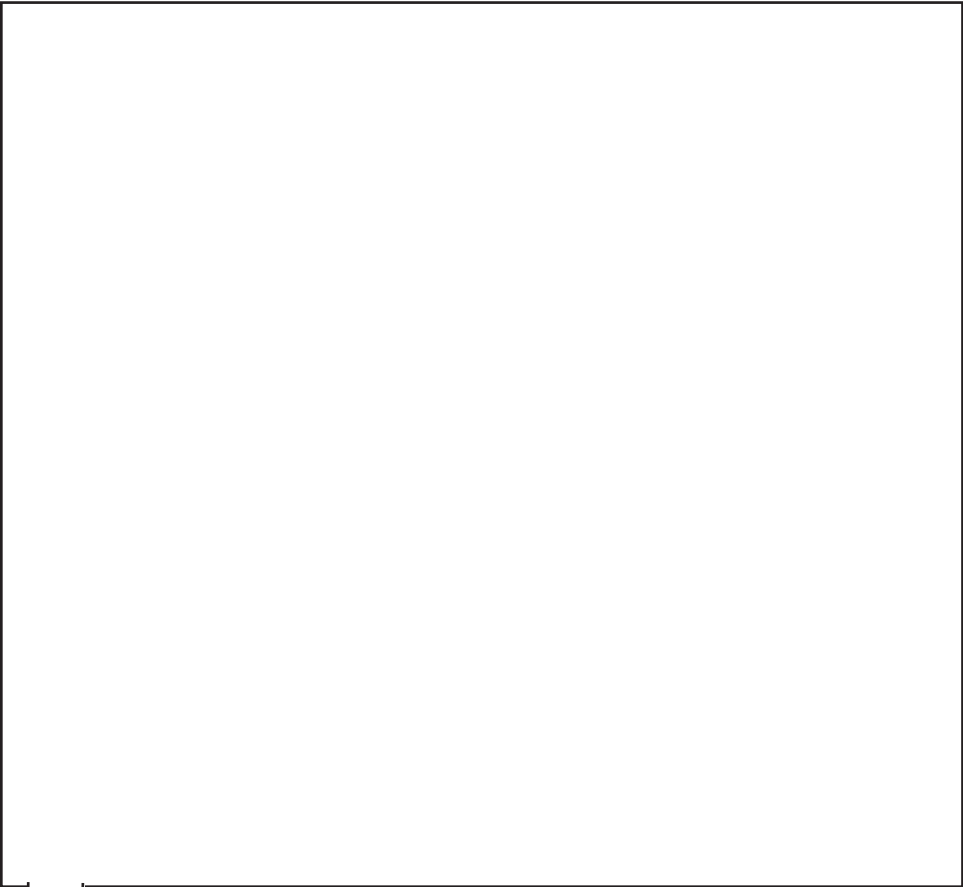
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SAN DIEGO  
ZOO

# SUITE 210

FIFTH & PALM

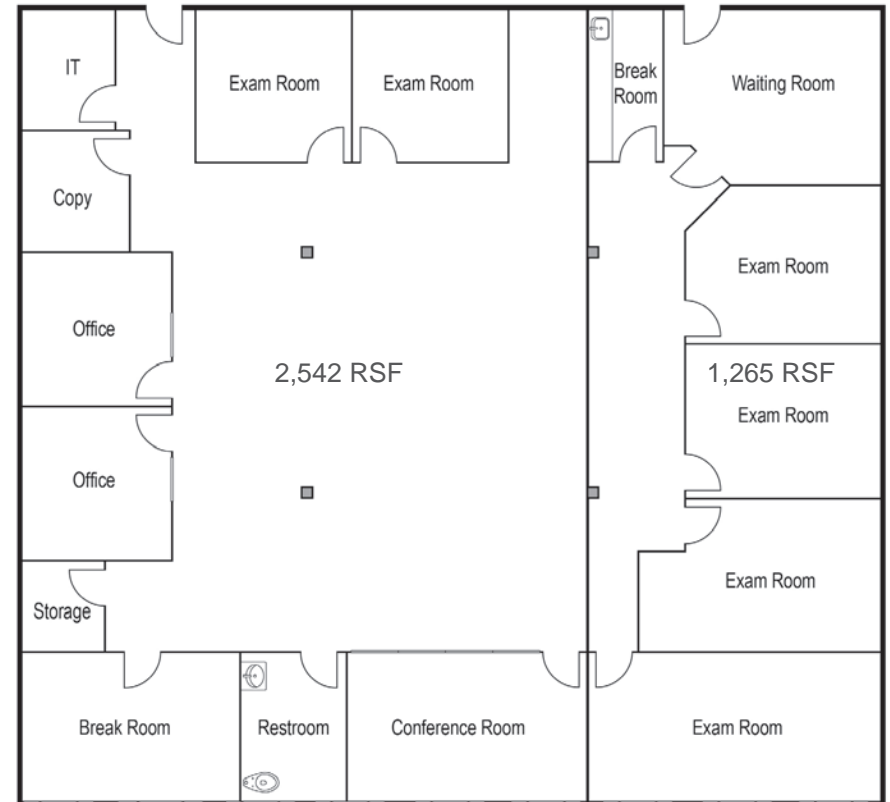
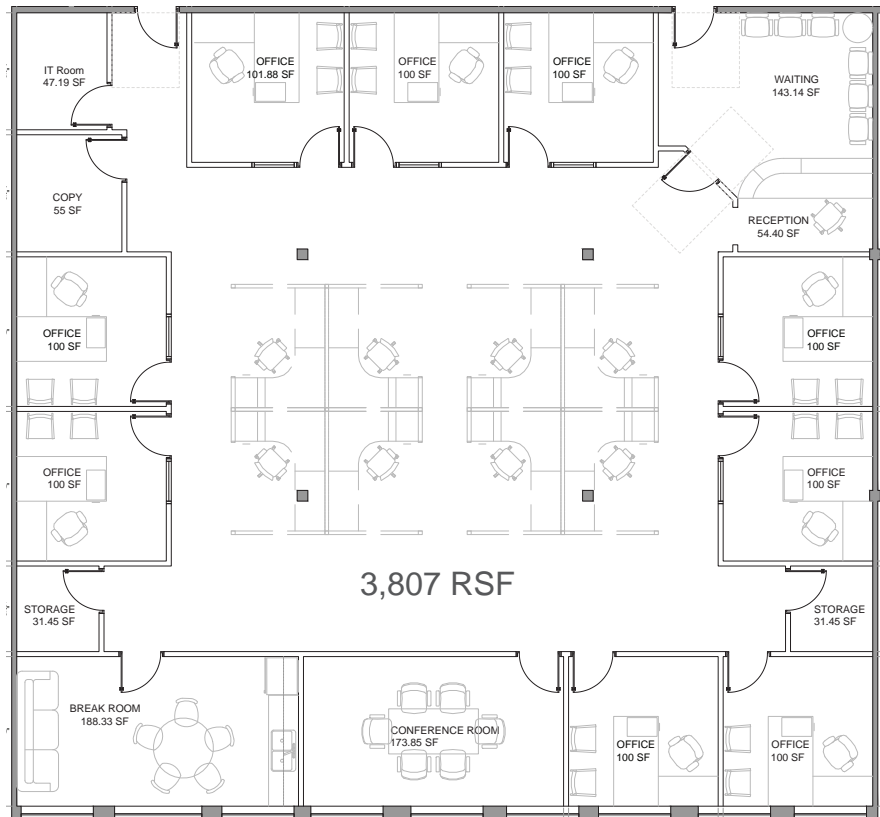
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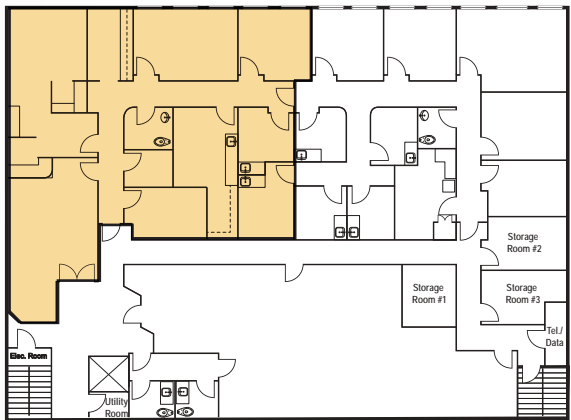
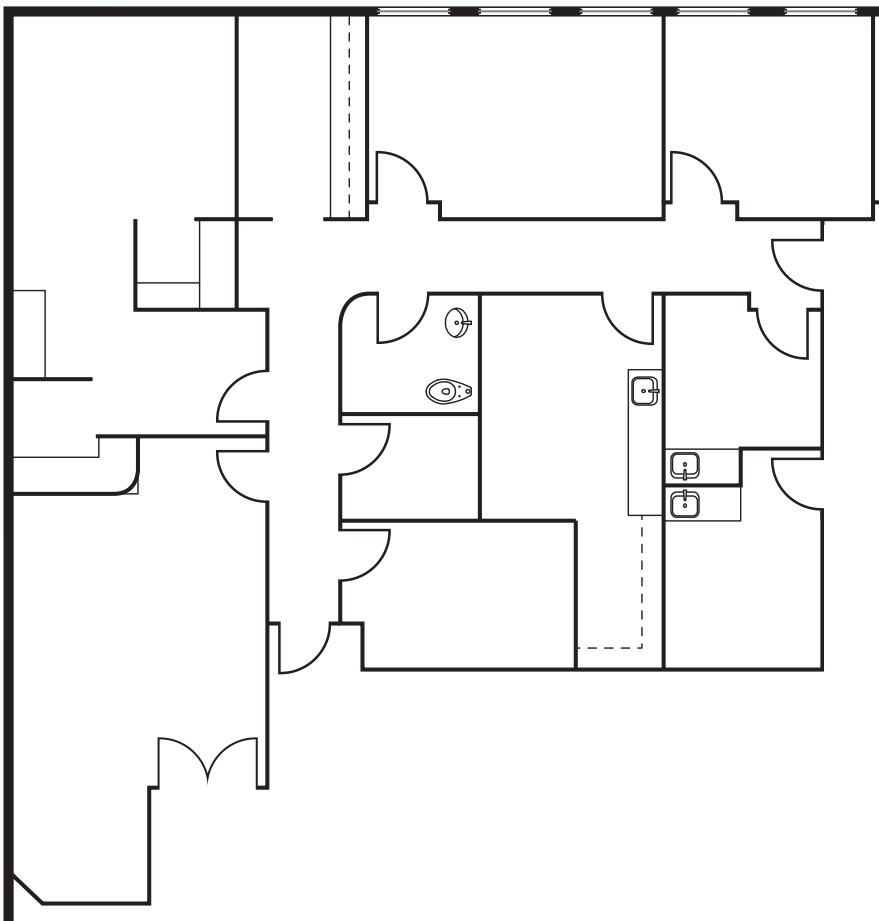
SUITE	SIZE	Contiguous	RATE	COMMENTS
210	3,807 SF	---	\$3.65/SF MG	Shell condition, divisible down to 1,265 SF

# SUITE 210

## CONCEPTUAL PLANS



# SUITE 300

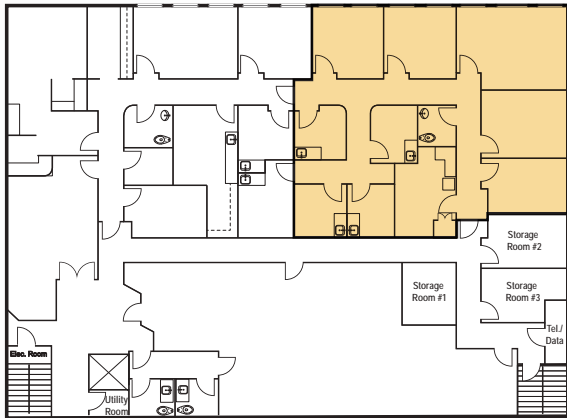
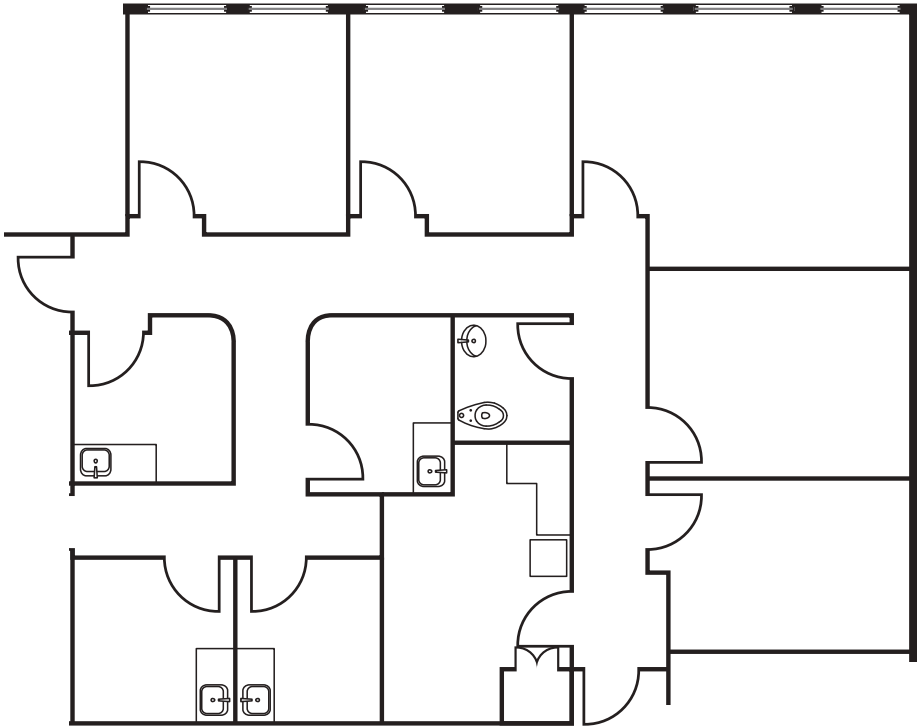


SUITE	SIZE	Contiguous	RATE	COMMENTS
300	2,591 SF	5,182 SF	\$3.65/SF MG	Existing medical improvements

# SUITE 305

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SUITE	SIZE	Contiguous	RATE	COMMENTS
305	2,591 SF	5,182 SF	\$3.65/SF MG	Existing medical improvements

# PATIENT DEMAND FORECAST

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SERVICE LINE	2023 VOLUME	2028 VOLUME	2033 VOLUME	5 YR GROWTH	10 YR GROWTH
Endocrinology	3,531	4,467	5,226	26.5%	48.0%
Psychiatry	235,763	280,013	297,703	18.8%	26.3%
Spine	3,209	3,799	4,214	18.4%	31.3%
Vascular	25,867	30,408	35,197	17.6%	36.1%
Ophthalmology	137,143	159,946	186,598	16.6%	36.1%
Cardiology	153,807	179,189	202,685	16.5%	31.8%
Physical Therapy/ Rehabilitation	436,425	502,629	603,969	15.2%	38.4%
Orthopedics	47,907	54,750	63,537	14.3%	32.6%
Pain Management	17,973	20,539	23,042	14.3%	28.2%
ENT	53,452	60,909	68,291	14.0%	27.8%

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 Fifth and Palm.



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



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	HEALTHCARE FACILITIES	DISTANCE	DRIVE TIME
1	Scripps Mercy Hospital San Diego	1.4 Miles	8 Minutes
2	UCSD Hillcrest	1.6 Miles	8 Minutes
3	Paradise Valley Hospital	8.2 Miles	15 Minutes
4	Sharp Chula Vista Medical Center	14.6 Miles	24 Minutes

