

Medical Office Suites For Lease

Rancho San Diego Medical

Well-Known Co-Tenant:
Sharp Healthcare

SHARP[®]

*Generous Tenant Improvement Allowance Available**

10225 Austin Drive, Spring Valley, CA 91978



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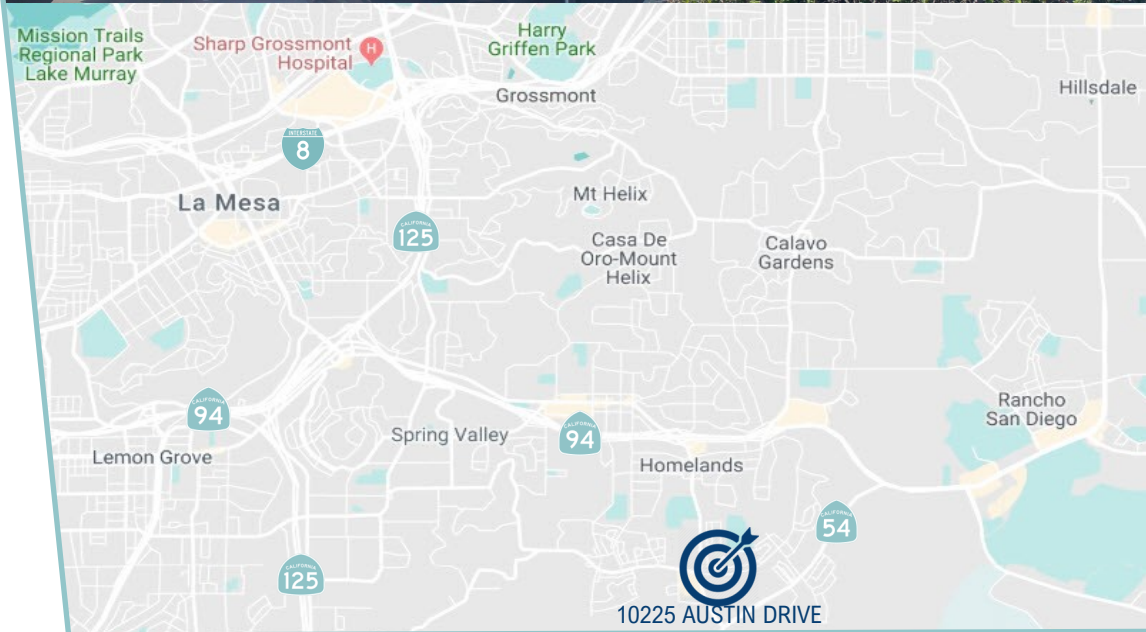
The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning and use should be verified prior to transaction.

THE PROPERTY

DETAILS

- Medical Office Availability:
 - Suite 108: ± 1,437 SF
- Elevator Served Building
- Parking Ratio - 6 Spaces Per 1,000
- Easy Freeway Access to Highway 94 via Sweetwater Springs Blvd. and Interstate 125
- Well Managed Professional / Medical Building in Excellent Condition
- Pharmacy Now Open Onsite
- Lease Rate: \$2.50/SF Gross + Utilities

** Subject to Negotiation*



DEMOGRAPHICS



90,825

Population (3 Mile)



\$71,719

Median HH Income



9,300

Cars Per Day



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