



Prime Healthcare

502 & 655 EUCLID AVENUE | 2345 E 8TH STREET
NATIONAL CITY, CA 91950





Building Features



Prime Location

Paradise Valley Hospital
Adjacent



Newly Renovated

Building-Wide
Renovation Underway



Utilities

Full Service Gross
Including Electrical,
Janitorial, & Medical
Waste Pickup

Availability

	BUILDING	SUITE	SIZE	RENTAL RATE	COMMENTS
1	502 Euclid Ave	104	2,405 SF	\$2.38/SF FSG	Existing medical build out
	502 Euclid Ave	105	1,110 SF	\$2.38/SF FSG	Existing medical build out
	502 Euclid Ave	204	1,226 SF	\$2.38/SF FSG	Existing medical build out
	502 Euclid Ave	302	1,320 SF	\$2.38/SF FSG	Existing medical build out
	502 Euclid Ave	303	1,372 SF	\$2.38/SF FSG	Existing medical build out
2	655 Euclid Ave	309	1,810 SF	\$2.25/SF FSG	Existing medical build out
	655 Euclid Ave	401	1,029 SF	\$2.25/SF FSG	Existing medical build out
3	2345 E 8th Street	108	1,291 SF	\$2.45/SF FSG	Existing medical build out



Patient Demand Forecast

Five Mile Radius

Service Line	2021 Volume	2026 Volume	2031 Volume	5 Yr Growth	10 Yr Growth
Psychiatry	168,068	193,969	197,935	15.4%	17.8%
Endocrinology	2,470	2,786	2,993	12.8%	21.2%
Vascular	18,100	20,001	22,062	10.5%	21.9%
Spine	2,270	2,481	2,721	9.3%	19.9%
Orthopedics	34,566	37,305	40,362	7.9%	16.8%
Physical Therapy	312,882	336,999	378,445	7.7%	21.0%
Ophthalmology	97,797	105,262	112,837	7.6%	15.4%
Pain Management	12,853	13,787	14,686	7.3%	14.3%
Nephrology	6,019	6,447	6,768	7.1%	12.4%
Cardiology	108,405	115,576	122,169	6.6%	12.7%

Demographics

5-Mile Radius



524,548

Population



\$90,733

Avg. Household
Income



33

Median Age

Traffic Counts



13,527 Cars Per Day

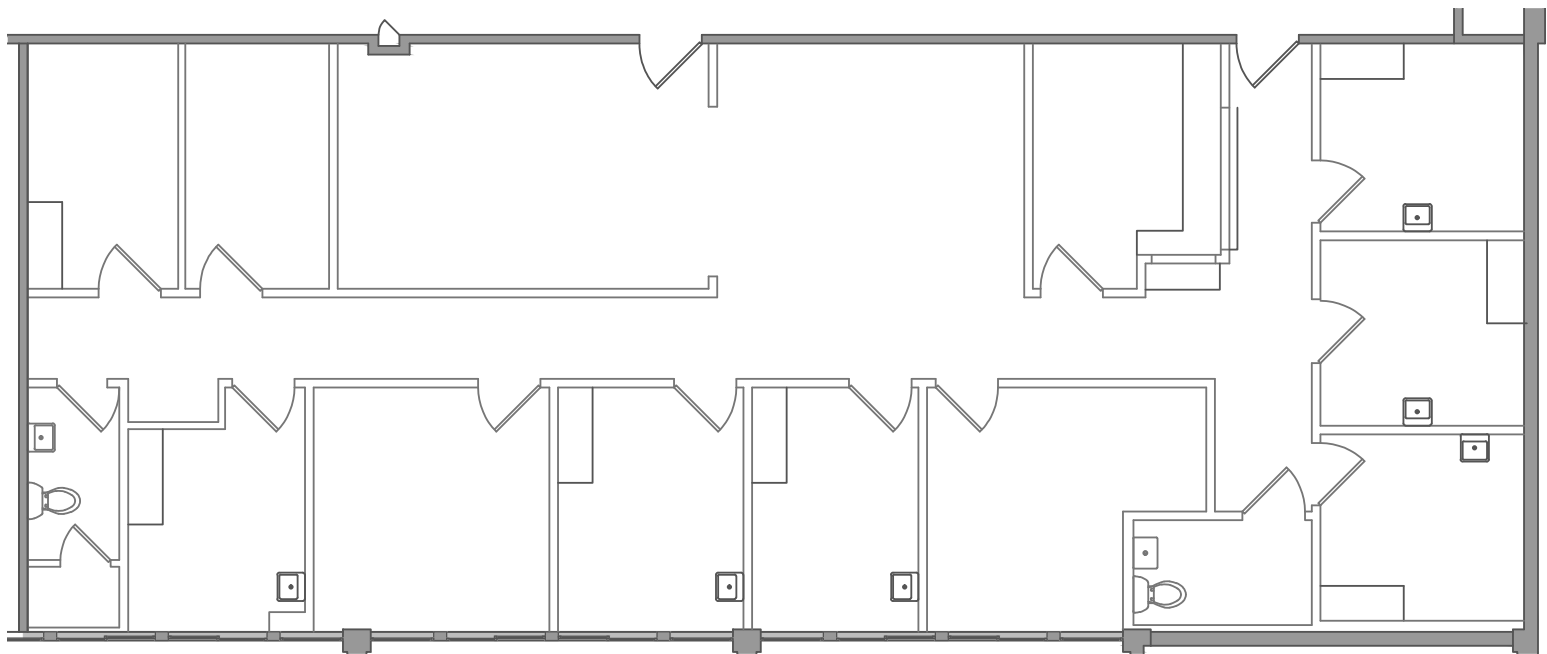
S Euclid Ave and E 6th St S



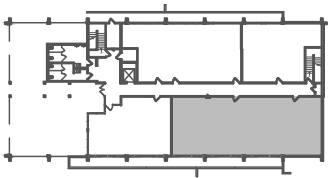
Market Scenario Planner displays the types of services patients in your market are expected to use and allows projections to be customized according to five key growth drivers; disease prevalence, care management, insurance, readmissions and technology shifts. The above data is representative of Paradise Valley Hospitals which includes areas within a five mile radius.

Building 1 | Suite 104

Floor Plan

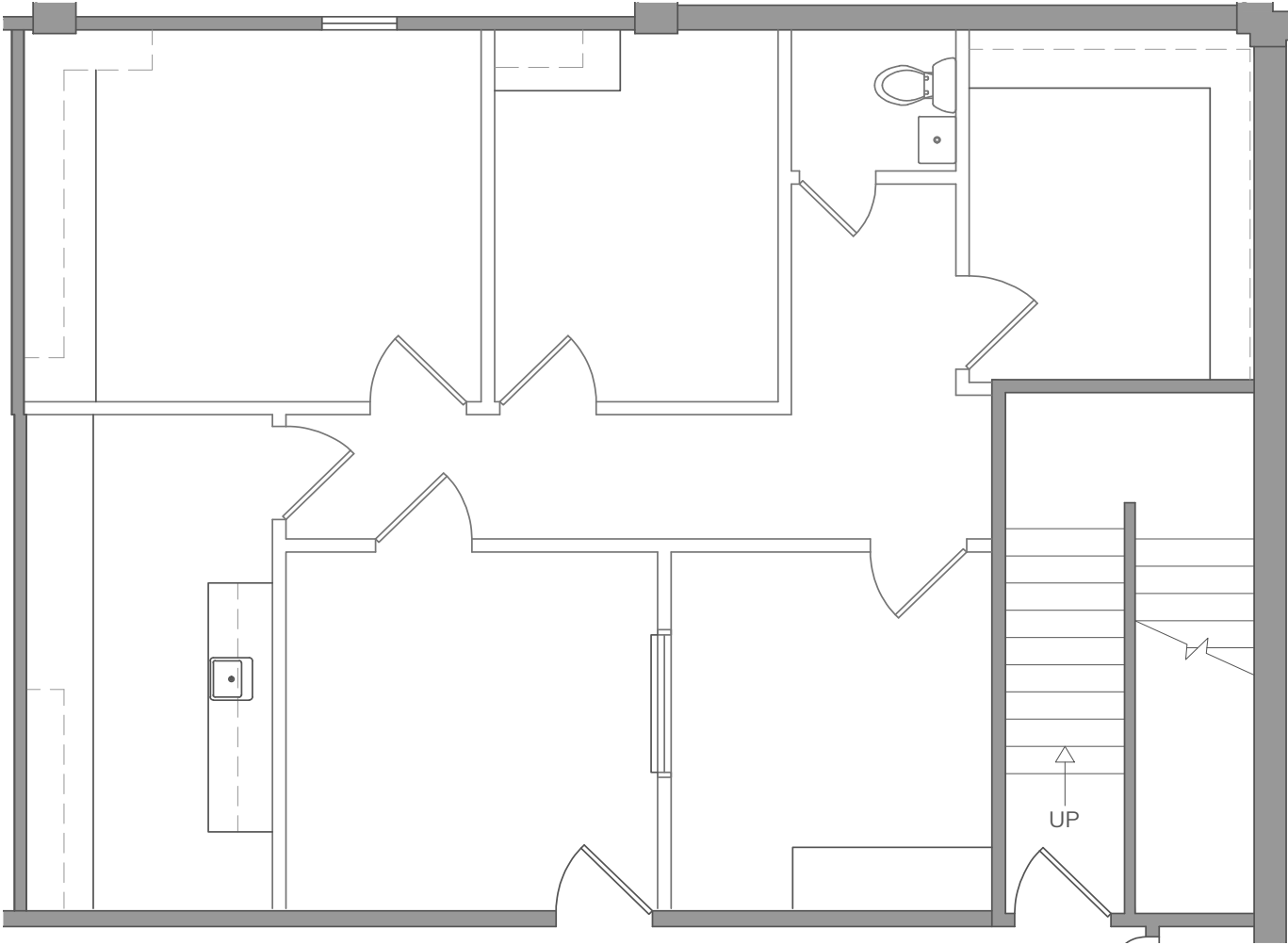


SUITE	SIZE	RENTAL RATE	COMMENTS
104	2,405 SF	\$2.38/SF FSG	Existing medical build out

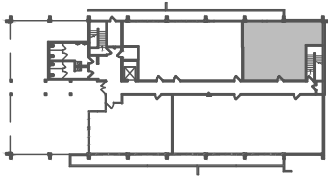


Building 1 | Suite 105

Floor Plan

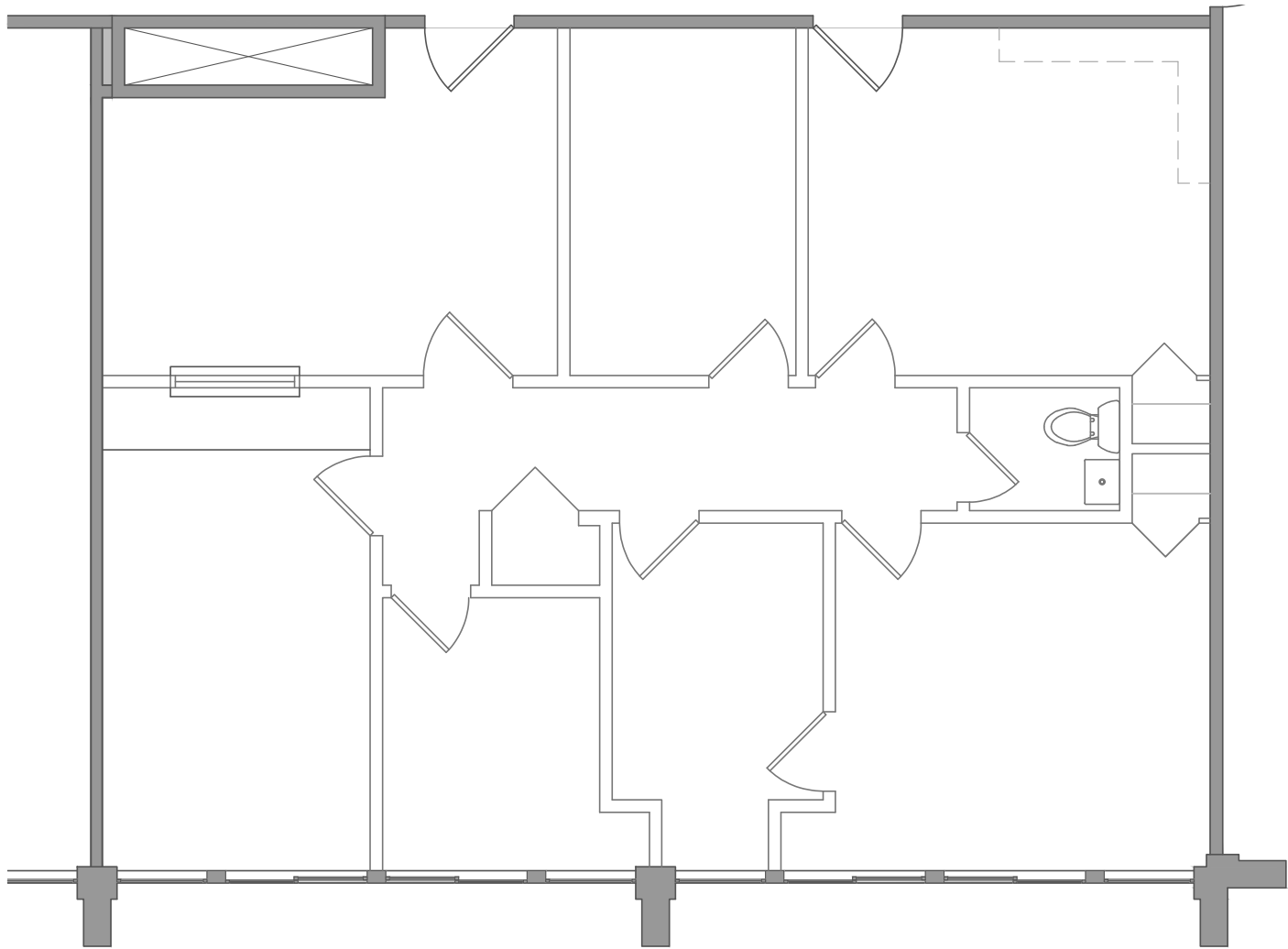


SUITE	SIZE	RENTAL RATE	COMMENTS
105	1,110 SF	\$2.38/SF FSG	Existing medical build out

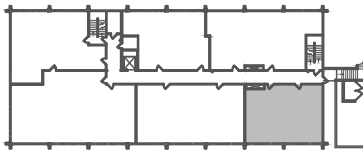


Building 1 | Suite 204

Floor Plan

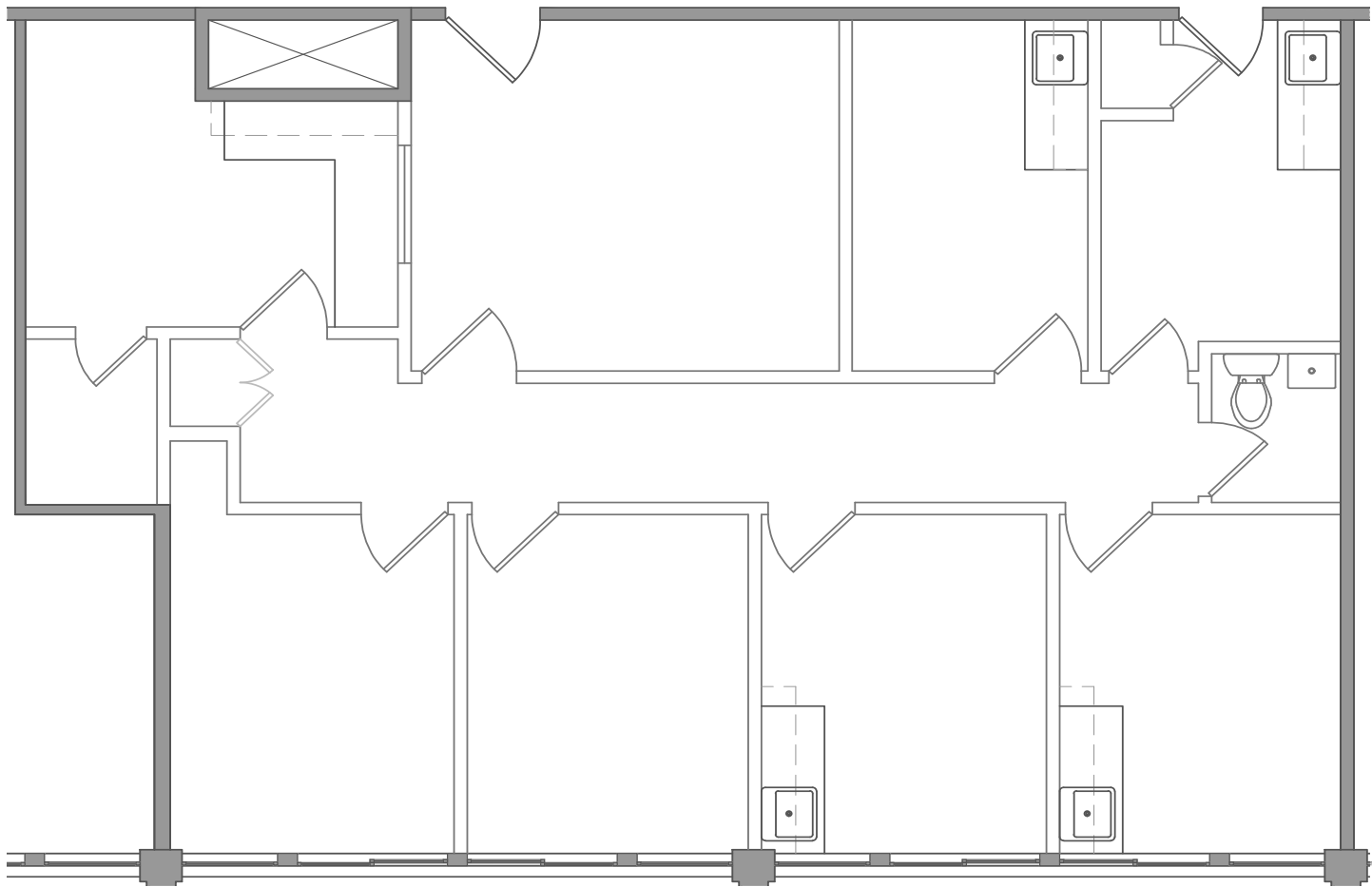


SUITE	SIZE	RENTAL RATE	COMMENTS
204	1,226 SF	\$2.38/SF FSG	Existing medical build out

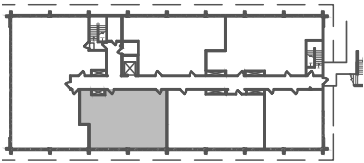


Building 1 | Suite 302

Floor Plan

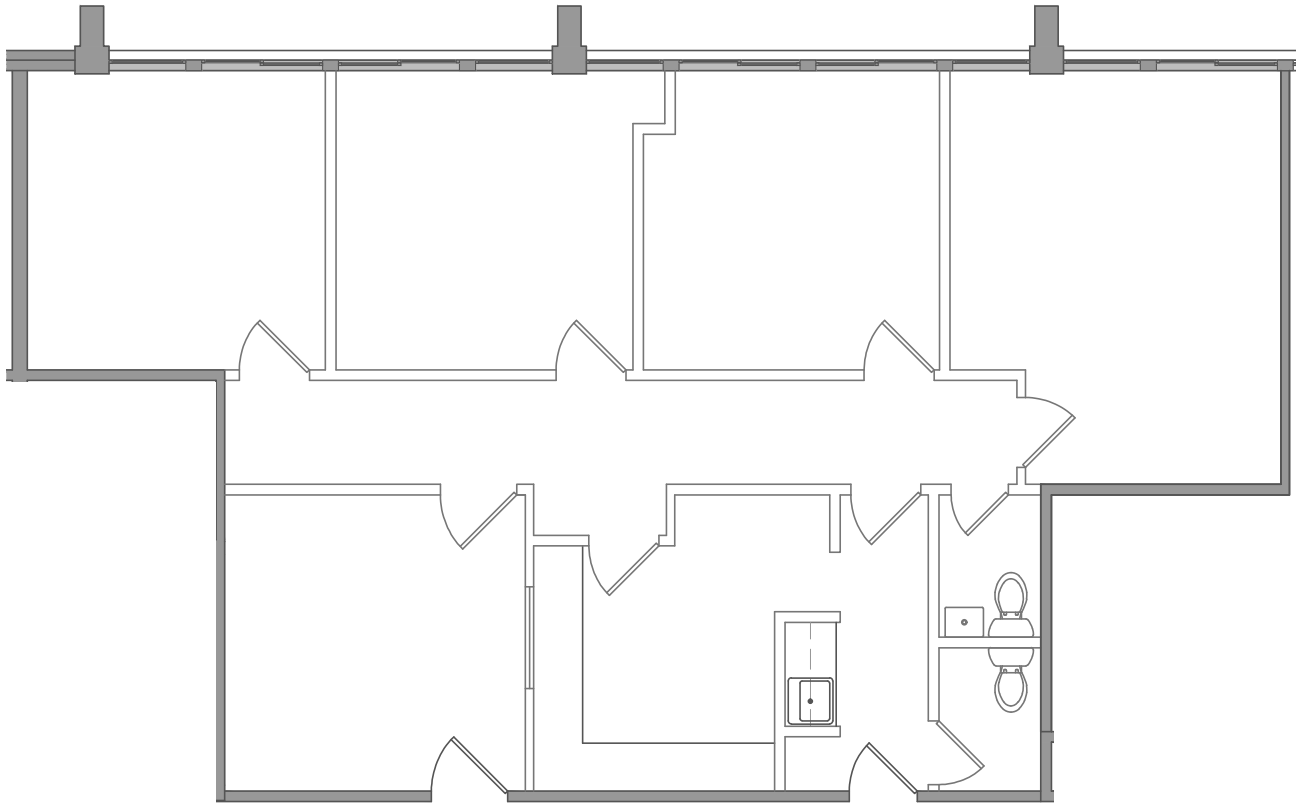


SUITE	SIZE	RENTAL RATE	COMMENTS
302	1,320 SF	\$2.38/SF FSG	Existing medical build out

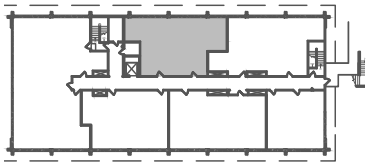


Building 1 | Suite 303

Floor Plan

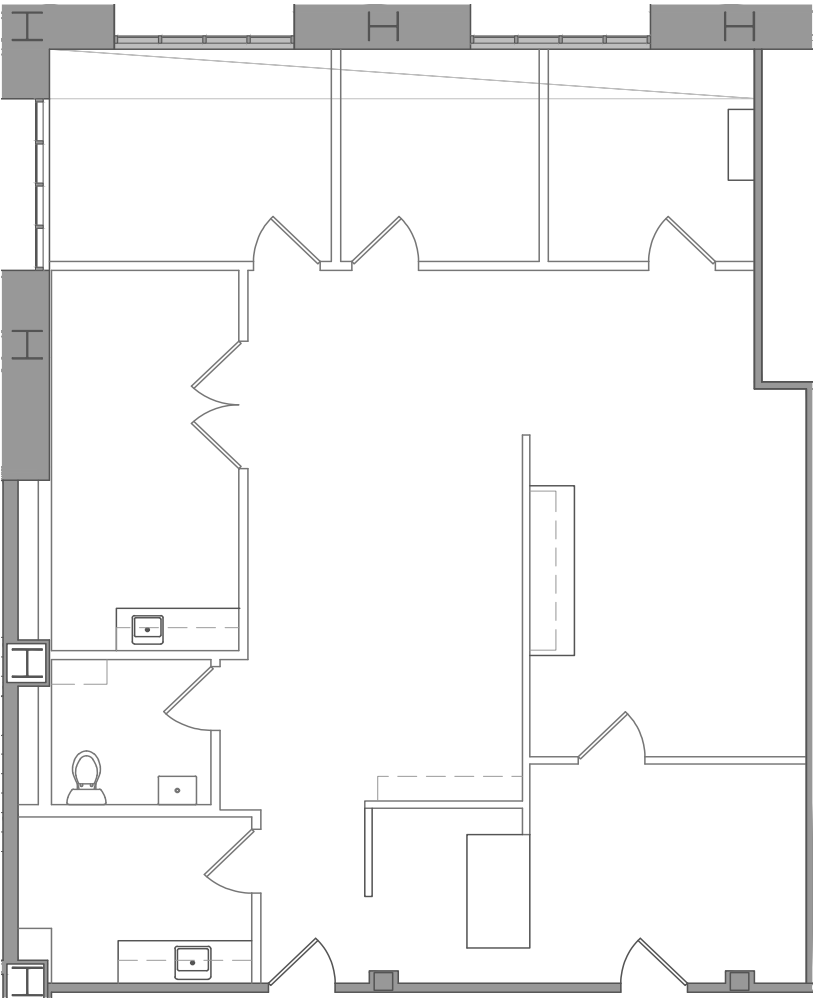


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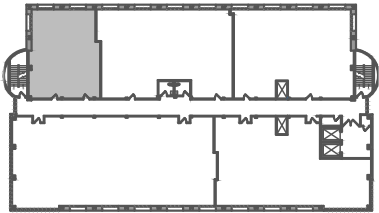


Building 2 | Suite 309

Floor Plan

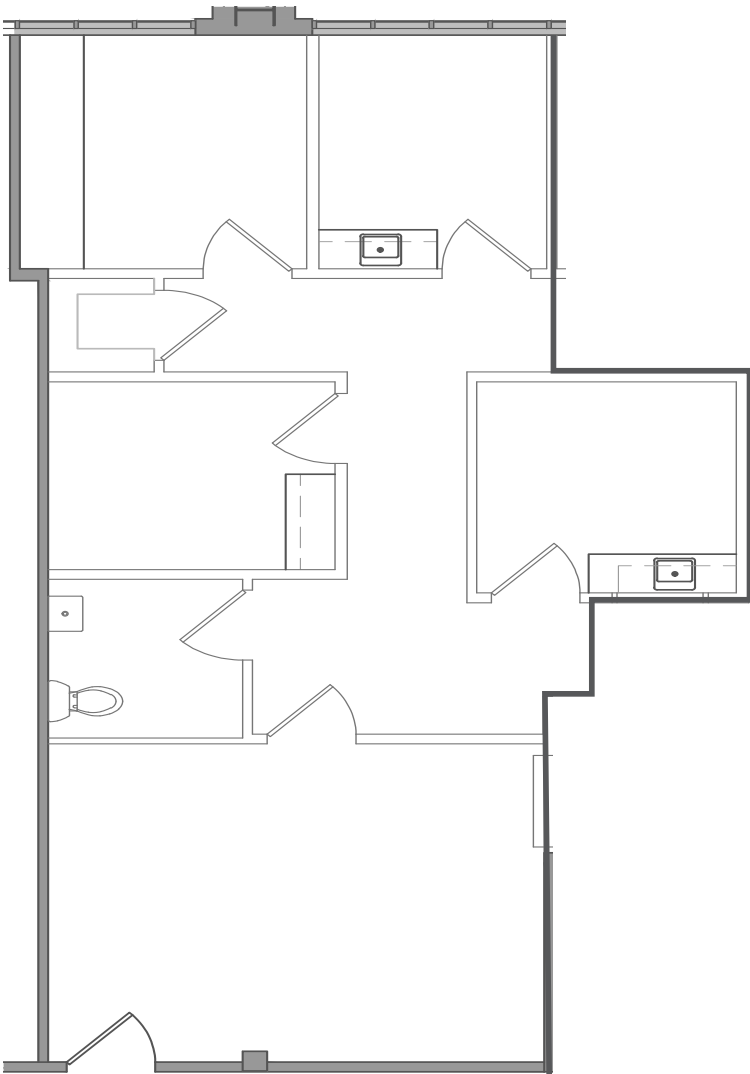


SUITE	SIZE	RENTAL RATE	COMMENTS
309	1,810 SF	\$2.25/SF FSG	Existing medical build out

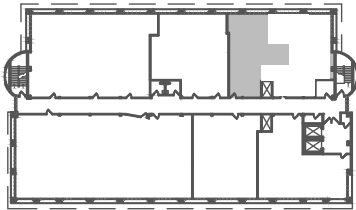


Building 2 | Suite 401

Floor Plan

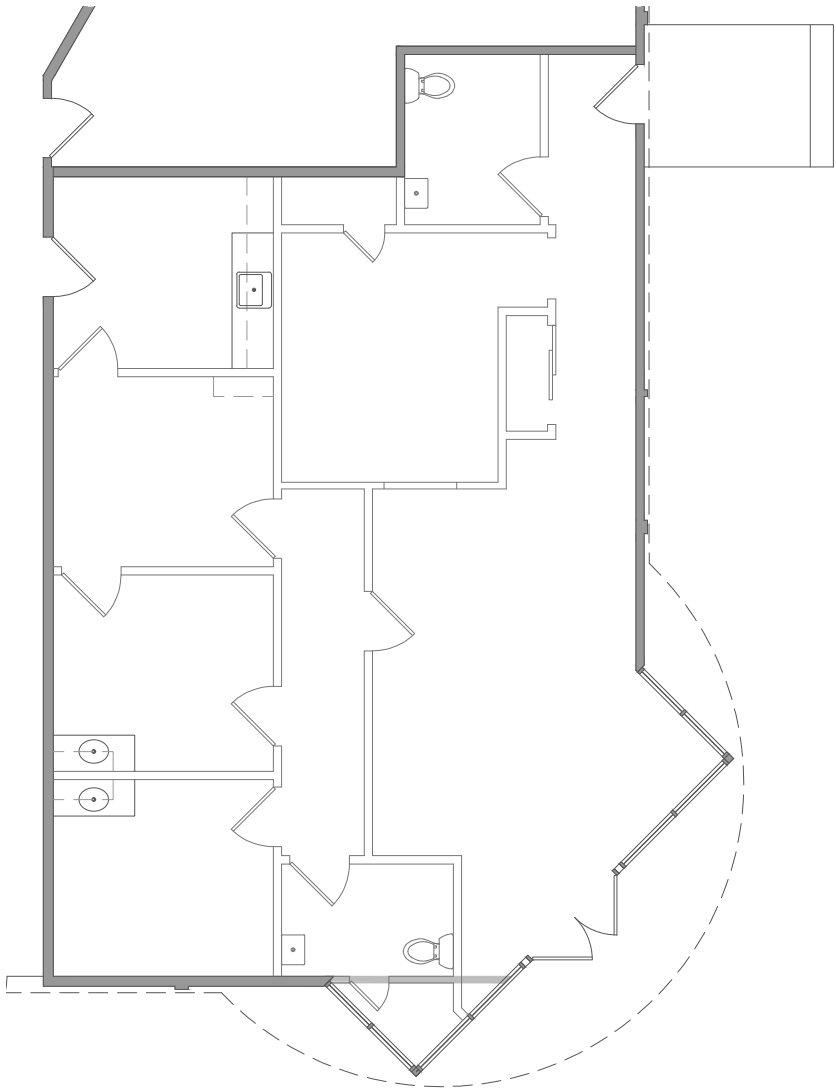


SUITE	SIZE	RENTAL RATE	COMMENTS
401	1,029 SF	\$2.25/SF FSG	Existing medical build out



Building 3 | Suite 108

Floor Plan

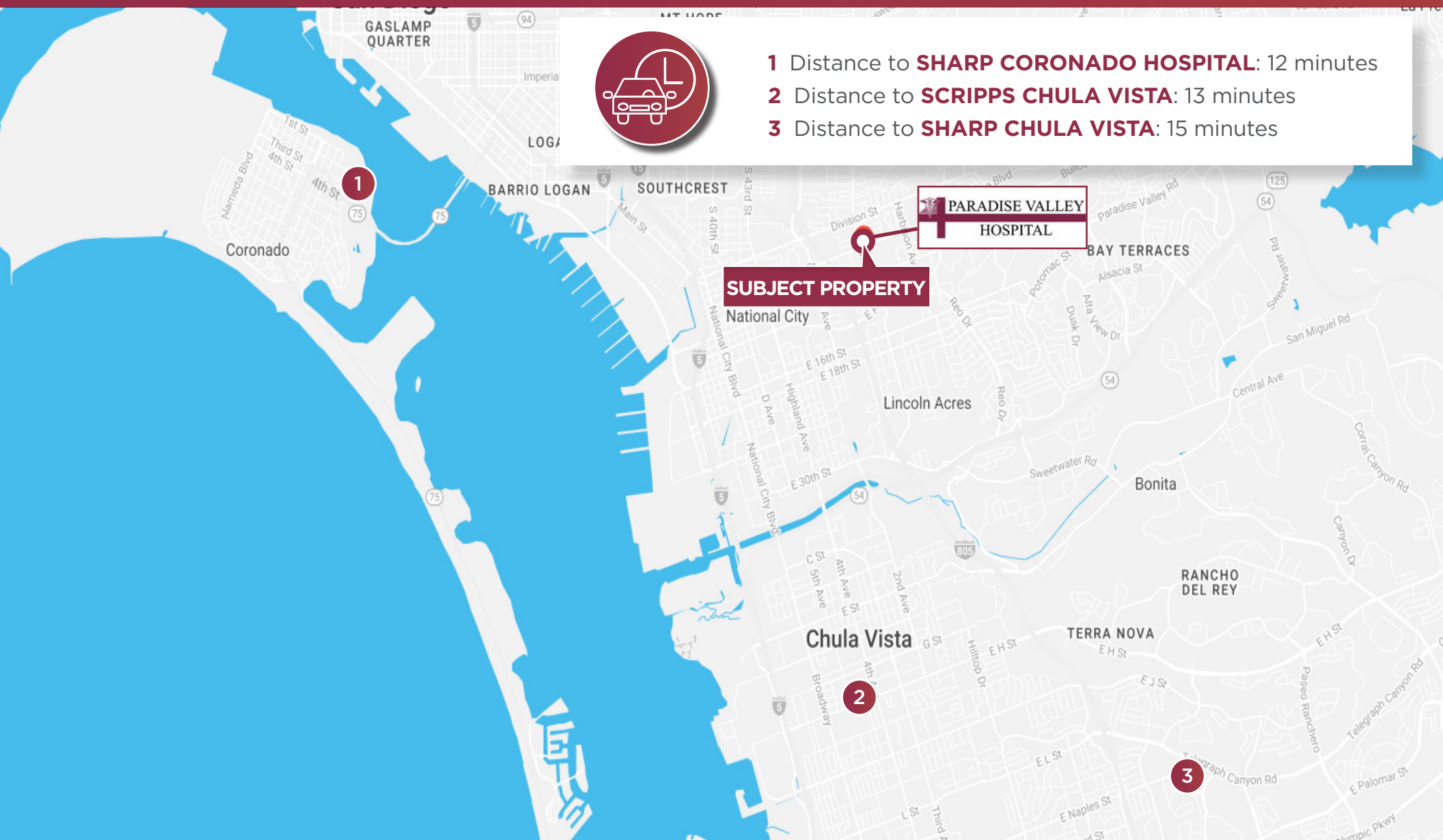


SUITE	SIZE	RENTAL RATE	COMMENTS
108	1,291 SF	\$2.45/SF FSG	Existing medical build out





- 1 Distance to **SHARP CORONADO HOSPITAL**: 12 minutes
- 2 Distance to **SCRIPPS CHULA VISTA**: 13 minutes
- 3 Distance to **SHARP CHULA VISTA**: 15 minutes



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**CUSHMAN &
WAKEFIELD**