



MEDICAL OFFICE FOR LEASE

7862 El Cajon Blvd

El Cajon, CA 91942

Building Renovations Completed!

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Property Features

Centrally Located Between
Sharp Grossmont Hospital and
East Campus Medical Center at
UC San Diego Health



Property Highlights

Close Proximity to Interstate 8

7,200 SF Available | Divisible to $\pm 2,000$ SF

Exterior Building Signage Available

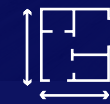
5:1,000 Parking: Surface & Covered

Available Now

Lease Rate: Negotiable



Exterior & Interior
Renovations
Completed



7,200 Rentable
Square Feet Available
(Divisible to $\pm 2,000$ SF)



Lease Rate
Negotiable

02

Minutes to
I-8

08

Minutes to
I-15

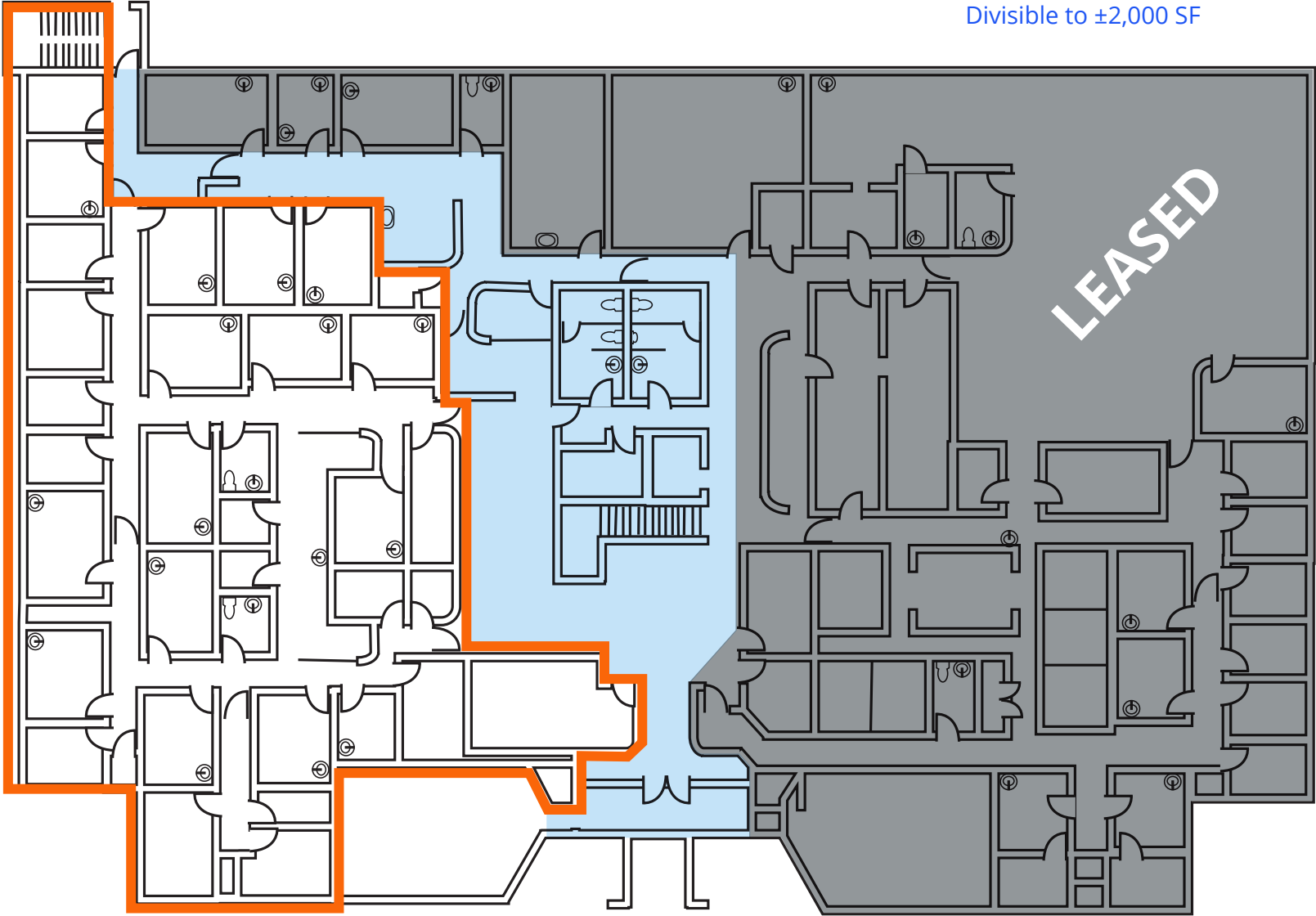
09

Minutes to
I-805

Floorplan

Available $\pm 7,200$ SF

Divisible to $\pm 2,000$ SF

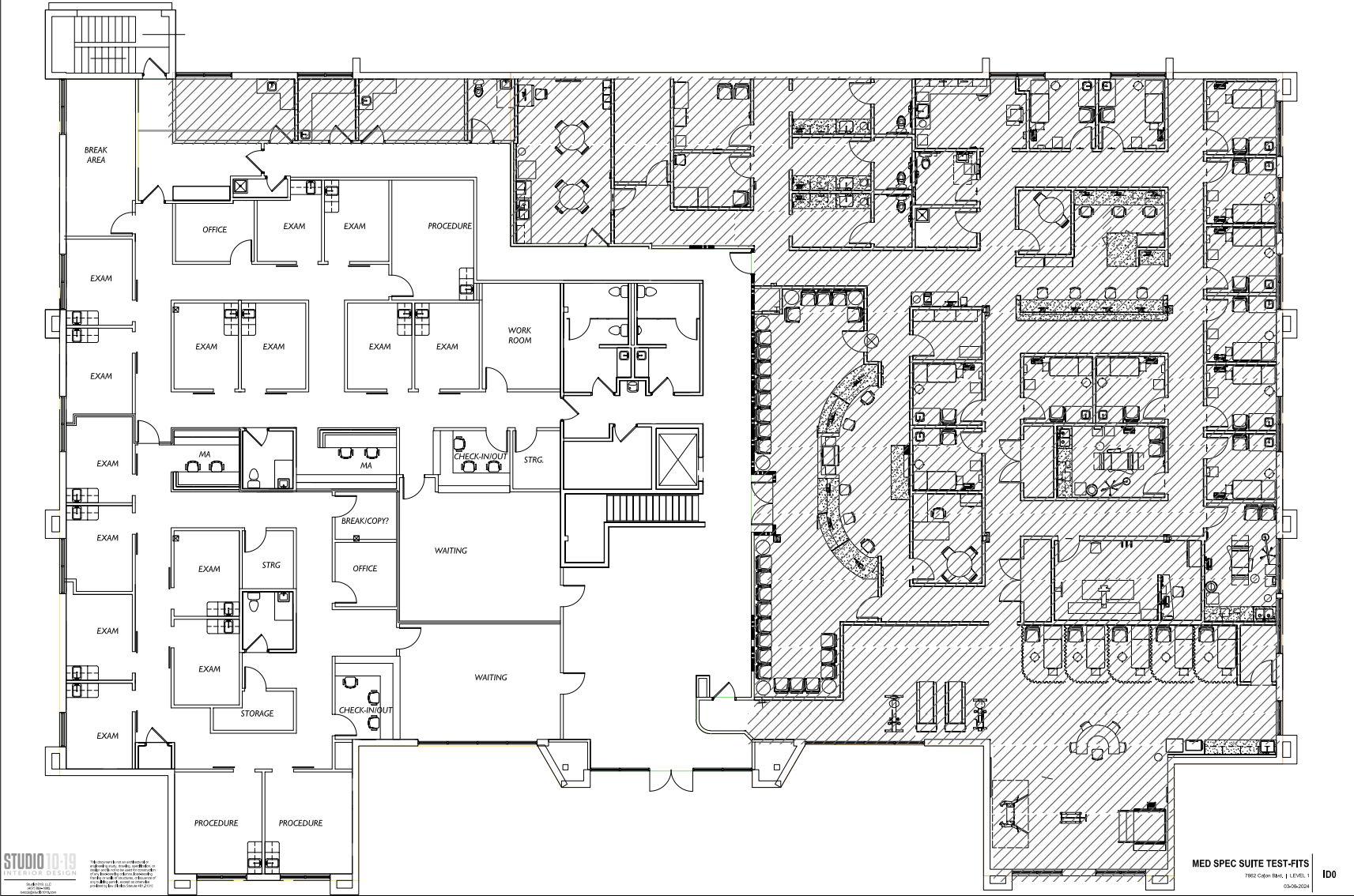


Floorplan

Available ±7,200 SF

Divisible to ±2,000 SF

Special Medical Office Test Fit:
Two Tenants

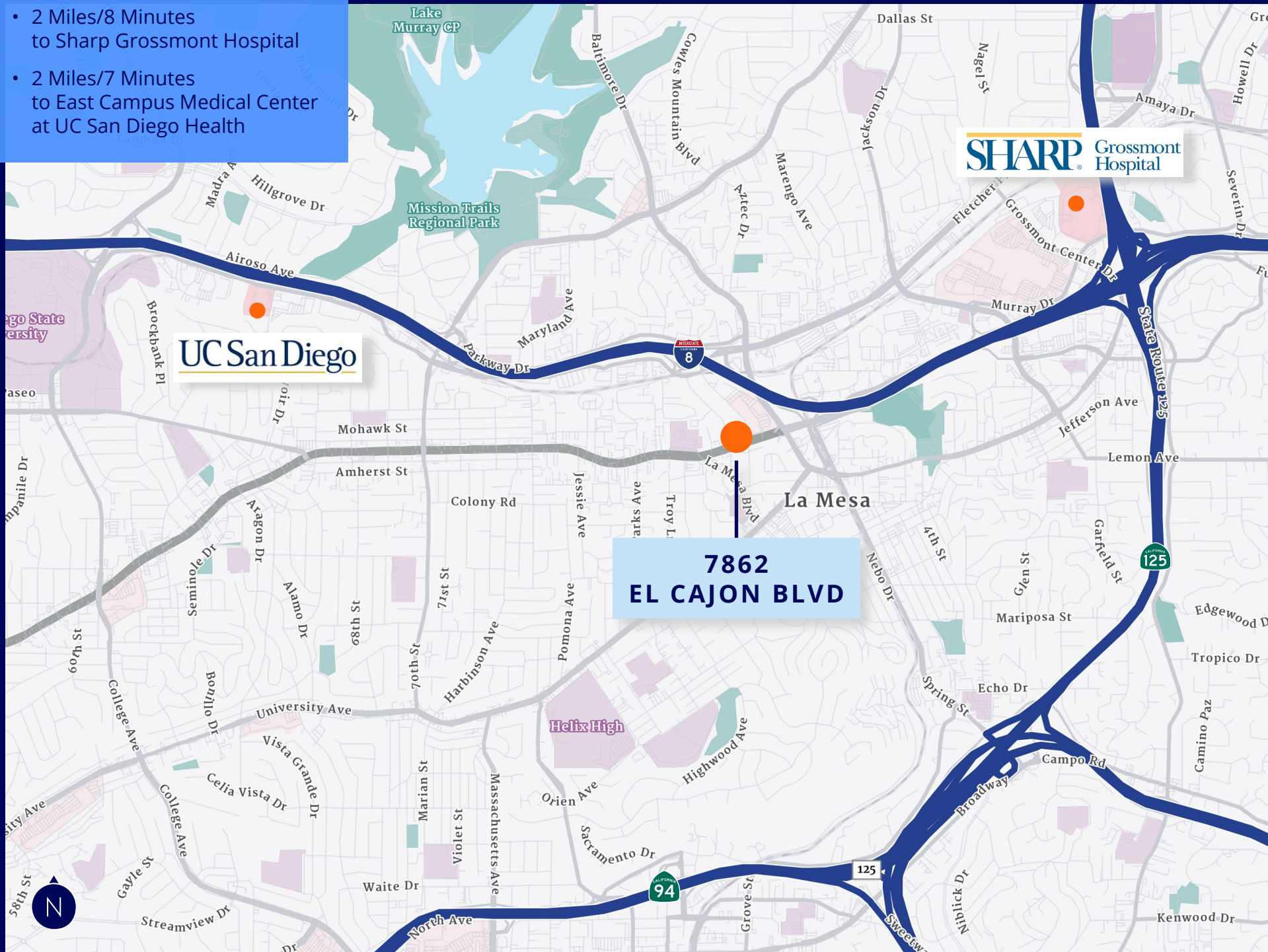


Common Area Upgrades Underway

- New Exterior Building Facade
- New Common Area Paint & Lighting
- New LVT Flooring
- New Lobby Furniture & Artwork
- Newly Paved Parking Lot



- 2 Miles/8 Minutes to Sharp Grossmont Hospital
- 2 Miles/7 Minutes to East Campus Medical Center at UC San Diego Health



**7862
EL CAJON BLVD**

UC San Diego

SHARP Grossmont Hospital



Patient Demand Forecast | La Mesa Market




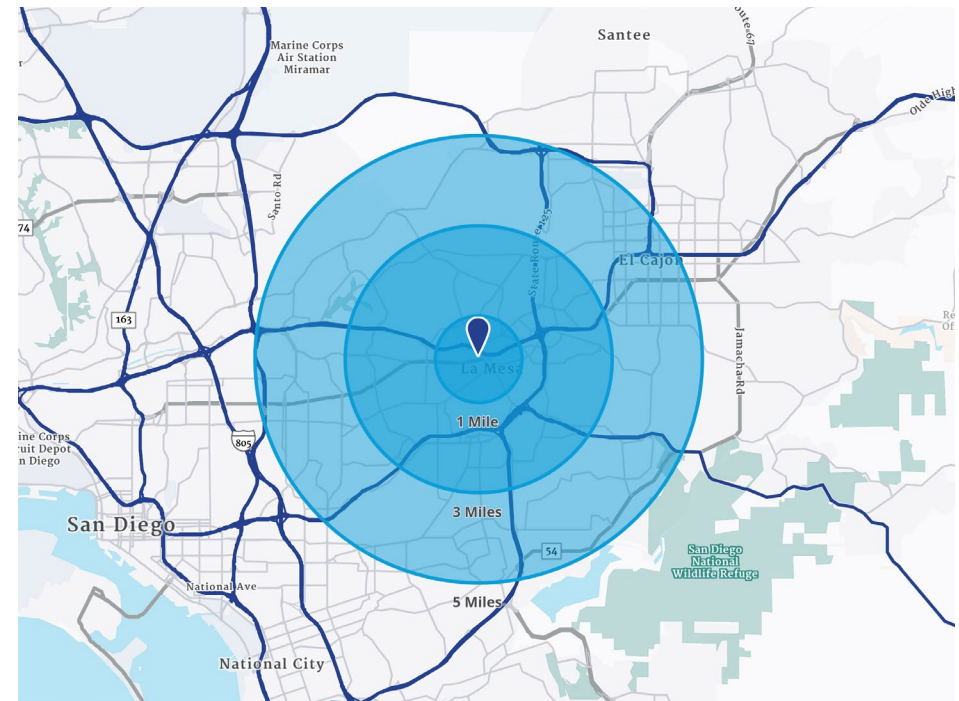
The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties in key markets across the US. The MSP tool supports planners, providers and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. The below data is representative of the East San Diego County zip codes that surround 7862 El Cajon Blvd, La Mesa - which include 91942, 91941 and 92115. For more information on the Advisory Board, please visit www.advisory.com

SERVICE LINES	TODAY'S VOLUME	5-YEAR VOLUME ↑		10-YEAR VOLUME ↑	
		VOLUME	%	VOLUME	%
Cardiology	36,964	40,167	8.7%	42,196	14.2%
Cosmetic Procedures	3,080	3,485	13.2%	3,924	27.4%
Dermatology	16,829	19,517	17.1%	21,357	29.9%
ENT	12,139	13,878	14.3%	114,227	17.2%
Gastroenterology	9,164	9,778	6.7%	10,240	11.7%
General Surgery	2,352	4,258	16.5%	4,735	29.5%
Gynecology	3,900	4,123	5.7%	4,063	4.2%
Lab	169,861	187,530	10.4%	200,547	18.1%
Neurology	6,410	7,678	19.8%	8,473	32.2%
Ophthalmology	39,902	38,791	17.9%	42,797	30.1%
Orthopedics	10,805	13,748	27.2%	15,353	42.1%
Physical Therapy/Rehabilitation	94,363	121,657	28.9%	134,526	42.6%
Podiatry	6,441	7,867	22.1%	9,216	43.1%
Pulmonology	5,339	6,191	16.0%	6,584	23.3%
Radiology	116,278	122,426	5.3%	127,538	5.3%
Urology	3,816	7,201	17.9%	8,023	31.3%

Market Demographics

	2024 TOTAL POPULATION	HOUSEHOLD INCOME	MEDIAN AGE
Mile 1:	27,367	\$99,441	39.8
Mile 3:	177,819	\$114,321	36.9
Mile 5:	472,701	\$108,933	36.0


23,000
 AVERAGE DAILY TRAFFIC COUNT ON EL CAJON BLVD, BALTIMORE DR, AND LA MESA BLVD





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