



# LA JOLLA WELLNESS CENTER

**MEDICAL & OFFICE SUITES FOR LEASE**



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

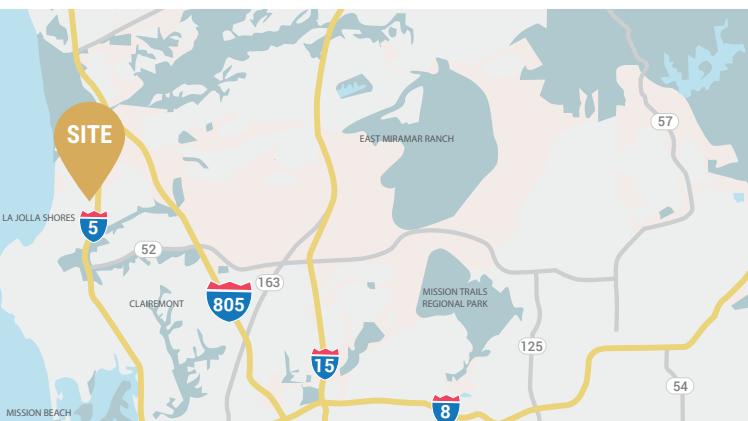
Includes a café, large spacious outdoor waiting areas with comfortable seating, showers and lockers, and on-site conference room for meetings and patient education.

## 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.



# DEMOGRAPHICS & DRIVETIME

## Estimate 15 Min Drive

POPULATION ESTIMATES  
**725,053**

>17	120,262
18-44	331,070
45-64	170,177
65+	103,544

AVERAGE HOUSEHOLD  
INCOME  
**\$144,152.74**

Data Source:  Placer.ai

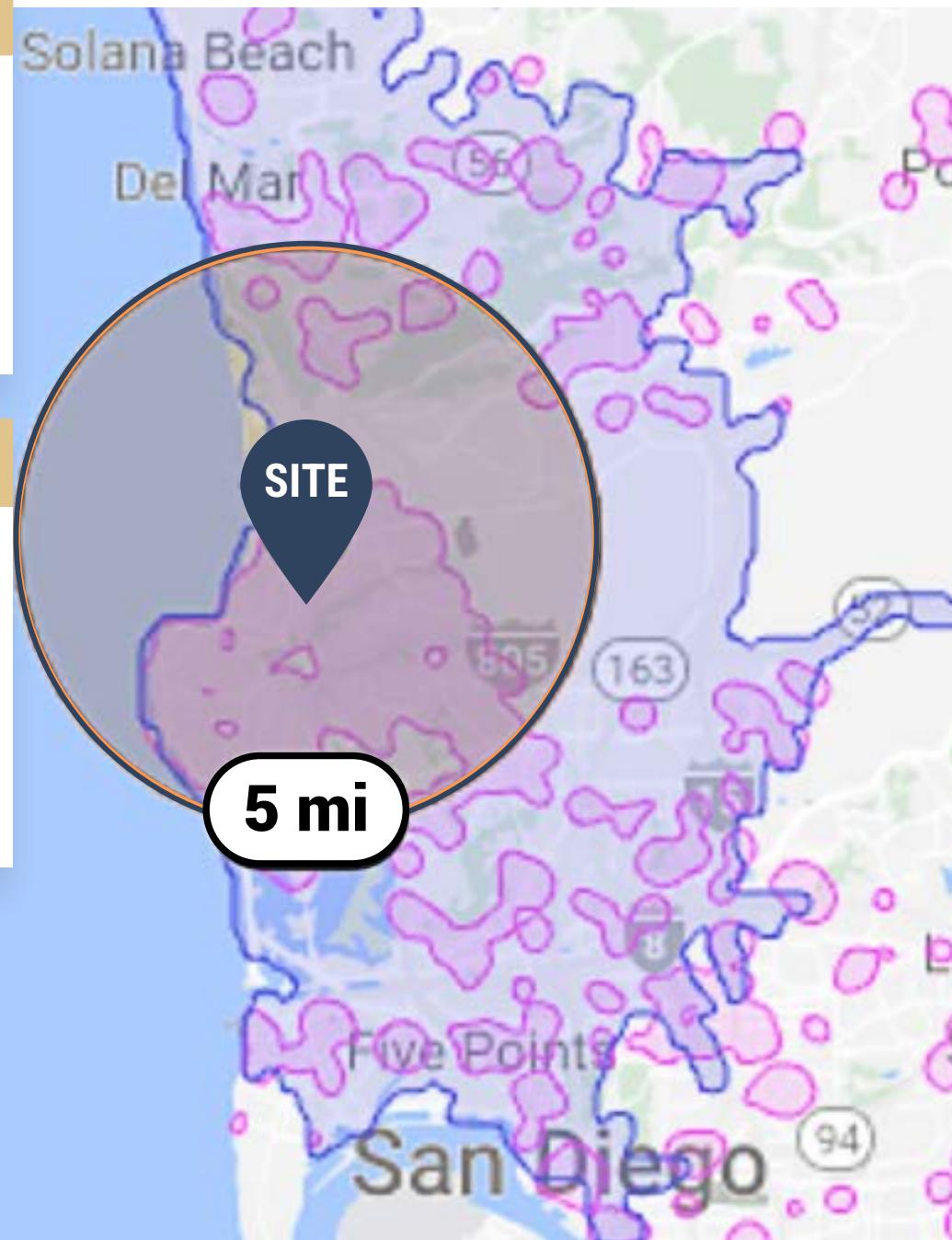
## PAYOR MIX Within 5 Mile Radius

COMMERCIAL	12.0%
EMPLOYER BASED	55.8%
GOVERNMENT	20.2%
MULTIPLE	6.6%
SELF PAY	5.4%

Data Source:  Placer.ai

## Comparison

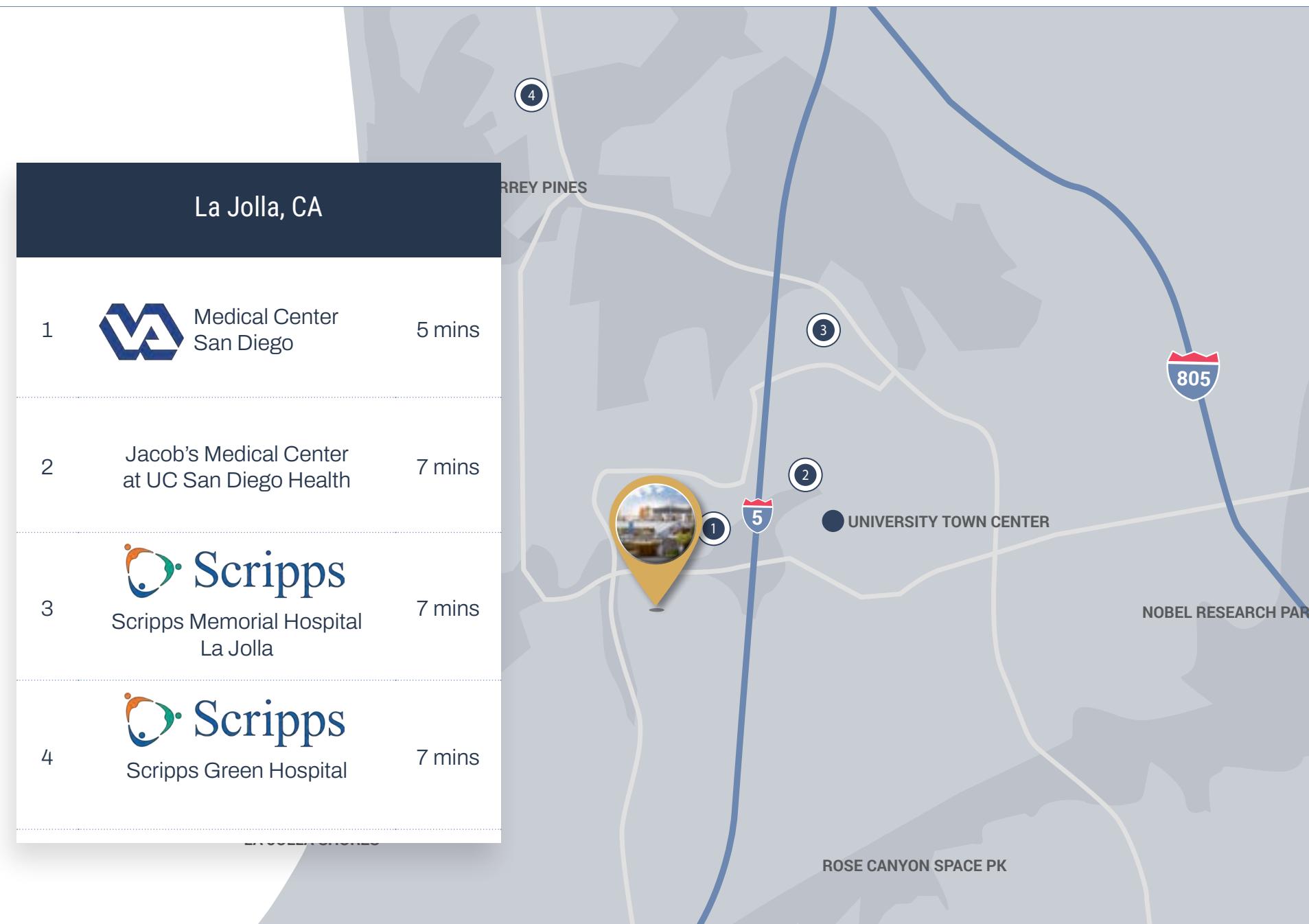
 % of Visits	70%
 Ring Radius	5 mi
 Drive Time	15 min





# LOCAL HOSPITAL DISTANCE MAP

6





## CURRENT AVAILABILITIES

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

# FLOOR PLAN - SECOND FLOOR

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## 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
<b>C215</b> (Spec Suite)	1,013
C226	1,263

# AMENITIES AROUND THE PROPERTY

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## 1 Retail

Whole Foods Market  
Bank of America  
Nordstrom Rack  
BJ's Restaurant  
US Postal Service  
Sephora  
Pilates UTC San Diego

## 2 Retail

Ralphs  
Trader Joe's  
Best Buy  
World Market  
Chick Fil A  
AMC La Jolla 12

## 3 Golf

Torrey Pines Golf Course

## 4 Shopping

Westfield UTC Shopping Mall

## 5 University

University of California San Diego





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