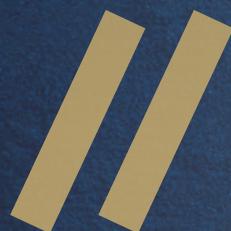


MEDICAL OFFICES FOR LEASE



# SHARP 6719 MEDICAL TOWER

6719 ALVARADO RD, SAN DIEGO, CA 92120

**SHARP**<sup>®</sup>

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## // SHARP 6719 MEDICAL TOWER

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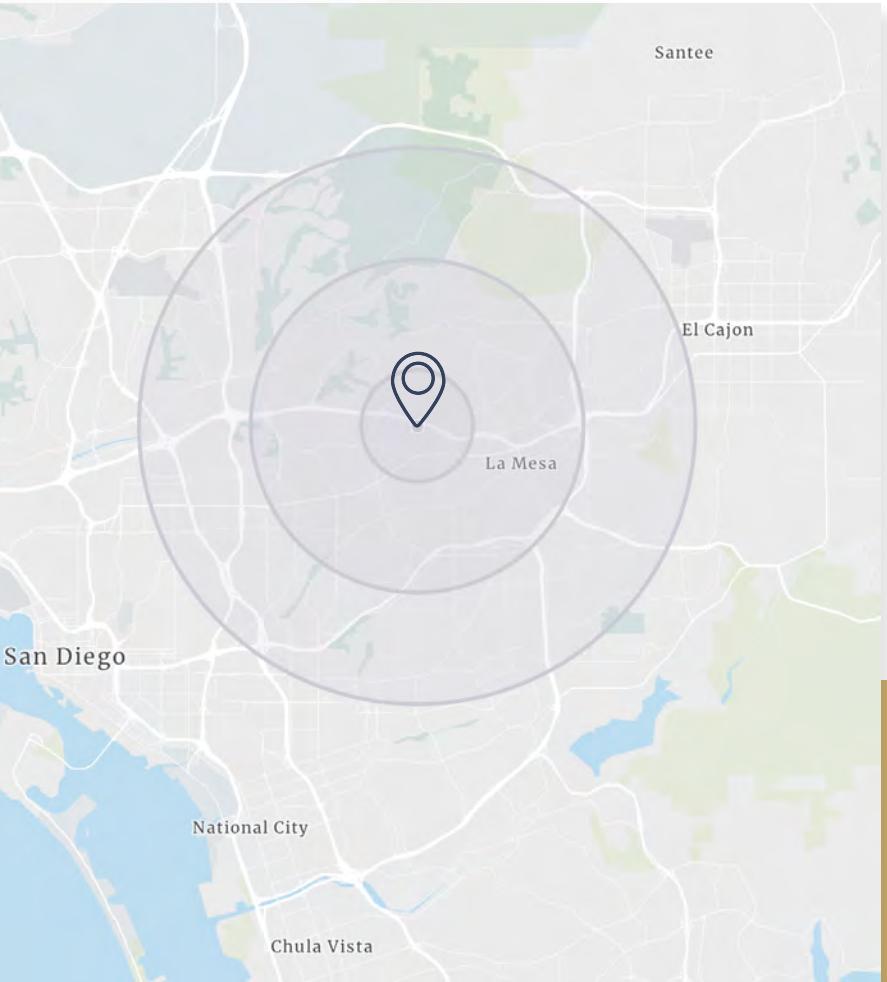




Sharp 6719 Medical Tower offers a prime location with exceptional convenience for both patients and healthcare providers. Situated near major freeways and public transit, the building ensures easy access from across San Diego. Its proximity to nearby hospitals and medical centers fosters collaboration and streamlines patient referrals. The modern facilities are designed to support medical practices with features like ample parking and customizable layouts to meet specialized needs. This strategic location enhances visibility, accessibility, and operational efficiency, making it an ideal choice for medical professionals.

## // DISCOVER THE DETAILS //

### A PRIME LOCATION FOR HEALTHCARE



- **Building Size:** ±52,366 RSF, three-story medical office
- **Available Space:** ±1,271 RSF to ±6,154 RSF
- **Signage Options:** Monument signage available
- **Prime Access:** Close to I-8, trolley, and public transit
- **Gurney-Sized Elevators:** Two for medical transport
- **Digital Directory:** Tenant listings and advertising
- **Ample Parking:** 5:1000 ratio
- **On-Site Day Porter:** Full-time service



### AT THE CENTER OF A THRIVING PATIENT BASE

	2024 Total Population	2029 Total Population	2024 Population Over 50
Mile 1	20,777	20,752	Mile 1 19.2%
Mile 3	189,295	188,022	Mile 3 26%
Mile 5	473,060	469,600	Mile 5 25.5%

2024 Average Household Income
Mile 1 \$115,673
Mile 3 \$122,680
Mile 5 \$120,786



**208,000**  
Average Daily  
Traffic Count on  
College Ave & I-8



## // UNMATCHED PROXIMITY //

### STRATEGICALLY LOCATED FOR SEAMLESS MEDICAL COLLABORATION

Sharp 6719 Medical Tower offers unparalleled proximity to some of East County's most respected medical institutions, making it an ideal location for healthcare providers seeking connectivity, convenience, and collaboration.

Just moments away, **Sharp Grossmont Hospital** serves as the largest and most comprehensive medical center in the region — a cornerstone of East County's healthcare network. As part of the esteemed Sharp HealthCare system, the hospital delivers exceptional, patient-centered care across a wide range of specialties, from its 24-hour emergency department and advanced cardiovascular services to state-of-the-art surgical suites and specialized treatment centers. It also stands out as a leader in women's health, orthopedics, and rehabilitation services, ensuring the community has access to top-tier medical expertise close to home.

Positioned at the heart of this thriving medical community, Sharp 6719 Medical Tower offers healthcare providers a unique advantage. The Tower not only ensures ease of access for patients but also fosters a dynamic environment for interdisciplinary collaboration with nearby Sharp Grossmont Hospital. This seamless connectivity enhances the potential for partnerships, referrals, and streamlined patient care — making Sharp 6719 Medical Tower the premier choice for medical practices looking to grow and thrive alongside one of the region's leading healthcare institutions.

**SHARP**

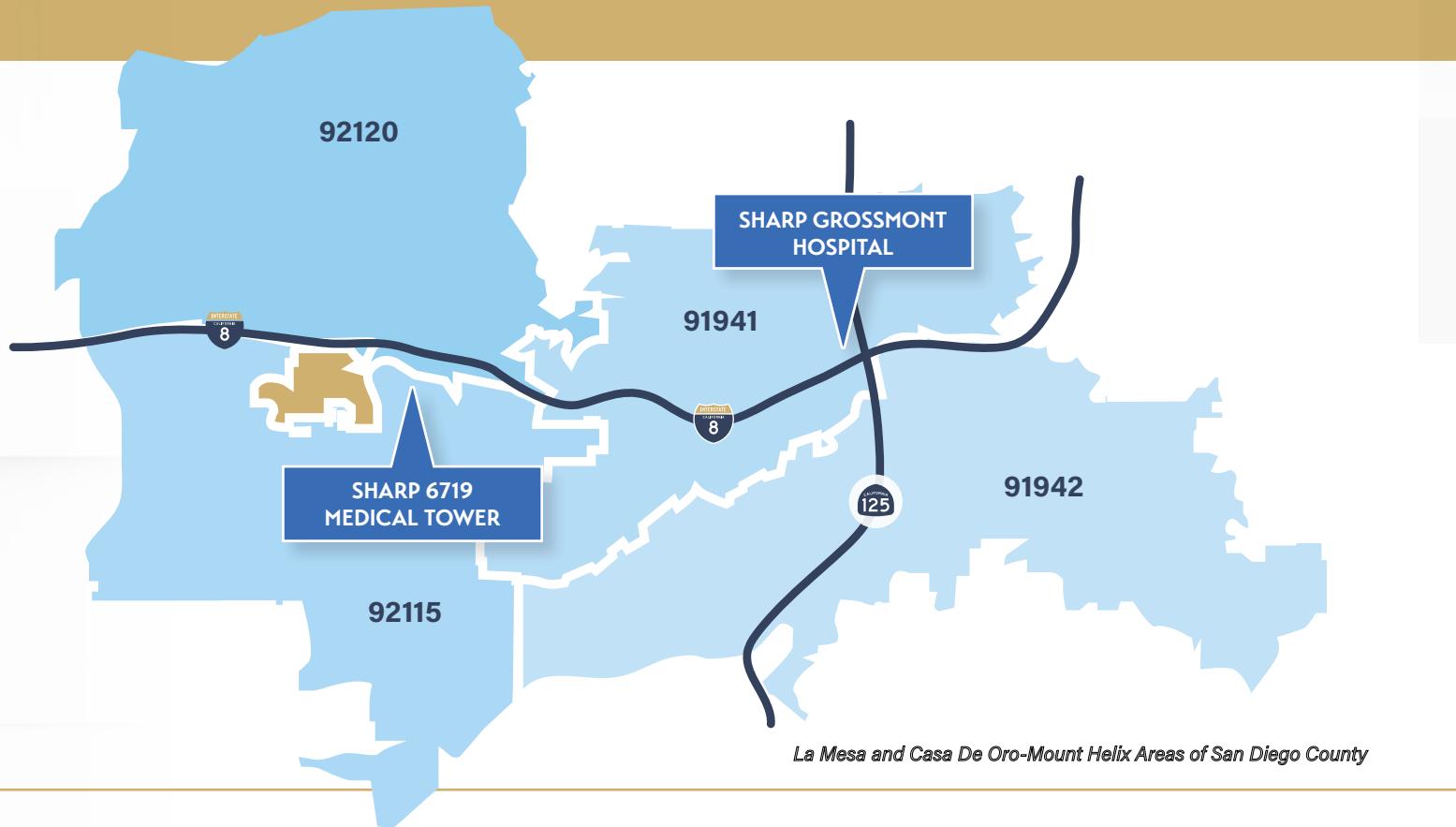


## // PATIENT DEMAND FORECAST SHARP 6719 MEDICAL TOWER



The Outpatient Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties in key markets across the US. The MSP tool supports planners, providers and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. The above data is representative of Sharp 6719 Medical Tower which includes 91942, 91941, 92120, and 92115. For more information on the Advisory Board, please visit, [www.advisory.com](http://www.advisory.com).

### TARGET MARKETS



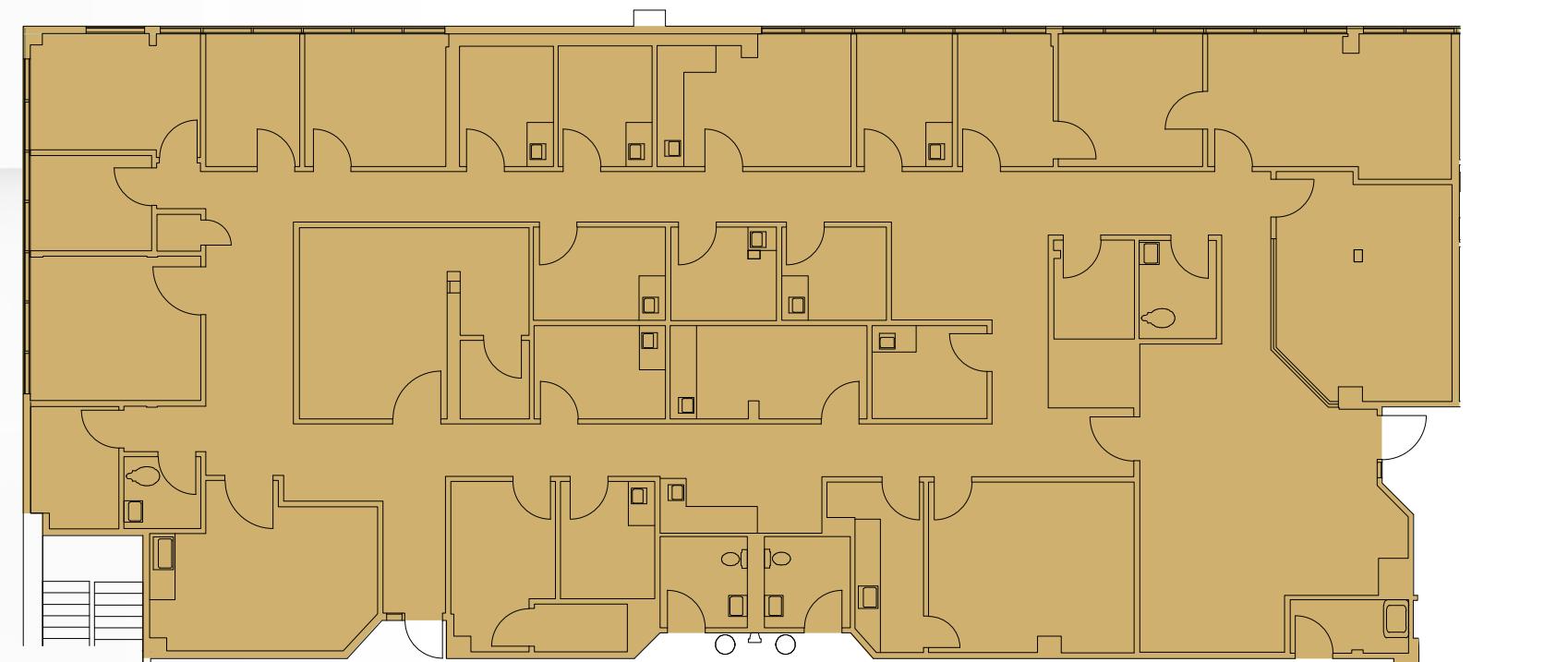
### SERVICE LINES

SERVICE LINES	TODAY'S VOLUME	5-YEAR VOLUME ↑	10-YEAR VOLUME ↑
Cardiology	47,984		
54,210	13.0%	59,711	23.5%
Dermatology	21,169	22,292	5.3%
Endocrinology	989	1,225	23.8%
ENT	15,678	17,430	11.2%
Lab	217,301	240,118	10.5%
Nephrology	2,457	2,686	9.3%
Neurology	8,121	8,675	6.8%
Neurosurgery	430	450	4.7%
Oncology	6,957	7,370	5.9%
Ophthalmology	44,004	49,499	12.5%
Orthopedics	14,317	15,957	11.5%
Pain Management	5,422	6,015	10.9%
Physical Therapy/Rehabilitation	121,666	137,582	13.1%
Podiatry	8,964	9,709	8.3%
Psychiatry	64,482	75,470	17.0%
Radiology	145,031	153,631	5.9%
Spine	945	1,091	15.4%
Trauma	3,710	3,986	7.4%

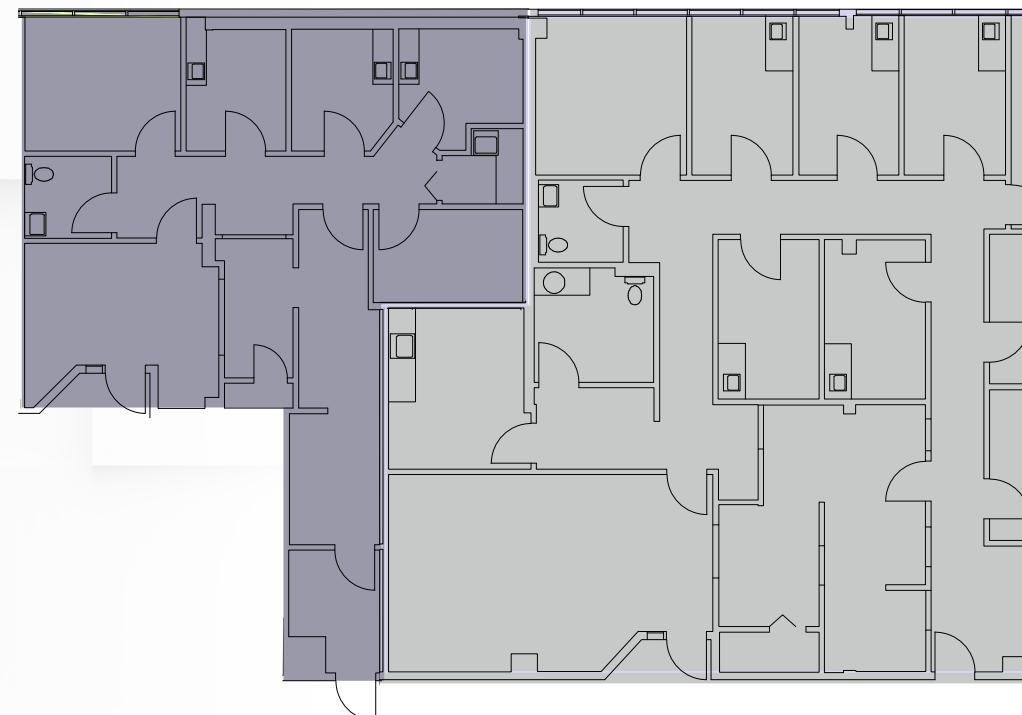
// SHARP 6719 MEDICAL TOWER FLOOR 2



**SUITE 200**  
6,154 RSF



**SUITE 204**  
1,357 RSF



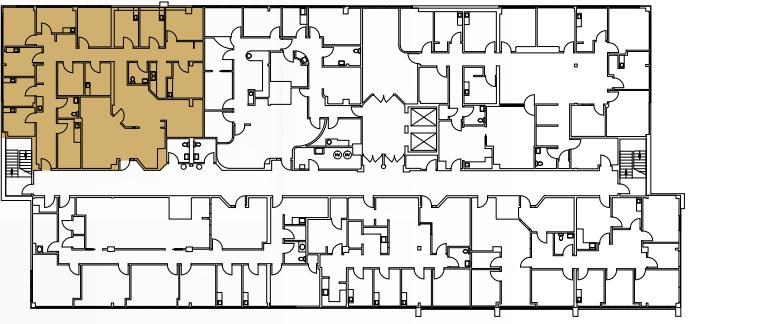
**SUITE 205**  
2,976 RSF

\*SUITES 204 & 205 ARE  
CONTIGUOUS FOR 4,333 RSF

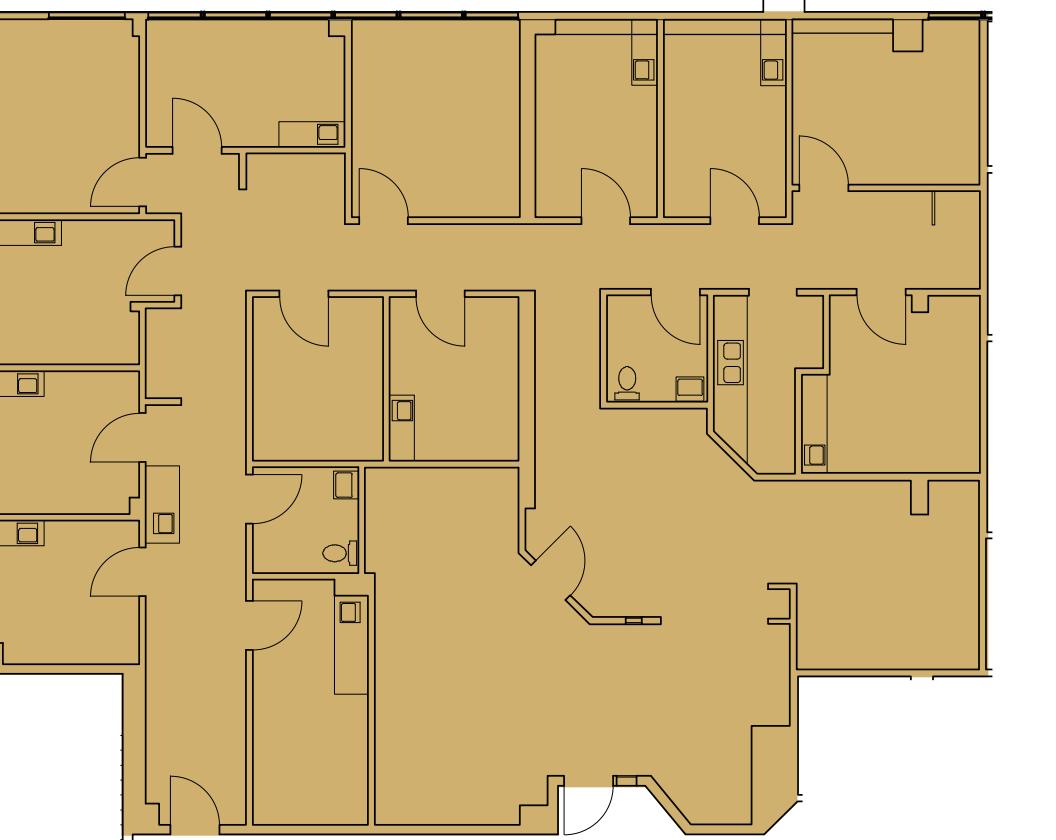


**FLOOR 2**

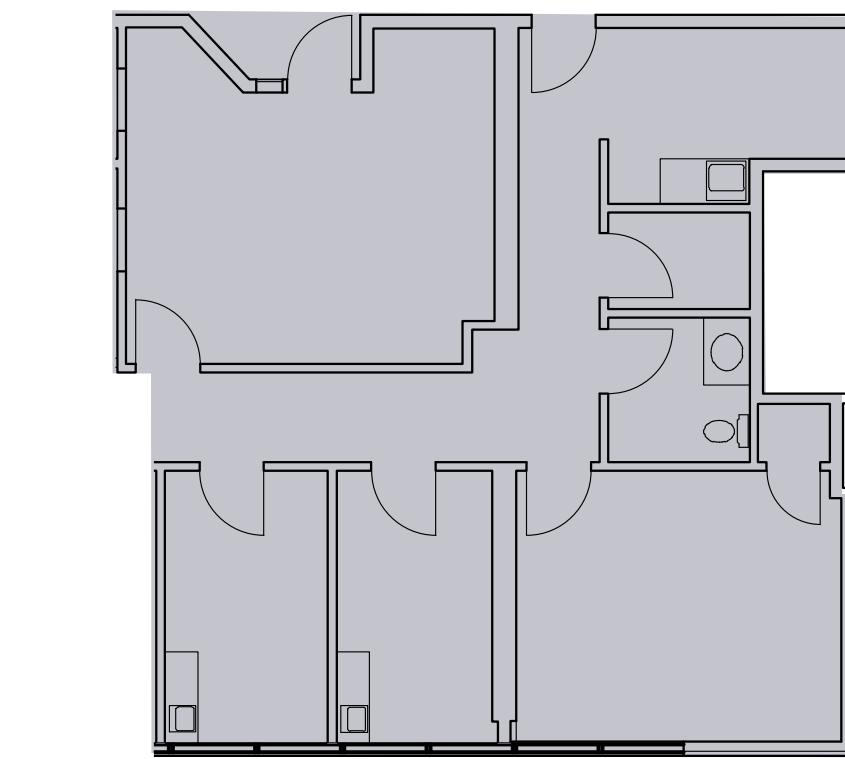
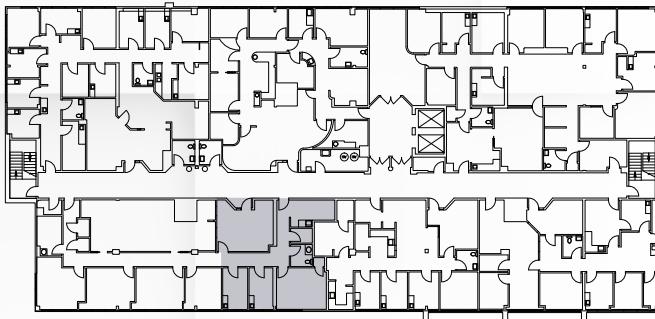
// SHARP 6719 MEDICAL TOWER FLOOR 3



**SUITE 302**  
3,398 RSF



**SUITE 303**  
1,278 RSF



**FLOOR 3**



14 6719 ALVARADO RD



6719 ALVARADO RD 15



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