



Rare High-End Surgical Center Condo

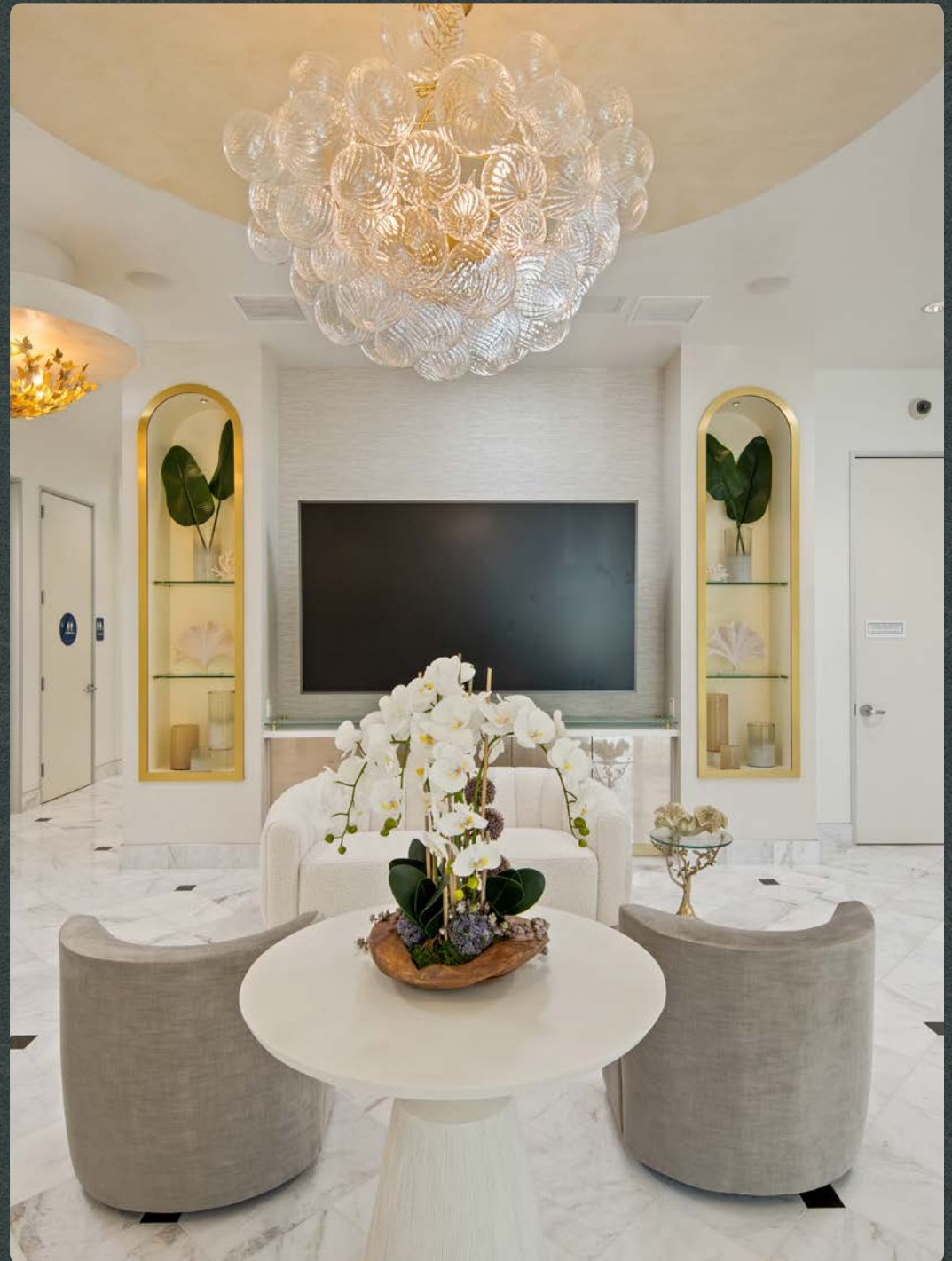
11199 Sorrento Valley Road,
Suite 202, San Diego, CA 92121

3,155 SF | For Sale



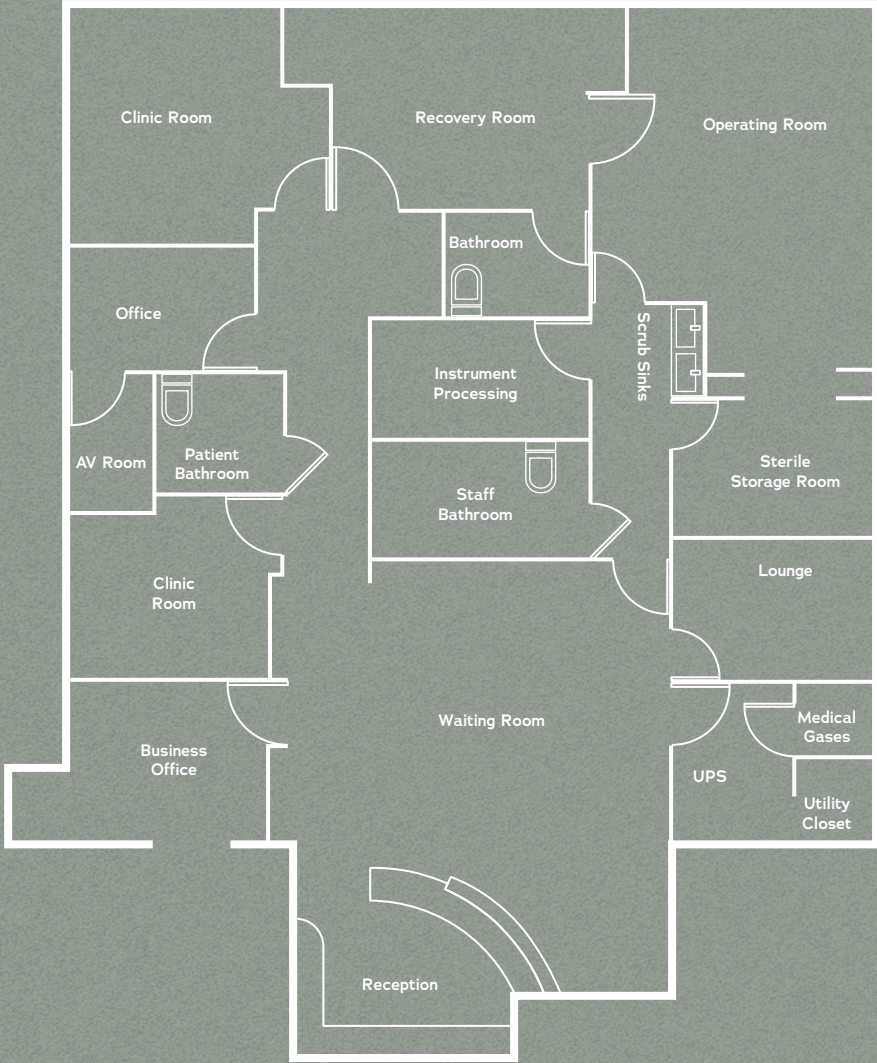
The Highlights

- **Medical Condo Ownership Opportunity**
Build equity in your practice with this rare for-sale surgical suite
- **Quad A Accreditation**
Fully equipped with dedicated operating room and private recovery room designed for optimal patient care and workflow efficiency
- **Prime Central San Diego Location**
Excellent freeway connectivity via I-5 and I-805 ensures convenient access for patients throughout San Diego County
- **High End Patient Experience**
Sophisticated lobby and professional finishes create an elevated first impression
- **Strategic Medical Proximity**
Located minutes from Scripps Memorial Hospital La Jolla and UC San Diego Health, facilitating professional collaboration and streamlined patient referrals



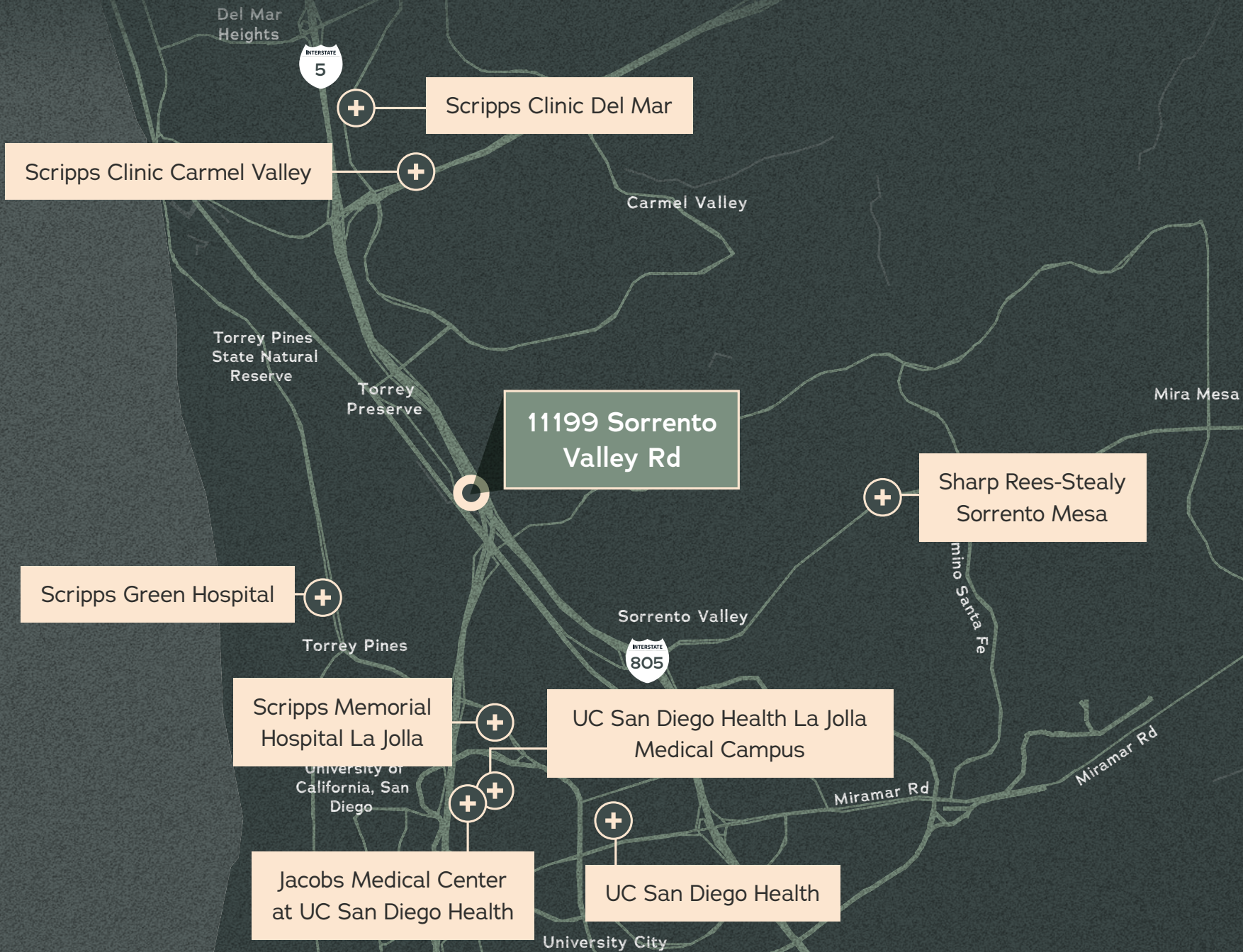
The Opportunity

SUITE 202 | 3,155 SF





Ideal Location



Demographics

WITHIN 5 MILES

Total Population

186,338

Median Age

36

Total Daytime Population

313,954

Total Households

69,985

Median Household Income

153,383

Total Employees

229,121



The Amenities

○ PHARMACY

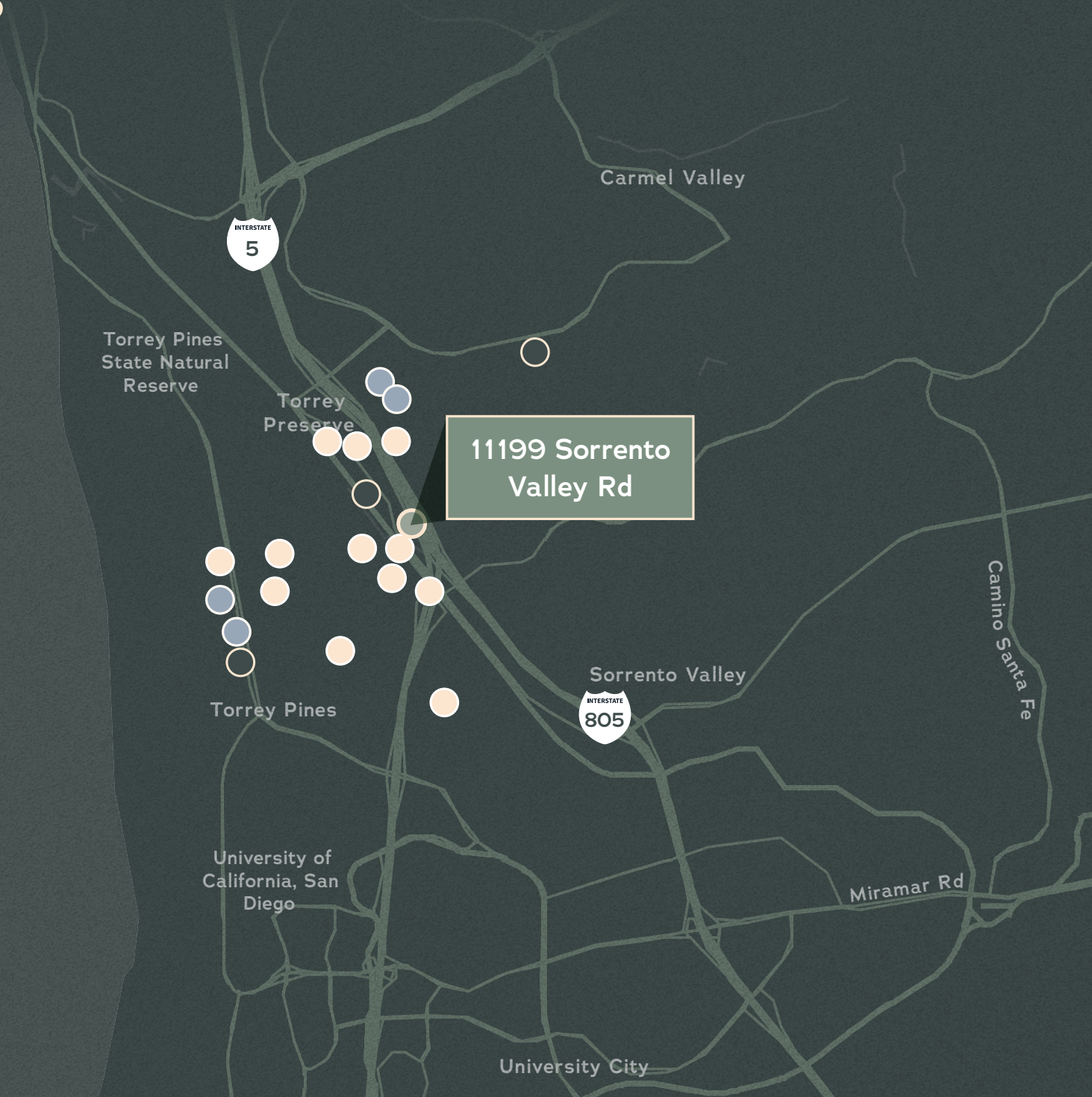
- Scripps Pharmacy at Scripps
- Clinic Torrey Pines
- Vons Pharmacy
- Strive Compounding Pharmacy

● HOTEL

- The Lodge at Torrey Pines
- Hilton La Jolla Torrey Pines
- Homewood Suites by Hilton San Diego-Del Mar
- Hilton Garden Inn San Diego Del Mar

● DINING

- Mostra Coffee
- Java Shack
- The Craft Taco at SOVA
- Copa Vida Torrey Ridge
- Gold Finch Modern Delicatessen
- Farmer & The Seahorse
- Elena's Mexican Food
- Zumbar Coffee & Tea
- City Tacos
- Green Acre
- Cafe California Poppy
- The Grill at Torrey Pines





11199
Sorrento Valley Rd



Broker Contacts

KELLY MORIARTY

858.410.6359

kelly.moriarty@jll.com

RE Lic. #01963162

JESS GIANULIAS

858.352.2906

jess.gianulias@jll.com

RE Lic. #02091715



Jones Lang LaSalle Brokerage, Inc. RE license #01856260

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