



CHULA VISTA MEDICAL ARTS II

450 4TH AVE, CHULA VISTA, CA 91910

ON CAMPUS MEDICAL OFFICE SPACE AVAILABLE

CBRE

PROPERTY HIGHLIGHTS

Chula Vista Medical Arts II is strategically located in the heart of Chula Vista, the second largest city in San Diego County. Adjacent to Scripps Mercy Chula Vista and near Sharp Chula Vista Medical Center, this building offers seamless access to top regional health systems and a variety of retail amenities. Its unique character and prime location could make it an ideal hub for medical professionals and patients in a rapidly growing urban area.



PROJECT FEATURES



4 Story Medical
Office Building



36,586 SF of
Total Building Size



Dual Gurney Sized
Elevators Served



Covered Tenant
Parking



Excellent
Demographics



On Campus of
Scripps Mercy
Hospital Chula Vista



Professionally
Managed



Walking Distance To
Retail Amenities





AREA OVERVIEW

The City of Chula Vista is located at the center of one of the richest cultural, economic and environmentally diverse zones in the United States and is the second largest City in San Diego County with a population of 276,000. Chula Vista boasts more than 52 square miles of coastal landscape, canyons, rolling hills, mountains, quality parks, and miles of trails. Chula Vista is a leader in conservation and renewable energy, has outstanding public schools, and has been named one of the top safest cities in the country.

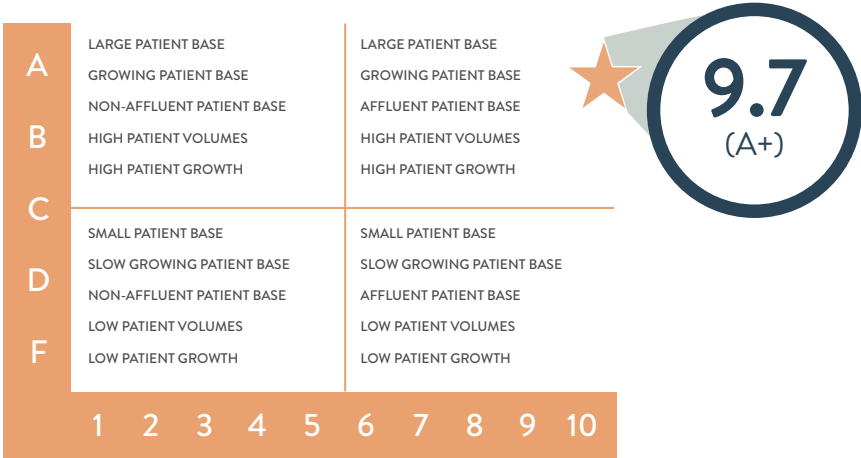
Construction on the 535-acre Chula Vista Bayfront project is underway. It will feature a world-class waterfront resort, a convention center, parks, and residential housing. Plans are moving forward on the 375-acre University Park and Innovation District in the eastern section which will bring more education, jobs and businesses to the City.



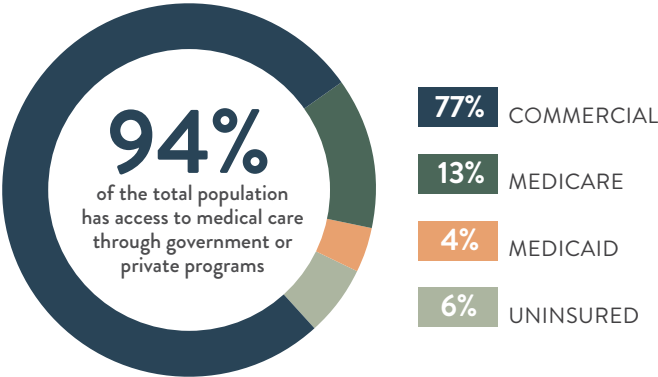
MEDICAL OFFICE SCORE CARD

MEDICAL MARKET ANALYSIS

The San Diego market achieved a medical market ranking of 9.7 (A+) and a 98 median national percentile score, indicating that the market surrounding the subject property scored better than 98 percent of the markets nationally for medical office use.



INSURANCE COVERAGE



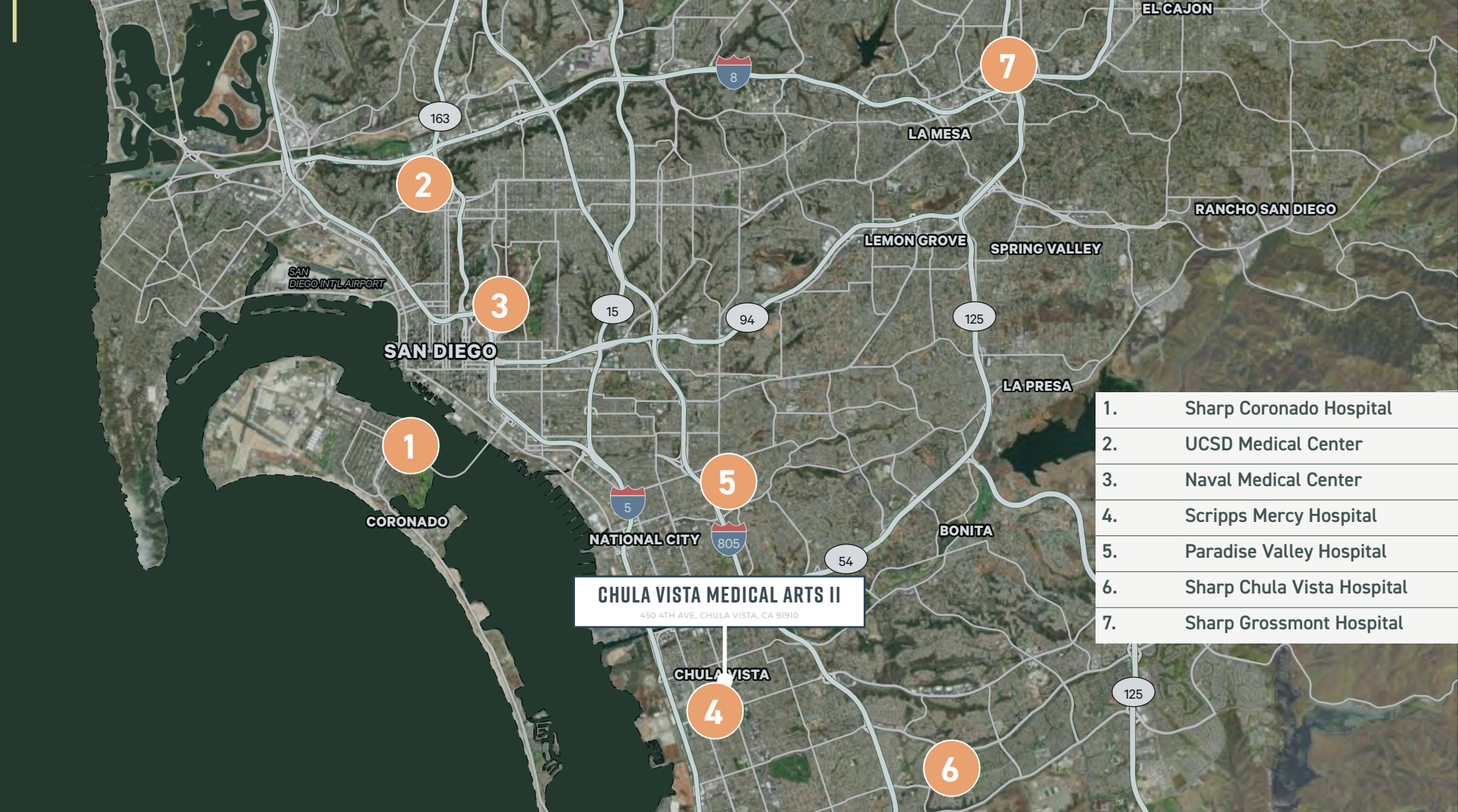
MEDIAN HOME VALUE



USA	\$408.1K
CALIFORNIA	\$833.4K
SAN DIEGO COUNTY	\$743K

NOTE: Proprietary research provided by MRA and CBRE FastReport. Not to be reused or distributed without written permission by CBRE, Inc. Median Home Value sources: USA (<https://fred.stlouisfed.org/series/MSPUS>); California (<https://managecasa.com/articles/california-housing-market-report/#:~:text=The%20California%20median%20home%20price,2021%20from%20%24659%2C400%20in%202020.%E2%80%9D>); San Diego County: (<https://www.sandiegouniontribune.com/business/story/2022-01-20/san-diegos-home-price-ended-year-at-record-high>).

MEDICAL OFFICE AERIAL MAP



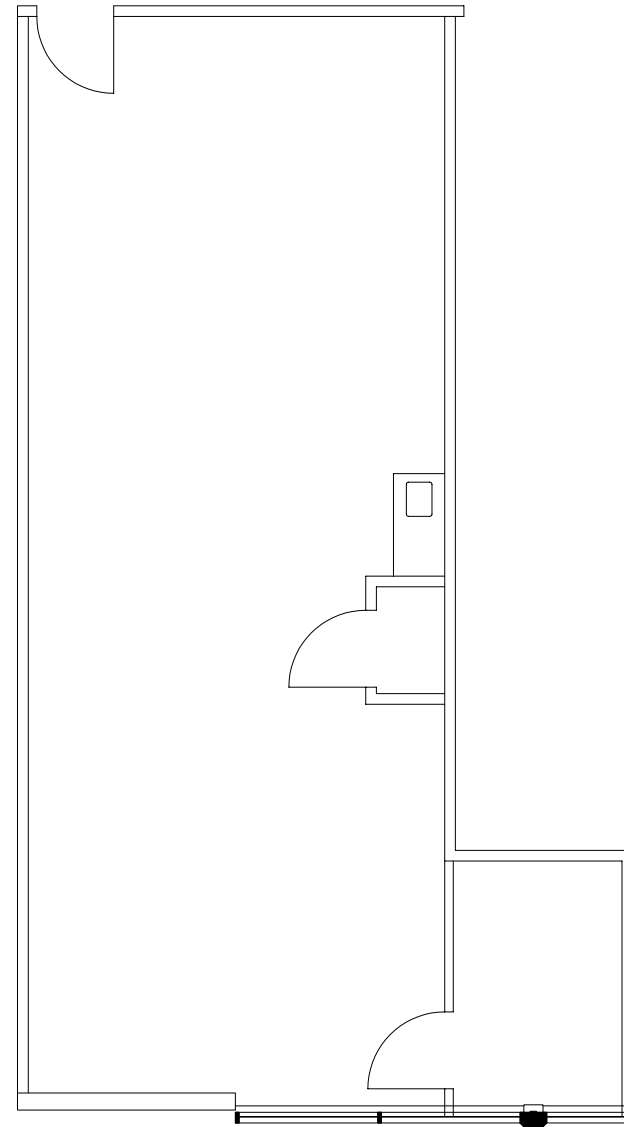
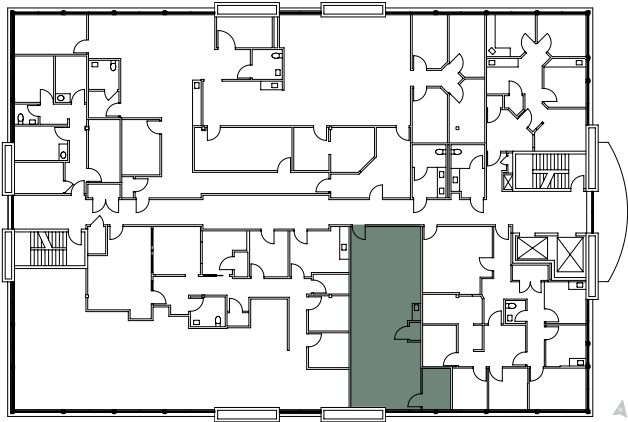
- 1. Sharp Coronado Hospital
- 2. UCSD Medical Center
- 3. Naval Medical Center
- 4. Scripps Mercy Hospital
- 5. Paradise Valley Hospital
- 6. Sharp Chula Vista Hospital
- 7. Sharp Grossmont Hospital

FLOORPLAN

Suite 205

901 SF AVAILABLE

360° VIRTUAL TOUR



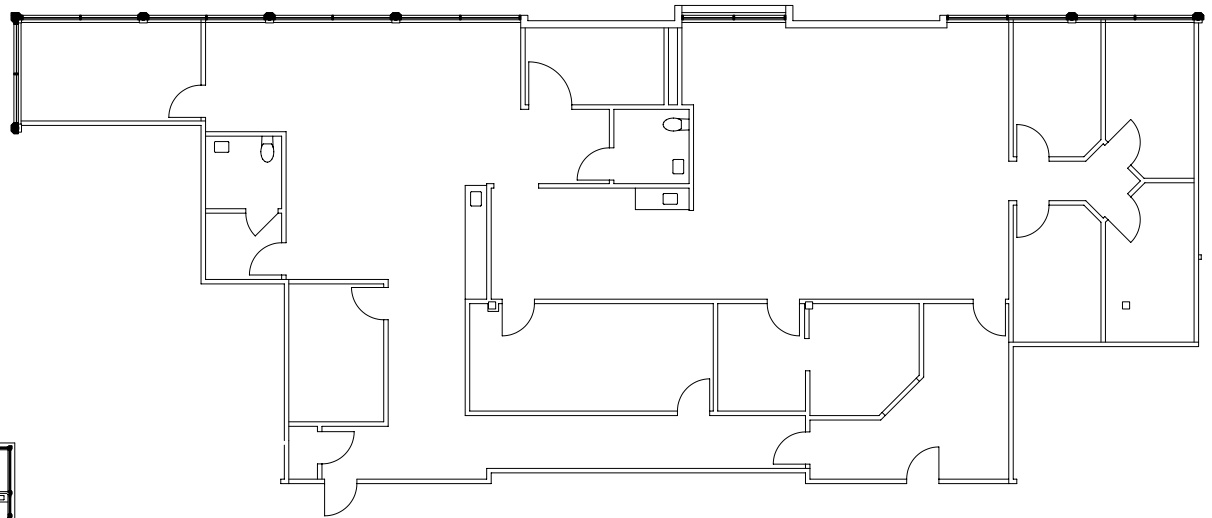
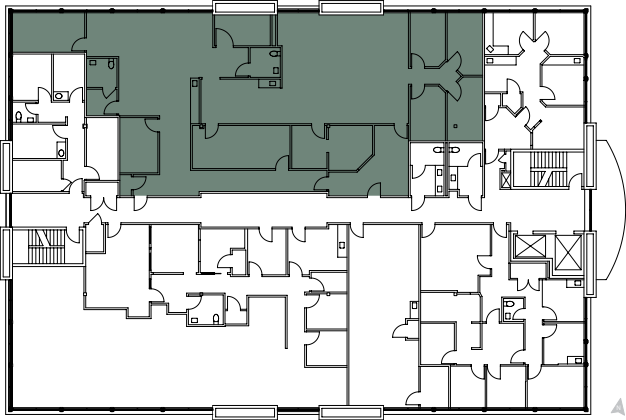
FLOORPLAN

Suite 212

4,253 SF AVAILABLE

360° VIRTUAL TOUR

**Note Suites 212 & 214 can be combined
for 5,016 SF of contiguous space*



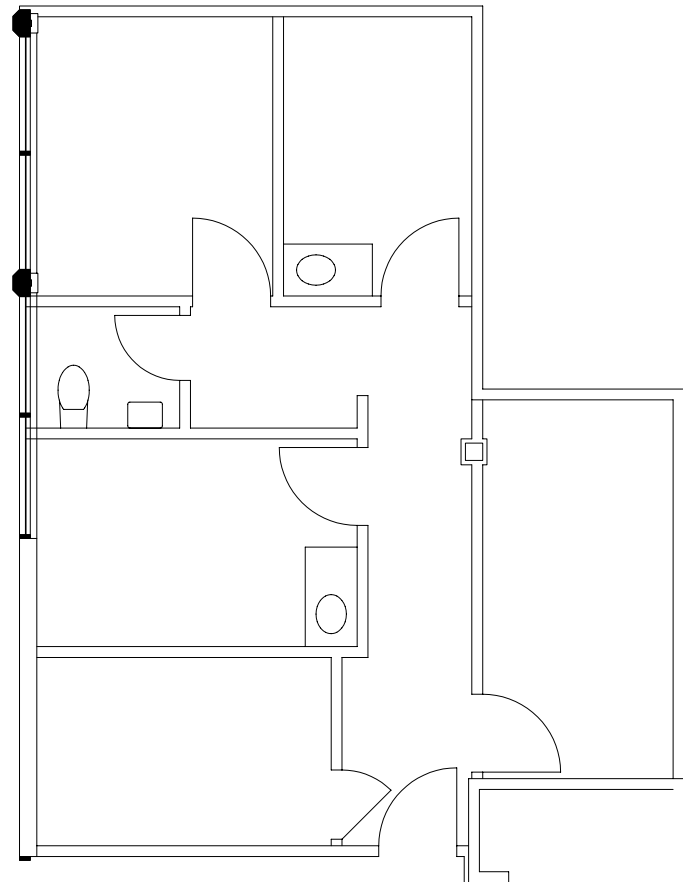
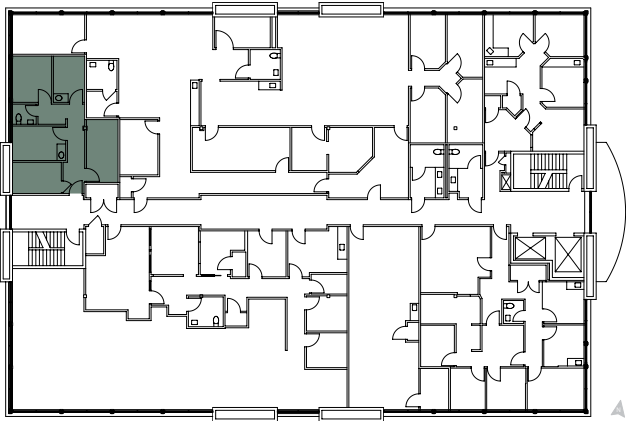
FLOORPLAN

Suite 214

763 SF AVAILABLE

360° VIRTUAL TOUR

**Note Suites 212 & 214 can be combined
for 5,016 SF of contiguous space*



FLOORPLAN

Suite 212 & 214

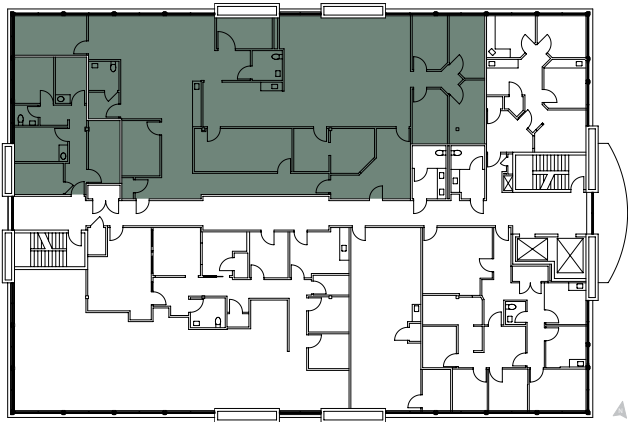
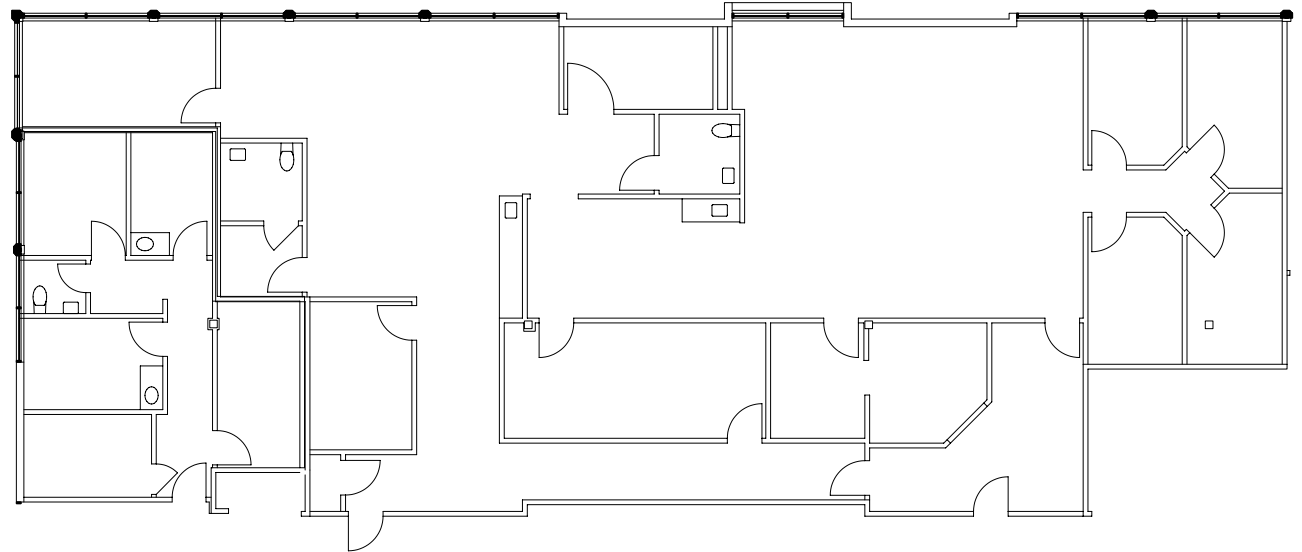
5,016 SF AVAILABLE



SUITE 212
VIRTUAL TOUR



SUITE 214
VIRTUAL TOUR

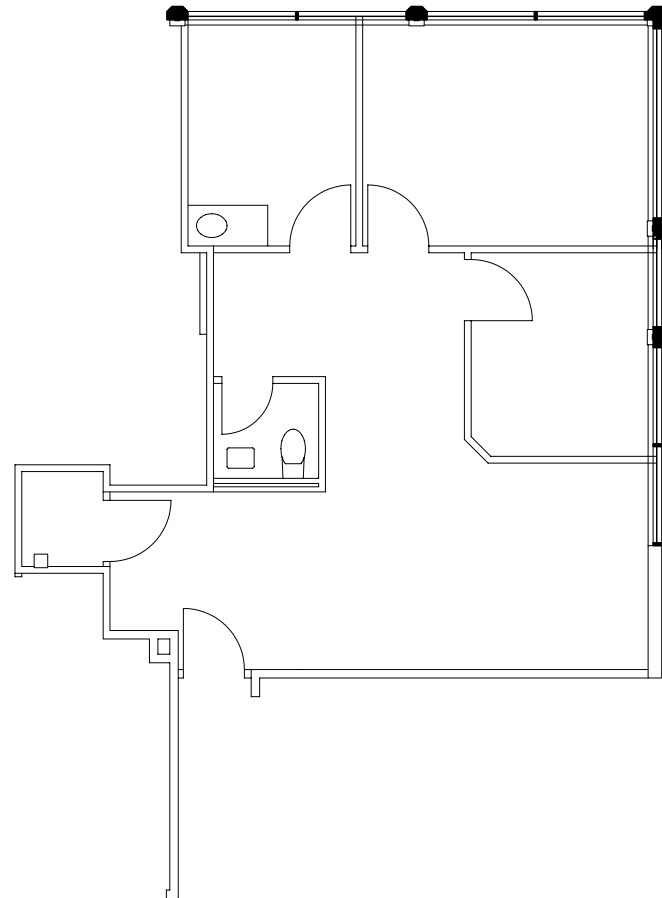
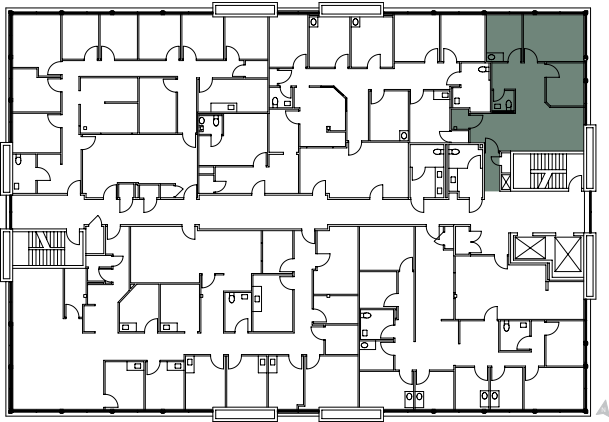


FLOORPLAN

Suite 300

861 SF AVAILABLE

360° VIRTUAL TOUR

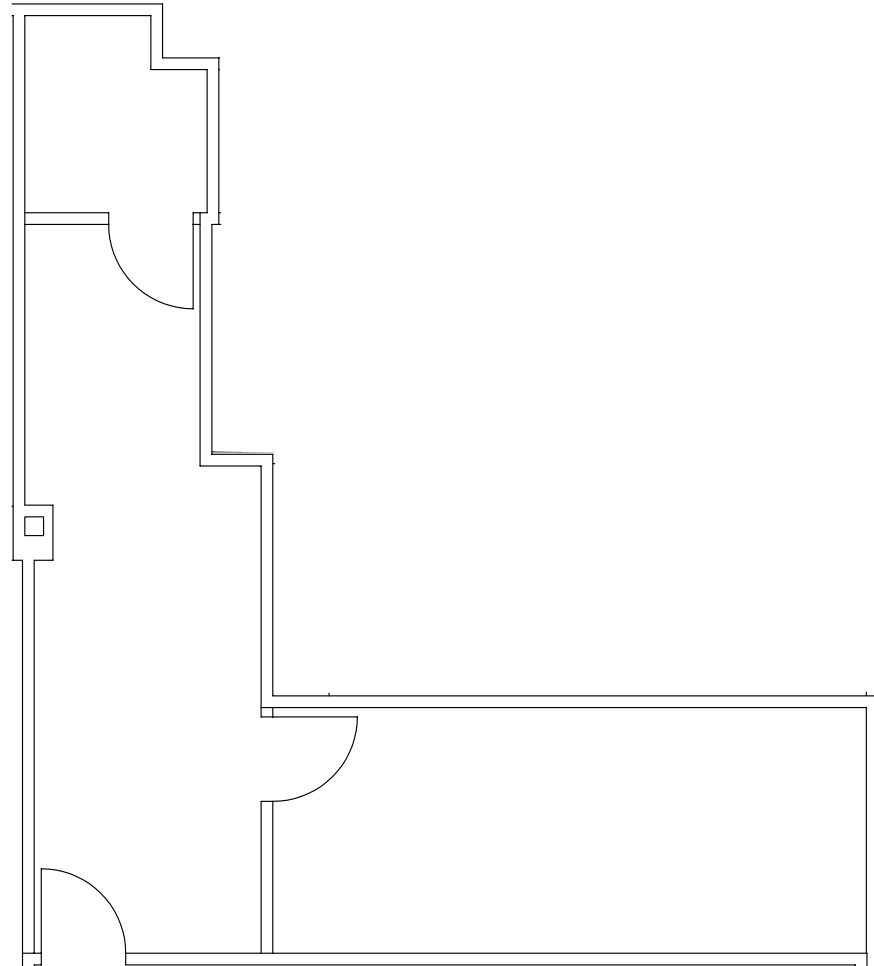
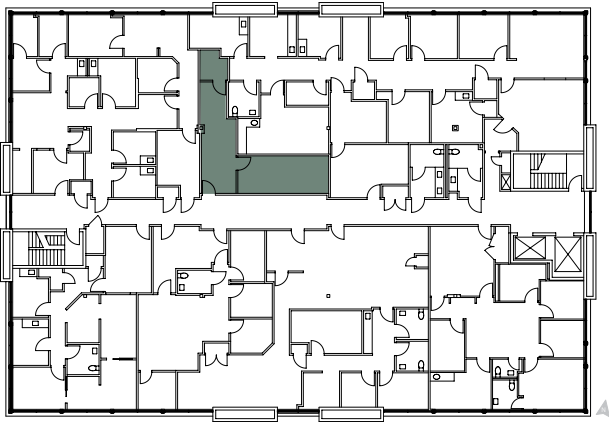


FLOORPLAN

Suite 401B

396 SF AVAILABLE

360° VIRTUAL TOUR

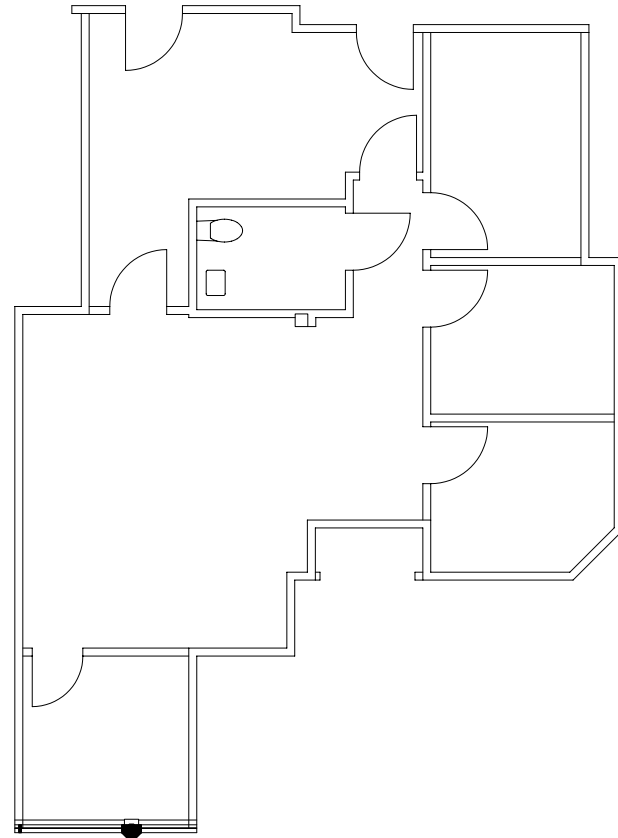
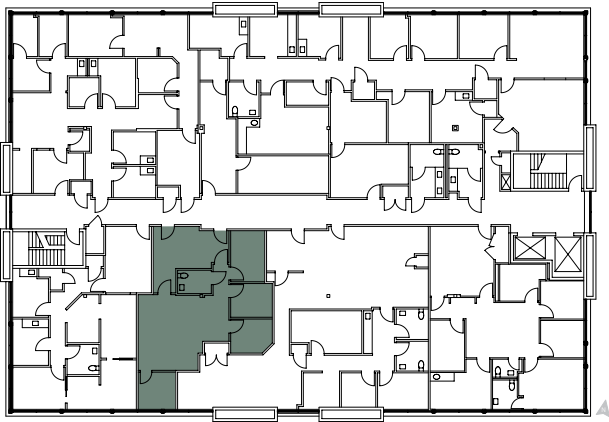


FLOORPLAN

Suite 407

1,073 SF AVAILABLE

360° VIRTUAL TOUR



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CONTACTS

Dan Henry
+1 760 438 8569
dan.henry@cbre.com
Lic. 02035998

Lars Eisenhauer
+1 760 438 8534
lars.eisenhauer@cbre.com
Lic. 01372911

CBRE

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