

# 8901 ACTIVITY RD

• MEDICAL OFFICE SUITES FOR LEASE



Lease with Confidence, Choose MedWest

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8901 Activity Rd  
San Diego, CA



# 8901 ACTIVITY RD

Located in the heart of San Diego's thriving medical corridor, 8901 Activity Road offers a dynamic space designed to meet the needs of modern healthcare providers. This state-of-the-art building features flexible suites tailored for various specialties, equipped with advanced infrastructure such as medical-grade HVAC, high-speed internet, and ample power capacity to support cutting-edge technologies. With a prime location near major highways, the property ensures exceptional accessibility for both providers and patients, complemented by dedicated surface parking. The contemporary design includes spacious common areas, ADA-compliant features, and abundant natural light to enhance the patient and staff experience. Conveniently situated near pharmacies, diagnostic labs, and other healthcare services, this property creates a seamless ecosystem for patient care.



## • FEATURES

- Upgraded Medical Office building with ability to utilize shared lobby within the Building.
- Shared conference room on second floor.
- Conveniently located next to Sharp Mira Mesa Outpatient building.
- Monument signage available.
- Ample referral opportunities with existing tenant base in Building and with Sharp Mira Mesa.
- Ease of access to 1-15, Mira Mesa and Scripps Ranch

## • AMPLE PARKING

5 Stalls per 1,000 RSF

## Estimate 15 Min Driv

## POPULATION ESTIMATES

**752,236**

## AVERAGE HOUSEHOLD INCOME

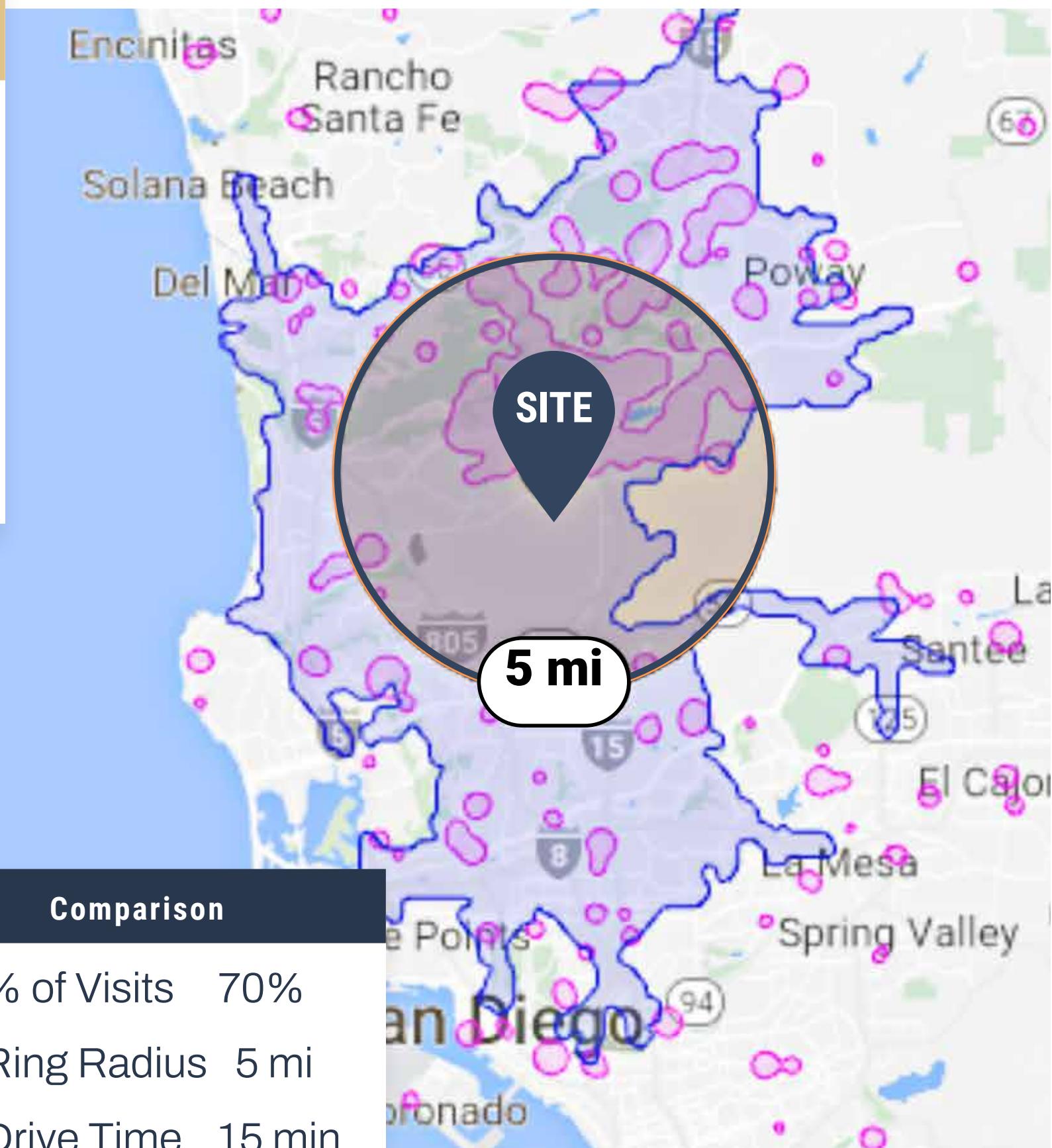
**\$35,033.95**

|       |         |
|-------|---------|
| >17   | 141,898 |
| 18-44 | 333,704 |
| 45-64 | 177,260 |
| 65+   | 99,283  |

Data Source:  Placer.ai

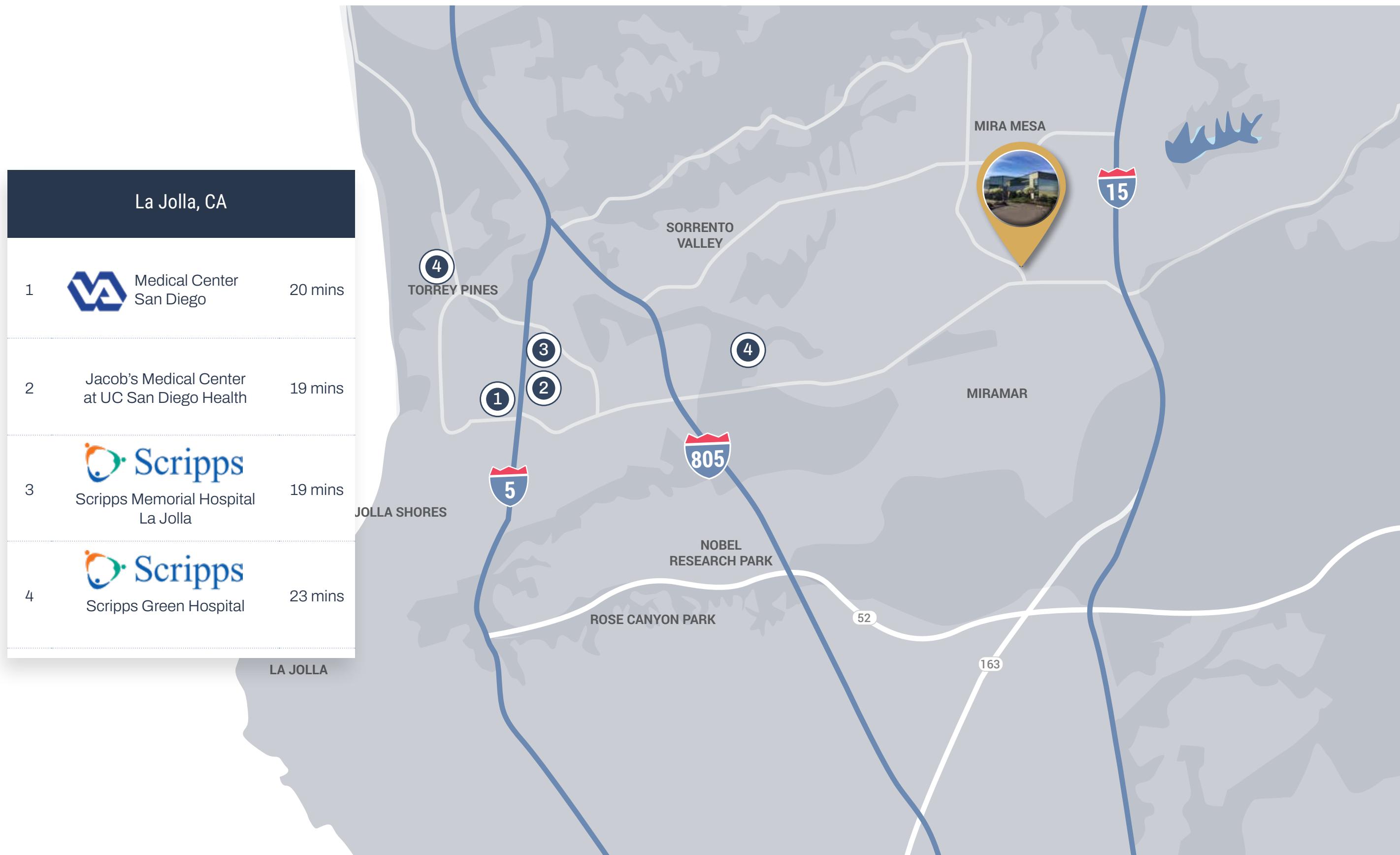
## PAYOR MIX Within 5 Mile Radius

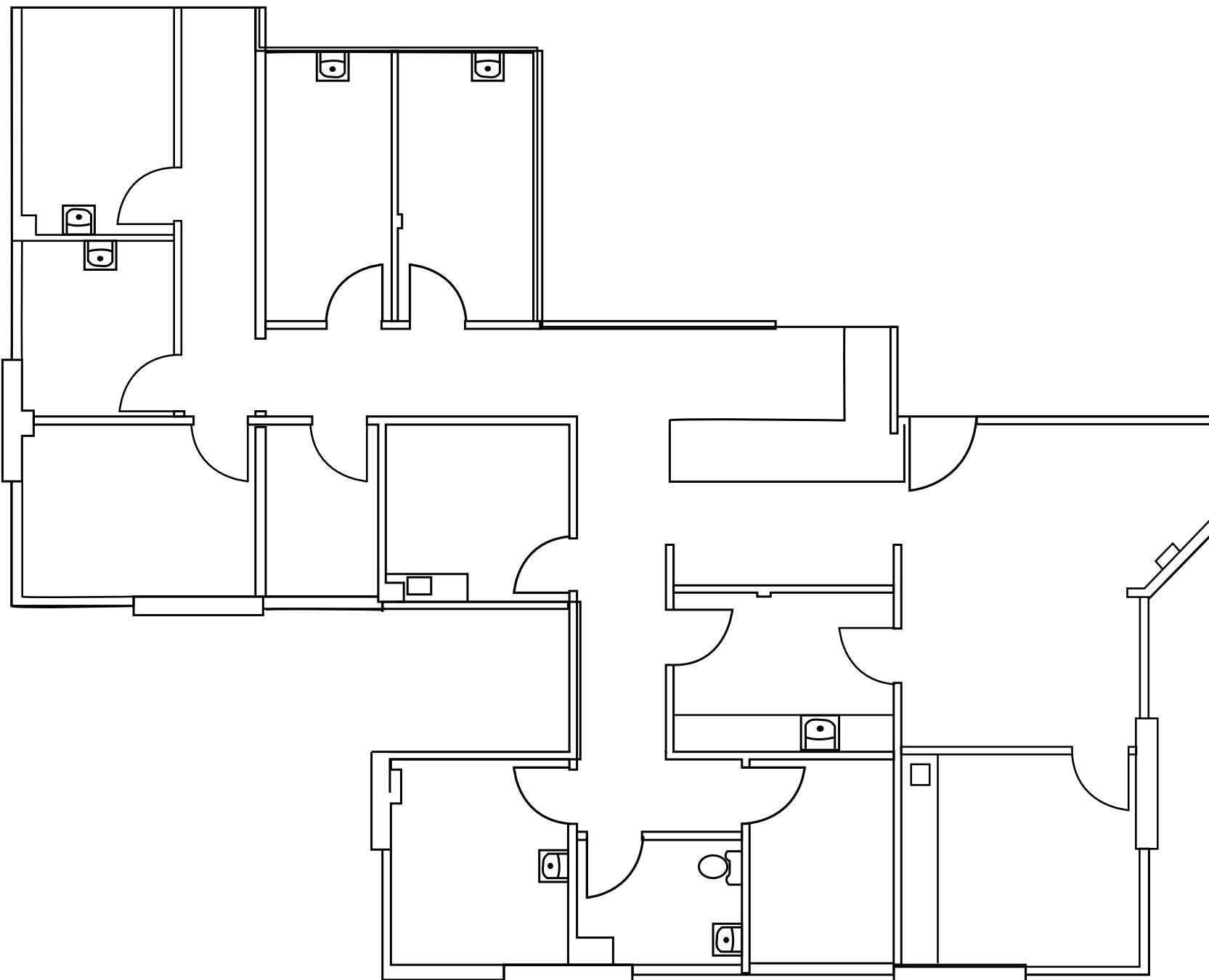
|                |       |
|----------------|-------|
| COMMERCIAL     | 9.9%  |
| EMPLOYER BASED | 56.9% |
| GOVERNMENT     | 21.0% |
| MULTIPLE       | 6.5%  |
| SELF PAY       | 5.6%  |

Data Source:  Placer.ai



## LOCAL HOSPITAL DISTANCE MAP | 6





## CURRENT AVAILABILITY

| AVAILABLE SUITE | RSF |
|-----------------|-----|
|-----------------|-----|

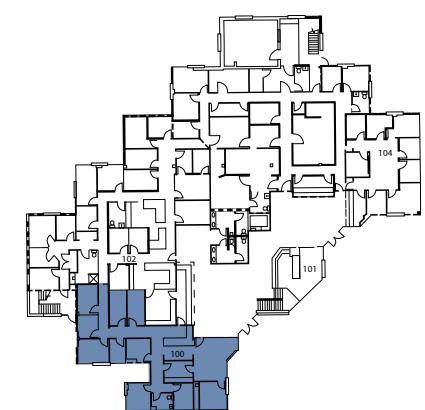
|     |       |
|-----|-------|
| 100 | 2,764 |
|-----|-------|

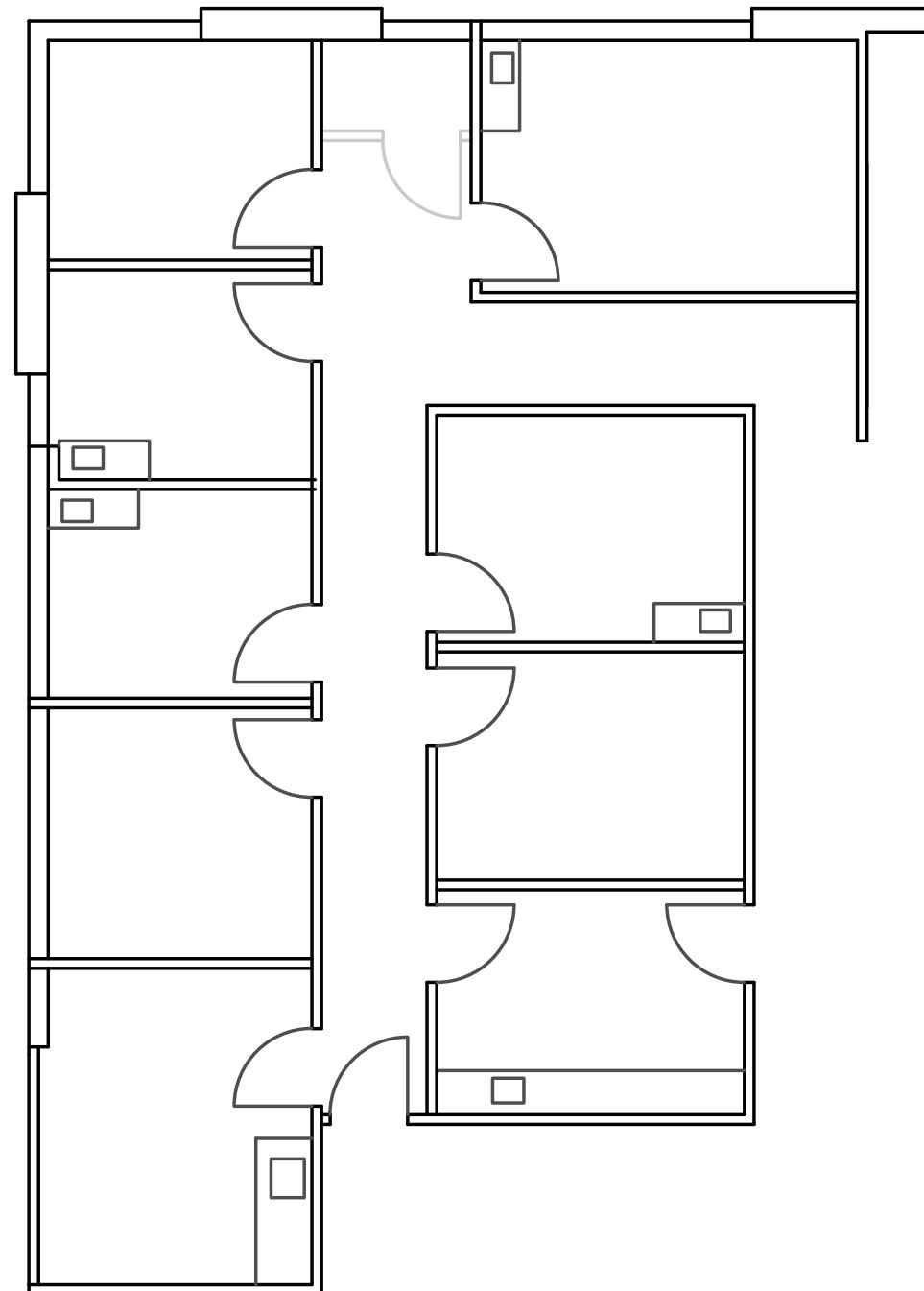
## SUITE DESCRIPTION

7 Exam Rooms  
1 Procedure or Break Room  
1 Doctor's Office  
1 Shared Staff Room  
1 Ensuite Restroom  
1 Storage Room - with Exterior Entrance  
Reception and Lobby Area

## LEASE RATE

\$2.35 NNN





## CURRENT AVAILABILITY

| AVAILABLE SUITE | RSF |
|-----------------|-----|
|-----------------|-----|

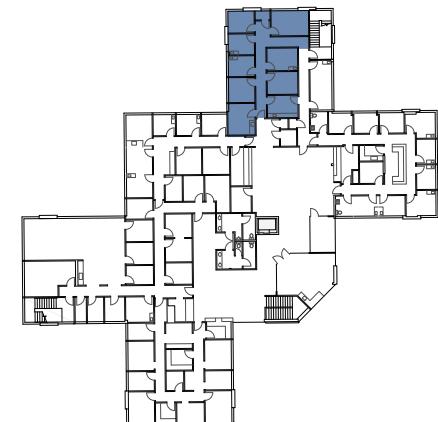
|     |       |
|-----|-------|
| 204 | 1,744 |
|-----|-------|

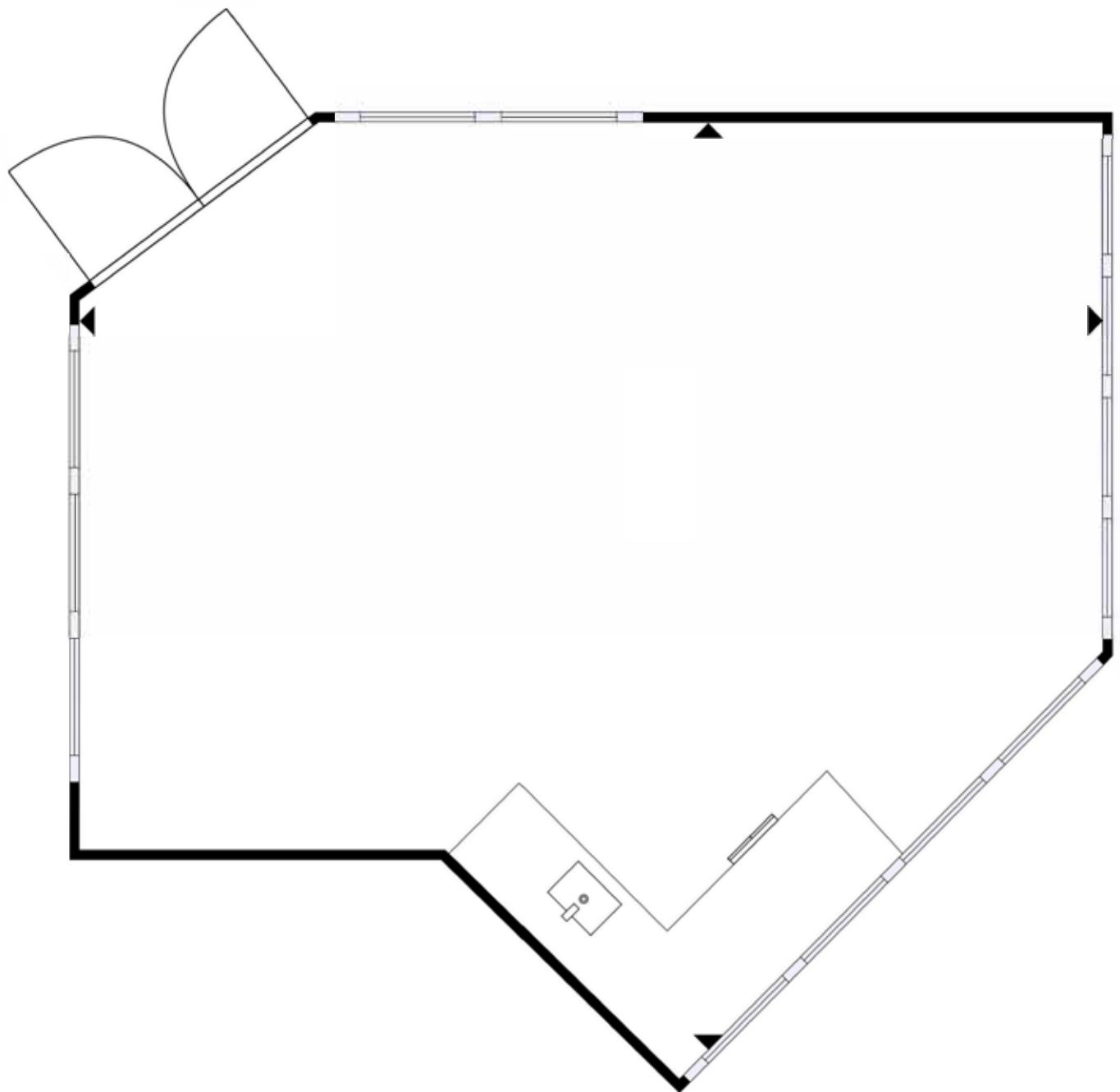
### SUITE DESCRIPTION

Shared lobby  
7 Exam rooms  
1 Office  
1 Office could be converted to exam room due to plumbing rough in

### LEASE RATE

\$2.35 NNN





## CURRENT AVAILABILITY

| AVAILABLE SUITE | RSF |
|-----------------|-----|
|-----------------|-----|

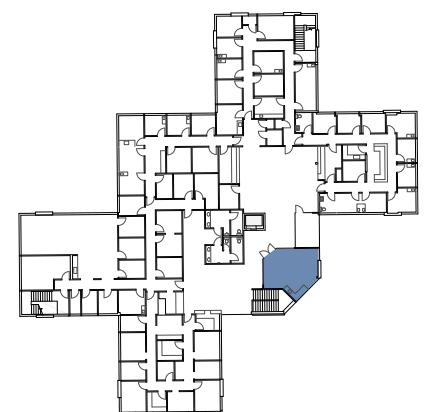
|      |     |
|------|-----|
| 206C | 495 |
|------|-----|

### SUITE DESCRIPTION

White box suite ready for medical tenant's suite needs

### LEASE RATE

\$2.35 NNN



## 1 Shopping

Miramar Landing Shopping Mall

## 2 Schools

San Diego Miramar College  
Walker Elementary School  
Wangenheim Middle School

## 3 Retail

Target  
Hobby Lobby  
Sprouts Farmers Market  
Michaels  
BevMo!  
Chick-Fil-A  
Chase Bank  
Menya Ultra Mira Mesa  
Sayulitas Mexican Food  
Vinh Hung Supermarket  
Raising Cane's  
Golden Island Dim Sum & Chinese  
Cuisine  
California Fish Grill

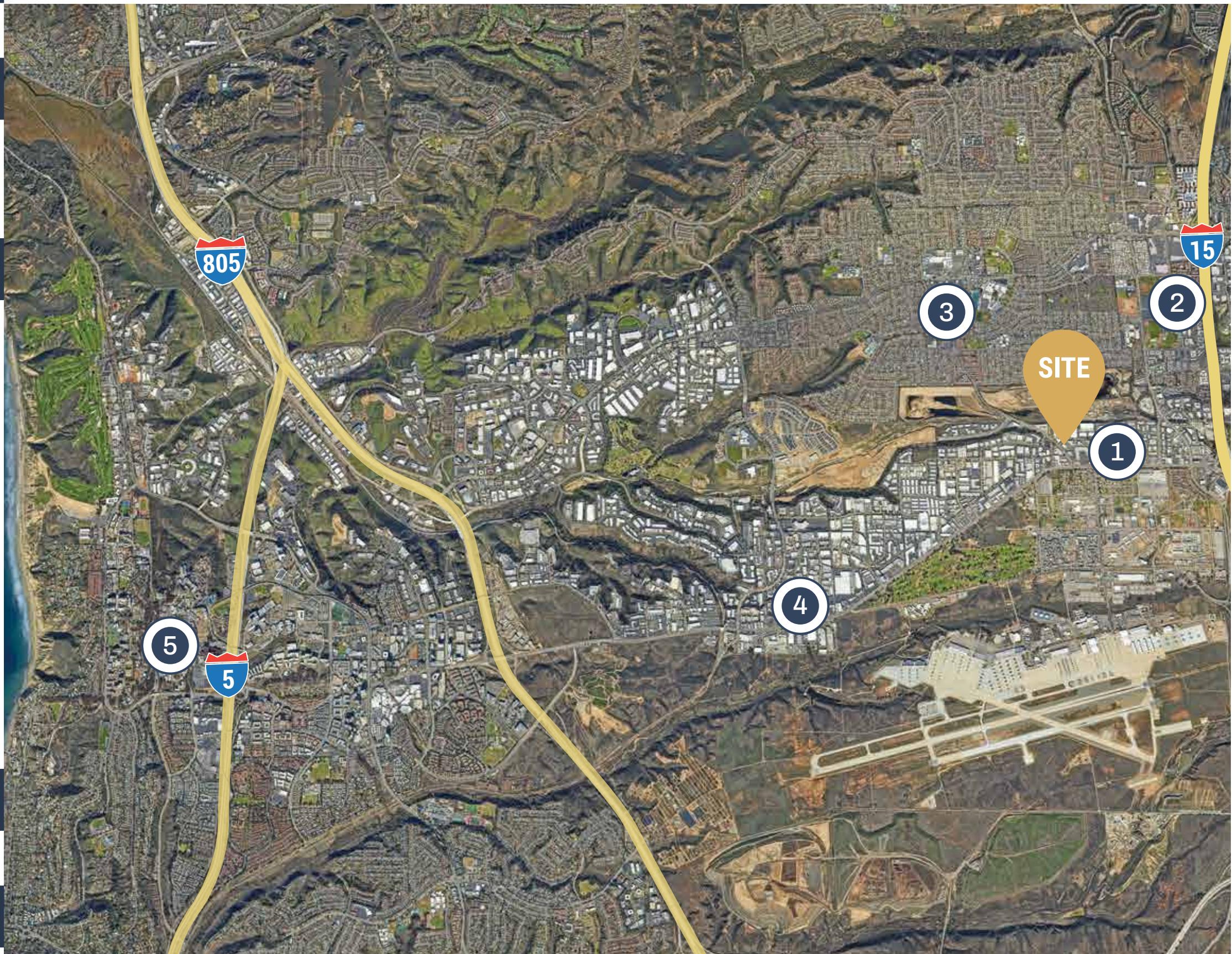
## 4 Golf

Miramar Memorial Golf Course

## 5 School

University of California San Diego

## AMENITIES AROUND THE PROPERTY | 10





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