

# LA JOLLA WELLNESS CENTER

 MEDICAL & OFFICE SUITES FOR LEASE

LA JOLLA WELLNESS CENTER

PARKING CLEARANCE 8'3"

**MED  
WEST**  
REALTY

Lease with Confidence, Choose MedWest

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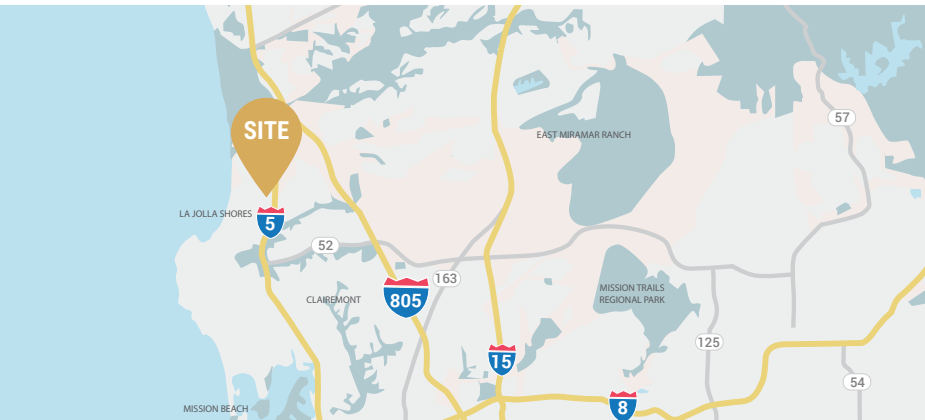
8950 Villa La Jolla Dr  
La Jolla, CA



# 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 suit 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

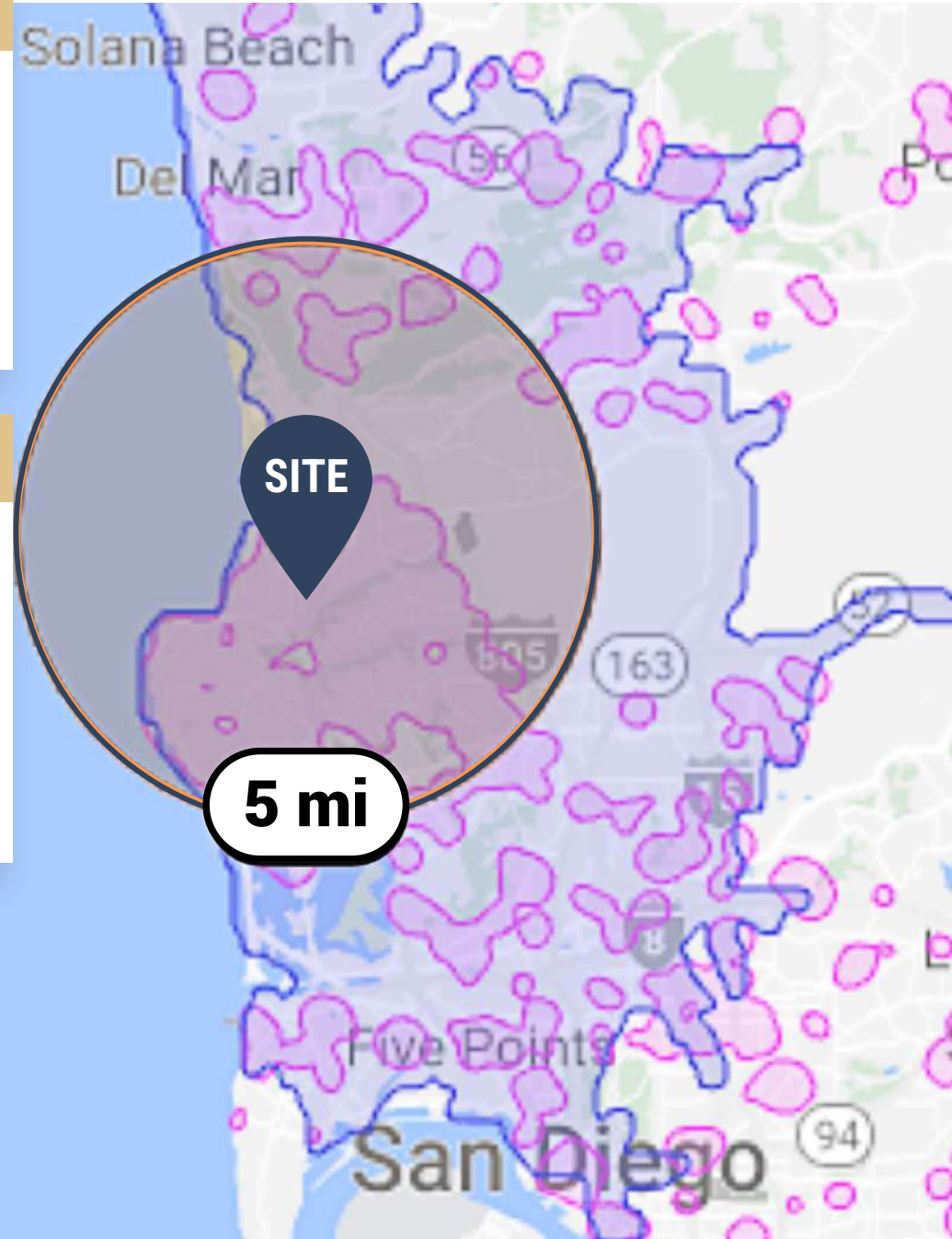
POPULATION ESTIMATES	>17	120,262
<b>725,053</b>	18-44	331,070
	45-64	170,177
AVERAGE HOUSEHOLD INCOME	65+	103,544
<b>\$144,152.74</b>		

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



**11,000**  
cars/day

**21,600**  
cars/day

**LA JOLLA  
WELLNESS  
CENTER**

**34,000**  
cars/day

LA JOLLA LIFE SCIENCE

UC San Diego  
SCHOOL OF MEDICINE

MEDICAL CENTER  
SAN DIEGO

Scripps



JACOBS MEDICAL CENTER  
AT UC SAN DIEGO HEALTH

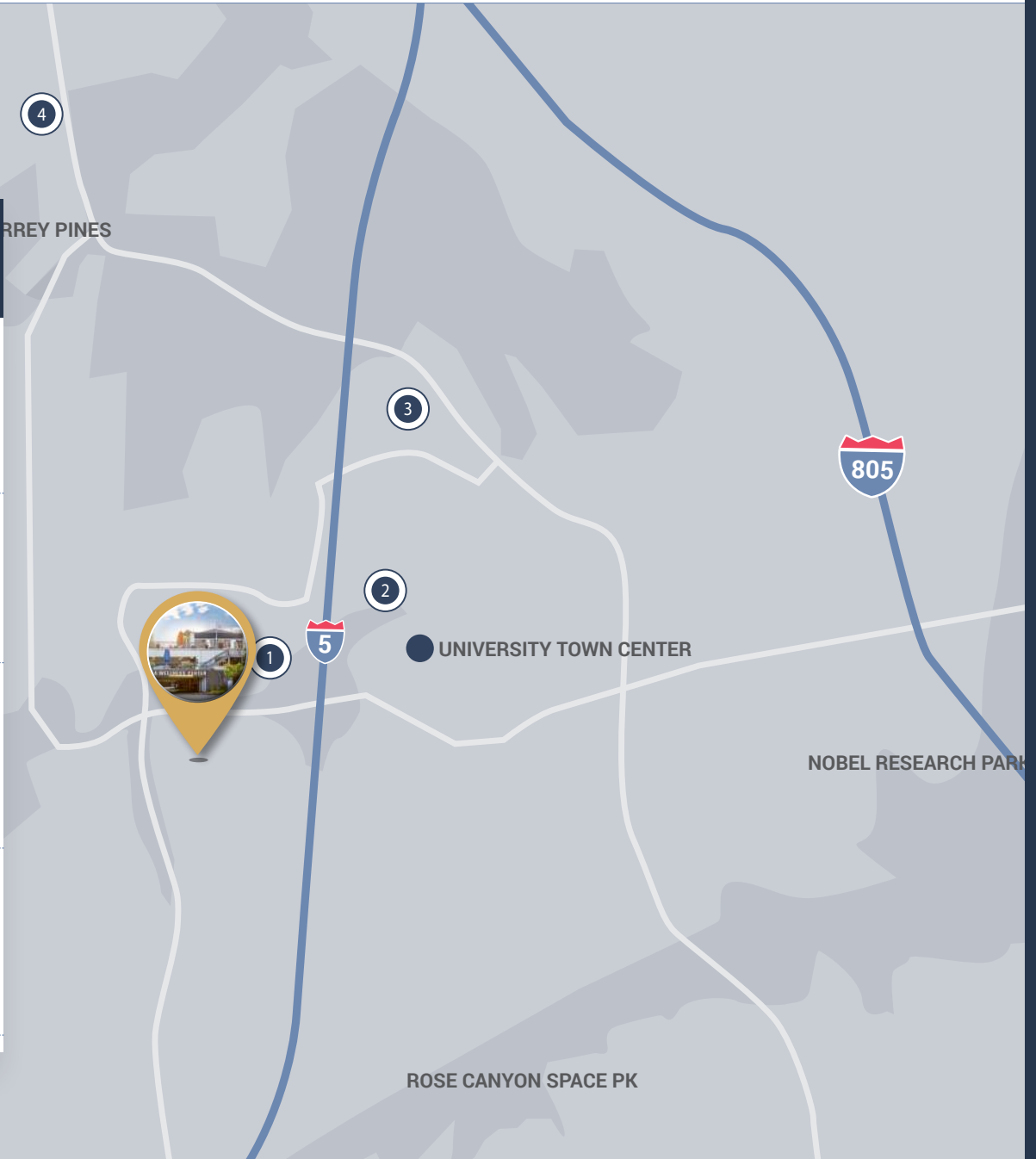
UC San Diego  
SCHOOL OF MEDICINE

5  
TROLLEY

LA JOLLA VILLAGE DR

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



# FLOOR PLAN - FIRST FLOOR



CURRENT AVAILABILITIES	
SUITE	RSF
A124	11,249
A126	3-749 - 5,595
B115 <i>(Spec Suite)</i>	1,282
B122	6,415
C126	3,201

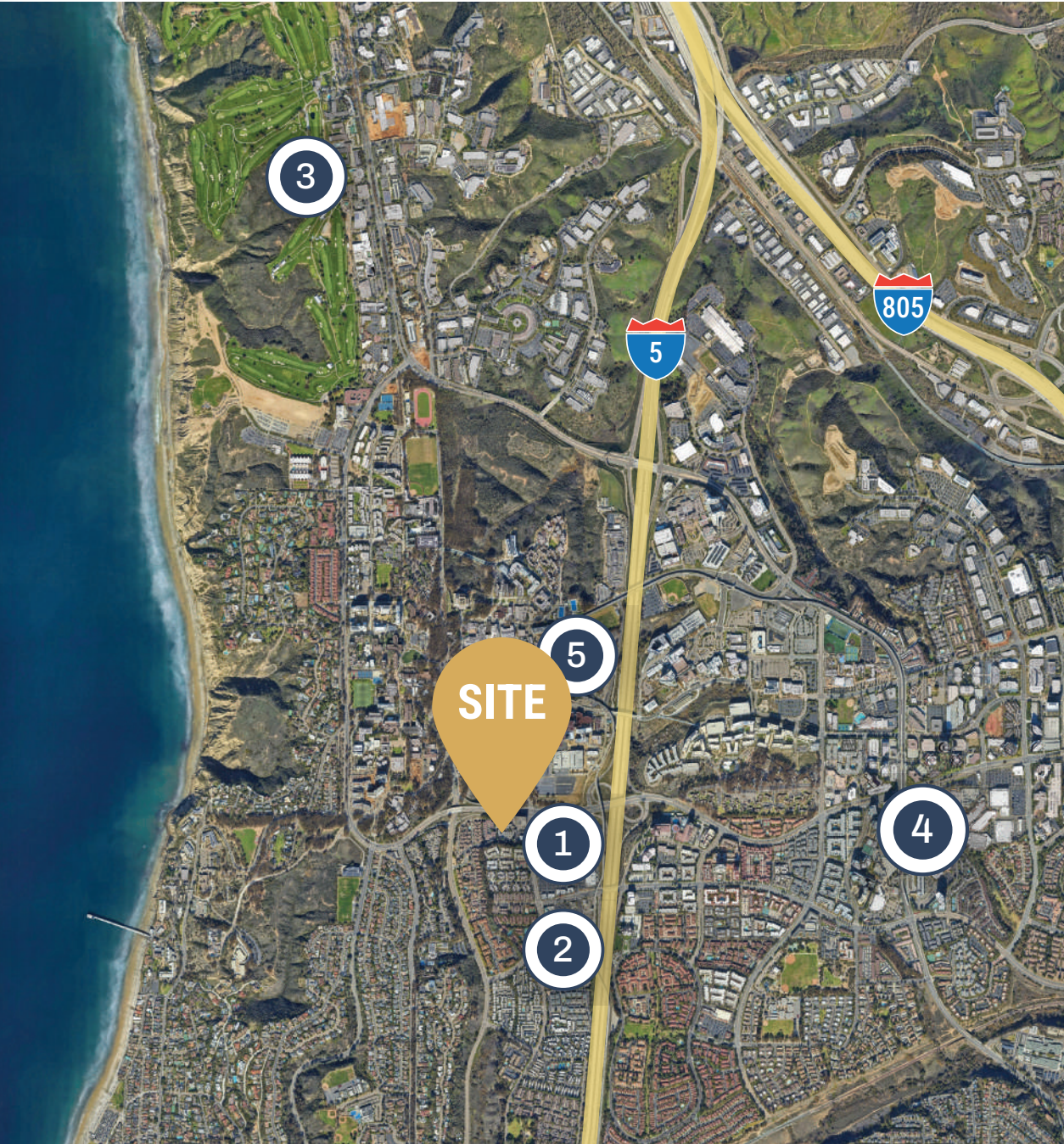


CURRENT AVAILABILITIES	
SUITE	RSF
A203 - A217	5,000 - 21,918
B208	823
B218**	2,268 - 4,325
B220**	2,057 - 4,325
C203	7,760
C213	1,465
C215** <i>(Spec Suite)</i>	1,013
C217** <i>(available within 90 days)</i>	3,288



# AMENITIES AROUND THE PROPERTY

<b>1 Retail</b>
Whole Foods Market Bank of America Nordstrom Rack BJ's Restaurant US Postal Service Sephora Pilates UTC San Diego
<b>2 Retail</b>
Ralphs Trader Joe's Best Buy World Market Chick Fil A AMC La Jolla 12
<b>3 Golf</b>
Torrey Pines Golf Course
<b>4 Shopping</b>
Westfield UTC Shopping Mall
<b>5 University</b>
University of California San Diego





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