



Prime Healthcare

MEDICAL OFFICE SUITES FOR LEASE

**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, not
including Janitorial



AVAILABILITIES:

BUILDING	SUITE	SIZE	RENTAL RATE	COMMENTS
502 Euclid Ave	104	2,405 SF	\$2.54/SF FSG	Existing medical improvements.
502 Euclid Ave	105	1,110 SF	\$2.54/SF FSG	Existing medical improvements. Three (3) exams rooms, one (1) office, in-suite restroom, separated waiting room and reception with sliding window.
502 Euclid Ave	204	1,226 SF	\$2.54/SF FSG	Existing medical improvements. Three (3) exam rooms, two (2) procedure rooms, one (1) storage room, in-suite restroom, reception/back office, and waiting room. Works well for a small practice which needs multiple procedure rooms.
502 Euclid Ave	303	1,372 SF	\$2.54/SF FSG	Existing medical improvements. Three (3) exam rooms, one (1) procedure room, in-suite restroom, divided reception/waiting room with a staff entrance.
655 Euclid Ave	403	1,029 SF	\$2.42/SF FSG	Existing medical build-out. Three (3) exam rooms with sinks, one (1) office, storage room, in-suite restroom, and waiting room.
655 Euclid Ave	407-409	3,425 SF	\$2.42/SF FSG	Existing medical build-out. Seven (7) exam rooms with sinks, one (7) offices, storage room, in-suite restroom, and waiting room.





PROJECT AERIAL



Prime Healthcare

COMPELLING DEMOGRAPHICS



1,576,902

POPULATION



\$7,204

ANNUAL AVERAGE
HEALTHCARE SPENDING PER
HOUSEHOLD



14.4%

POPULATION AGED 65+



35.4

MEDIAN AGE

TRAFFIC COUNTS



13,527

CARS PER DAY

South Euclid Avenue & E 6th
Street South

20 MINUTE
DRIVE RADIUS



\$114,618

AVERAGE
HOUSEHOLD INCOME

INSURANCE COVERAGE

46%

PPO

19%

HMO

20%

MEDICARE

15%

OTHER



PARADISE VALLEY HOSPITAL

RESTAURANTS

1. Hilberto's Mexican Food
2. La Lomita Mexican Grill
3. Jack in the Box
4. Tita's Kitchenette
5. Golden Chopsticks Restaurant
6. Royal Mandarin
7. Chiroy's Cafe
8. Los Tapatios Mexican Food
9. Fresheria - Be Fresh San Diego
10. Smitty's Taste Of The Bayou
11. Jack in the Box
12. Sizzler
13. Castañedas Mexican Food
14. El Real Mexican Food

RETAIL

1. National City Plaza
2. Cricket Wireless Authorized Retailer
3. Southcrest Park Plaza
4. Troy retail
5. Kellos super discount store
6. Walmart Supercenter
7. 99 Cents Only Stores
8. Cox Authorized Retailer
9. The UPS Store
10. Big Lots
11. Carnival Supermarket
12. T-shirt Mart
13. Northgate Market

RECREATION

1. El Toyon Recreation Center
2. Bayview Hills recreation center
3. Henderson Sport Complex
4. Southcrest Recreation Center
5. Mountain View Community Center
6. Camacho Recreation Center
7. National City Recreation Services
8. Kimball Recreation Center

HOTELS

1. Holiday Inn Express
2. Motel 6
3. Ramada by Wyndham
4. Rodeway Inn
5. Howard Johnson
6. National City Motel
7. Studio 6
8. Quality Inn

EDUCATION

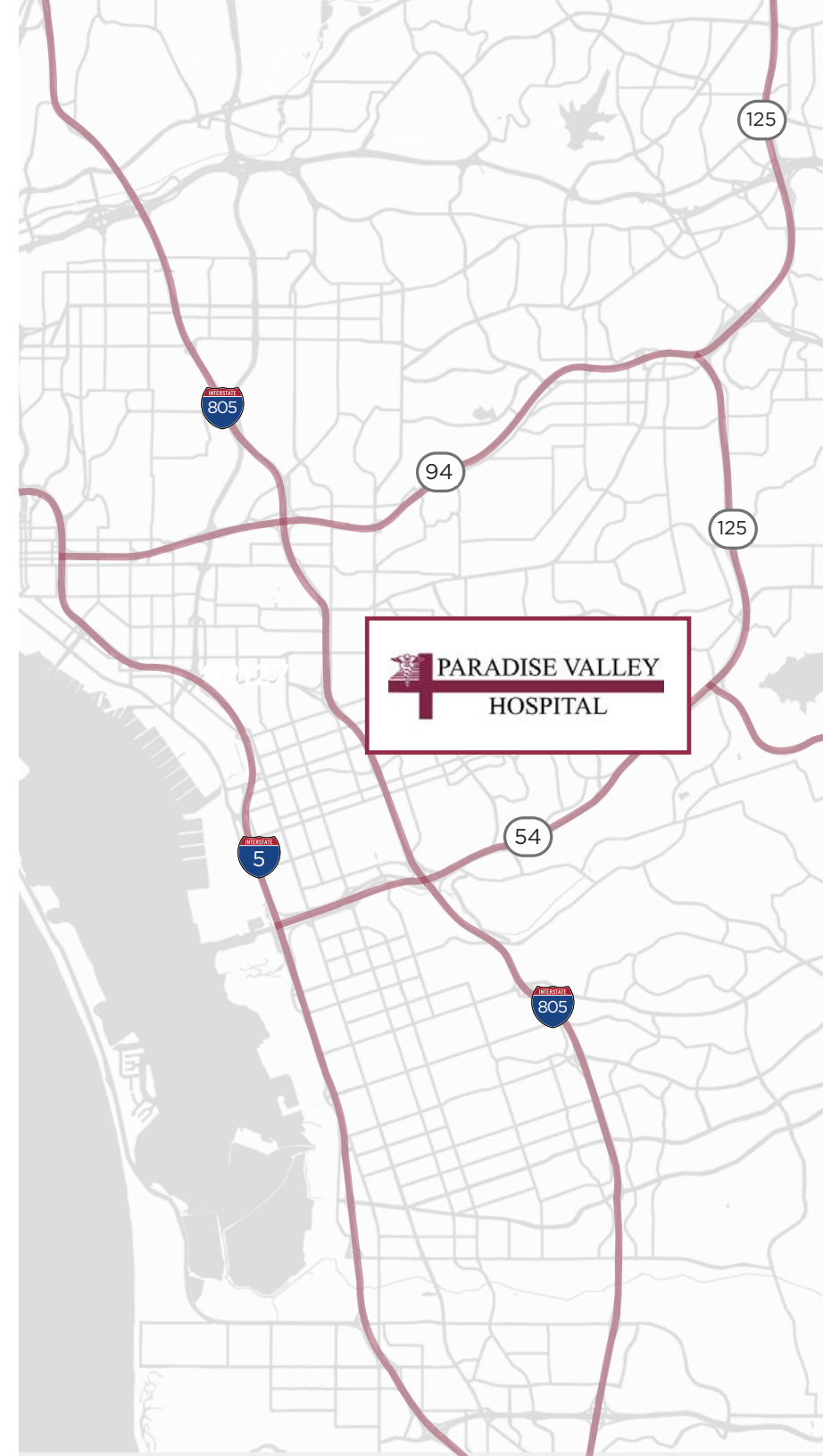
1. San Diego Academy
2. El Toyon School
3. Rancho de la Nación Elementary
4. Palmer Way Elementary School
5. Paradise Hills Elementary School

PATIENT DEMAND FORECAST

Five Mile Radius

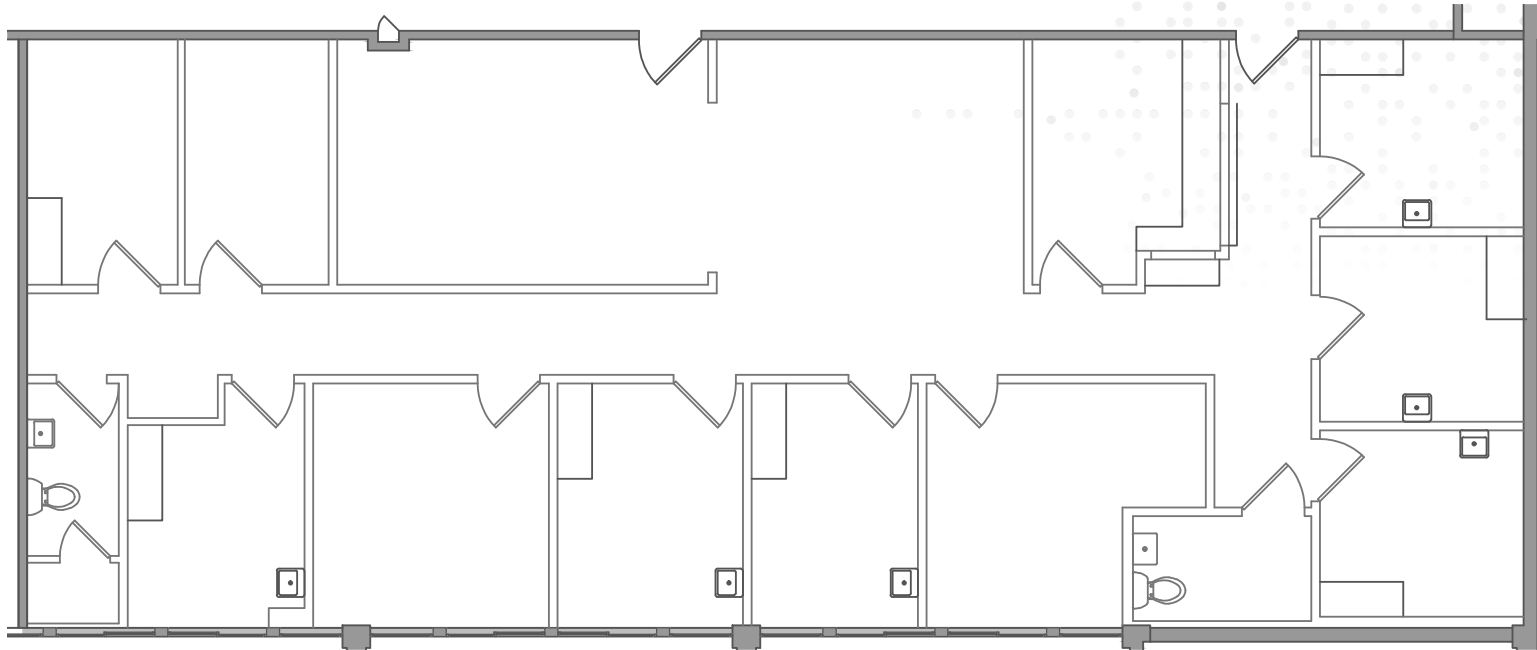
Service Line	2021 Volume	2026 Volume	2031 Volume	5 Yr Growth	10 Yr Growth
Psychiatry	168,068	193,969	197,935	15.4%	17.8%
Endocrinology	2,470	2,786	2,993	12.8%	21.2%
Vascular	18,100	20,001	22,062	10.5%	21.9%
Spine	2,270	2,481	2,721	9.3%	19.9%
Orthopedics	34,566	37,305	40,362	7.9%	16.8%
Physical Therapy	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%

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.

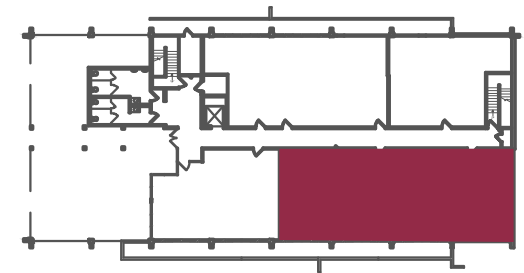


502 Building | Suite 104

Floor Plan

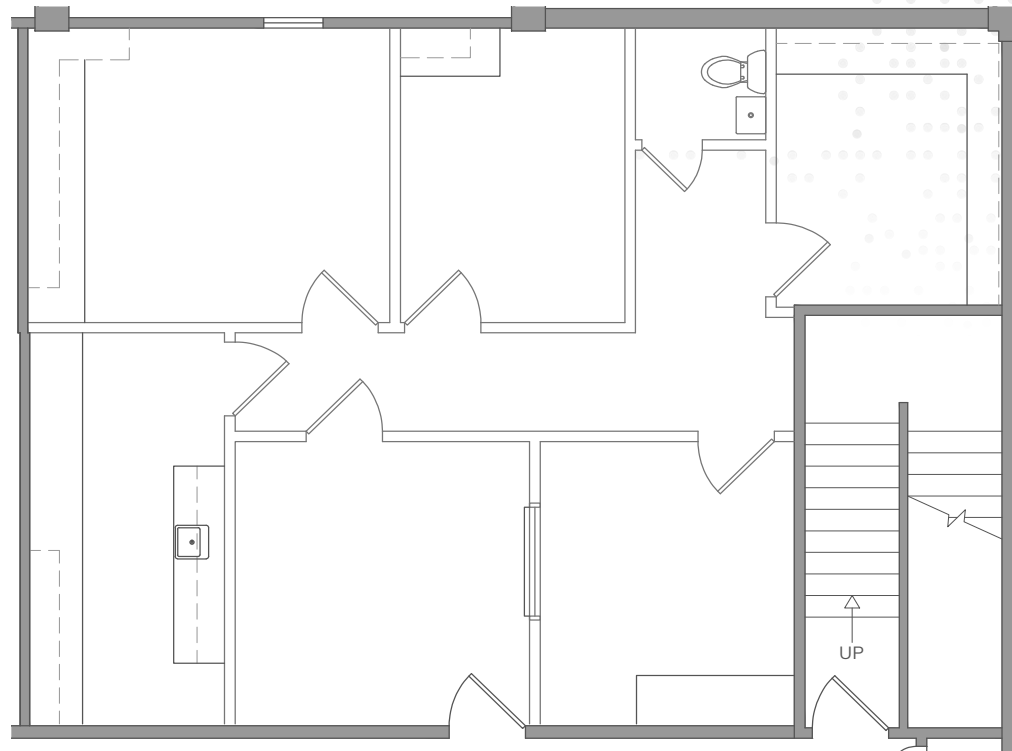


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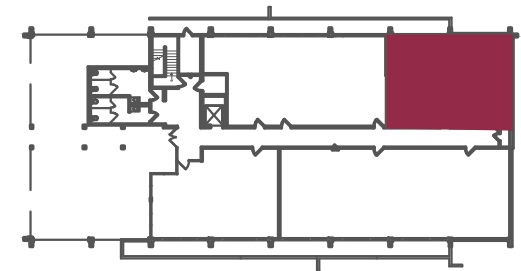


502 Building | Suite 105

Floor Plan



SUITE	SIZE	RENTAL RATE	COMMENTS
105	1,110 SF	\$2.54/SF FSG	Existing medical improvements. Three (3) exams rooms, one (1) office, in-suite restroom, separated waiting room and reception with sliding window. Great option for groups needing ground floor access.

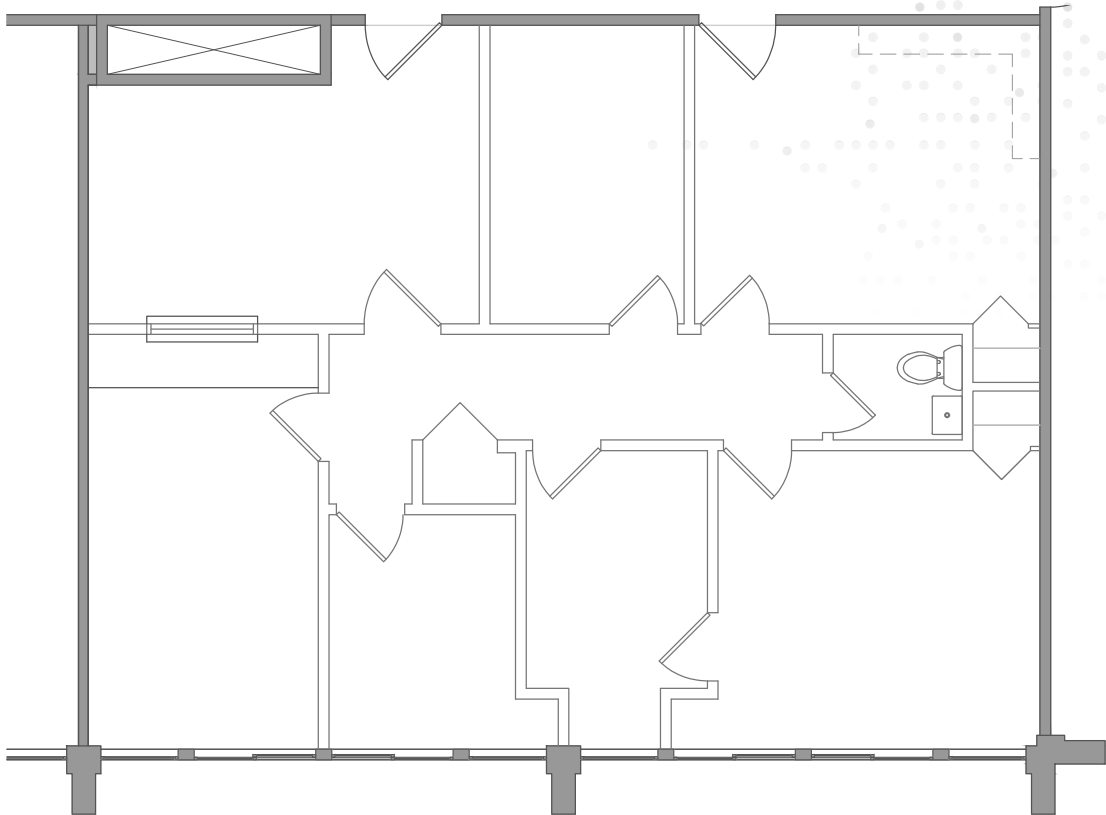


VIRTUAL TOUR



502 Building | Suite 204

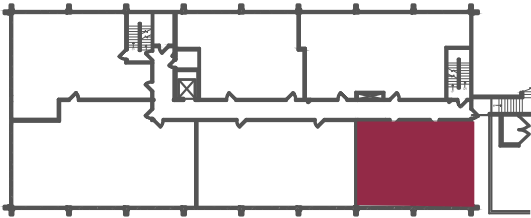
Floor Plan



SUITE	SIZE	RENTAL RATE	COMMENTS
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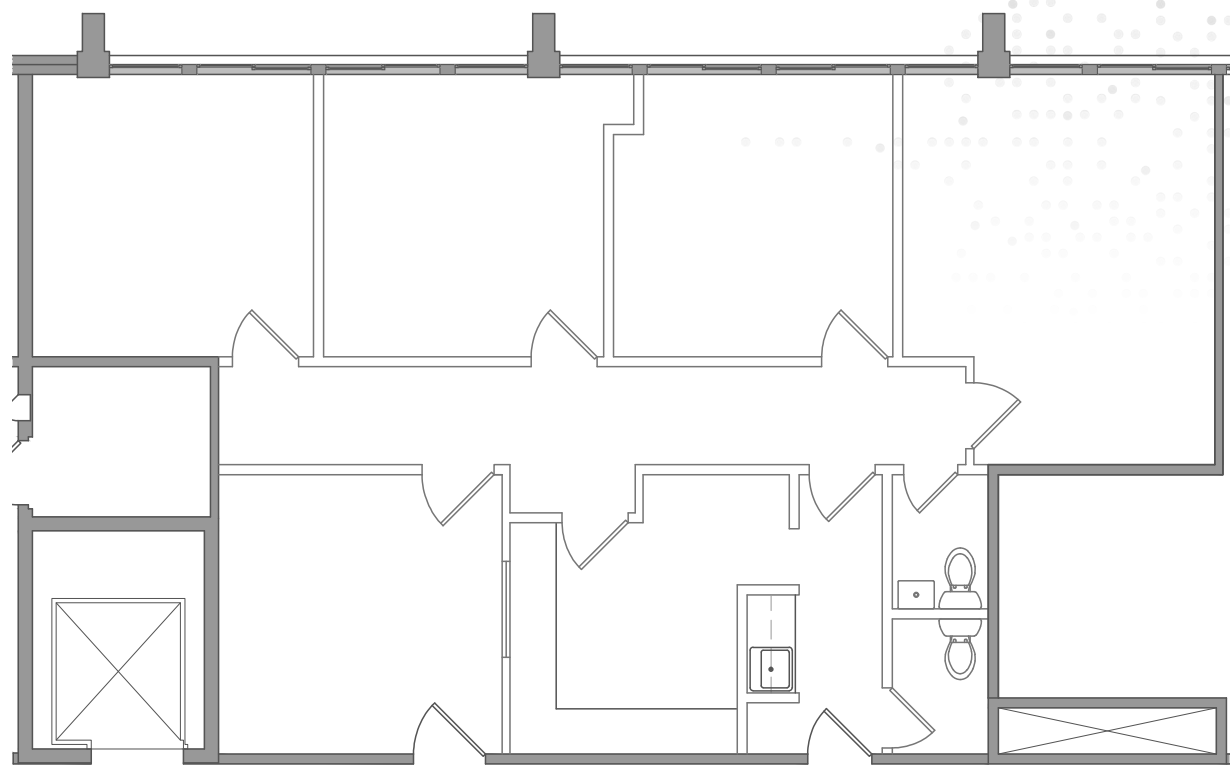
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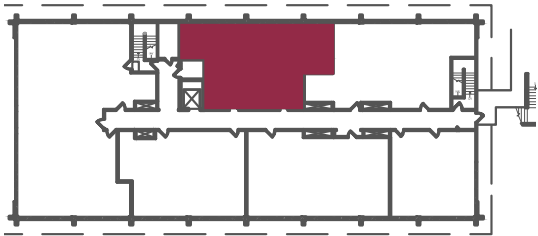


502 Building | Suite 303

Floor Plan

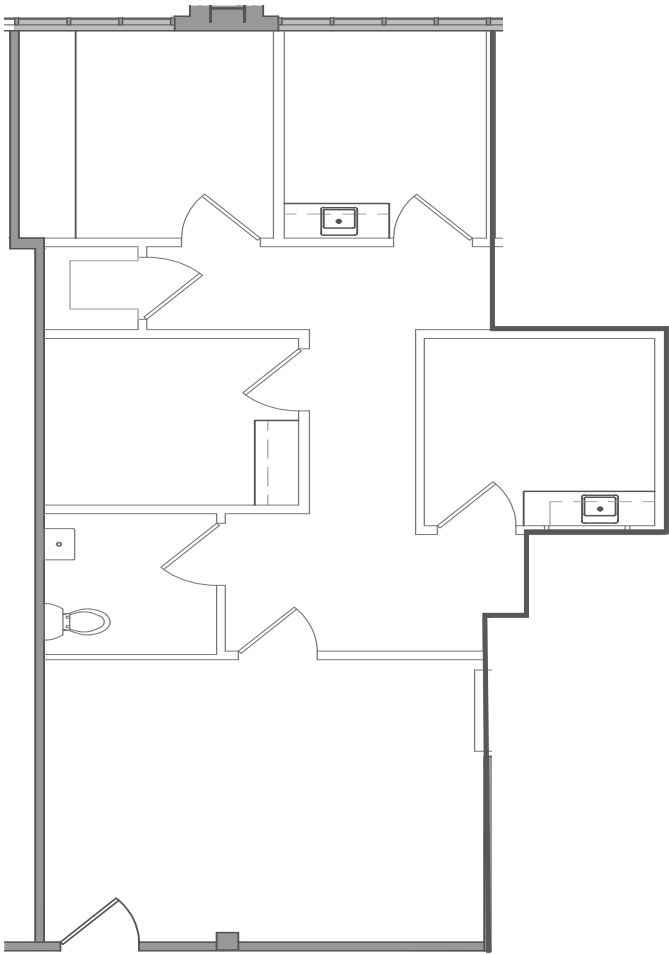


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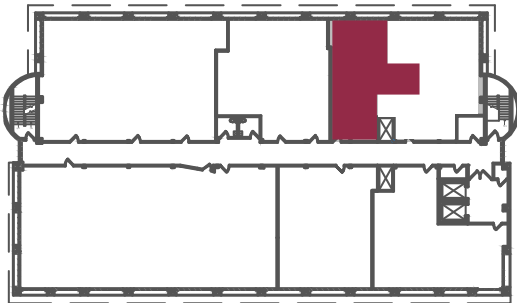


655 Building | Suite 403

Floor Plan

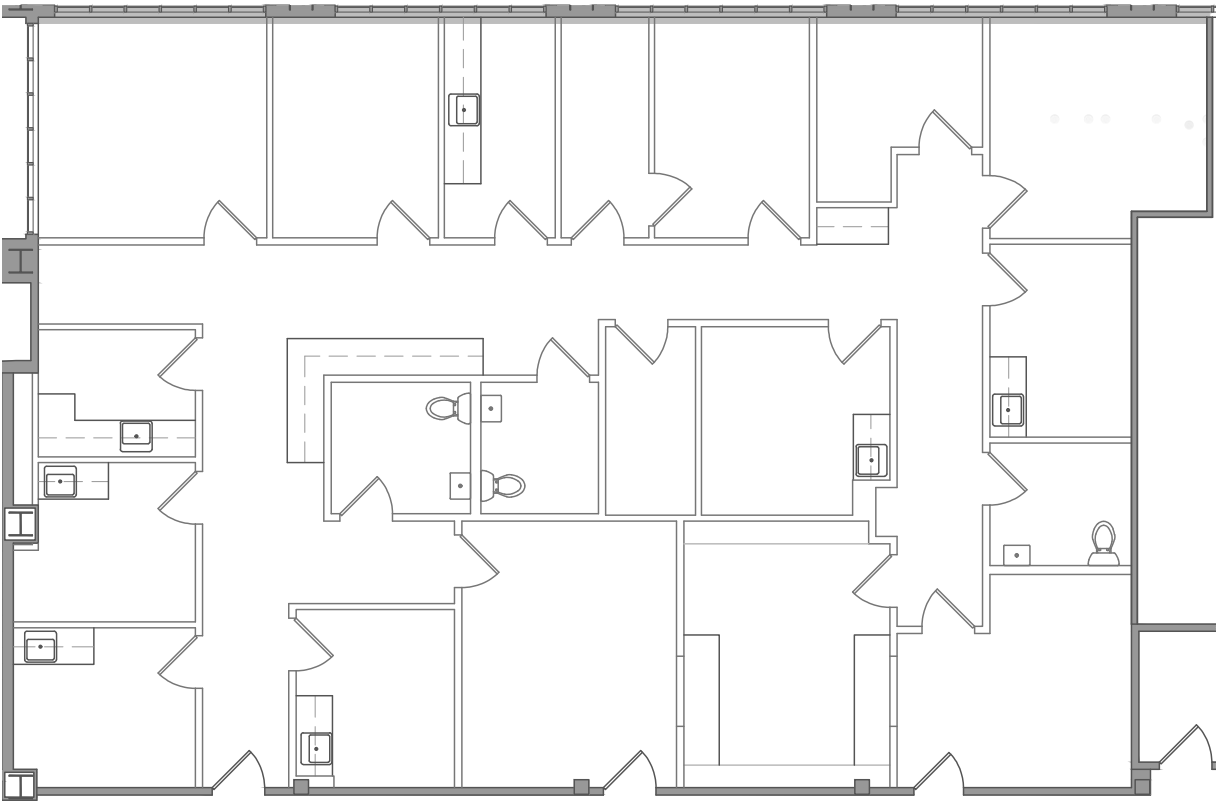


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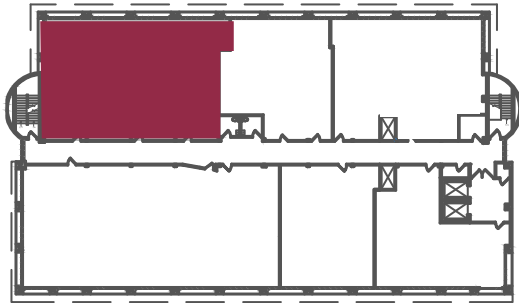


655 Building | Suite 407-409

Floor Plan



SUITE	SIZE	RENTAL RATE	COMMENTS
407-409	3,425 SF	\$2.42/SF FSG	Existing medical build-out. Seven (7) exam rooms with sinks, one (7) offices, storage room, in-suite restroom, and waiting room.





NEHAL WADHWA

+1 858 625 5228

nehal.wadhwa@cushwake.com

CA Lic #01859922

MATTHEW MELENDRES

+1 408 510 9968

matthew.melendres@cushwake.com

CA Lic #02162349



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

