

# POMERADO

PROFESSIONAL PLAZA

15706 + 15708 POMERADO ROAD  
POWAY, CA 92064

## Premier Medical Office Space for Lease

**TURNKEY TENANT IMPROVEMENT ALLOWANCE OFFERED**

\*INQUIRE WITH BROKERS FOR DETAILS



Building owned and managed by  
**HEALTHCARE REALTY**

**NEHAL WADHWA**  
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**MATTHEW MELENDRES**  
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# Opportunity

- Medical office building
- Moving allowance of \$3.00/SF for new leases 36+ months
- Building-wide renovation completed February 2022
- Across the street from Palomar Medical Center Poway
- Flexible utilities
  - Only pay for the electricity used and janitorial needed
- Monument signage available on Pomerado Road



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# Key Demographics



**POPULATION WITHIN  
3 MILES**

**91,309**

**AVERAGE HOUSEHOLD  
INCOME WITHIN 3 MILES**

**\$105,792**

**MEDIAN AGE  
WITHIN 3 MILES**

**42**

Source: ESRI



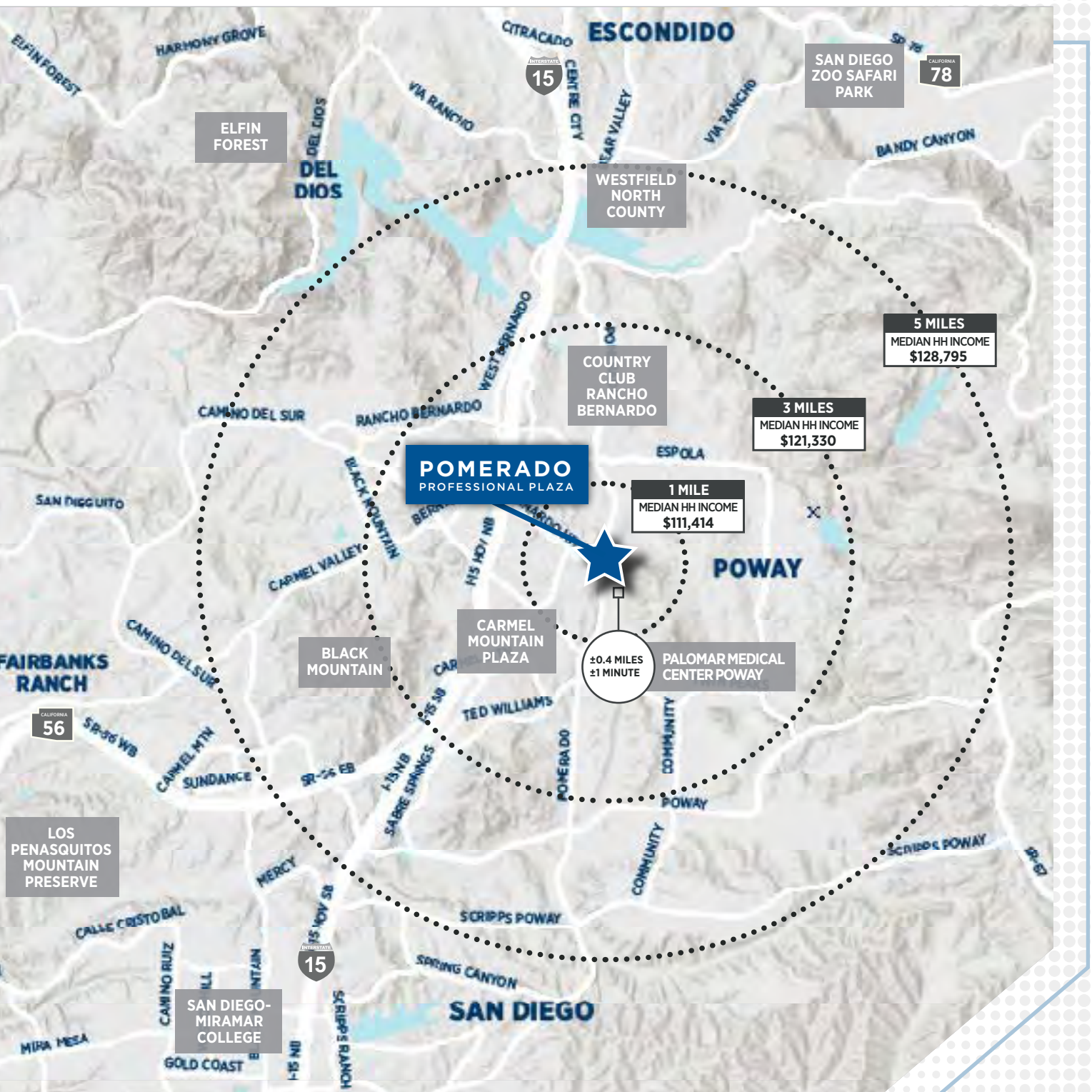
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## Nearby Medical



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# Availabilities

Moving allowance of \$3.00/SF for new leases 36+ months

SUITE	SIZE	CONTIGUOUS	COMMENTS
N102	2,790 SF	---	Existing medical improvements. Five (5) exams, two (2) offices, two (2) ADA bathrooms, and a records room. Perfect for a mid-sized clinic.
N107	1,085 SF	---	Existing medical improvements. Two (2) exam rooms, one (1) office, one (1) procedure room, waiting room and reception.
N201	1,072 SF	---	Existing office improvements. Easily converted into three (3) exams, two (2) offices, and a small waiting room. Great option for an individual practitioner with smaller space needs.
N205-209	3,677 SF	3,677 SF	Existing medical improvements with partial wing availability and signage.
N205	1,365 SF	3,677 SF	Existing medical improvements. Four (4) exam rooms, three (3) offices, in-suite restroom and reception.
N207	1,057 SF	3,677 SF	Existing medical improvements. Six (6) offices.
N209	1,255 SF	3,677 SF	Existing medical improvements. Seven (7) offices.
S110	2,277 SF	---	Existing medical improvements. Three (3) exam rooms w/sinks, one (1) large procedure room, two (2) offices, two (2) ADA in-suite restrooms, large classroom, lab room, lounge, waiting room, and reception with sizable administrative office space. This suite would be perfect for any community focused practice that also holds events or educational seminars.
S209	1,185 SF	---	Existing office improvements. Easily converted into three (3) exams, two (2) offices, and a small waiting room. Great option for an individual practitioner with smaller space needs.
S210	2,430 SF	---	Existing medical improvements. Seven (7) offices, large reception area. Great set-up for ingress-egress of patients in a high traffic practice.



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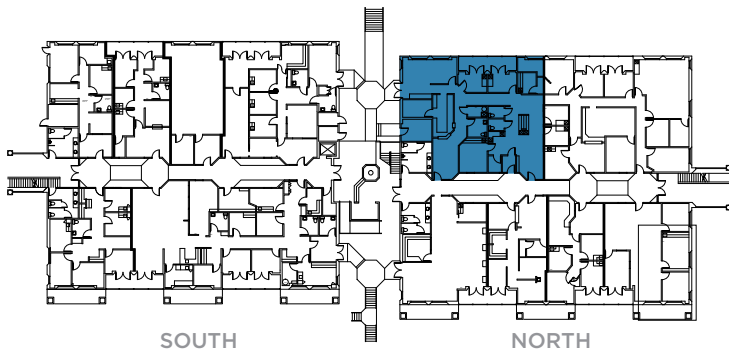
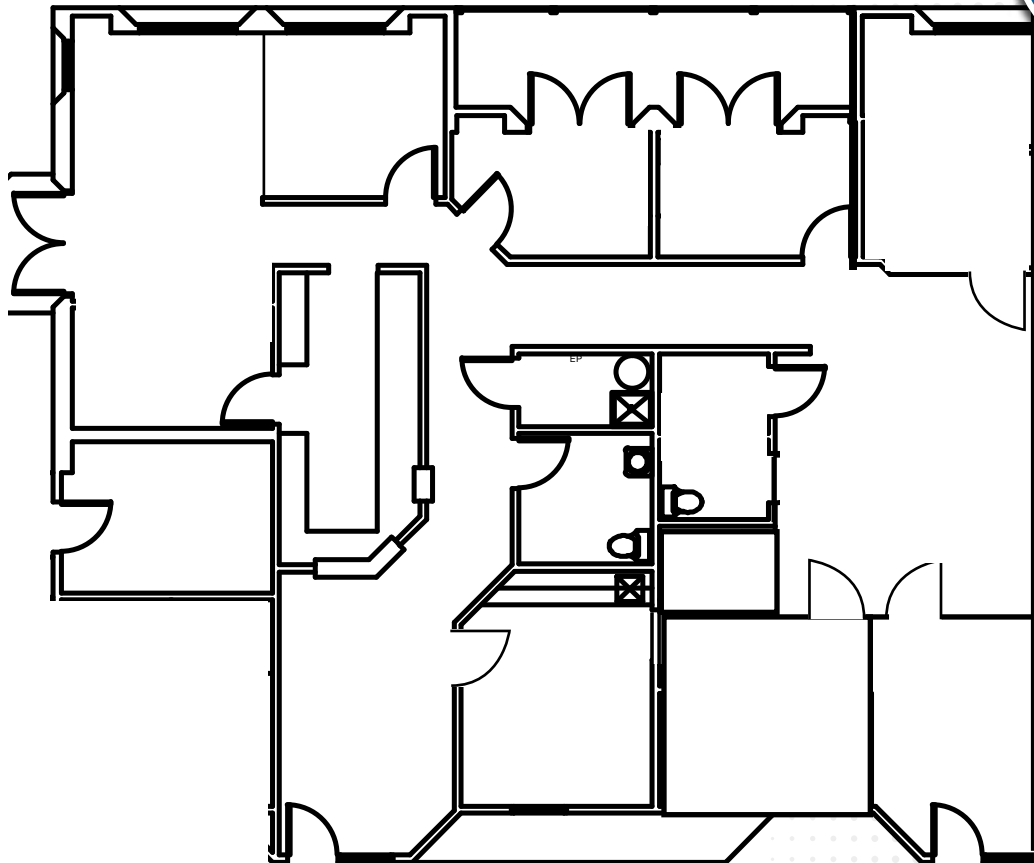
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# SUITE N102

2,790 SF

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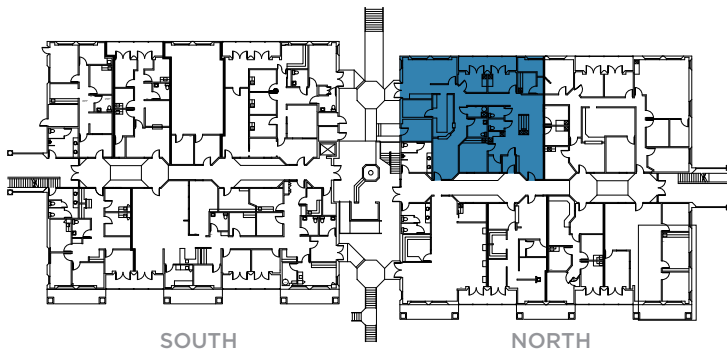
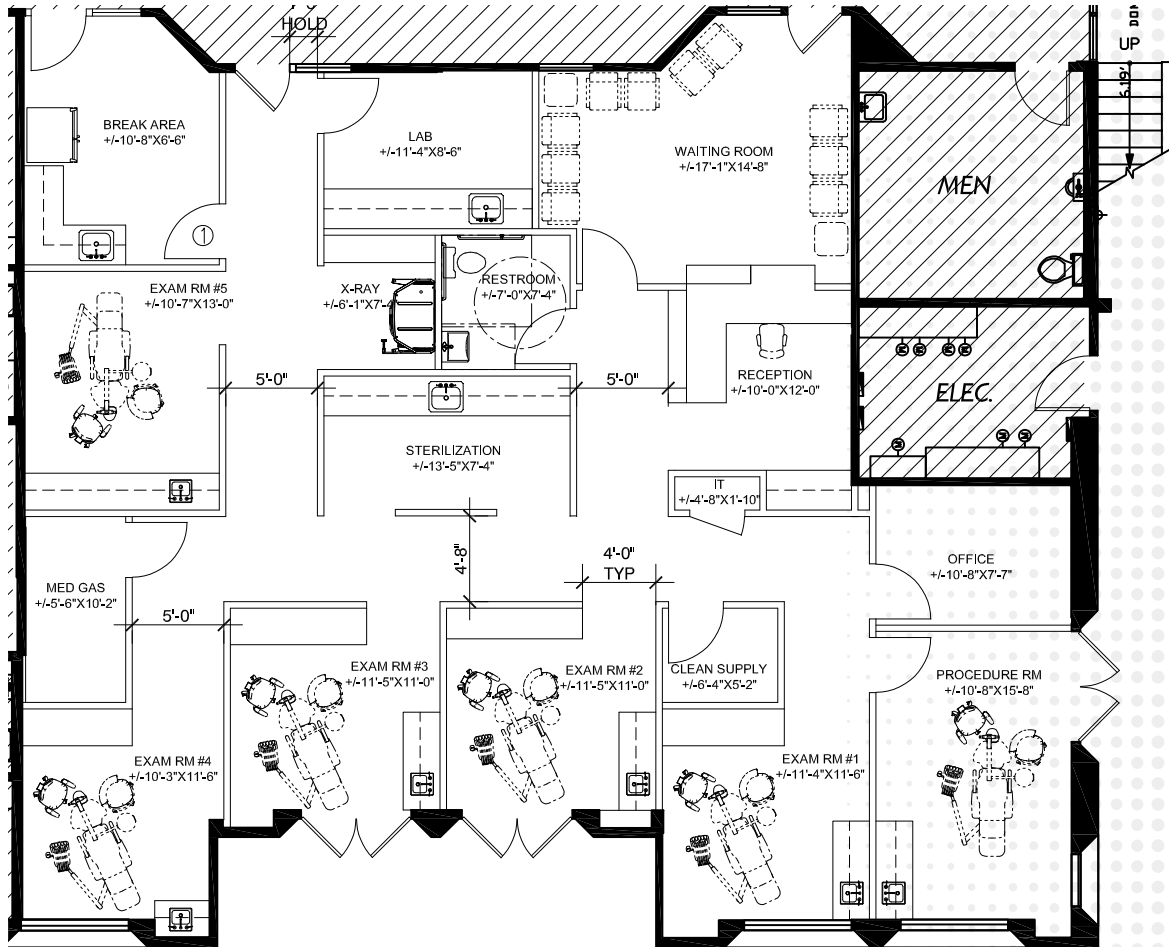
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# SUITE N102

## CONCEPT DENTAL FLOOR PLAN

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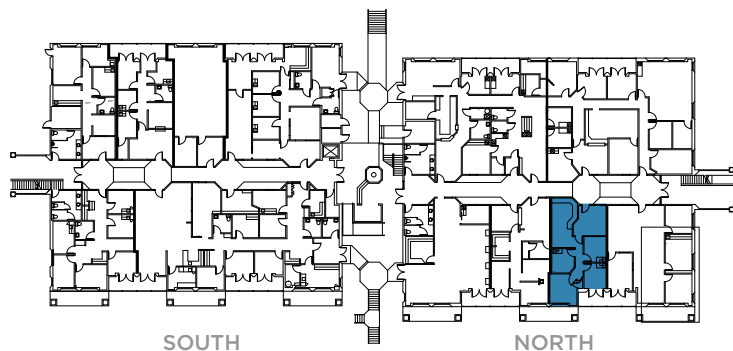
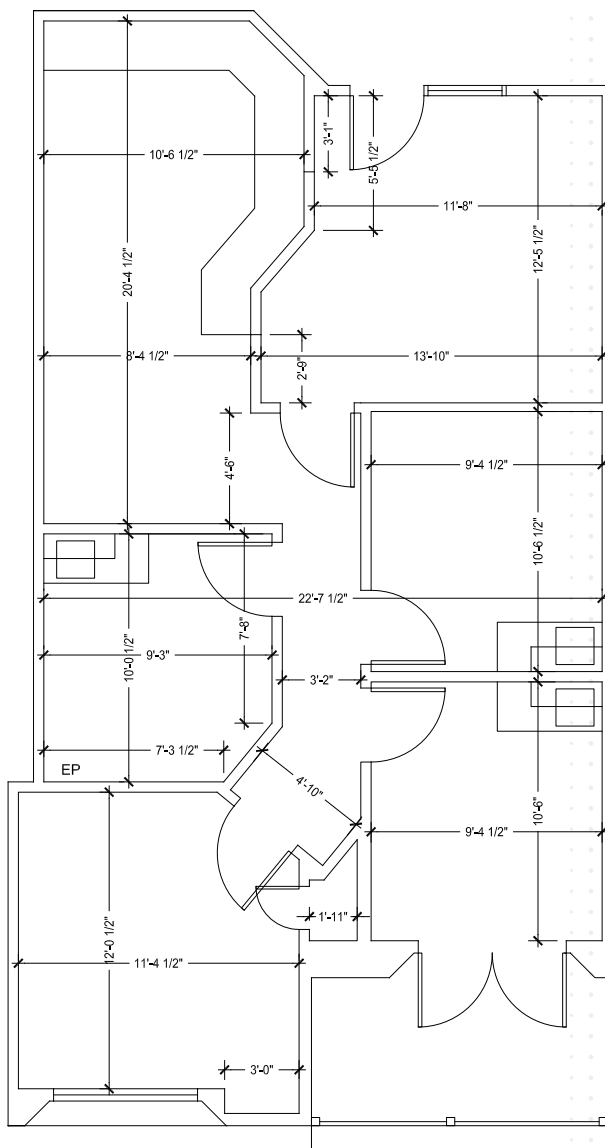
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# SUITE N107

1,085 SF

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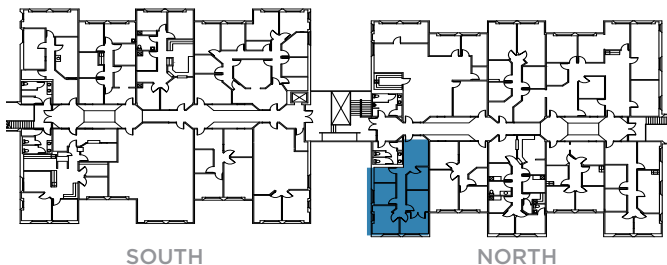
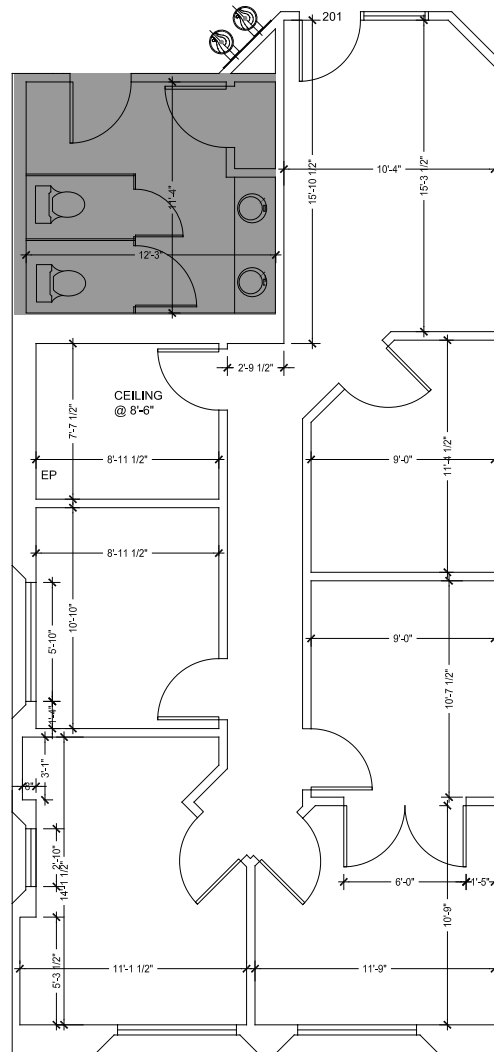
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# SUITE N201

1,072 SF

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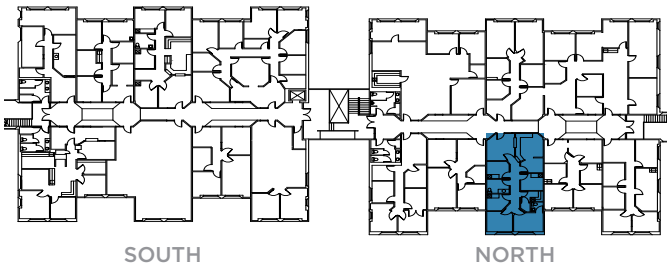
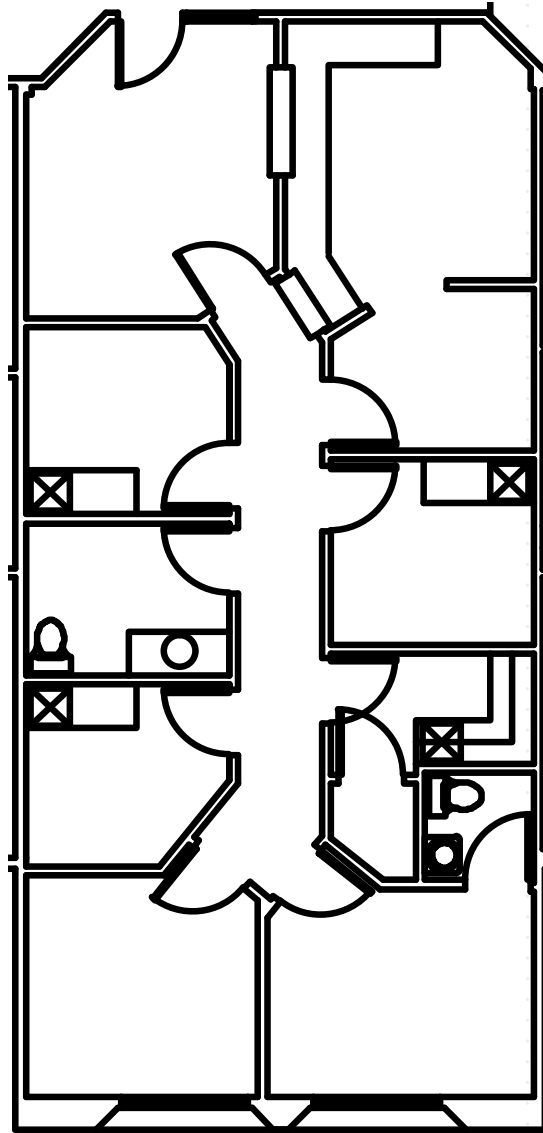
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# SUITE N205

1,365 SF UP TO 3,677 SF

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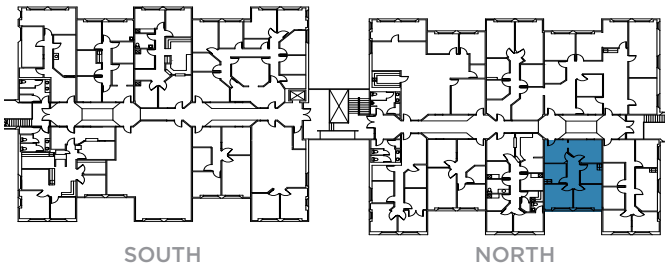
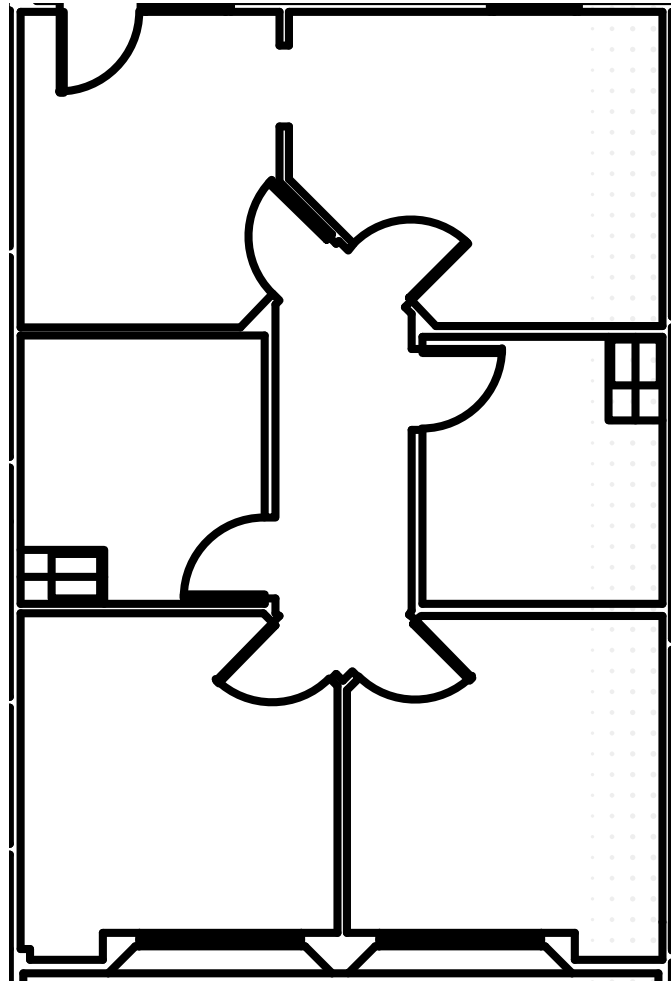
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# SUITE N207

1,057 SF UP TO 3,677 SF

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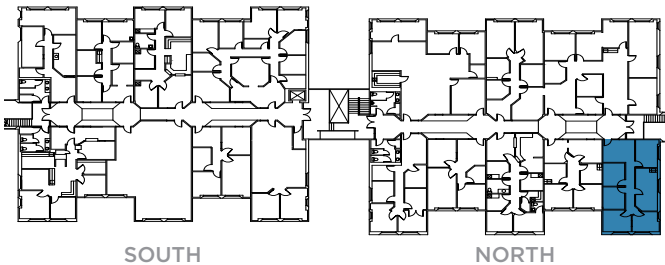
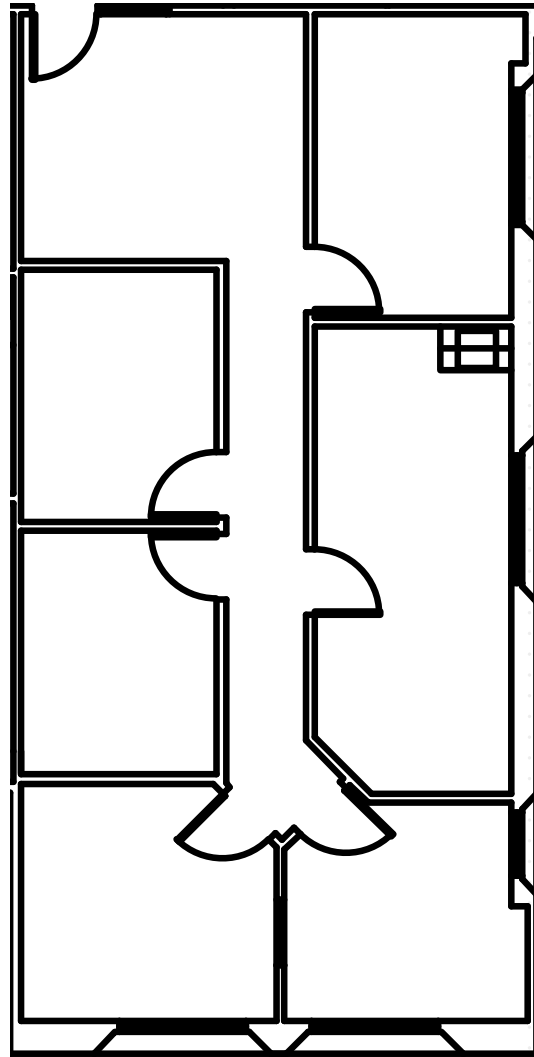
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# SUITE N209

1,255 SF UP TO 3,677 SF

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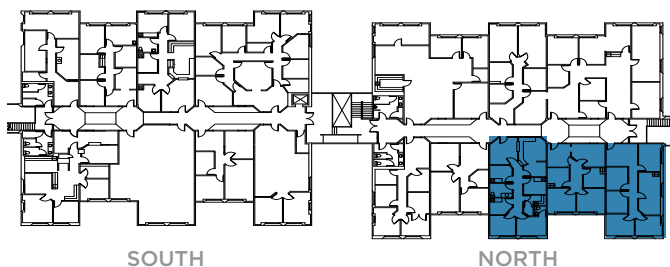
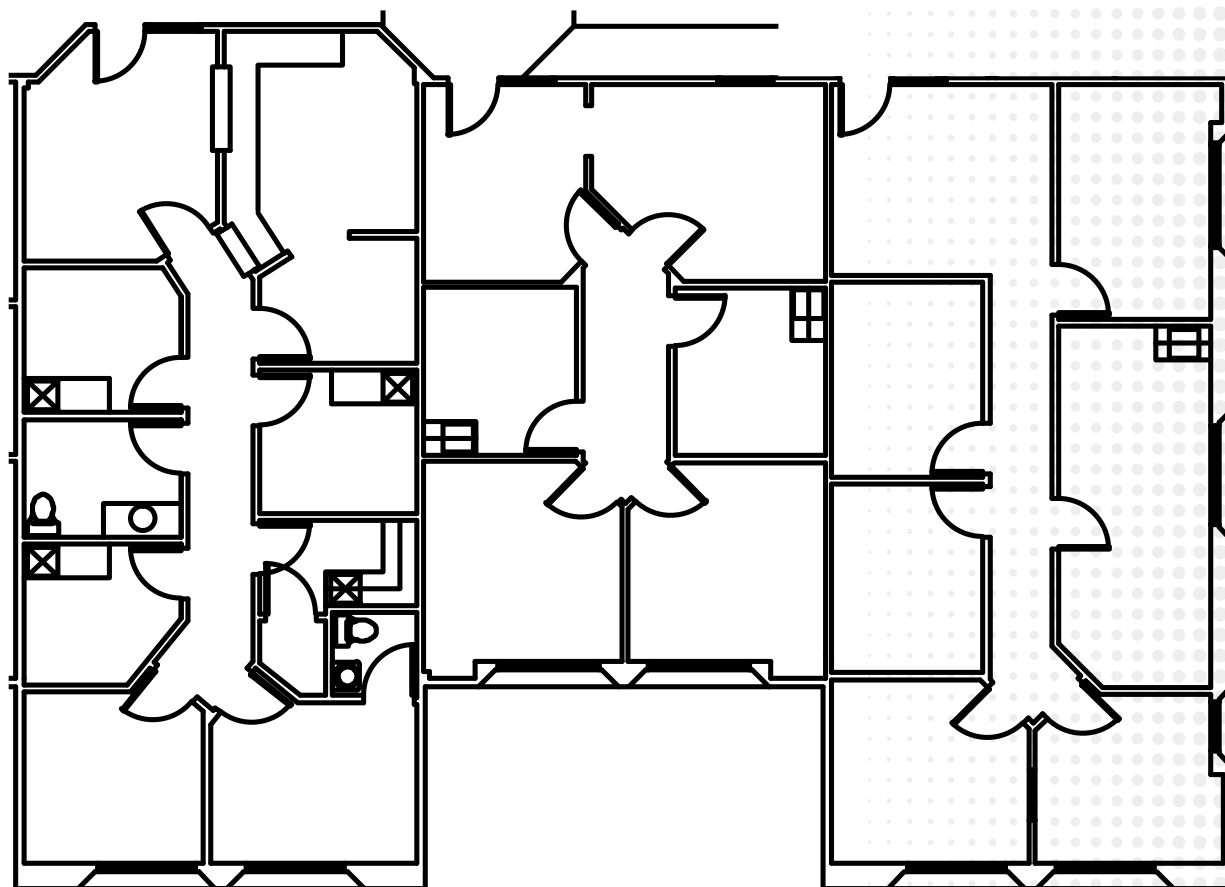
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# SUITE N205 - N209

UP TO 3,677 SF

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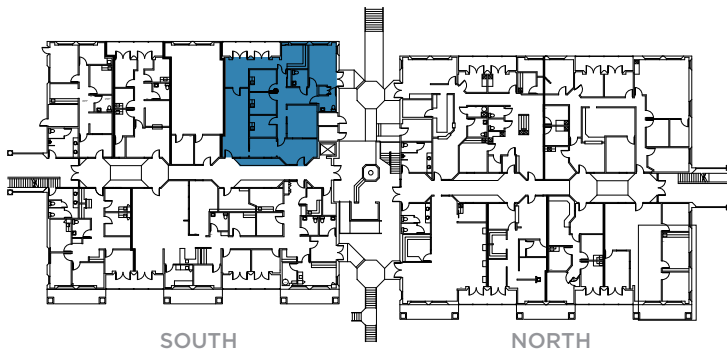
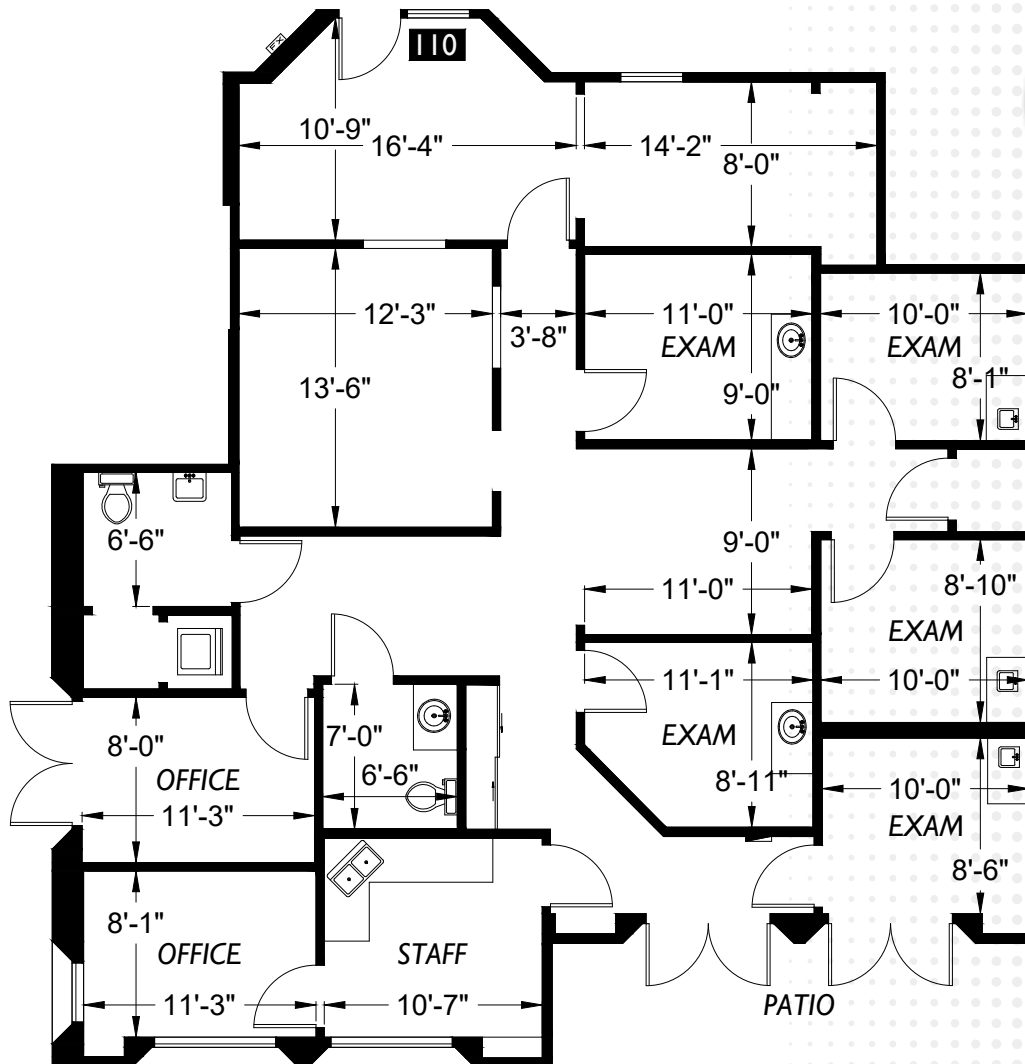
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# SUITE S110

2,277 SF

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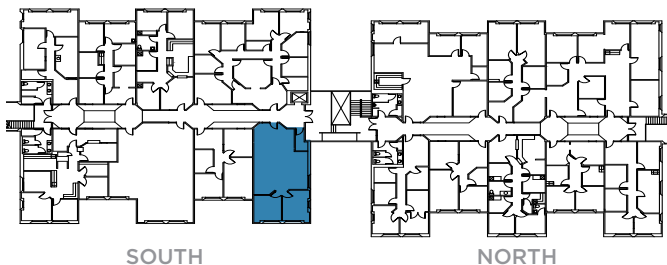
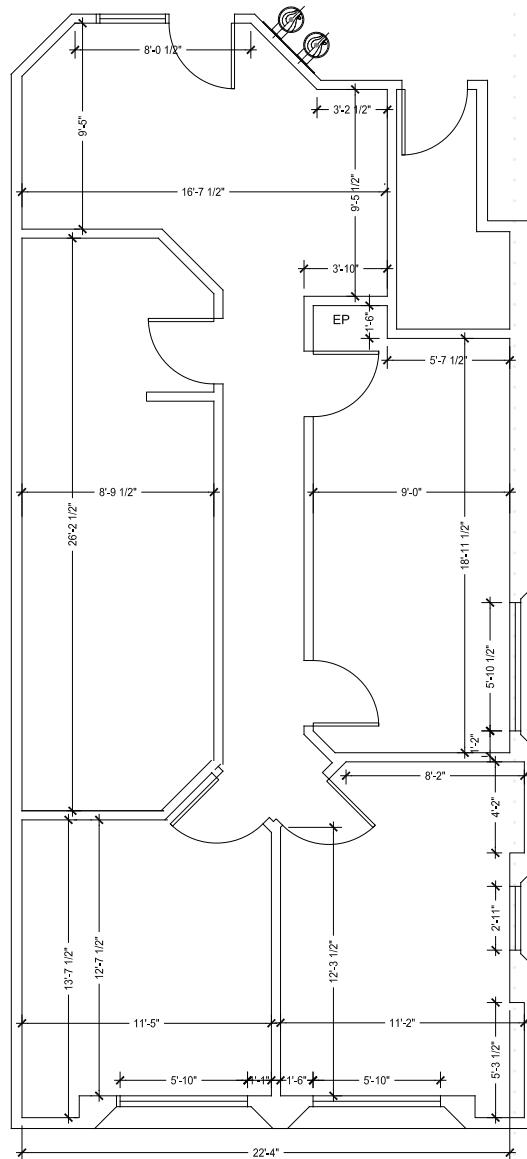
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# SUITE S209

1,185 SF

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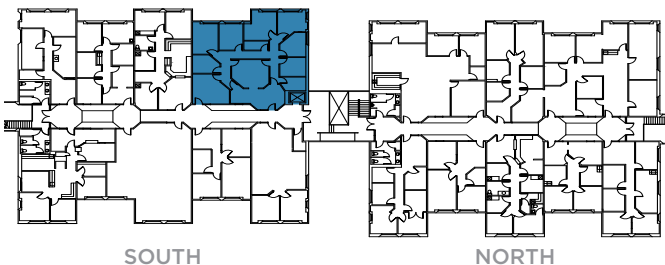
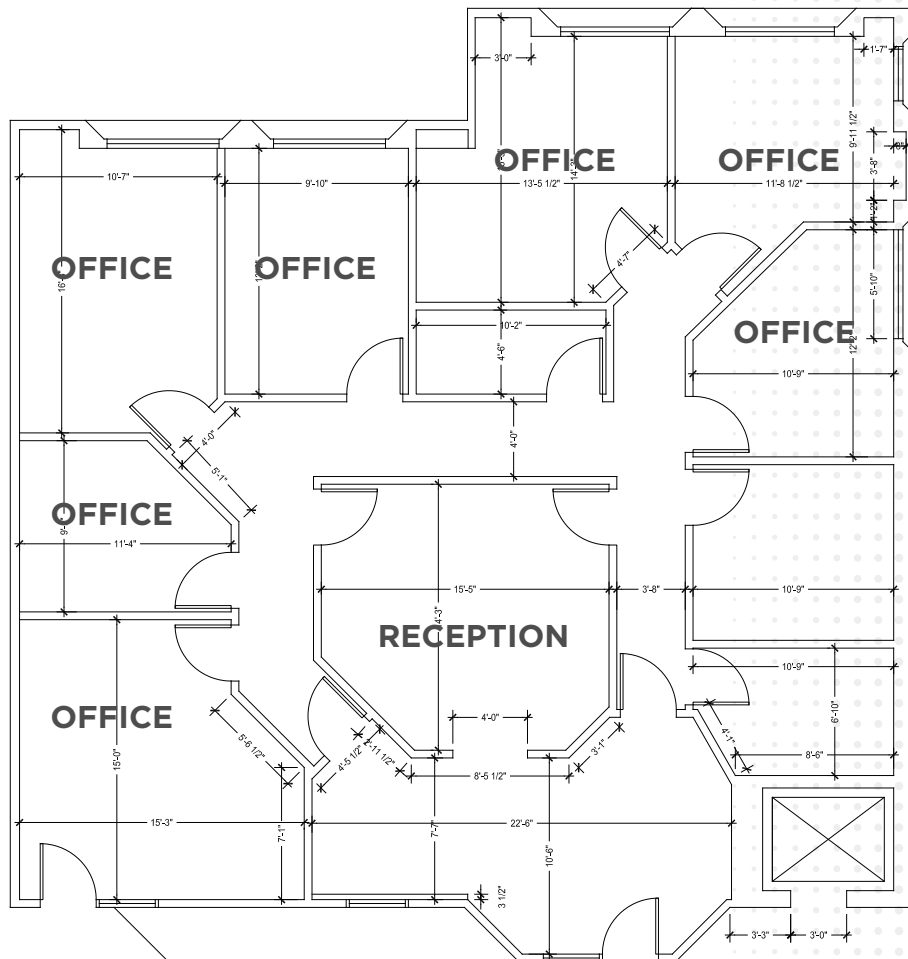
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# SUITE S210

2,430 SF

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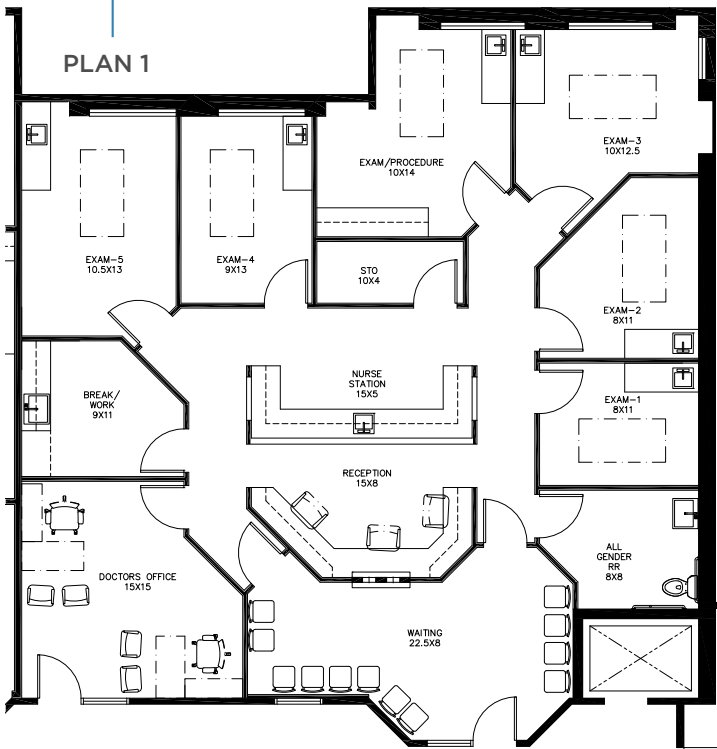
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# SUITE S210

## CONCEPT MEDICAL FLOOR PLANS

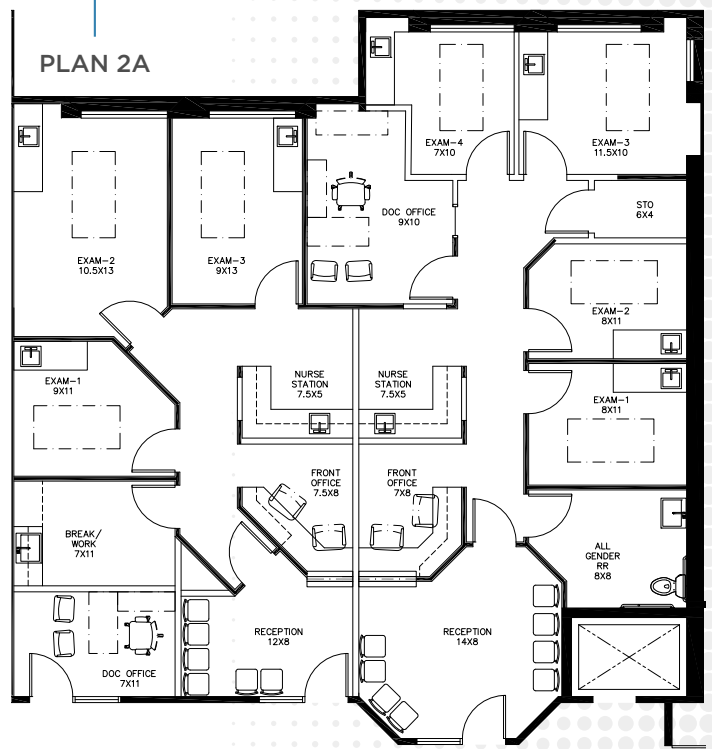
±2,430 RSF

PLAN 1



±1,106 RSF

PLAN 2A



±1,325 RSF

PLAN 2B



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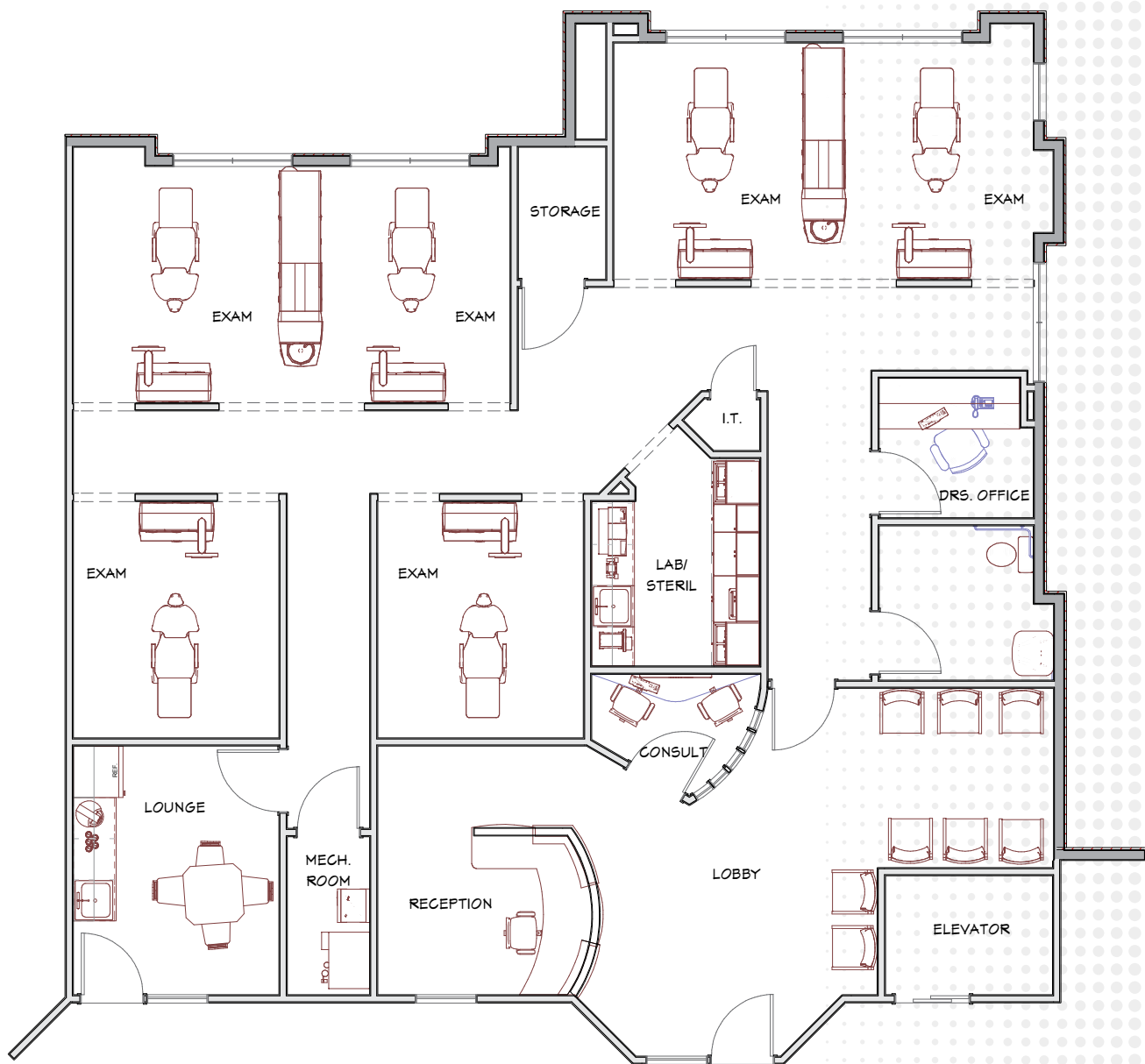
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# SUITE S210

2,430 SF

CONCEPT DENTAL FLOOR PLANS



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