



ALVARADO

MEDICAL PLAZA I & II

MEDICAL OFFICE SUITES FOR LEASE

5555 RESERVOIR DRIVE
6699 ALVARADO ROAD
SAN DIEGO, CA 92120

AVAILABILITIES:

BLDG	SUITE	SIZE	CONTIGUOUS	RATE	COMMENTS
1	100	1,465 SF	---	Undisclosed	Existing medical build-out. Available 3/1/2026
1	200	1,271 SF	---	Undisclosed	Existing medical build-out. Three (3) exams, one (1) office, reception, storage room, and in-suite restroom. Space is perfect for a smaller primary care practice.
1	206	1,228 SF	---	Undisclosed	Existing medical build-out. Four (4) exams, Large reception/office, in-suite restroom. Good layout for a smaller practice with higher patient flow.
1	210	1,542 SF	---	Undisclosed	Existing medical build-out. Six (6) exams, procedure room, nurse's station, and in-suite restroom. Perfect for a practice looking for immediate occupancy with sinked exam rooms.
1	302	1,852 SF	---	Undisclosed	Existing medical build-out. Seven (7) exams and reception.
1	309	3,369 SF	---	Undisclosed	Existing medical build-out.
1	314	600 SF	---	Undisclosed	Existing medical build-out. Four (4) exams and in-suite restroom.
2	2209	1,790 SF	4,013 SF	Undisclosed	Existing medical build-out.
2	2210	2,223 SF	4,013 SF	Undisclosed	Existing medical build-out.
2	2303B	2,109 SF	---	Undisclosed	Existing medical build-out.
2	2307	1,724 SF	---	Undisclosed	Warm shell condition. Ready for custom build out for a practice who wants a suite to perfectly suit their needs.

BUILDING FEATURES



Free Unreserved Parking Plus Reserved Lot For Doctors



Next Door To UCSD East and On-Site Emergency



Green Line Bus Stop And Trolley Stop Across The Street



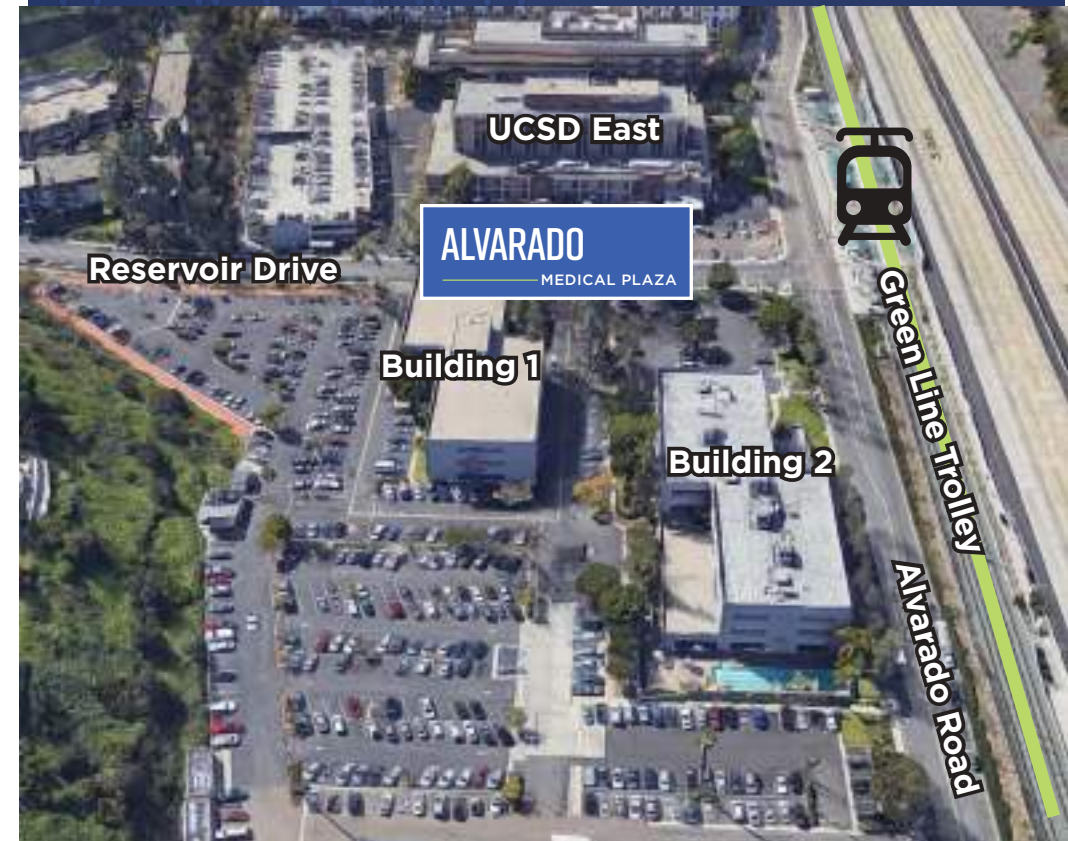
Utilities: Full Service Gross, Includes Electricity & Janitorial







PROJECT AERIAL



ALVARADO

MEDICAL PLAZA

COMPELLING DEMOGRAPHICS

3-MILE RADIUS



1,491,997

POPULATION



\$7,404.47

ANNUAL AVERAGE
HEALTHCARE SPENDING
PER HOUSEHOLD



15.1%

POPULATION AGED 65+



35.90

MEDIAN AGE

TRAFFIC COUNTS



7,409

CARS PER DAY
Alvarado Road and
Reservoir Drive

**20 MINUTE
DRIVE RADIUS**



\$117,383

AVERAGE
HOUSEHOLD INCOME

Annual healthcare
spending per household

INSURANCE COVERAGE

46%

PPO

19%

HMO

20%

MEDICARE

15%

OTHER

PATIENT DEMAND FORECAST

SERVICE LINE	2024 VOLUME	2029 VOLUME	2034 VOLUME	5 YR GROWTH	10 YR GROWTH
Psychiatry	59,502	68,089	69,852	14.4%	17.4%
Physical Therapy/ Rehabilitation	110,741	125,365	137,237	13.2%	23.9%
Cardiology	40,649	44,416	47,993	9.3%	18.1%
Vascular	6,820	7,417	7,947	8.8%	16.5%
Ophthalmology	37,222	39,986	42,081	7.4%	13.1%
ENT	14,291	15,316	16,084	7.2%	12.5%
Pain Management	4,734	5,052	5,269	6.7%	11.3%
Oncology	5,963	6,345	6,698	6.4%	12.3%
Orthopedics	12,561	13,362	14,350	6.4%	14.2%
Lab	188,729	200,317	209,301	6.1%	10.9%
Podiatry	6,920	7,479	8,162	8.1%	17.9%



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 Alvarado Medical Plaza which includes areas in zip codes 92120, 92182 and 92115.



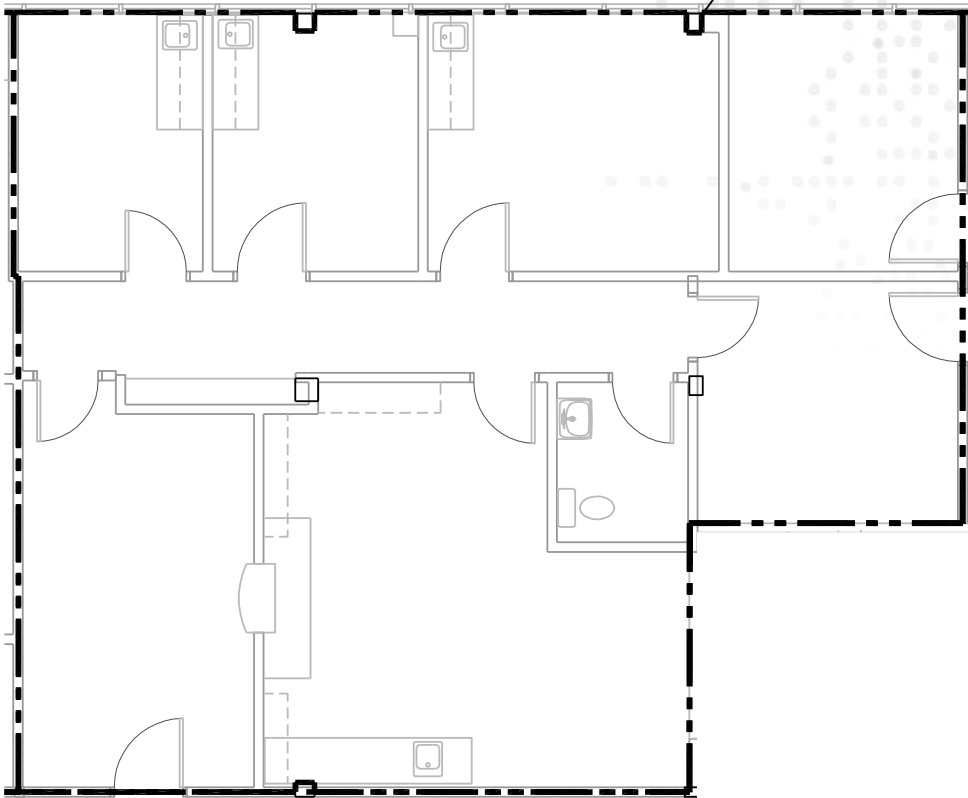
ON-SITE EMERGENCY DEPARTMENT

UC San Diego Health East Campus Emergency department provides lifesaving, effective trauma and acute care 24 hours a day. Their emergency rooms provide advanced care for people with major, life-threatening injuries or severe health conditions that require immediate attention. This includes broken bones, heart attacks, seizures, severe burns, strokes, poisoning, traumatic injuries and mental health emergencies. This location features:

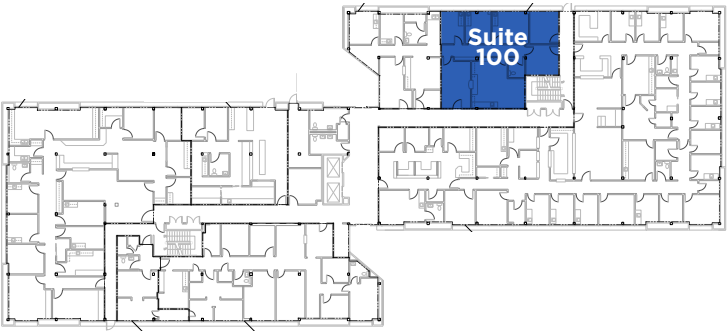
- Emergency medicine physicians trained in one or more specialties
- Full-time attending doctors available 24 hours a day
- Experienced nurses and other support staff, including those specializing in senior care

BUILDING 1 | FIRST FLOOR | SUITE 100

FLOOR PLAN

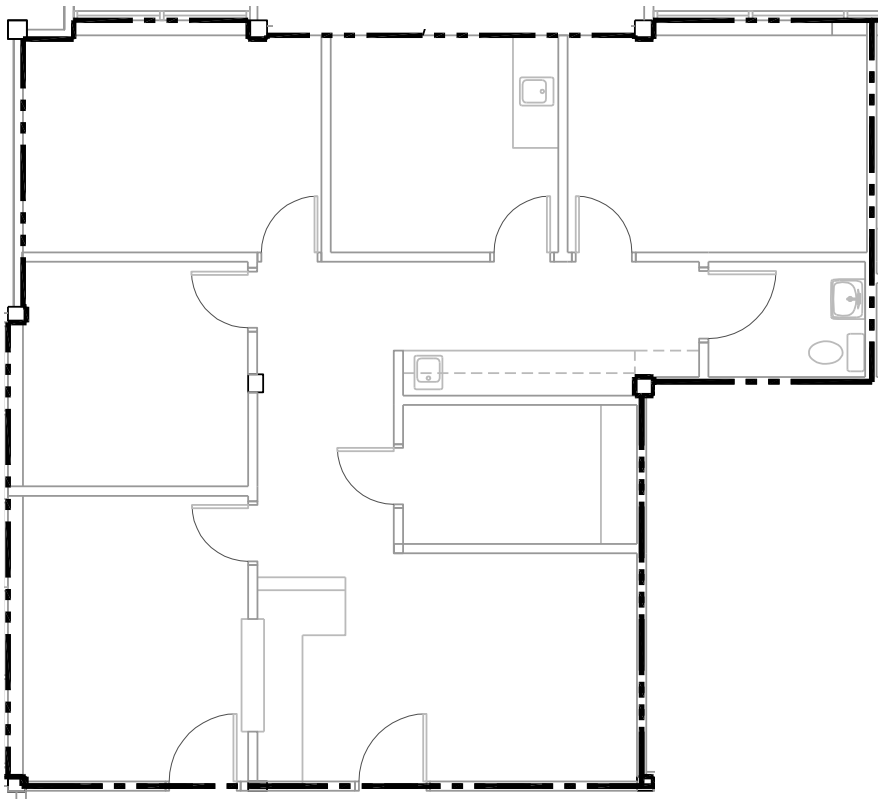


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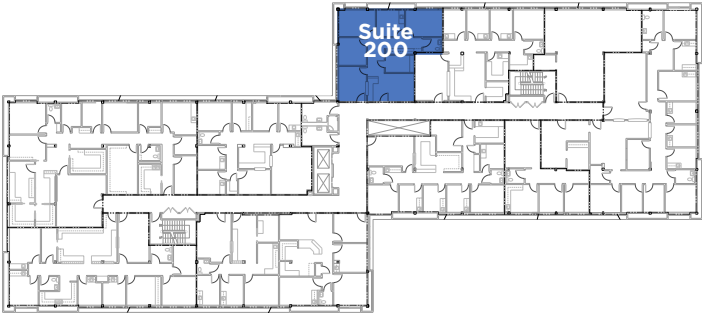


BUILDING 1 | SECOND FLOOR | SUITE 200

FLOOR PLAN



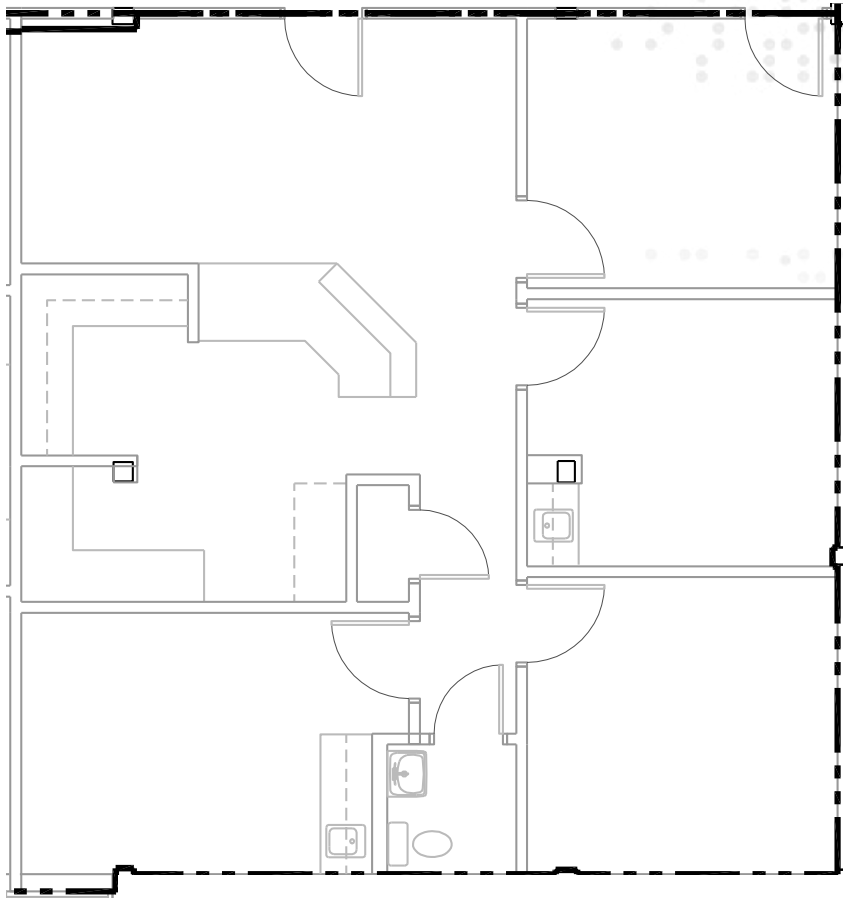
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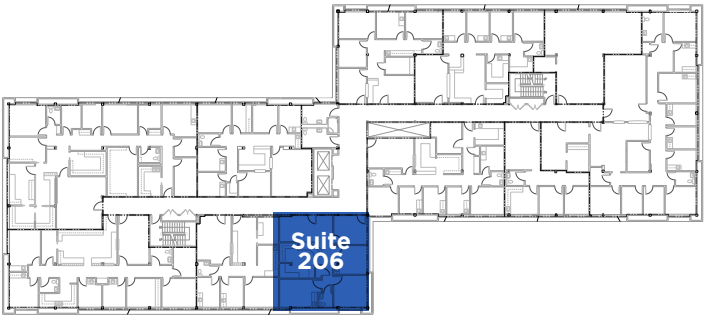
VIRTUAL TOUR

BUILDING 1 | SECOND FLOOR | SUITE 206

FLOOR PLAN



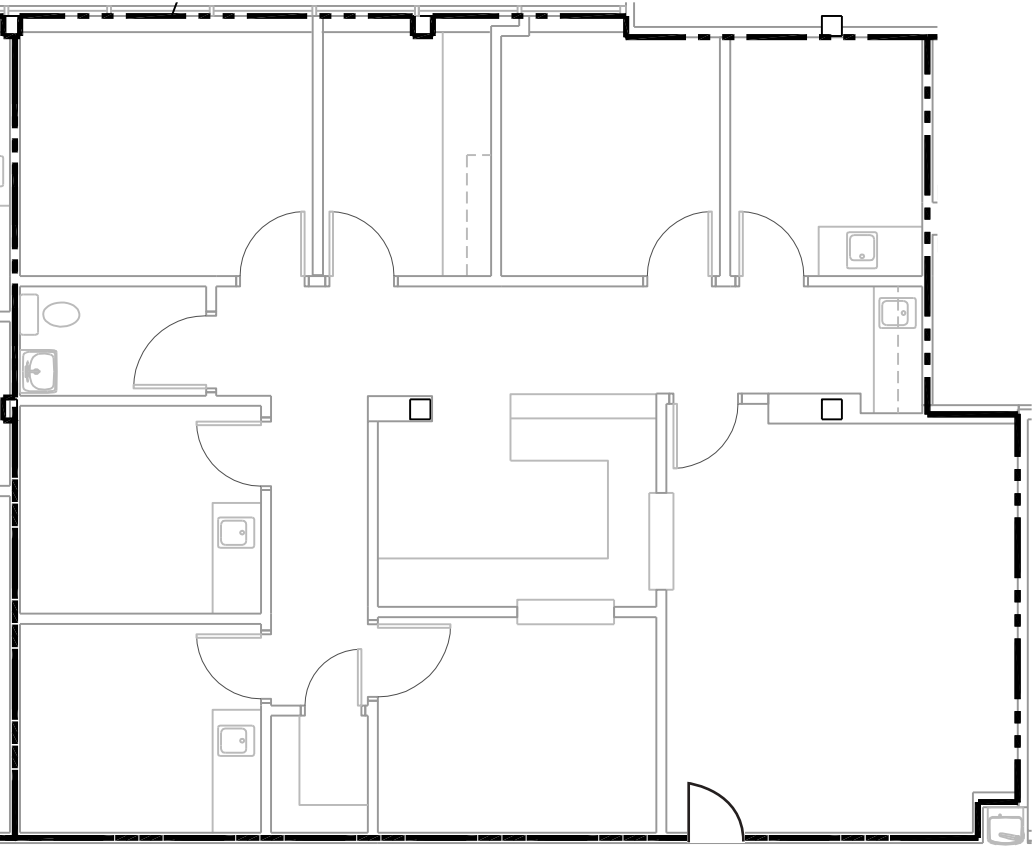
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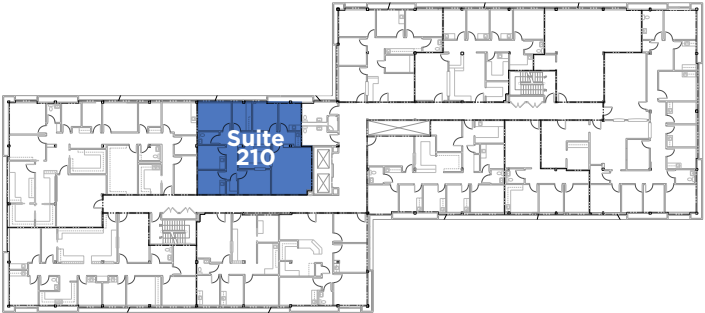
VIRTUAL TOUR

BUILDING 1 | SECOND FLOOR | SUITE 210

FLOOR PLAN

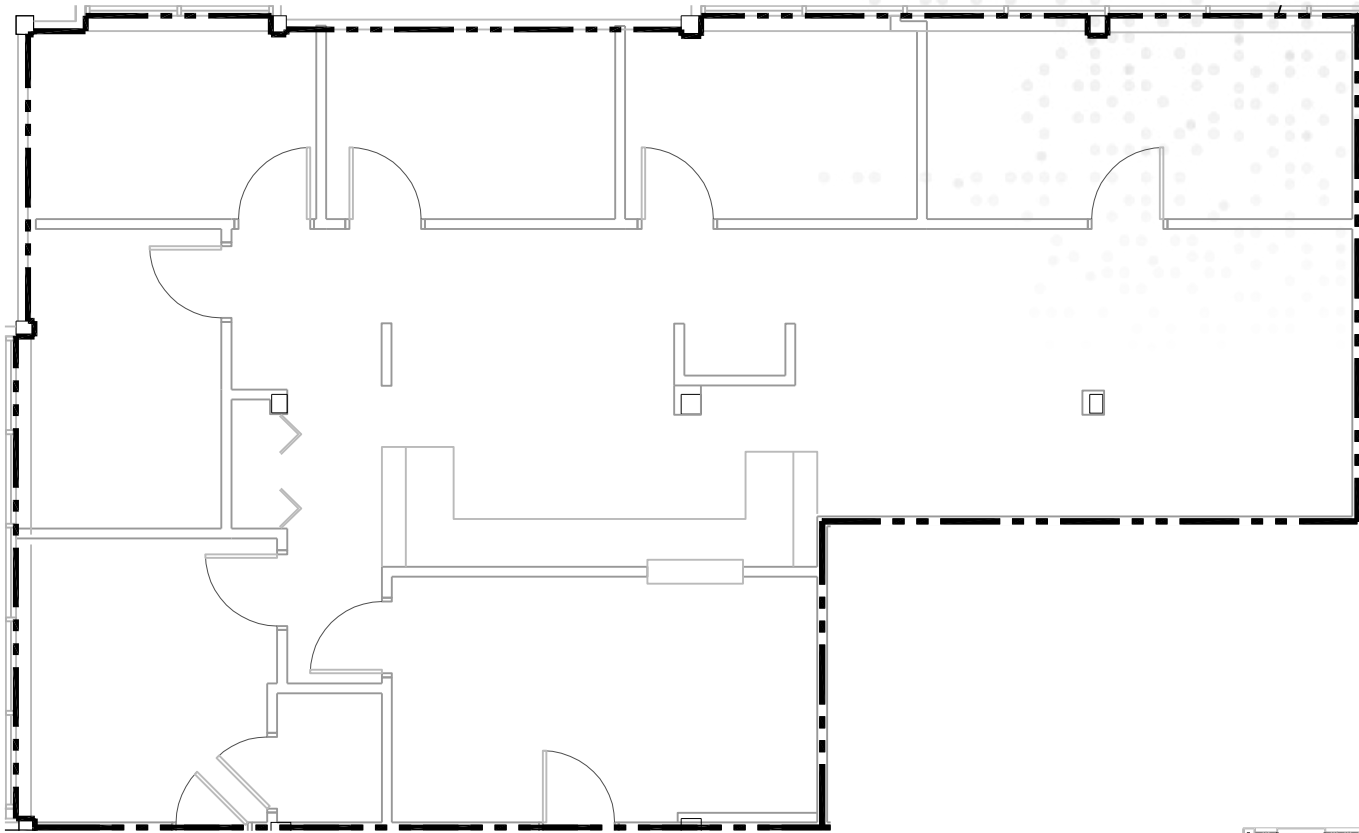


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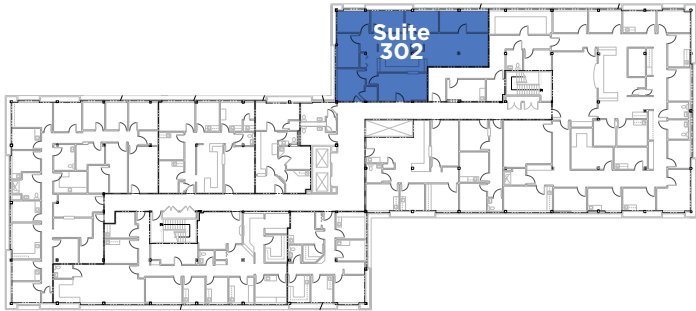


BUILDING 1 | THIRD FLOOR | SUITE 302

FLOOR PLAN

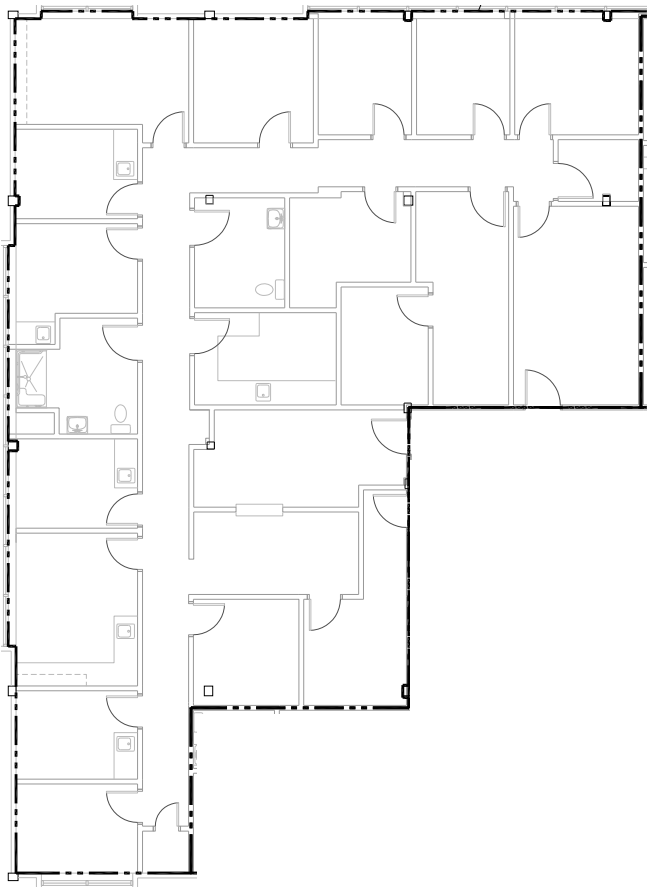


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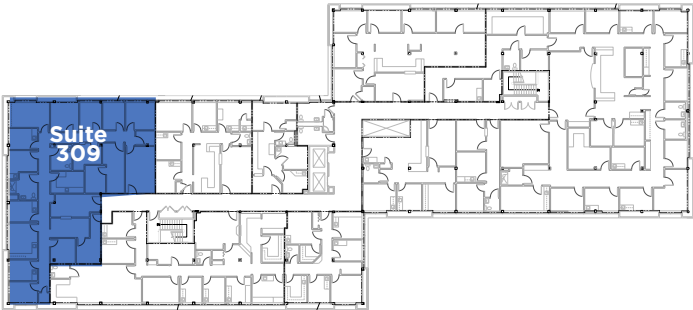


BUILDING 1 | THIRD FLOOR | SUITE 309

FLOOR PLAN

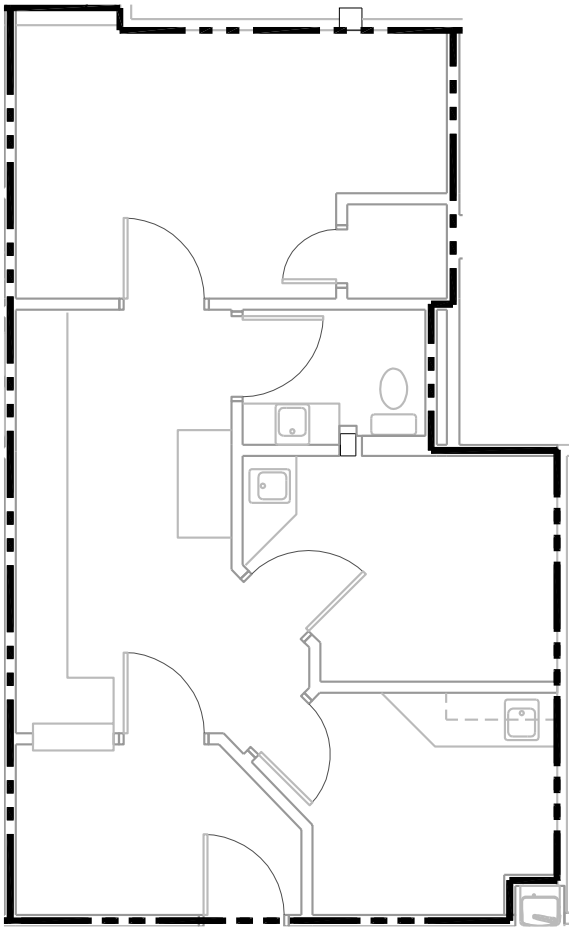


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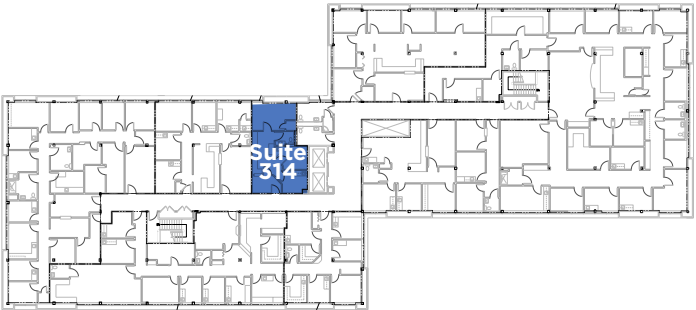


BUILDING 1 | SECOND FLOOR | SUITE 314

FLOOR PLAN

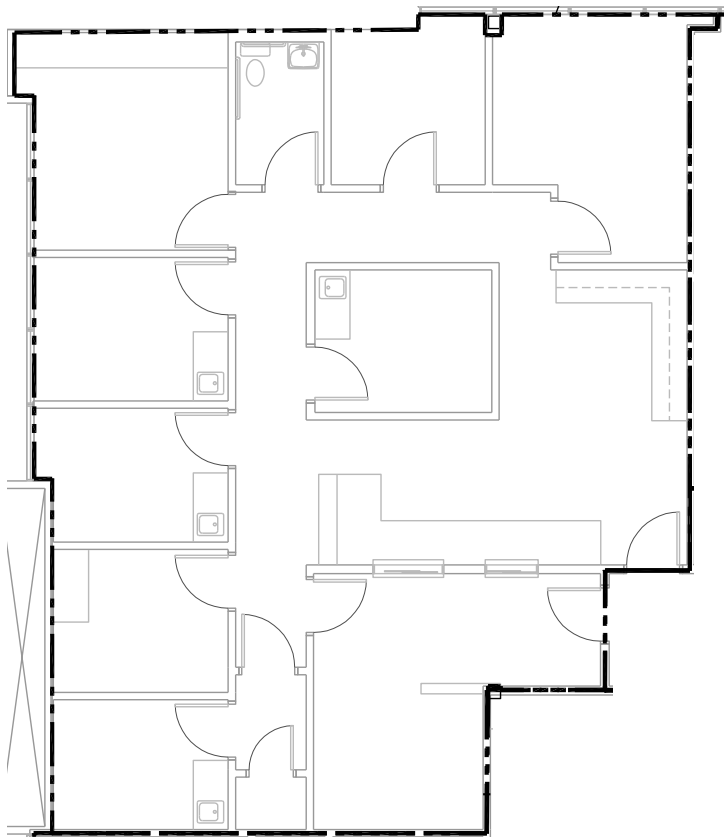


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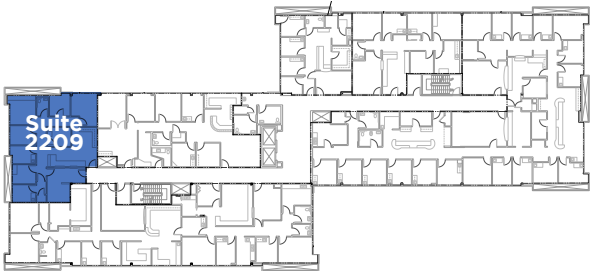


BUILDING 2 | SECOND FLOOR | SUITE 2209

FLOOR PLAN

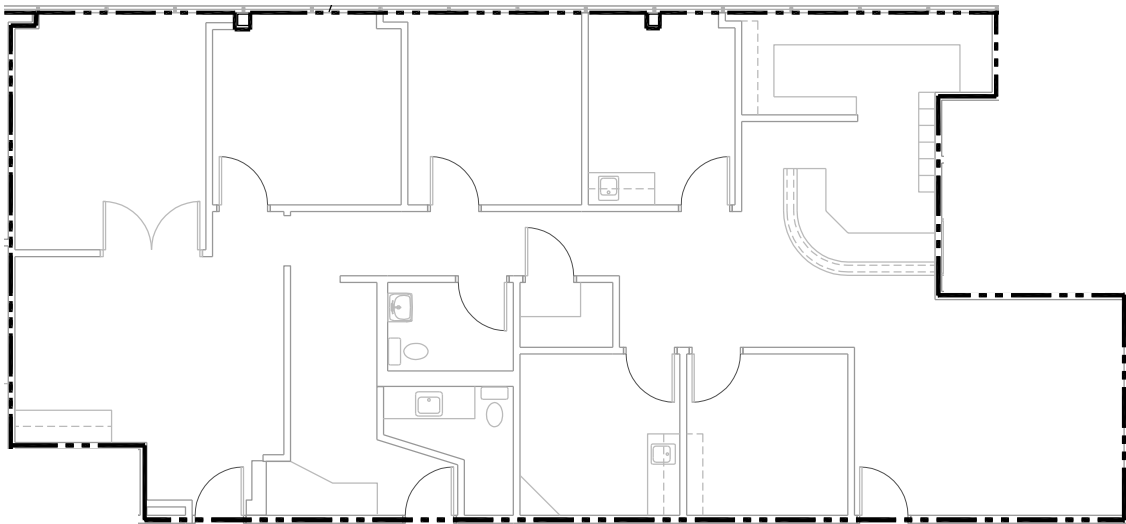


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2	2209	1,790 - 4,013 SF	Undisclosed	Existing medical build-out.

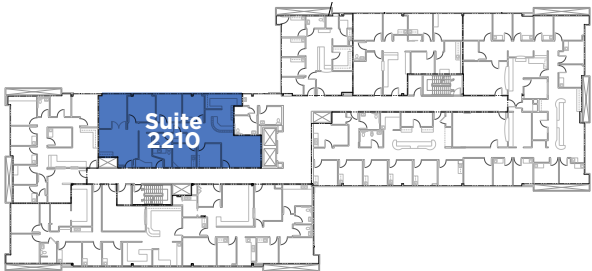


BUILDING 2 | SECOND FLOOR | SUITE 2210

FLOOR PLAN

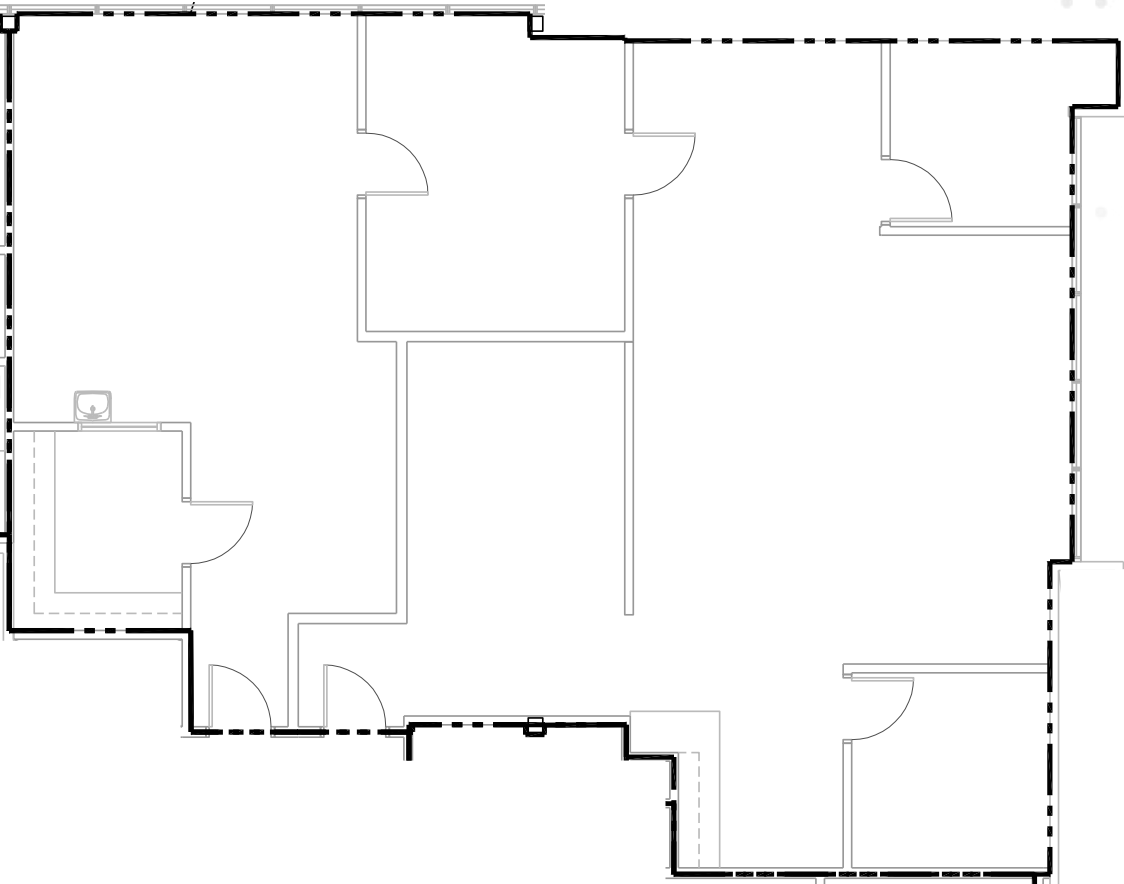


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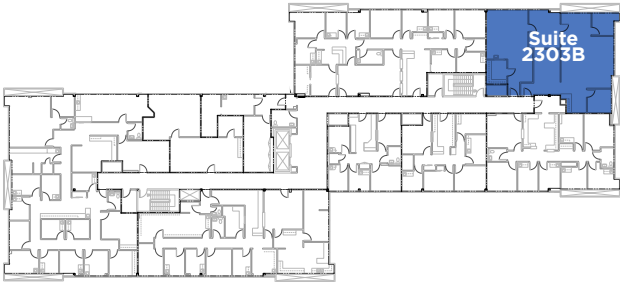


BUILDING 2 | THIRD FLOOR | SUITE 2303B

FLOOR PLAN

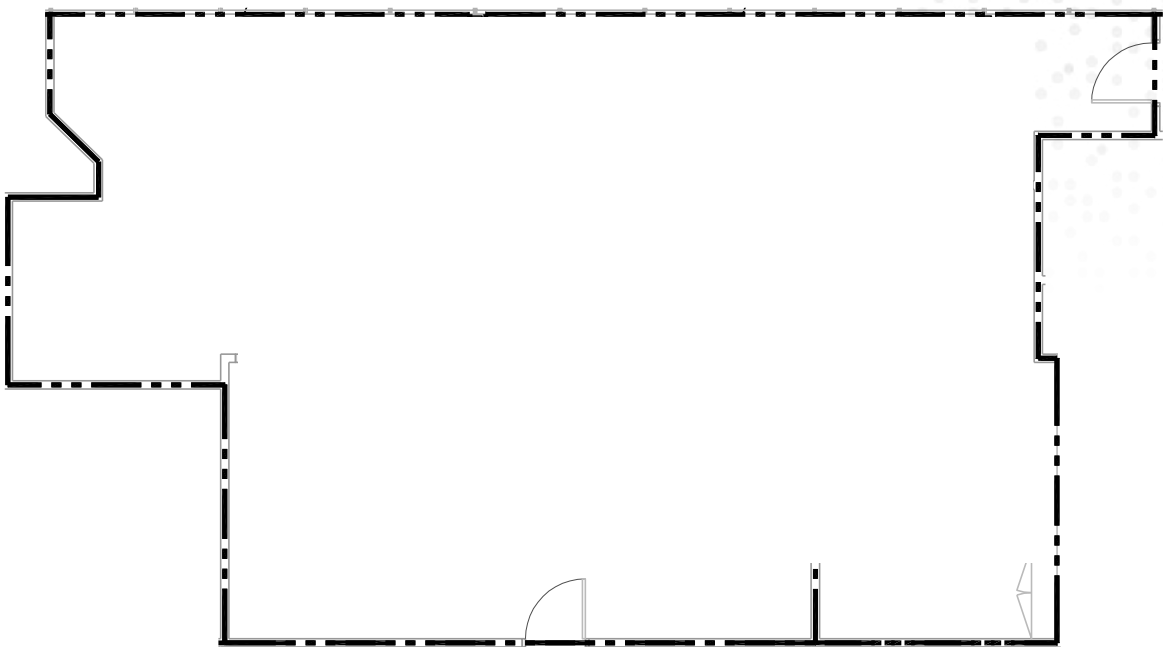


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2	2303B	2,109	Undisclosed	Existing medical build-out.

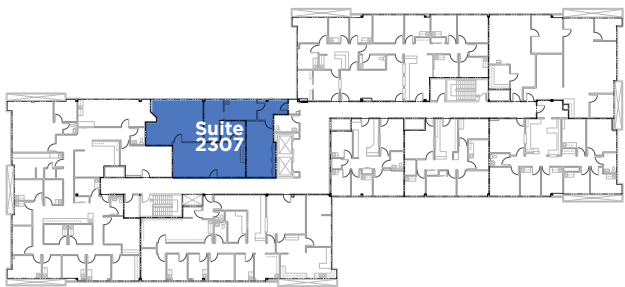


BUILDING 2 | THIRD FLOOR | SUITE 2307

FLOOR PLAN



BUILDING	SUITE	SIZE	RATE	COMMENTS
2	2307	1,724 SF	Undisclosed	Warm shell condition. Ready for custom build out for a practice who wants a suite to perfectly suit their needs.



[VIRTUAL TOUR](#)

ALVARADO

MEDICAL PLAZA

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Alvarado Medical Plaza

	HOSPITALS	DISTANCE	DRIVE TIME
1	Alvarado Hospital	0.1 mile	1 minutes
2	Kaiser Permanente La Mesa Medical	2.2 miles	9 minutes
3	Sharp Grossmont Hospital	3.8 miles	11 minutes

VIEW OUR LATEST SAN DIEGO MEDICAL OFFICE REPORT



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