

# LA JOLLA WELLNESS CENTER

➤ MEDICAL & OFFICE SUITES FOR LEASE

LA JOLLA WELLNESS CENTER

PARKING CLEARANCE 6'3"

**MED  
WEST**  
REALTY

Lease with Confidence, Choose MedWest

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**8950 Villa La Jolla Dr  
La Jolla, CA**

# LA JOLLA WELLNESS CENTER



La Jolla Wellness Center, is a 250,000 SF medical office property with four different buildings nestled among mature pine trees and a serene setting. The property is ideally situated with immediate access to Interstate 5, enhancing its accessibility for patients and medical staff alike. The medical office space, offers units ranging from 1,000 to 23,000 SF, making it suitable for various medical practices. La Jolla, known for its affluent population, presents a significant demand for quality medical services, catering to a high-income demographic. The property features over 30,000 SF of outdoor gathering areas, on-site café, multiple tenant amenities, and a highly responsive on-site property management team, ensuring that both tenants and visitors have an exceptional experience. This combination of flexible and modern spaces, excellent location, and comprehensive amenities makes the property an ideal choice to meet the medical office demands of the market.



### + PRIME LOCATION

Situated in the Heart of San Diego, in the affluent community of La Jolla, CA, the property benefits from high visibility and easy access, with proximity to major medical facilities, retail amenities, and residential neighborhoods.

### + BUILDING SIZE

Over 200,000 SF, offering spacious accommodations for a variety of medical and wellness practices.

### + FLEXIBLE FLOORPLANS

Customizable layouts to suite different medical specialties and wellness services, with options for future expansions.

### + ON-SITE AMENITIES

Includes a café, large spacious outdoor waiting areas with comfortable seating, showers and lockers, and on-site conference room for meetings and patient education.

### + PARKING

Ample covered and secure parking for the doctor's, patients and staff.

### + PROFESSIONAL MANAGEMENT

On-site management by experienced property management professionals dedicated to maintaining the highest standards of service and facility upkeep.

### Estimate 15 Min Drive

POPULATION ESTIMATES

**725,053**

>17 120,262

18-44 331,070

45-64 170,177

65+ 103,544

AVERAGE HOUSEHOLD INCOME

**\$144,152.74**

Data Source:  Placer.ai

### PAYOR MIX Within 5 Mile Radius

COMMERCIAL 12.0%

EMPLOYER BASED 55.8%

GOVERNMENT 20.2%

MULTIPLE 6.6%

SELF PAY 5.4%

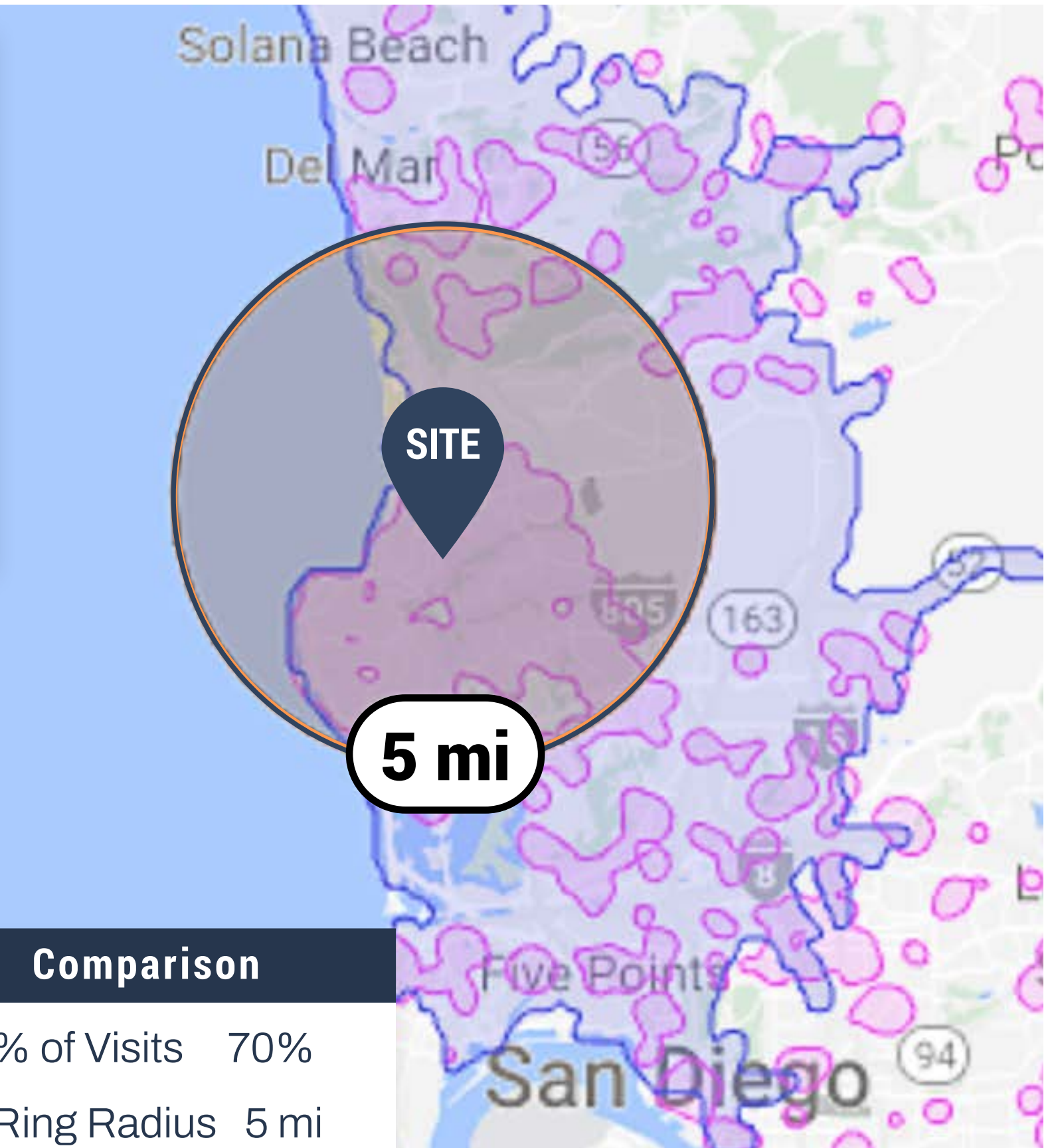
Data Source:  Placer.ai

### Comparison

 % of Visits 70%

 Ring Radius 5 mi

 Drive Time 15 min





LA JOLLA LIFE SCIENCE

Scripps

JACOBS MEDICAL CENTER  
AT UC SAN DIEGO HEALTH

MEDICAL CENTER  
SAN DIEGO

UC San Diego  
SCHOOL OF MEDICINE

UC San Diego  
SCHOOL OF MEDICINE



TROLLEY

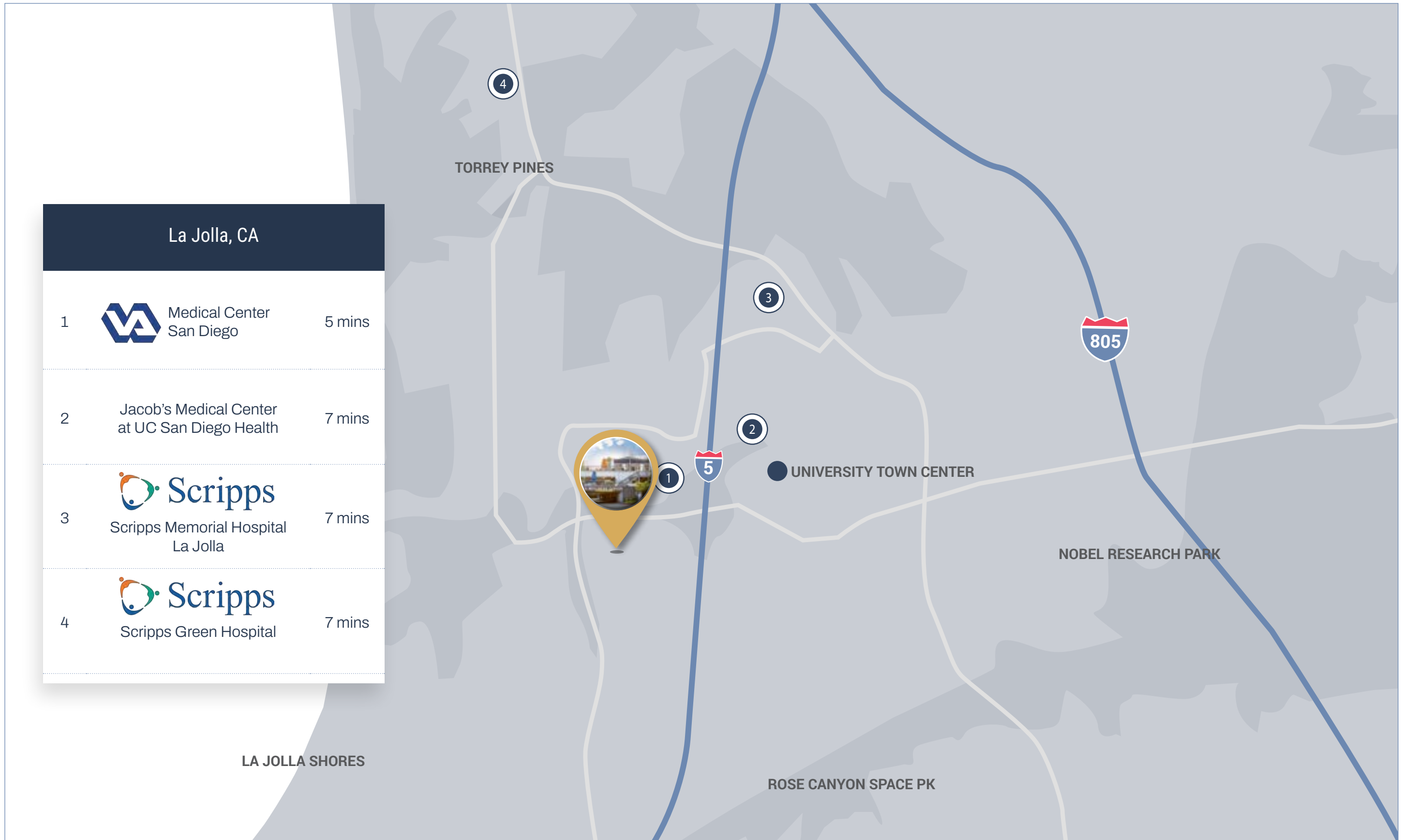
21,600  
cars/day


LA JOLLA  
WELLNESS  
CENTER

LA JOLLA VILLAGE DR

11,000  
cars/day

GILMAN DR



La Jolla, CA		
1	 Medical Center San Diego	5 mins
2	Jacob's Medical Center at UC San Diego Health	7 mins
3	 Scripps Memorial Hospital La Jolla	7 mins
4	 Scripps Green Hospital	7 mins



### CURRENT AVAILABILITIES

SUITE	RSF
A124	11,249
A126	3-749 - 5,595
B108	870
B109	2,271
B115	1,282
B122	6,415
C135	1,279



CURRENT AVAILABILITIES	
SUITE	RSF
A203 - A217	5,000 - 21,918
A218 (Spec Medical Suite)	1,422
B208	823
B218**	2,268 - 4,325
B220**	2,057 - 4,325
C203	7,760
C212	2,323
C213	1,465
C215 (Spec Suite)	1,013
C217	3,288
C226	1,263
C227	3,868



**1 Retail**

Whole Foods Market

Bank of America

Nordstrom Rack BJ's Restaurant

US Postal Service

Sephora

Pilates UTC San Diego

**2 Retail**

Ralphs

Trader Joe's

Best Buy

World Market

Chick Fil A

AMC La Jolla 12

**3 Golf**

Torrey Pines Golf Course

**4 Shopping**

Westfield UTC Shopping Mall

**5 University**

University of California San Diego



SITE

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