

Chula Vista Medical Arts I

480 4th Avenue, Chula Vista, CA 91910

Now Leasing



Kellie Hill
(858) 461 - 8776 | LIC#01923075
Kellie@MedWestRealty.com

Bryan McKenney
(888) 585 - 6880 | LIC#01505792
Bryan@MedWestRealty.com

Owned and Operated by:

welltower

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AVAILABILITIES

FIRST FLOOR	SUITE	RSF	CONTIGUOUS (RSF)	DESCRIPTION
	102	317		Ground Floor Shell Space Ready for Tenant's Customization. Sample Floor Plan could include: 11 Exam Rooms, 3 Doctor's Offices, Conference Room, 2 In-Suite Restrooms, Lab, Nurse's Station, Storage, Break Room, Billing Office, Reception/Admin
SECOND FLOOR	SUITE	RSF	CONTIGUOUS (RSF)	DESCRIPTION
	202	4,044		11 Exam Rooms, 3 Doctor's Offices, Reception/Admin, Break Room, 2 Nurse's Stations
	207	874	3,464	2 Exam Rooms, Doctor's Office, Lab, Storage, In-Suite Restroom, Reception/Admin
	211	2,590	3,464	Great turnkey Medical Suite with 7 Treatment Rooms, 1 Procedure Room, 1 Doctor's Office, Large Waiting Room and Reception, and 2 In-Suite Restrooms. Window lines in the treatment rooms providing ideal natural light for doctors and patients Located in close proximity to the elevator for easy patient access Separate patient entrance and patient exit to provide a smooth check in and check out process

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AVAILABILITIES

FOURTH FLOOR	SUITE	RSF	CONTIGUOUS (RSF)	DESCRIPTION
	400	308	--	Interior suite with one office
	401	1,506	--	6 Exam Rooms, Nurse's Station, In-Suite Restroom, Reception/Admin
	409	5,202	8,575	13 Exam Rooms, 2 Doctor's Office, In-Suite Restrooms, Storage, Reception/Admin
	412	3,373	8,575	9 Exam Rooms, 5 Doctor's Office, Lab, In-Suite Restrooms, Reception/Admin
FIFTH FLOOR	SUITE	RSF	CONTIGUOUS (RSF)	DESCRIPTION
	500	1,722		5 Exam Rooms, Doctor's Office, In-Suite Restroom, Reception/Admin
	506	1,543		Available by January 2024

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FEATURES:

- 5 story medical office building
- 64,231 SF of total building size
- Dual elevator served
- Strong demographics
- On Campus of Scripps Mercy Hospital Chula Vista
- Professionally managed
- Walking distance to retail amenities



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AERIAL VIEW:

SCRIPPS MERCY HOSPITAL
CHULA VISTA

CVMA I



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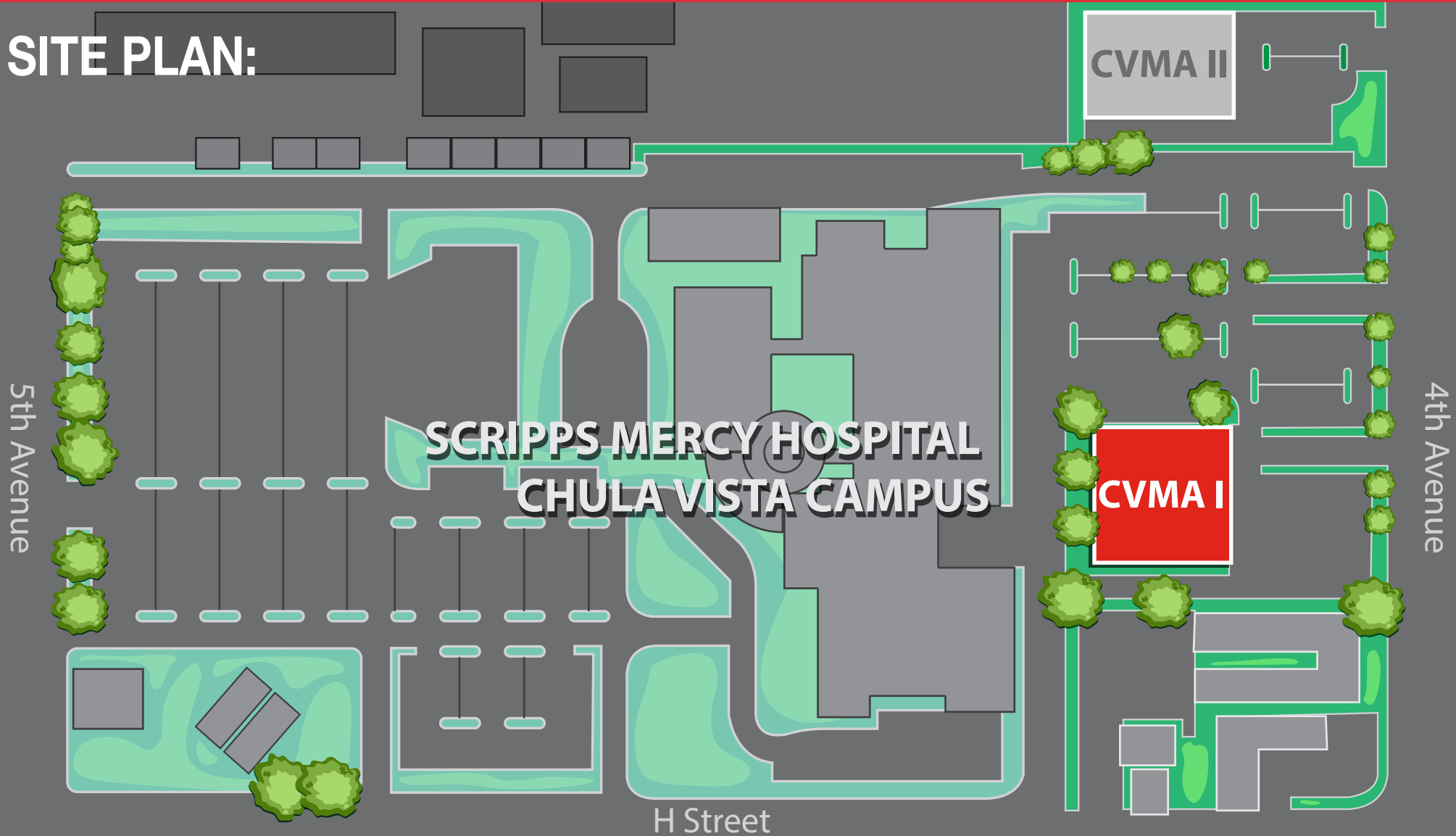
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SITE PLAN:



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FLOOR PLAN

AVAILABLE SUITE:

SUITE 102

2000 RSF - 4,370 RSF

SUITE DESCRIPTION:

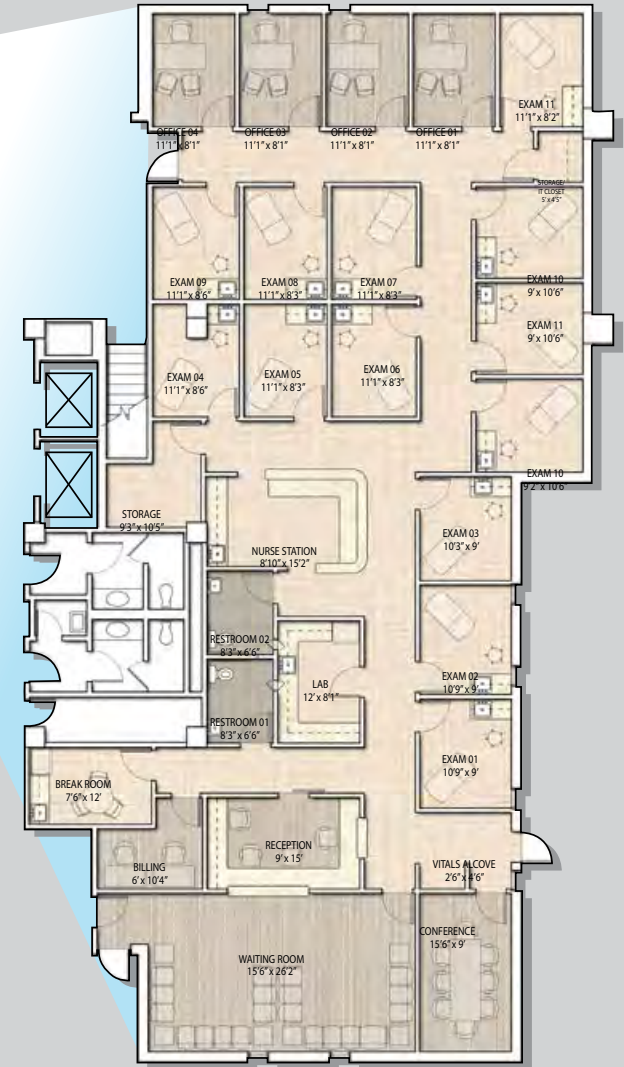
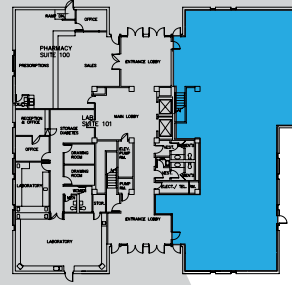
Ground Floor Shell Space Ready for
Tenant's Customization.

Sample Floor Plan could include:

11 Exam Rooms, 3 Doctor's Offices,
Conference Room, 2 In-Suite Restrooms,
Lab, Nurse's Station, Storage,
Break Room, Billing Office, Reception/Admin

LEASE RATE:

\$3.25 MG



Sample Floor Plan



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FLOOR PLAN

AVAILABLE SUITE:
SUITE 202 - 4,044 RSF

SUITE DESCRIPTION:

11 Exam Rooms, 3 Doctor's Offices,
Reception/Admin, Break Room,
2 Nurse's Stations

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FLOOR PLAN

AVAILABLE SUITE:

SUITE 207 - 874 RSF

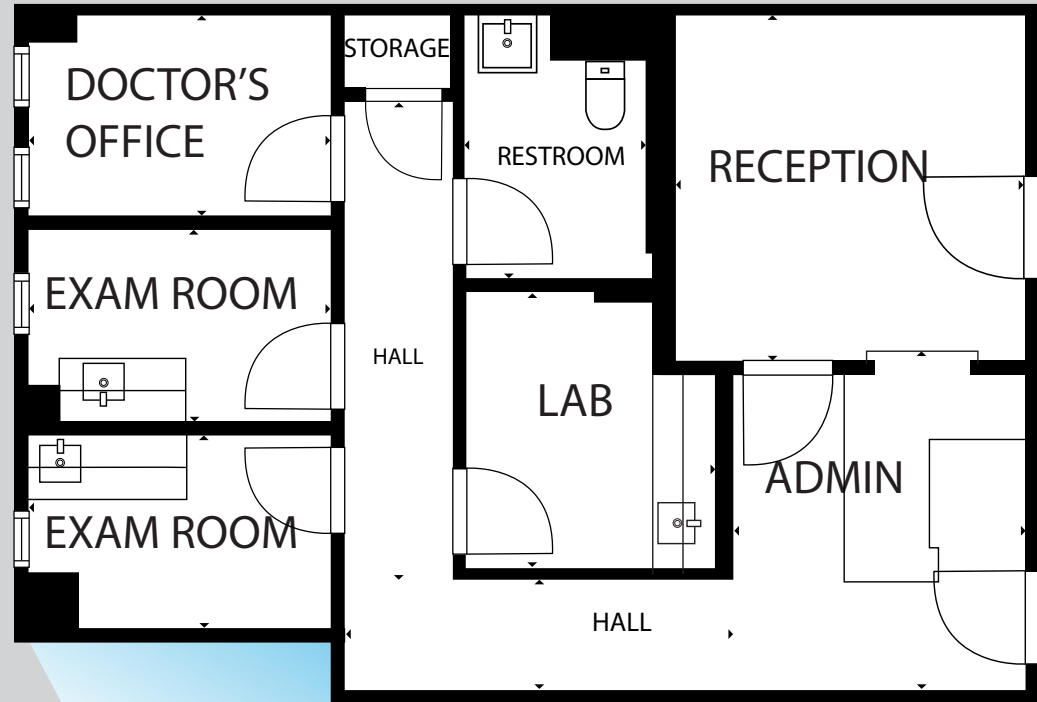
(Contiguous up to 3,464 rsf)

SUITE DESCRIPTION:

2 Exam Rooms, Doctor's Office,
Lab, Storage, In-Suite Restroom,
Reception/Admin

LEASE RATE:

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FLOOR PLAN

AVAILABLE SUITE:

SUITE 211 - 2,590 RSF

(Contiguous up to 3,464 rsf)

SUITE DESCRIPTION:

Great turnkey Medical Suite with 7 Treatment Rooms, 1 Procedure Room, 1 Doctor's Office, Large Waiting Room and Reception, and 2 In Suite Restrooms.

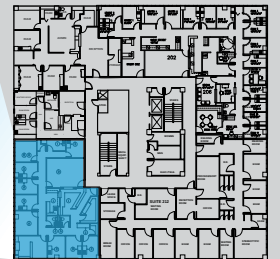
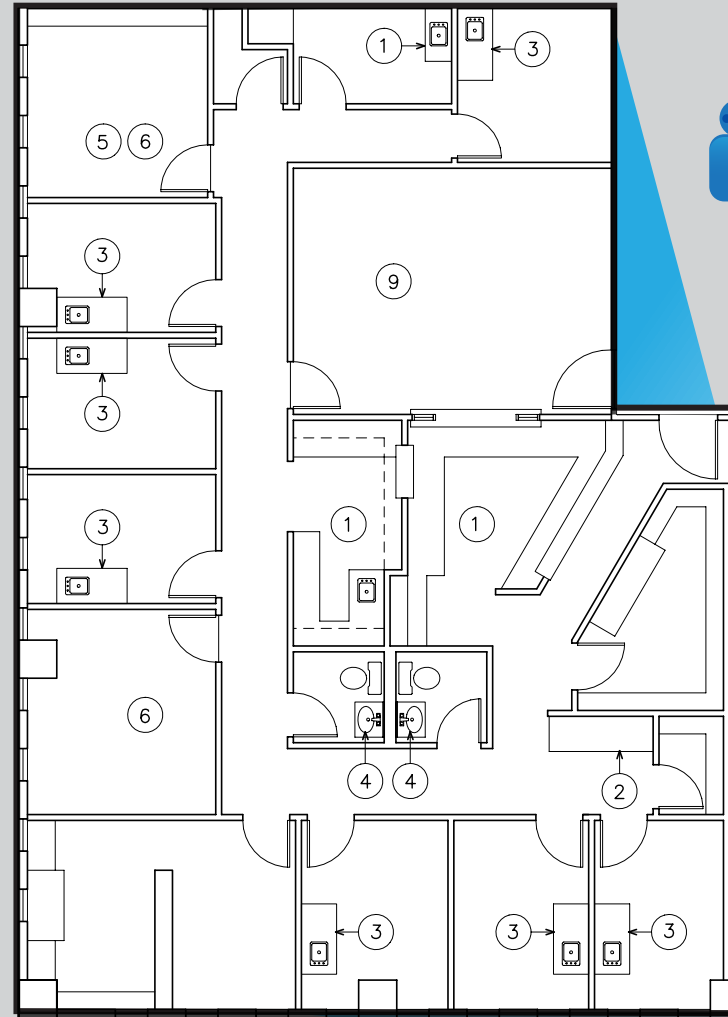
Window lines in the treatment rooms providing ideal natural light for doctors and patients

Located in close proximity to the elevator for easy patient access

Separate patient entrance and patient exit to provide a smooth check in and check out process

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FLOOR PLAN

AVAILABLE SUITE:

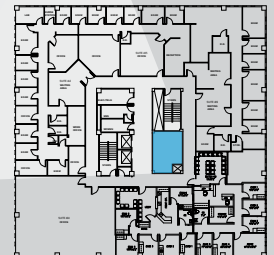
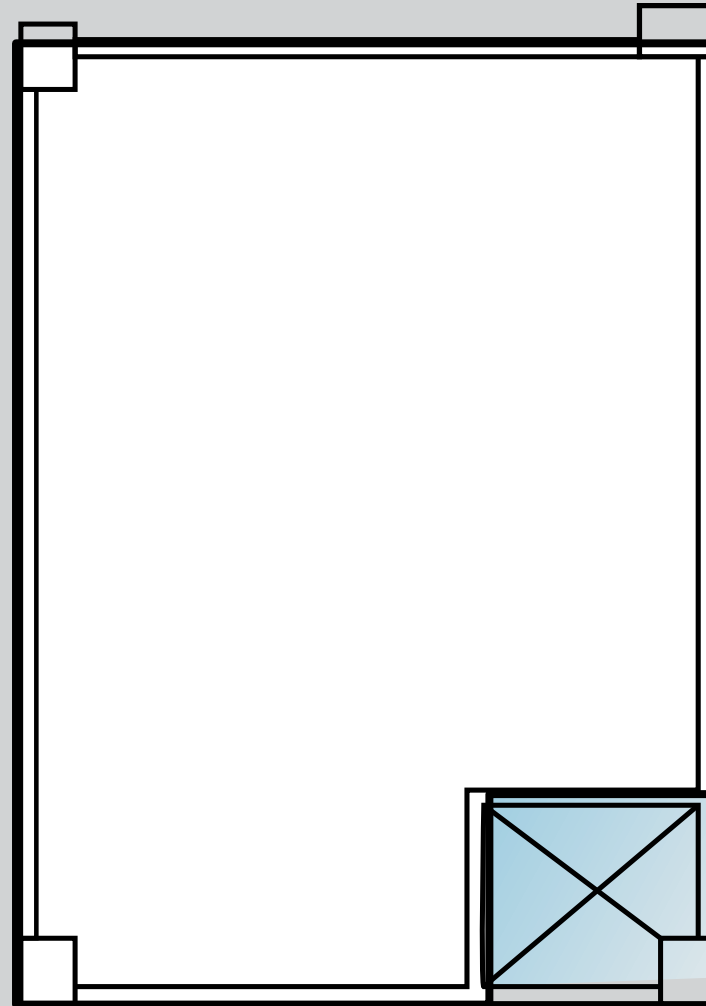
SUITE 400 - 308 RSF

SUITE DESCRIPTION:

Interior suite with one office

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FLOOR PLAN

AVAILABLE SUITE:

SUITE 401 - 1,506 RSF

SUITE DESCRIPTION:

6 Exam Rooms

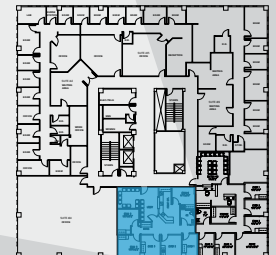
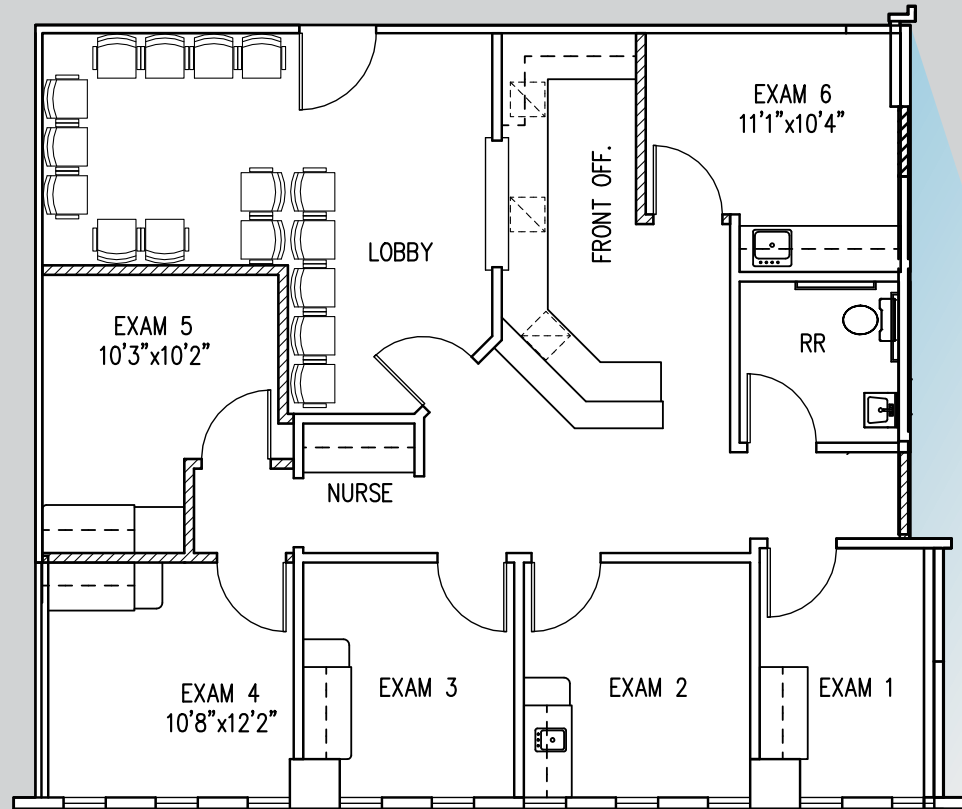
Nurse's Station

In-Suite Restroom

Reception/Admin

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FLOOR PLAN

AVAILABLE SUITE:

SUITE 409 - 5,202 RSF

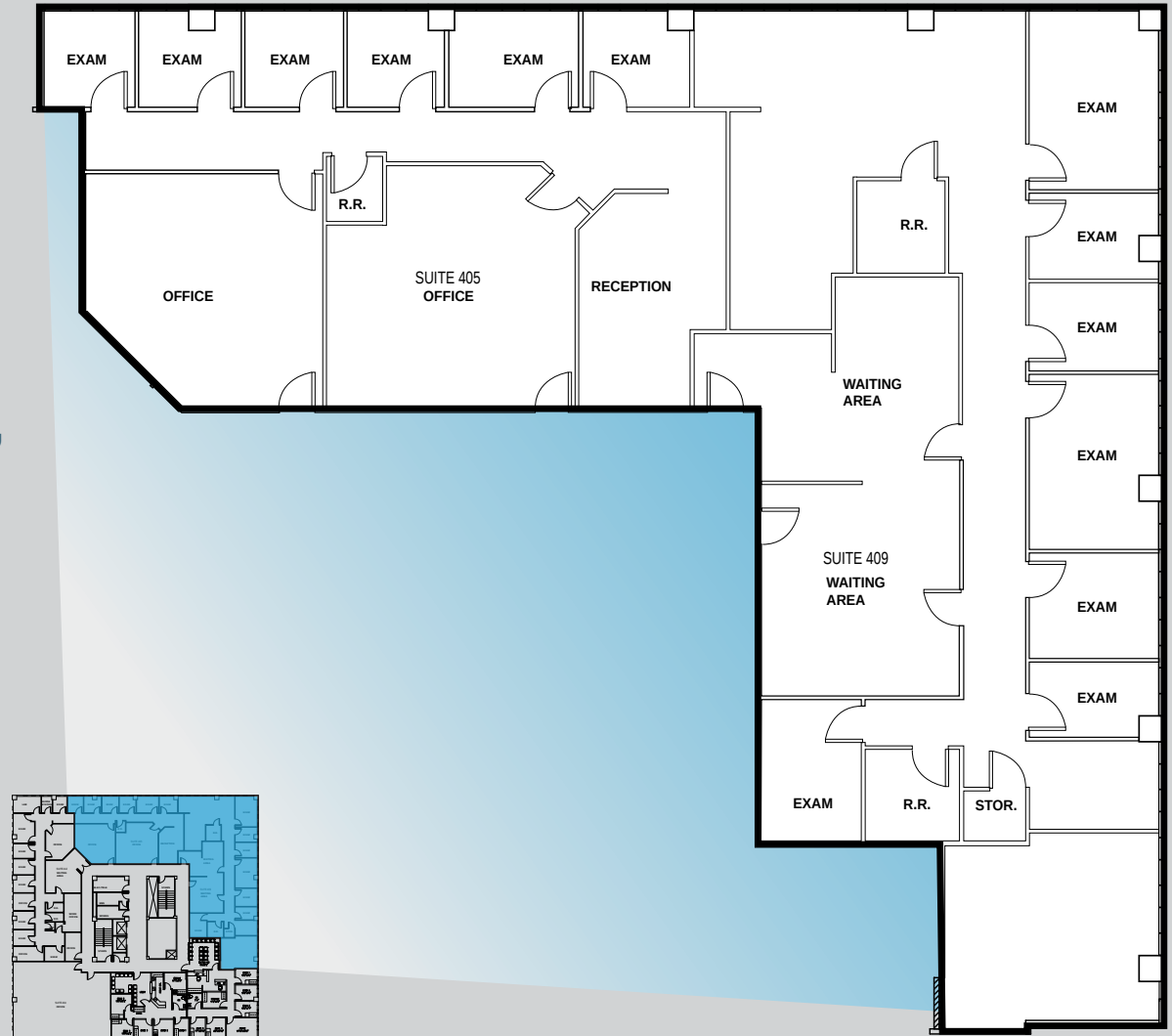
(Contiguous up to 8,575 rsf)

SUITE DESCRIPTION:

13 Exam Rooms, 2 Doctor's Office,
In-Suite Restrooms, Storage,
Reception/Admin

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AVAILABLE SUITE:

SUITE 412 - 3,373 RSF

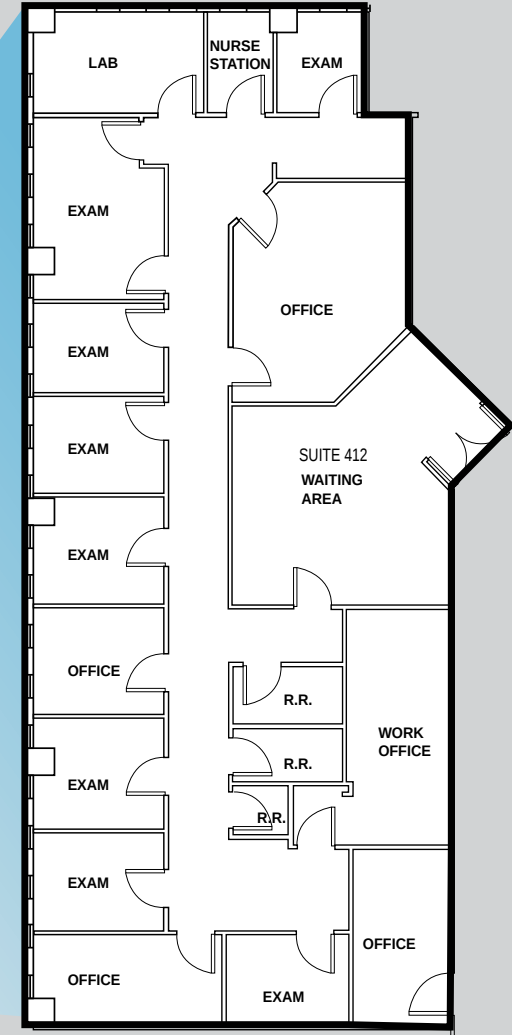
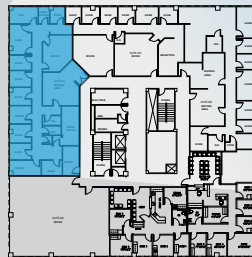
(Contiguous up to 8,575 rsf)

SUITE DESCRIPTION:

9 Exam Rooms, 5 Doctor's Office,
Lab, In-Suite Restrooms,
Reception/Admin

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AVAILABLE SUITE:

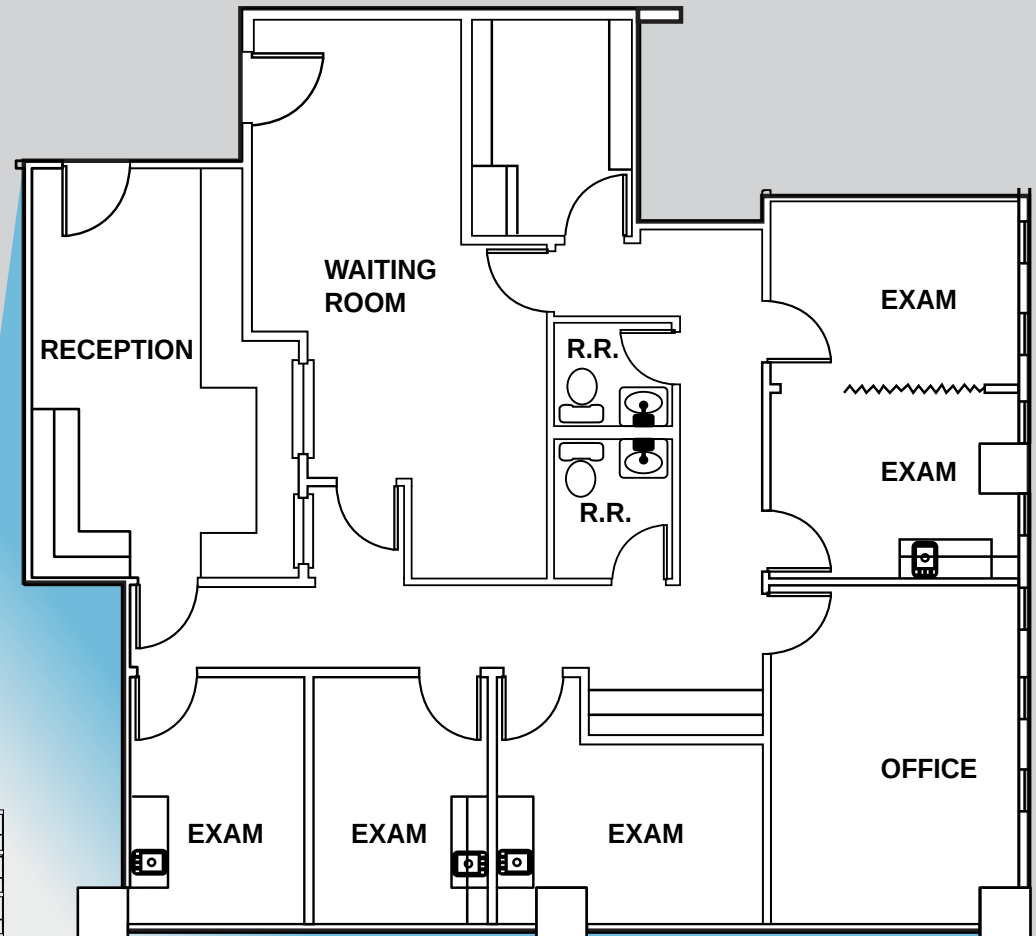
SUITE 500 - 1,722 RSF

SUITE DESCRIPTION:

5 Exam Rooms, Doctor's Office,
In-Suite Restroom, Reception/Admin

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FLOOR PLAN

AVAILABLE SUITE:

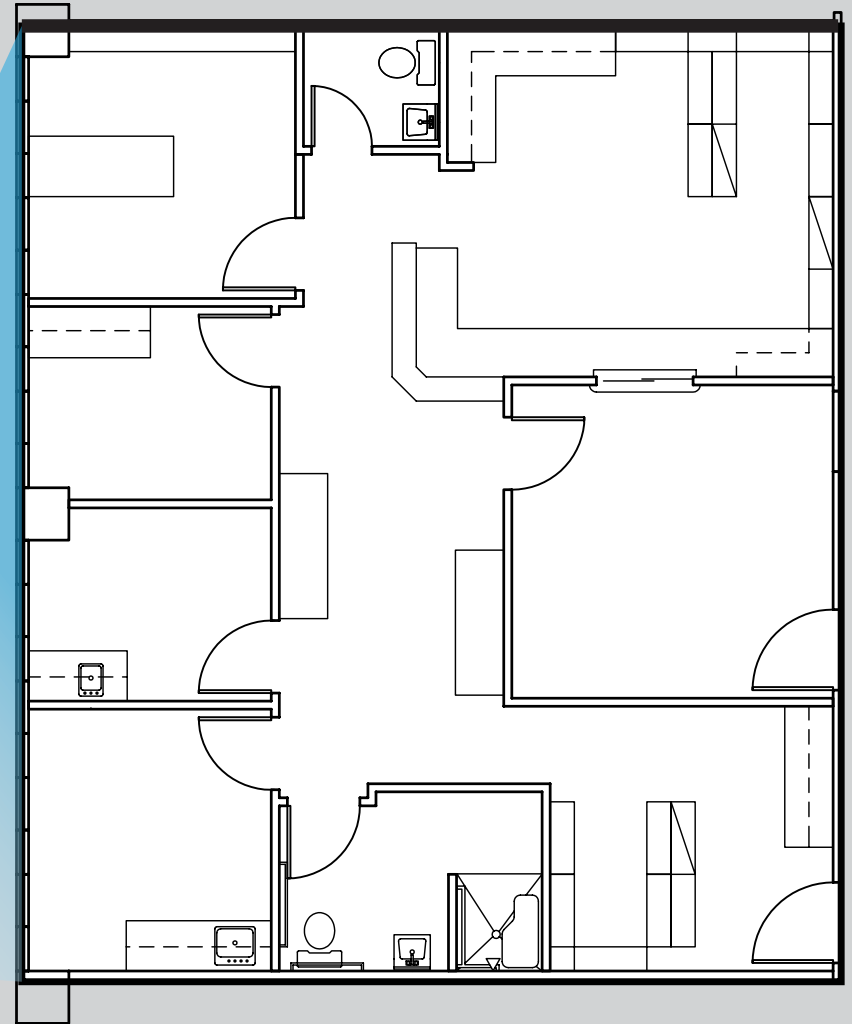
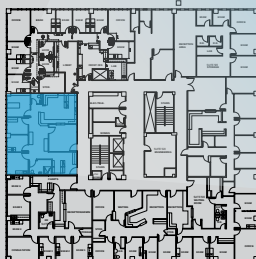
SUITE 506 - 1,543 RSF

SUITE DESCRIPTION:

Available by January 2024

LEASE RATE:

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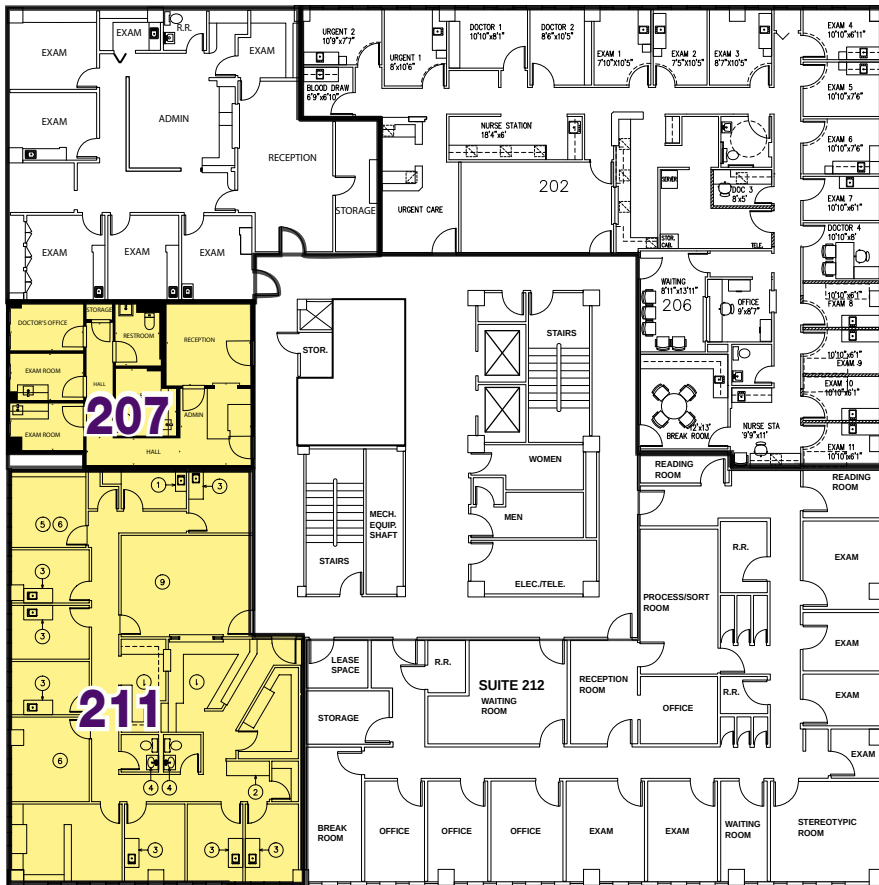
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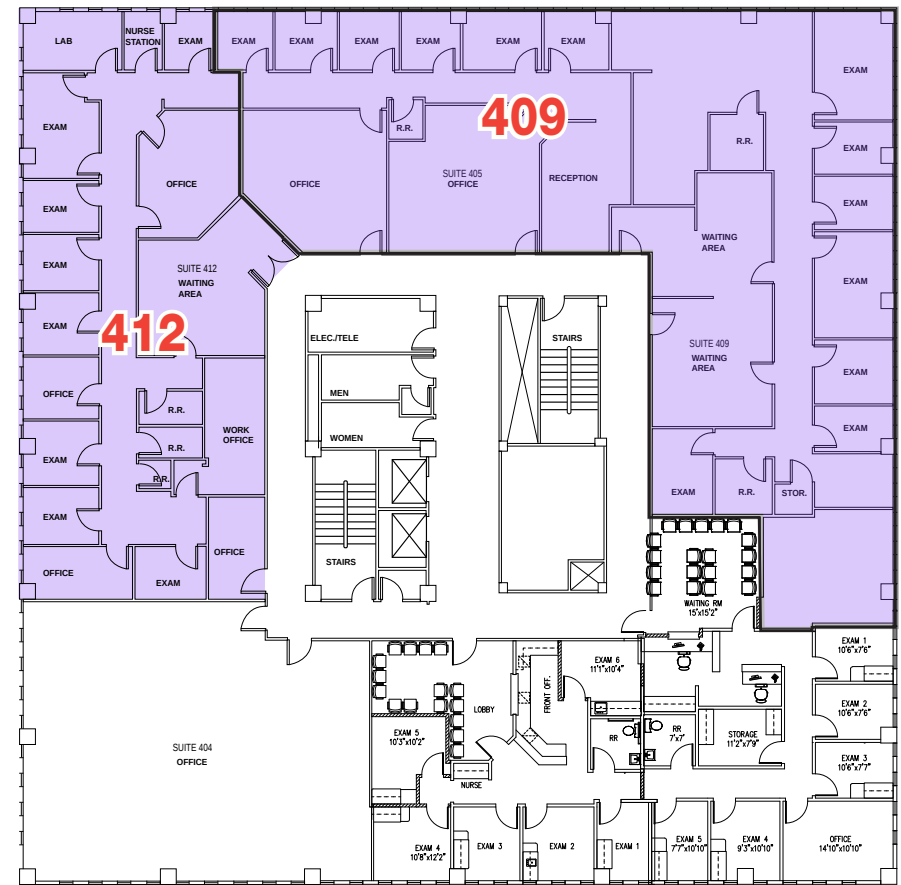
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FLOOR PLAN - CONTIGUOUS SUITES

SECOND FLOOR



FOURTH FLOOR



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AMENITIES AROUND THE PROPERTY



DINING



Pho ca
dao & Grill



Birrieria Y Menuderia
Guadalajara



HOTELS



FITNESS & LEISURE



San Diego
Country Club



Fit Fusion



SHOPPING

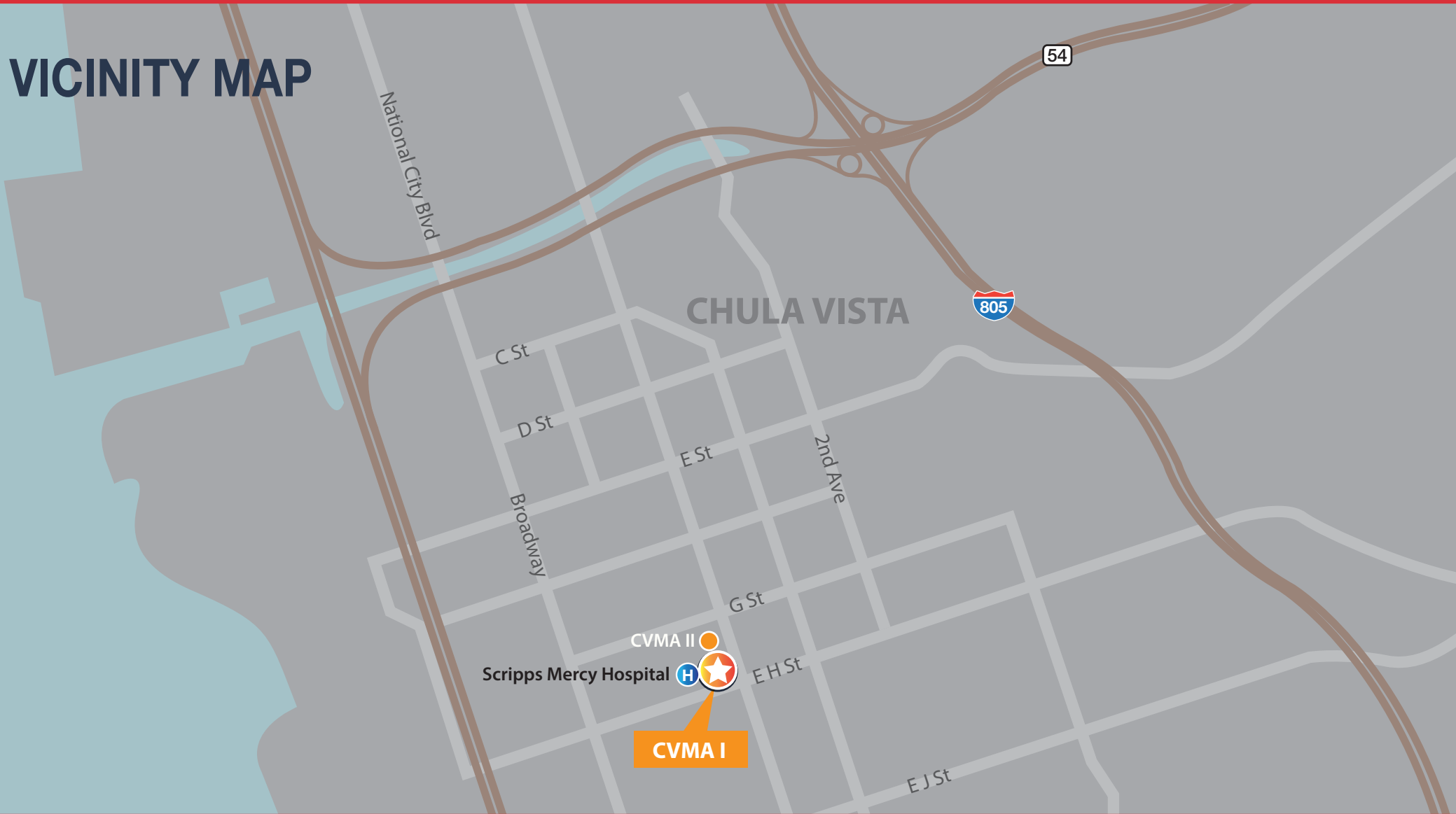


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VICINITY MAP



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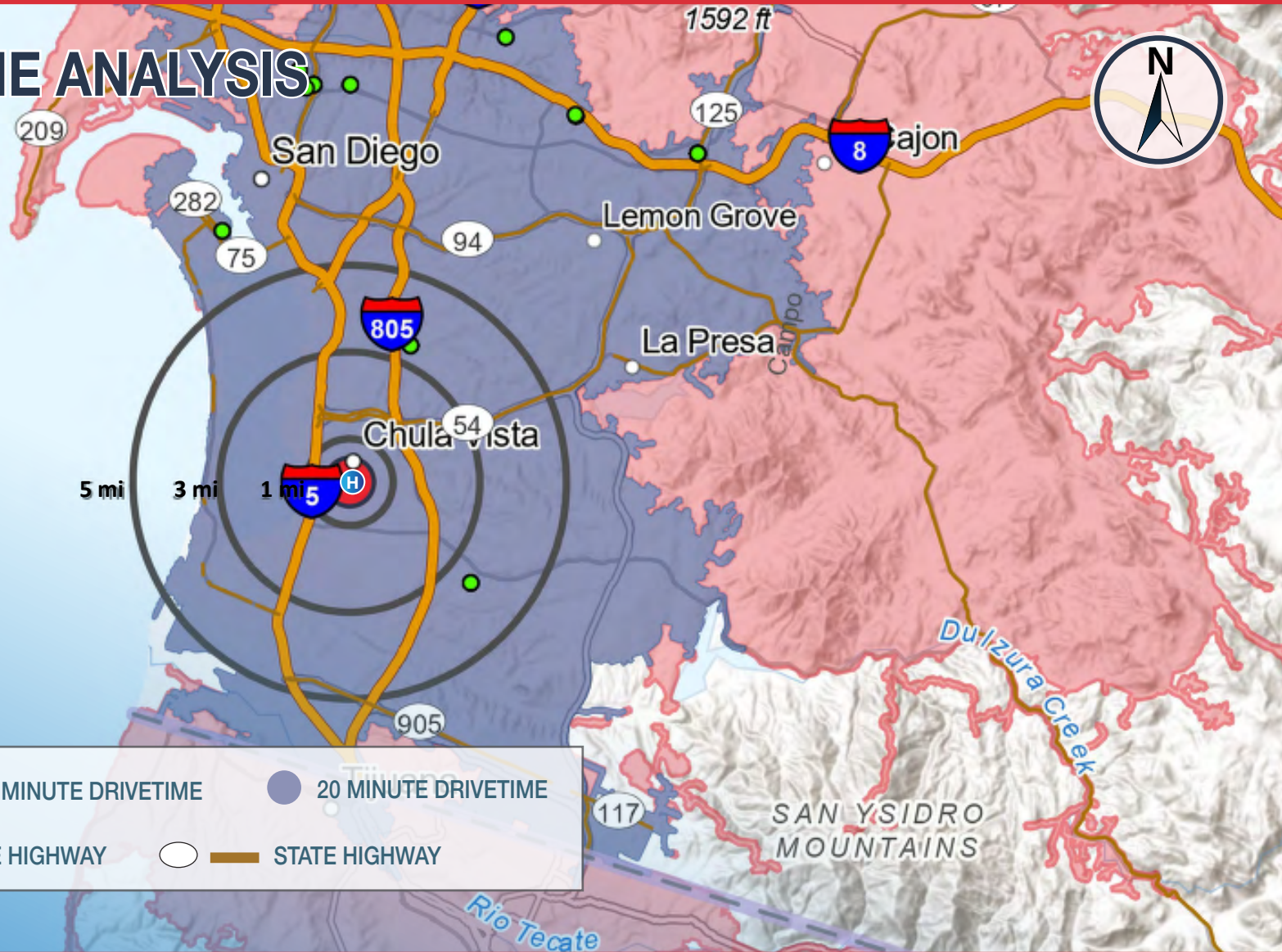
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DRIVE TIME ANALYSIS



MAP KEY

- HOSPITALS
- 40 MINUTE DRIVETIME
- 20 MINUTE DRIVETIME
- INTERSTATE HIGHWAY
- STATE HIGHWAY