

8901 Activity Road

✚ MEDICAL OFFICE SUITES FOR LEASE



Lic # 02161402

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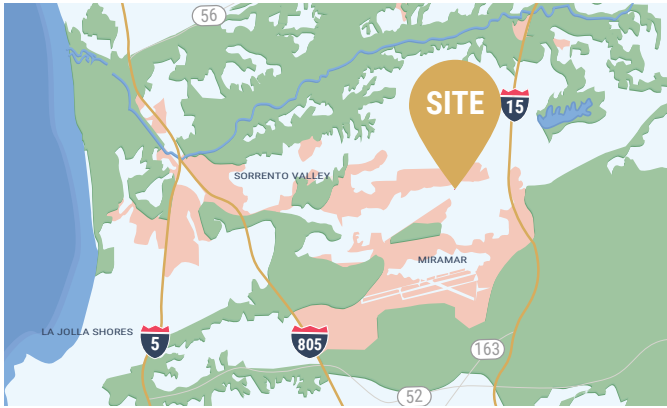
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**8901 Activity Rd
San Diego, CA**



8901 ACTIVITY RD

Located in the heart of San Diego's thriving medical corridor, 8901 Activity Road offers a dynamic space designed to meet the needs of modern healthcare providers. This state-of-the-art building features flexible suites tailored for various specialties, equipped with advanced infrastructure such as medical-grade HVAC, high-speed internet, and ample power capacity to support cutting-edge technologies. With a prime location near major highways, the property ensures exceptional accessibility for both providers and patients, complemented by dedicated surface parking. The contemporary design includes spacious common areas, ADA-compliant features, and abundant natural light to enhance the patient and staff experience. Conveniently situated near pharmacies, diagnostic labs, and other healthcare services, this property creates a seamless ecosystem for patient care.



FEATURES

- Upgraded Medical Office building with ability to utilize shared lobby with in the Building
- Shared conference room on second floor
- Monument signage available
- Ample referral opportunities with existing tenant base in Building
- Ease of access to 1-15, Mira Mesa and Scripps Ranch



AMPLE PARKING

- 5 Stalls per 1,000 RSF

Estimate 15 Min Drive

POPULATION ESTIMATES

752,236

>17 141,898

18-44 333,704

AVERAGE HOUSEHOLD INCOME

\$35,033.95

45-64 177,260

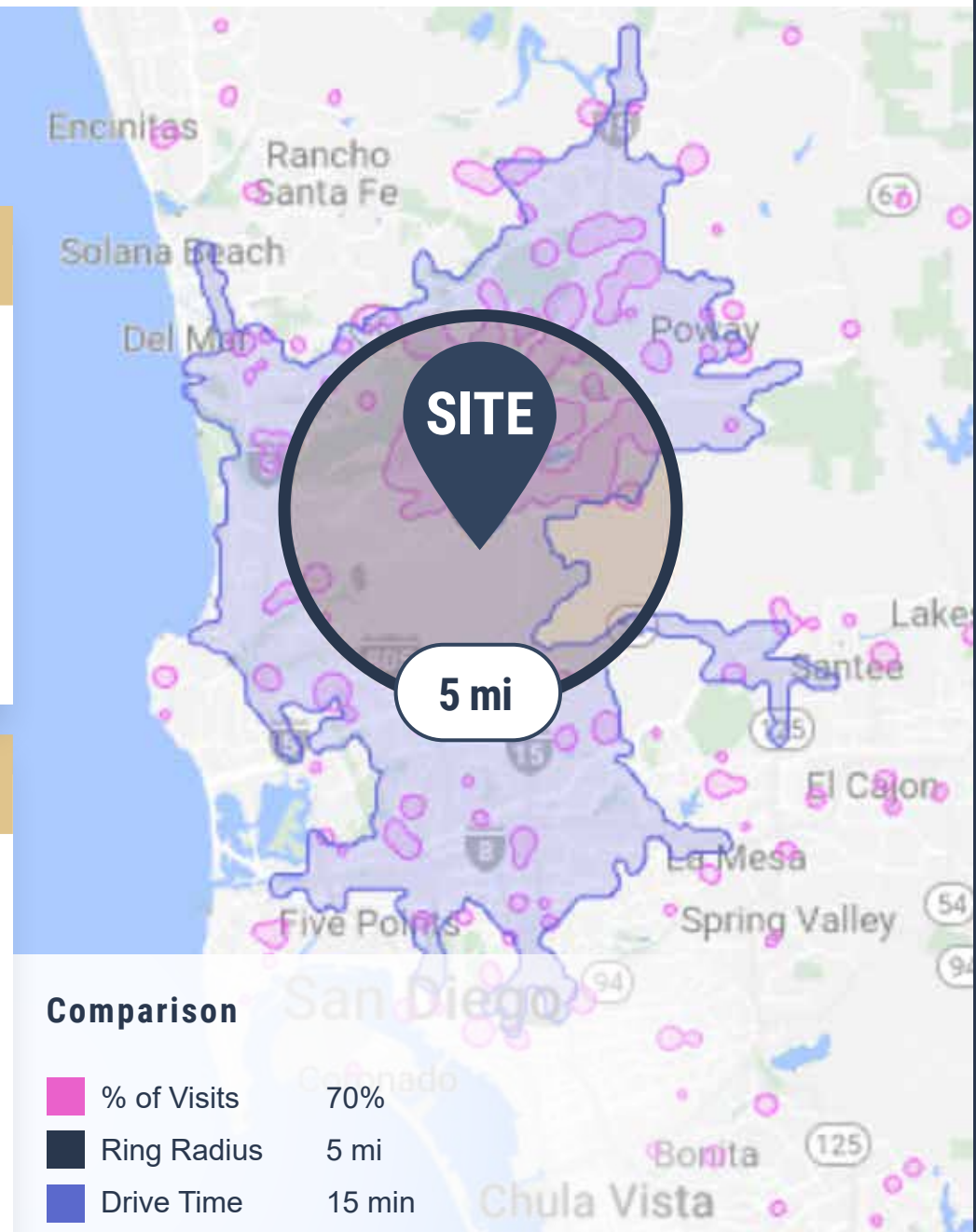
65+ 99,283

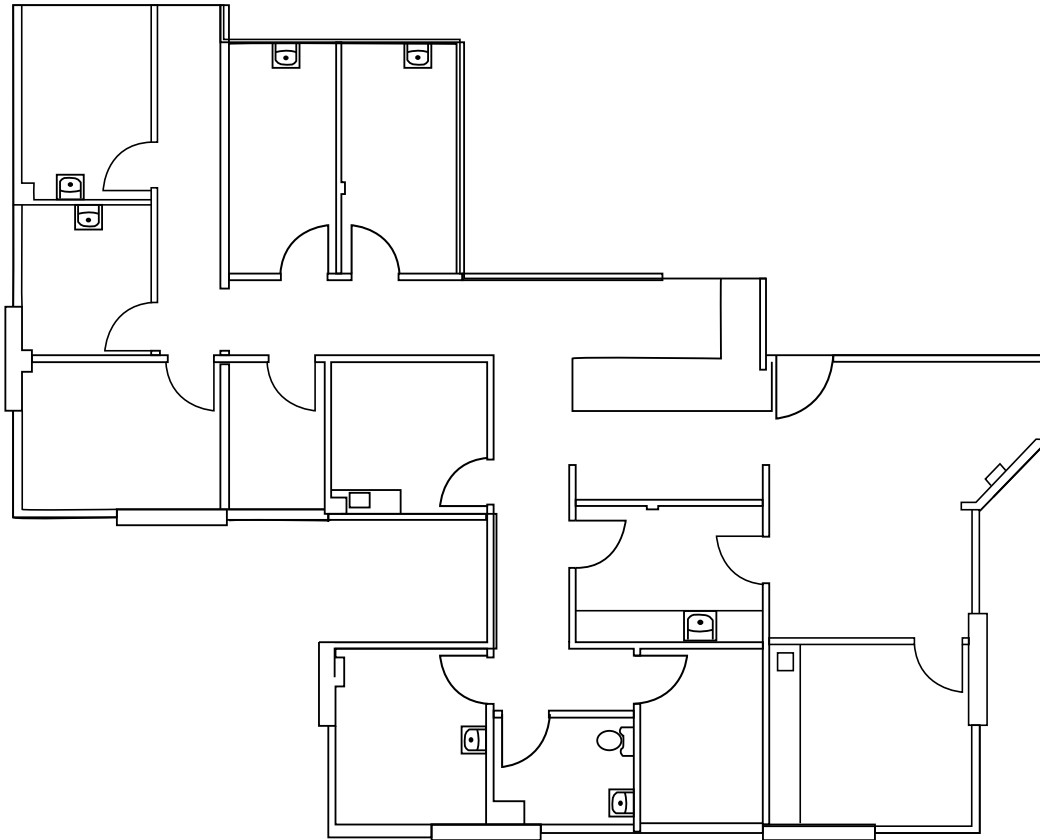
Data Source:  **Placer.ai**

PAYOR MIX Within 15 Min Drive

COMMERCIAL	9.9%
EMPLOYER BASED	56.9%
GOVERNMENT	21.0%
MULTIPLE	6.5%
SELF PAY	5.6%

Data Source:  **Placer.ai**



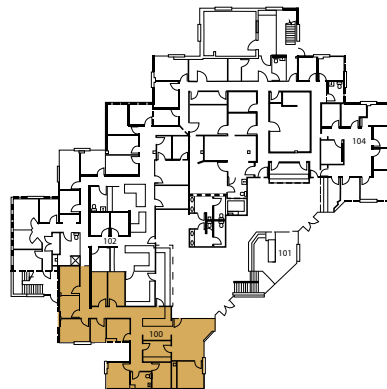


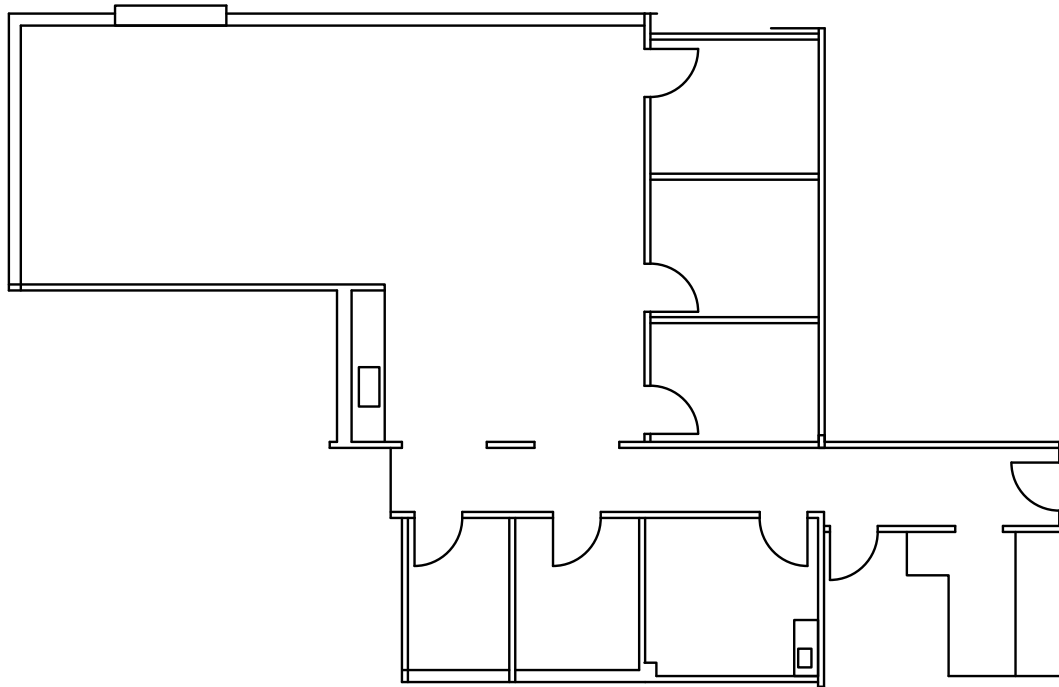
AVAILABLE SUITE

Suite 101 - 2,764 RSF

SUITE DESCRIPTION

7 Exam Rooms, 1 Procedure or Break Room, 1 Doctor's Office, 1 Shared Staff Room, 1 Ensuite Restroom, 1 Storage Room - with Exterior Entrance, Reception and Lobby Area



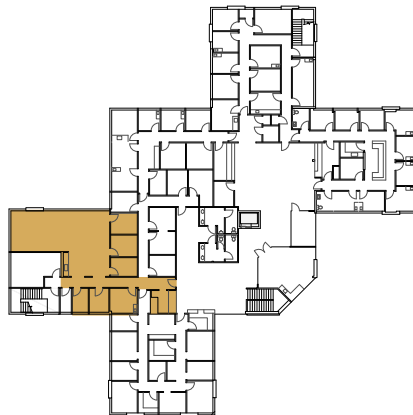
**AVAILABLE SUITE**

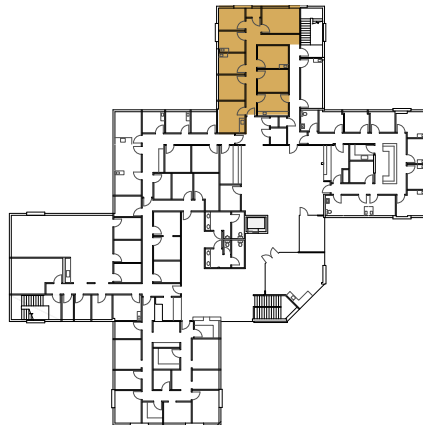
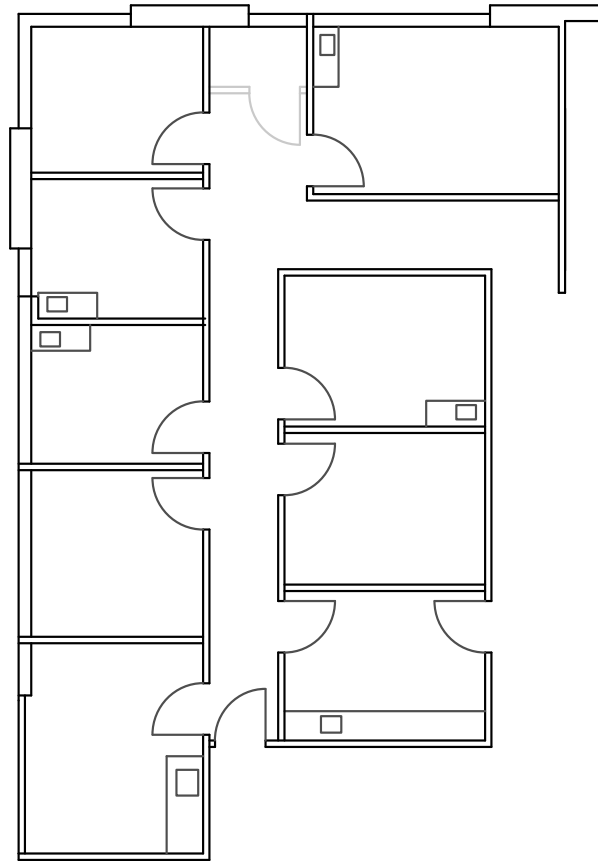
Suite 200 - 2,560 RSF

SUITE DESCRIPTION

Former Physical Therapy Office,
Open Area, 3 Treatment Rooms,
2 Private Offices, Reception
/Admin, and Breakroom

Available July 1, 2026





AVAILABLE SUITE

Suite 204 - 1,744 RSF

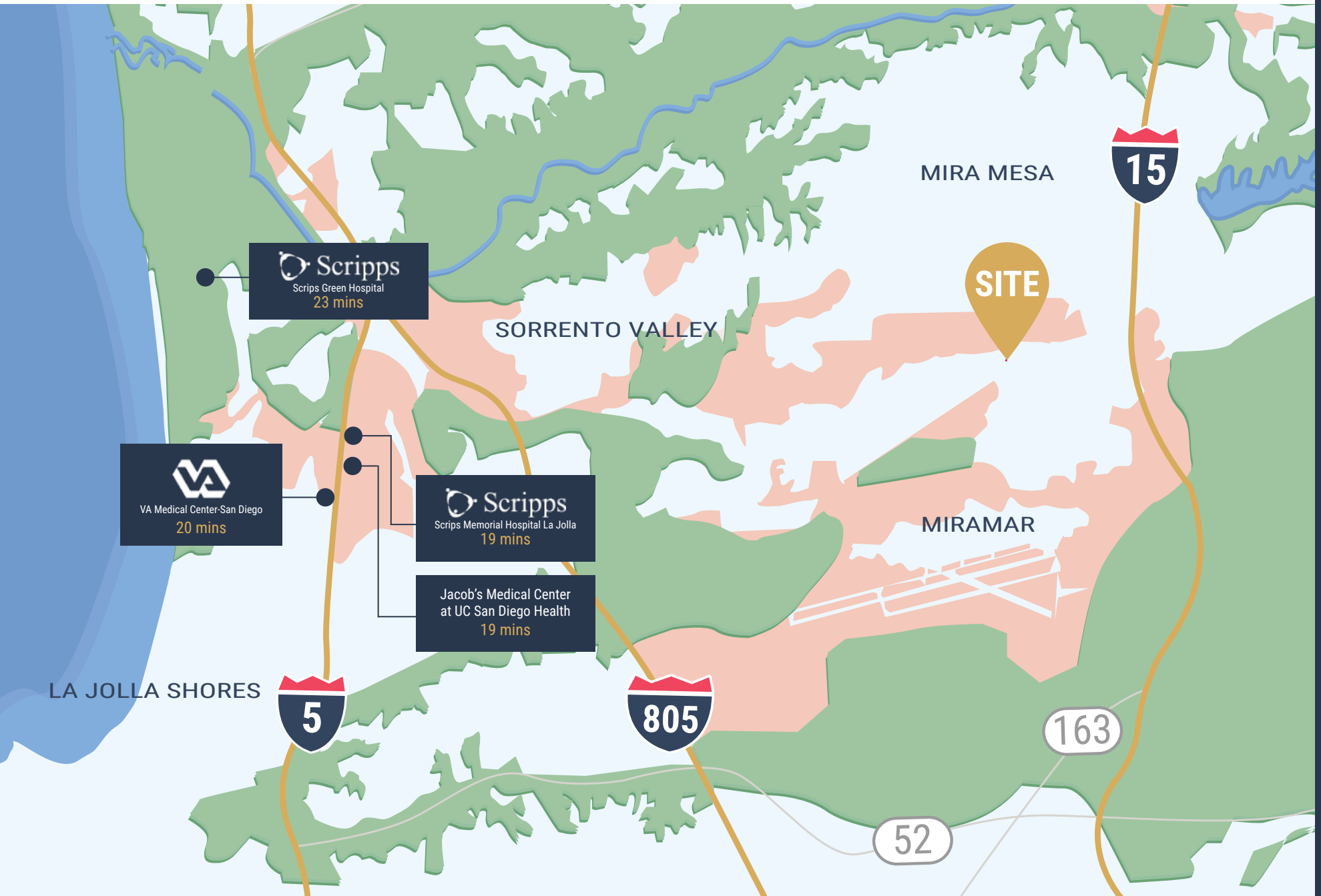
SUITE DESCRIPTION

Shared Lobby, 7 Exam Rooms,
1 Office, 1 Office could be
converted to exam room due to
plumbing rough in



LOCAL HOSPITAL DISTANCE MAP

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① Shopping

Miramar Landing Shopping Mall

② Schools

San Diego Miramar College

Walker Elementary School

Wangenheim Middle School

③ Retail

Target

Hobby Lobby

Sprouts Farmers Market

Michaels

BevMo!

Chi-Fil-A

Chase Bank

Menya Ultra Mira Mesa

Sayulitas Mexican Food

Vinh Hung Supermarket

Raising Cane's

Golden Island Dim Sum

& Chinese Cuisine

California Fish Grill

④ Golf

Miramar Memorial Golf Course

⑤ School

University of California San Diego





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