

H.M. POOLE BUILDING

9834 GENESEE AVENUE



81,954 SF Medical Office Building

Available for Lease



Scripps Health is one of the premier healthcare systems serving San Diego County, with campuses in Encinitas, Torrey Pines, La Jolla, Hillcrest, and Chula Vista. Consistently rated one of the top health systems in the country, Scripps Health is dedicated to quality, safe, cost-efficient, socially responsible health care for everyone they serve.

The H.M. Poole Building at Scripps Memorial Hospital La Jolla is a vital part of the hospital's comprehensive healthcare campus, providing a convenient, collaborative environment for healthcare providers and patients. The building is a modern, patient-friendly space designed to enhance access to a wide range of services.

Scripps Health is consistently recognized for excellence in patient care, earning accolades for safety, quality, and innovation. Choosing to establish a practice in H.M. Poole Building at Scripps Memorial Hospital La Jolla positions healthcare providers at the center of a thriving, respected medical community that prioritizes patient care, innovation, and collaboration.

PROPERTY **HIGHLIGHTS**



Abundant Parking in Structured Lots at a Ratio of 5 Stalls per 1,000 RSF



Full Service Gross Rent, net of Electricity



On Campus of Scripps Memorial Hospital La Jolla, a 300+ Bed Hospital Serving Over 120,000 Patients Annually



Convenient Access off the I-5 Freeway Broadens the Patient Catchment Area to a Regional Scale



Situated in the Heart of San Diego, the H.M. Poole Building Serves as a Central Hub for Medical Providers

AVAILABILITIES

1ST FLOOR

SUITE #	SF	NOTES	RATE
101	1,577 SF	5 Offices Open Office Nurse Station	\$4.45/SF Full Service Gross (FSG)
110	3,389 SF	Former Radiology Office Lead Lined Radiology Room Recovery Room 4 Offices Break Room 4 Storage Rooms Bathroom Waiting Room	\$4.45/SF Full Service Gross (FSG)
111	1,936 SF	2 Exams 6 Offices Bathroom Open Office Waiting Room Reception Room Operating Room	\$4.45/SF Full Service Gross (FSG)
101/111	3,513 SF	Contiguous Availability	\$4.45/SF Full Service Gross (FSG)
125	2,588 SF	9 Exam Rooms 4 Offices Break Room Waiting Room Reception Room 2 Bathrooms	\$4.45/SF Full Service Gross (FSG)

3RD FLOOR

SUITE #	SF	NOTES	RATE
320	1,352 SF	4 Exam Rooms Break Room Office Bathroom Lab Waiting Room Reception Room	\$4.45/SF Full Service Gross (FSG)
326	1,969 SF	Former OBGYN Office 5 Exam Rooms Bathroom Lab Nurse Station 2 Offices Waiting Room Reception Room	\$4.45/SF Full Service Gross (FSG)
320/326	3,321 SF	Contiguous Availability	\$4.45/SF Full Service Gross (FSG)

4TH FLOOR

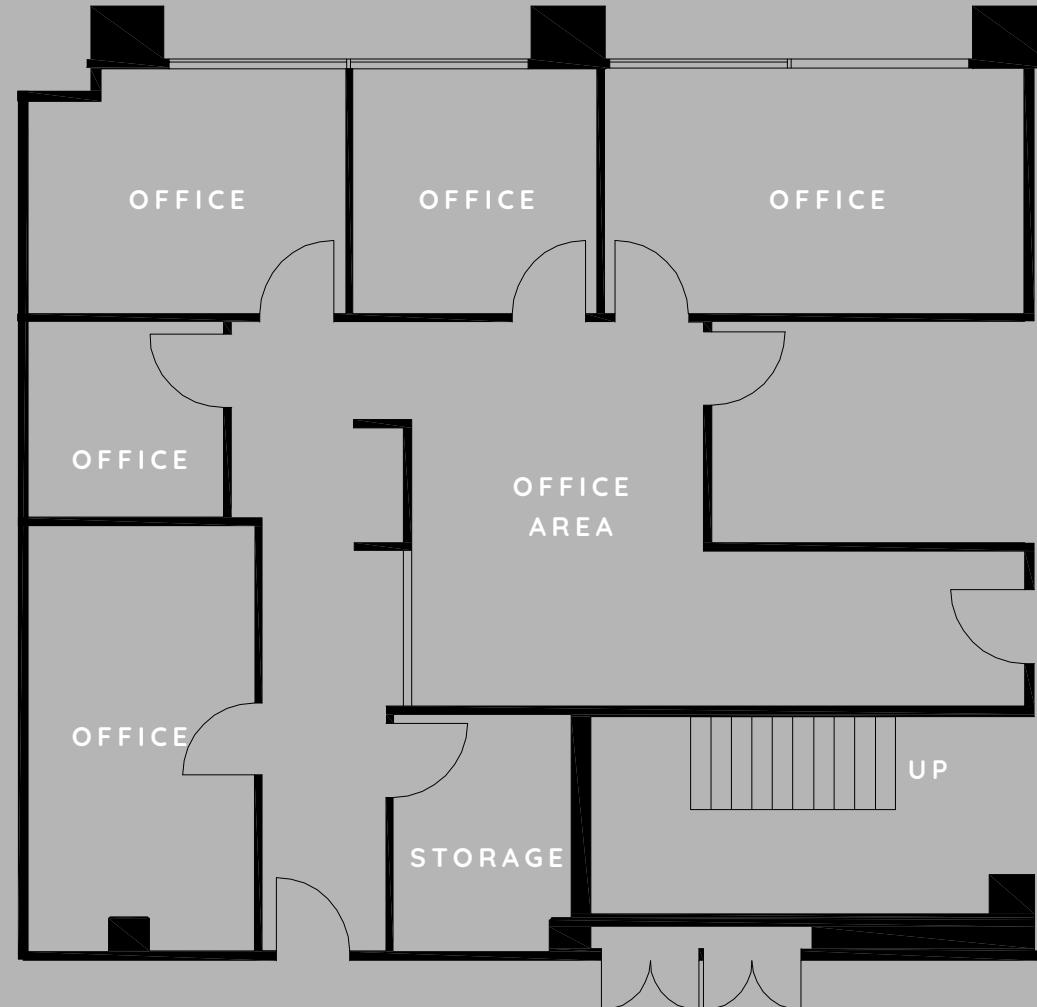
SUITE #	SF	NOTES	RATE
427	1,961 SF	Former Therapist Office 6 Offices Bathroom Waiting Room Reception Room	\$4.45/SF FSG



SUITE 101

1,577 SF
\$4.45/SF FSG

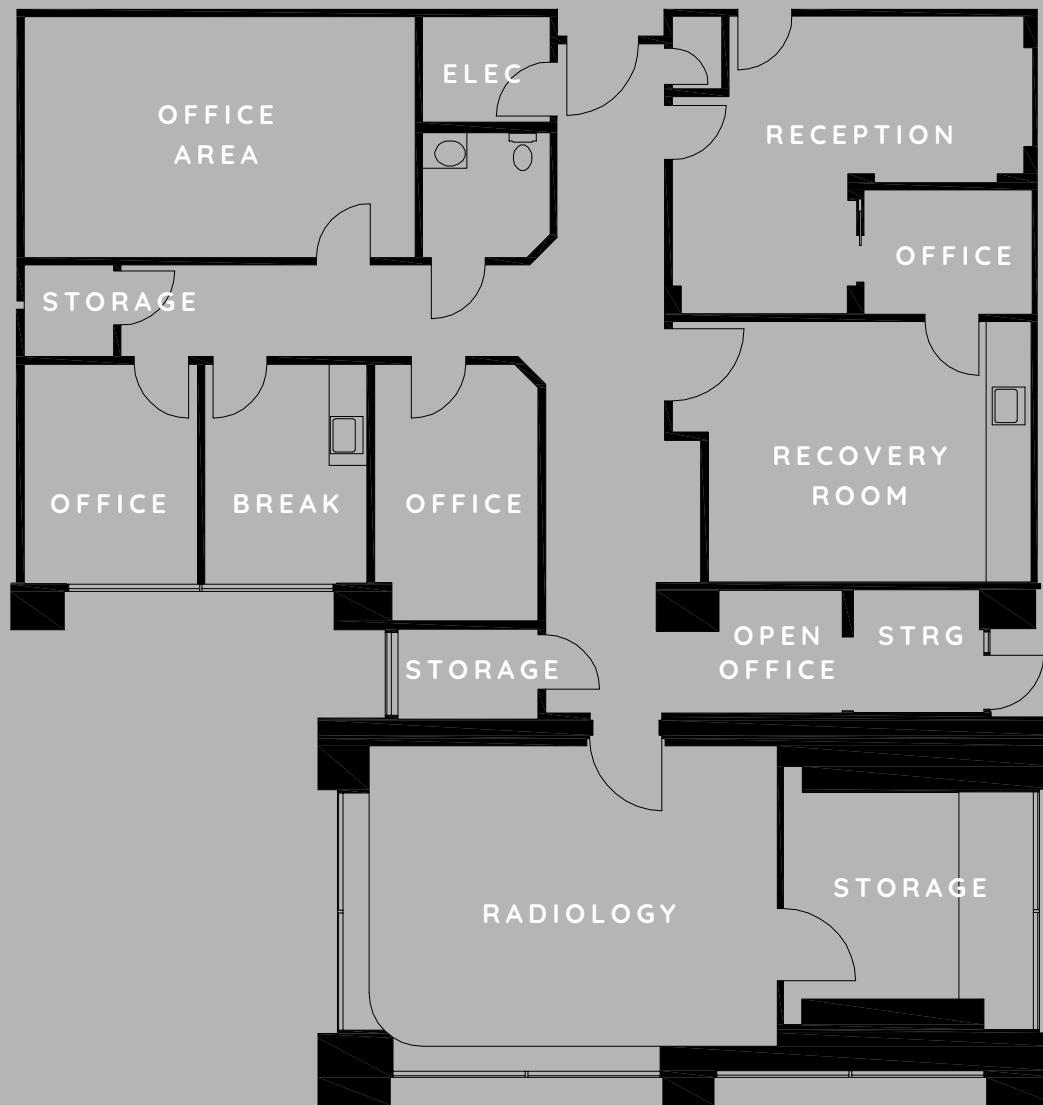
- 5 Offices
- Open Office
- Nurse Station



SUITE 110

3,389 SF
\$4.45/SF FSG

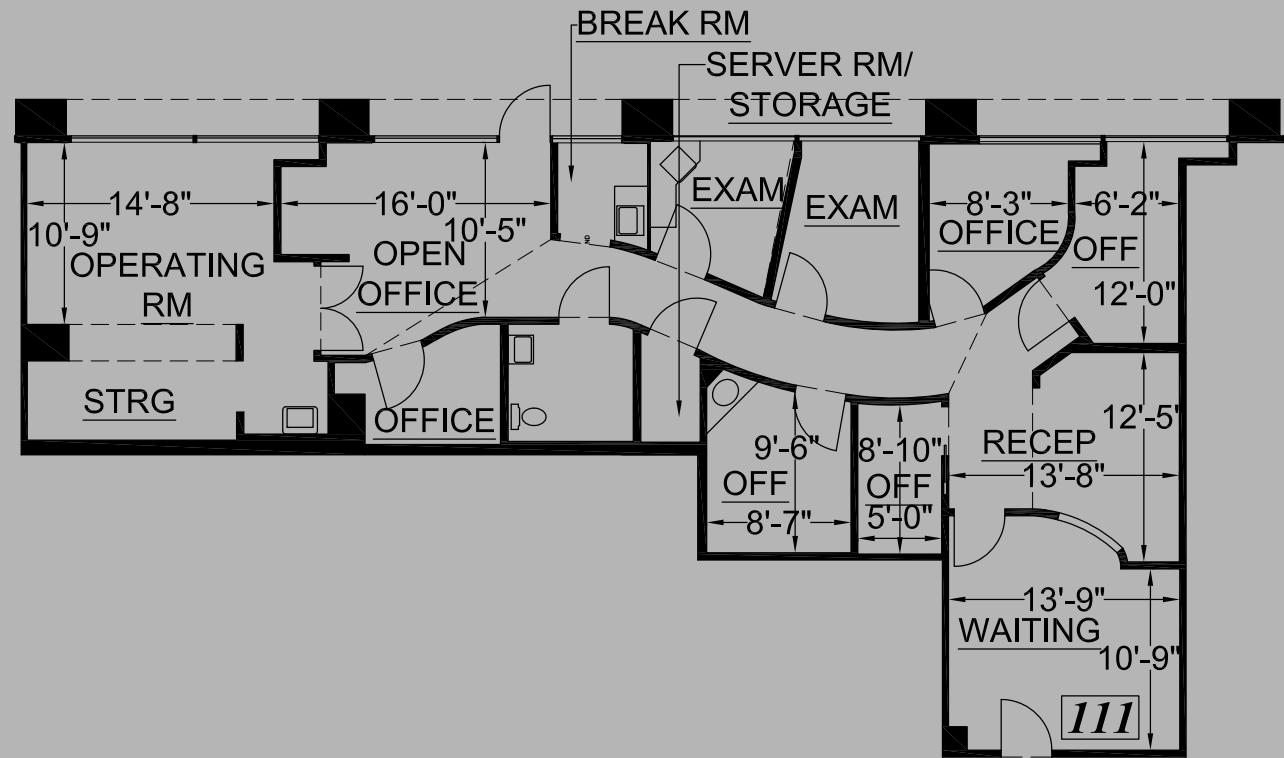
- Former Radiology Office
- Lead-Lined Radiology Room
- Recovery Room
- 4 Offices
- Break Room
- 4 Storage Rooms
- Bathroom
- Waiting Room



SUITE 111

1,936 SF
\$4.45/SF FSG

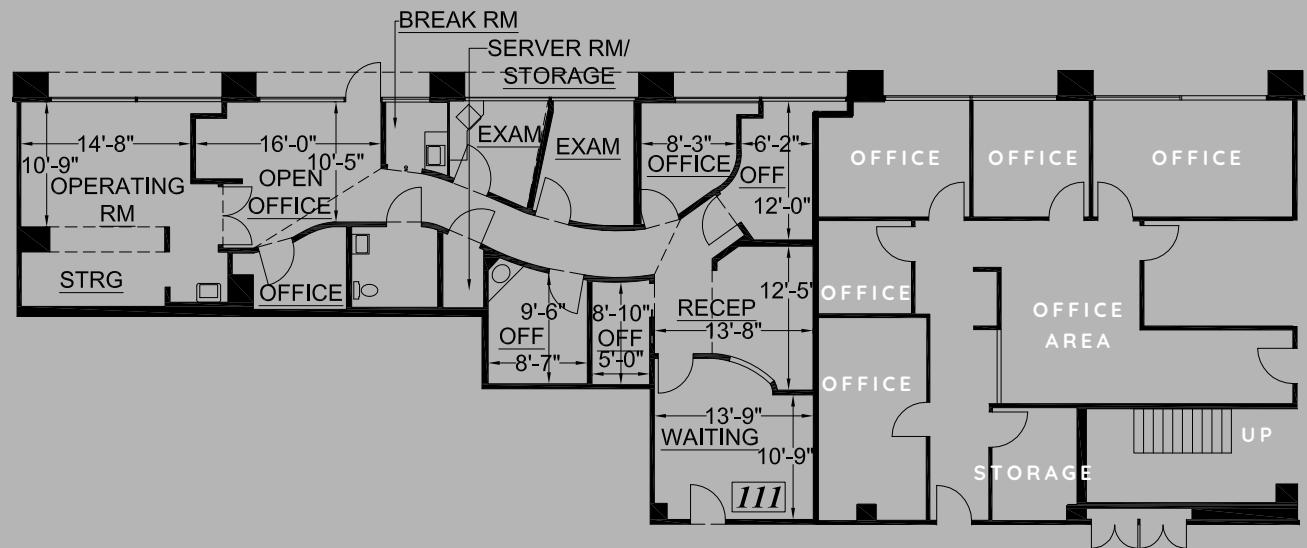
- 2 Exams
- 6 Offices
- Bathroom
- Open Office
- Waiting Room
- Reception Room
- Operating room



SUITE 101 & 111

3,513 SF
\$4.45/SF FSG

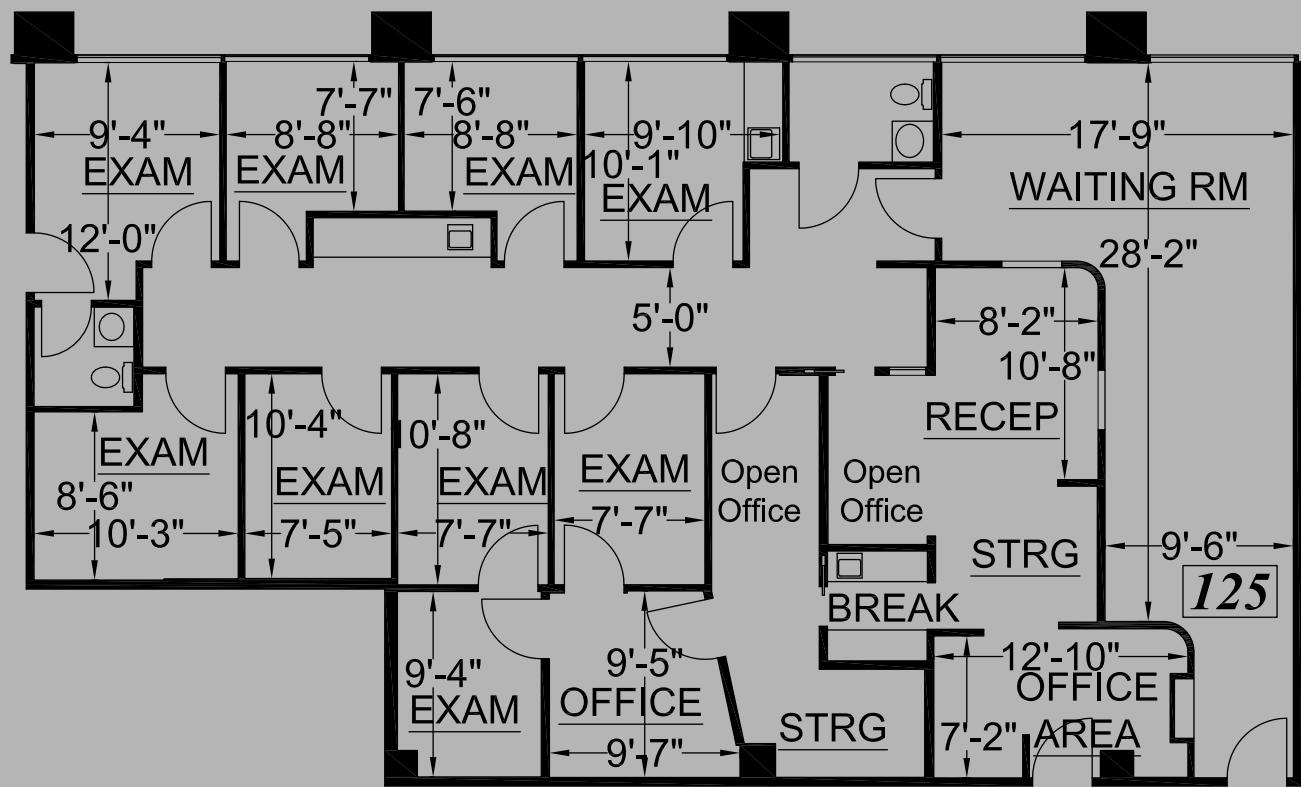
- Contiguous Availability



SUITE 125

2,588 SF
\$4.45/SF FSG

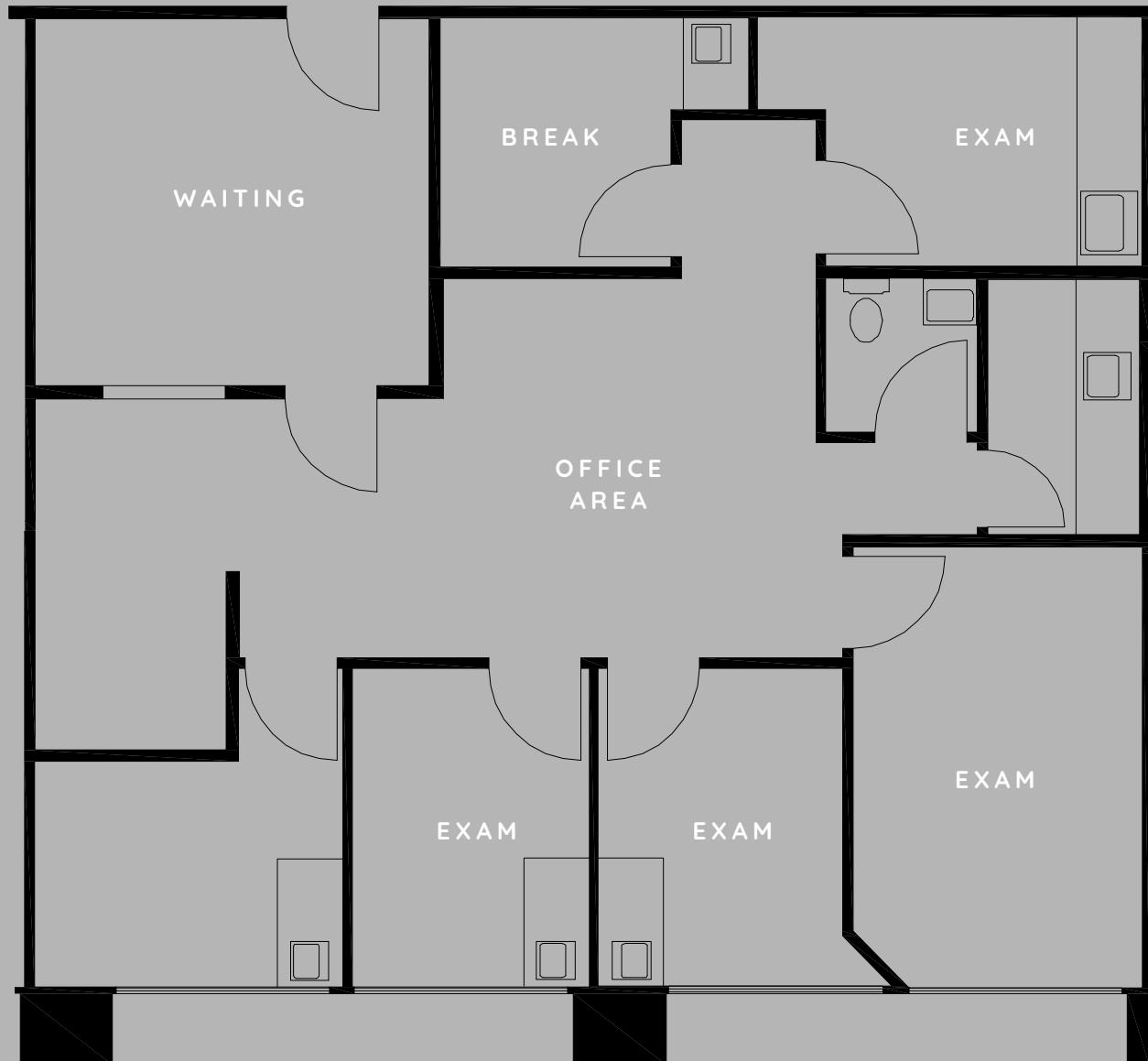
- 9 Exam Rooms
- 4 Offices
- Break Room
- Waiting Room
- Reception Room
- 2 Bathrooms



SUITE 320

1,352 SF
\$4.45/SF FSG

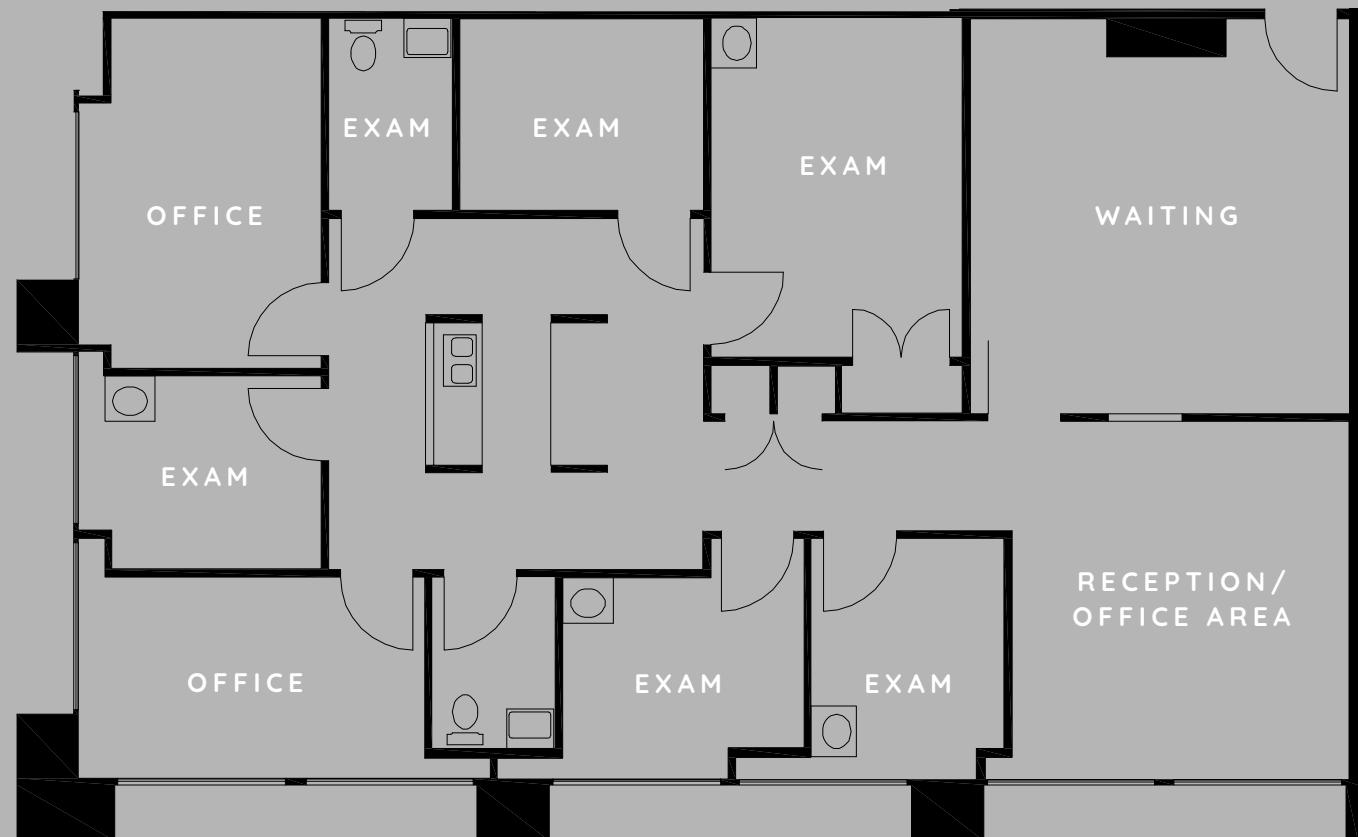
- 4 Exam Rooms
- Break Room
- Office
- Bathroom
- Lab
- Waiting Room
- Reception Room



SUITE 326

1,969 SF
\$4.45/SF FSG

- Former OBGYN Office
- 5 Exam Rooms
- Bathroom
- Lab
- Nurse Station
- 2 Offices
- Waiting Room
- Reception Room



SUITE 320 & 326

3,321 SF
\$4.45/SF FSG

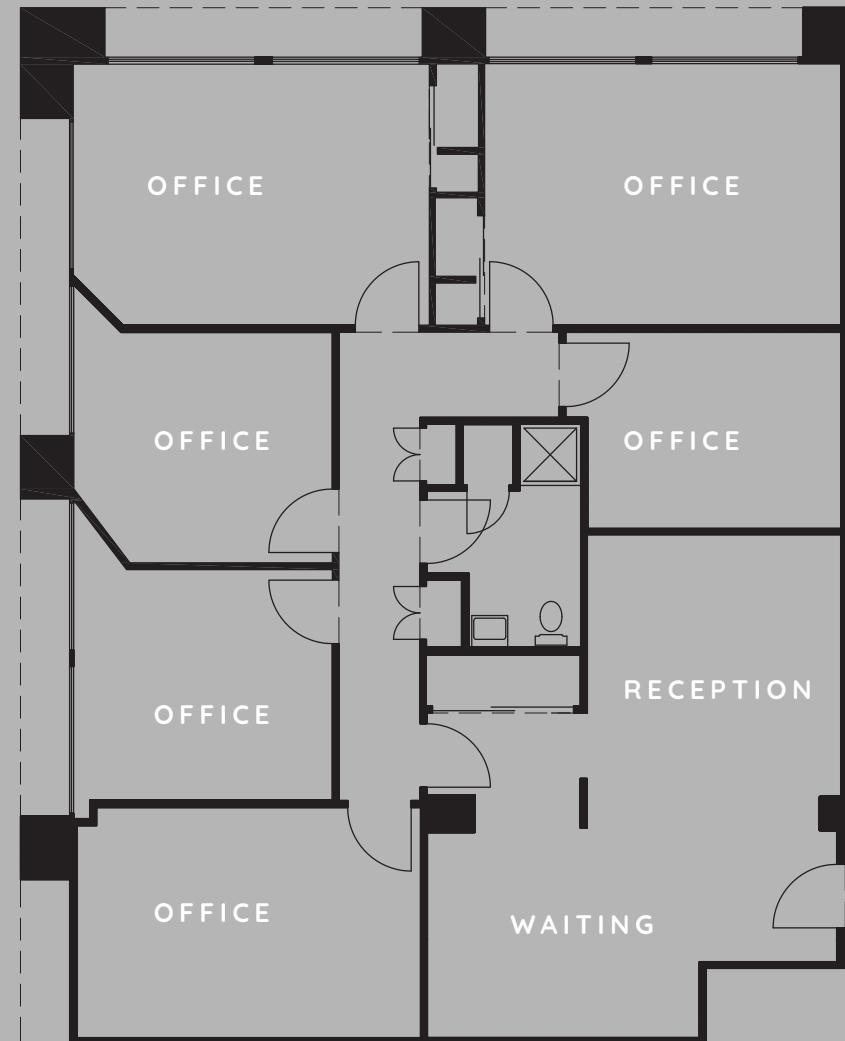
- Contiguous Availability



SUITE 427

1,961 SF
4.45/SF FSG

- Former Therapist Office
- 6 Offices
- Bathroom
- Waiting Room
- Reception Room



NEARBY AMENITIES



DEMOGRAPHICS

*Data within a 20 mile radius. ESRI 2024

821,941
Total Population

\$112,469
Median Household Income

27
% of Graduate Degrees

\$9,496.35
Average Healthcare Spending

37
Median Age

\$9,496.35
% of White Collar Workers



NEARBY HEALTHCARE

- 1 Scripps Clinic La Jolla **1.13 Mi | 5 Min**
- 2 Thornton Hospital **1.06 Mi | 6 Min**
- 3 Scripps Green Hospital **1.91 Mi | 8 Min**
- 4 Scripps Clinic Del Mar Hospital **5.30 Mi | 12 Min**
- 5 Scripps Carmel Valley **5.30 Mi | 12 Min**



PATIENT DEMAND FORECAST

SERVICE LINE	2023 VOLUME ESTIMATE	2028 VOLUME FORECAST	2033 VOLUME FORECAST	5 YR GROWTH	10 YR GROWTH
Endocrinology	1,176	1,404	1,547	19.4%	31.5%
Psychiatry	76,091	85,649	86,132	12.6%	13.2%
Spine	1,142	1,274	1,324	11.6%	16.0%
Vascular	9,831	10,816	11,664	10.0%	18.6%
Cardiology	57,807	63,264	66,840	9.4%	15.6%
Ophthalmology	52,825	57,652	62,587	9.1%	18.5%
Physical Therapy/Rehabilitation	144,309	157,107	178,193	8.9%	23.5%
ENT	17,510	18,982	20,239	8.4%	15.6%
Orthopedics	16,903	18,273	19,934	8.1%	17.9%
Pain Management	6,516	6,981	7,315	7.1%	12.3%
Miscellaneous Services	121,423	129,800	139,289	6.9%	14.7%
Lab	261,449	278,711	290,551	6.6%	11.1%
Nephrology	2,917	3,095	3,238	6.1%	11.0%
Podiatry	10,757	11,304	11,970	5.1%	11.3%
Neurology	9,164	9,584	9,976	4.6%	8.9%
Trauma	4,372	4,567	4,742	4.5%	8.5%
Evaluation and Management	591,172	613,036	626,297	3.7%	5.9%
Oncology	8,242	8,502	8,835	3.2%	7.2%
Radiology	173,097	177,116	180,370	2.3%	4.2%
Dermatology	25,293	25,784	26,155	1.9%	3.4%
Gastroenterology	13,375	13,512	13,587	1.0%	1.6%
General Surgery	3,392	3,410	3,446	0.5%	1.6%
Urology	5,872	5,869	5,992	0.0%	2.0%

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 Park Terrace Health Center which includes areas in zip codes 92127 and 92128.

H.M. POOLE BUILDING

9834 GENESEE AVENUE

For More Information, Please Contact:

BILL CAVANAGH

+1 858 546 5460

bill.cavanagh@cushwake.com

CA LIC. #00905262

MATTHEW MELENDRES

+1 408 510 9968

matthew.melendres@cushwake.com

CA LIC. #02162349



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-10.7.2025