

8901 ACTIVITY RD

+ MEDICAL OFFICE SUITES FOR LEASE



**MED
WEST**
REALTY

Lease with Confidence, Choose MedWest

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8901 Activity Rd
San Diego, CA



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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 with in 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

>17 141,898

18-44 333,704

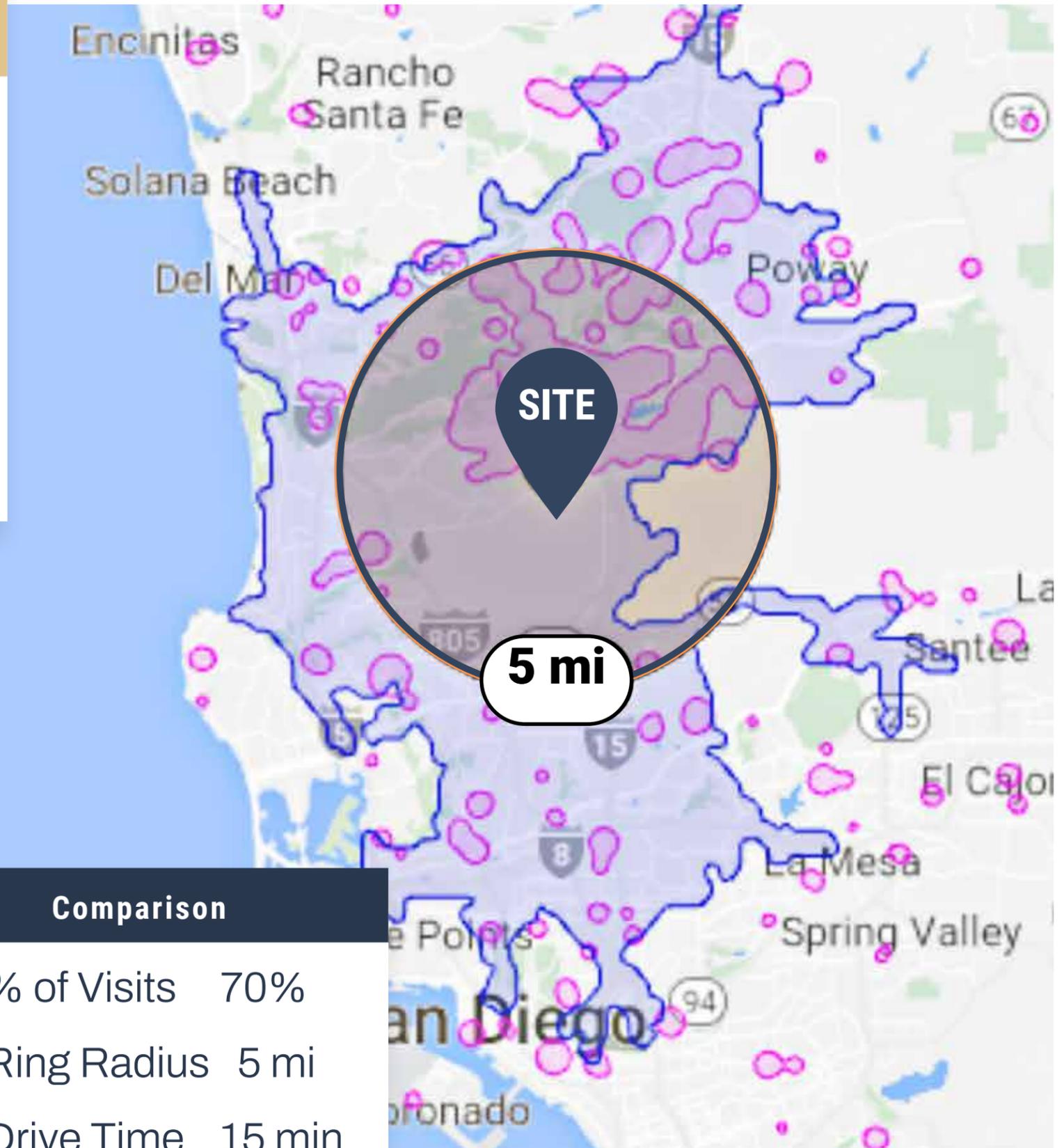
AVERAGE HOUSEHOLD INCOME

\$35,033.95

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

Comparison

 % of Visits 70%

 Ring Radius 5 mi

 Drive Time 15 min



8,900
cars/day

53,800
cars/day

18,200
cars/day

SITE

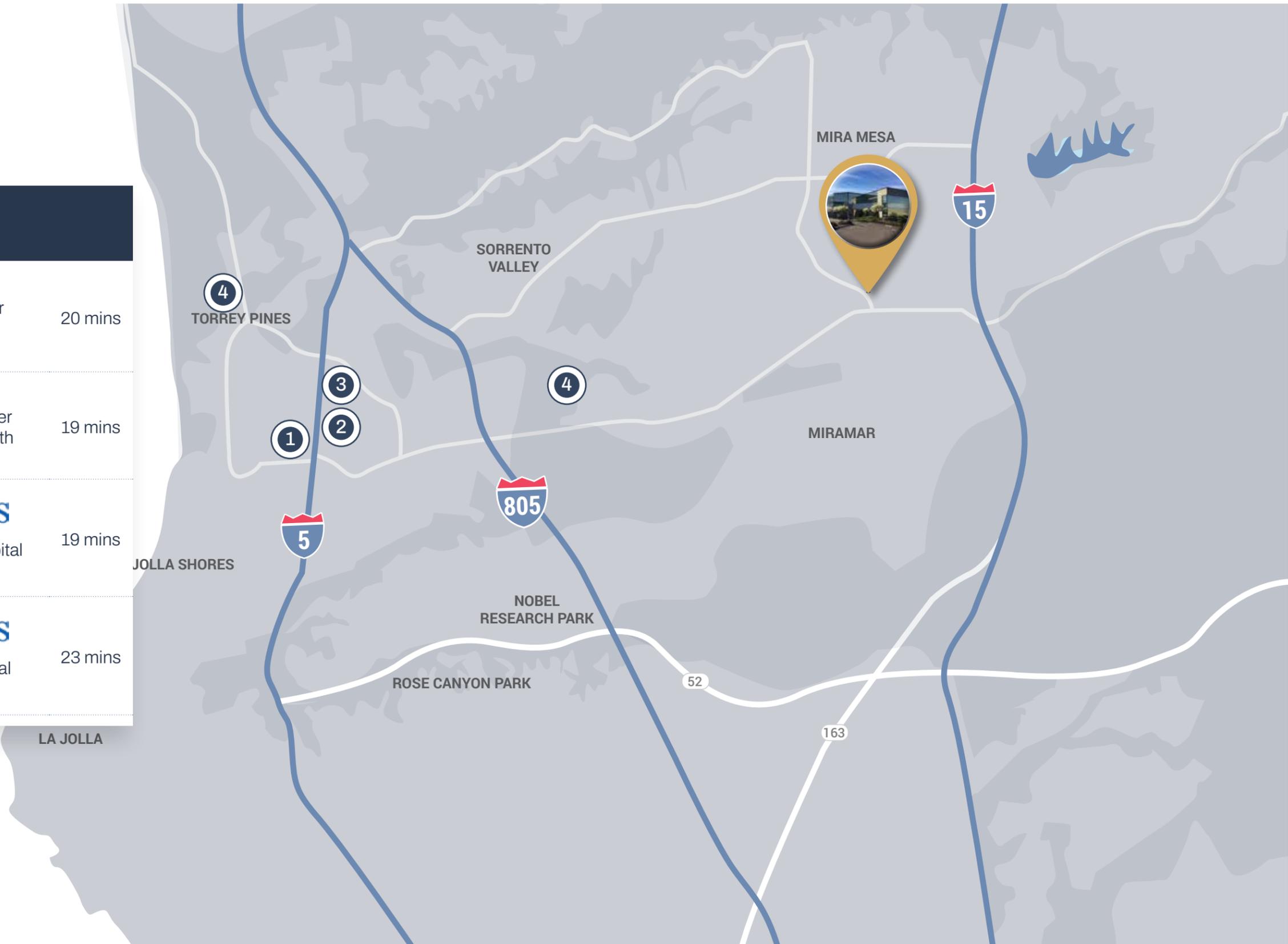
ACTIVITY RD

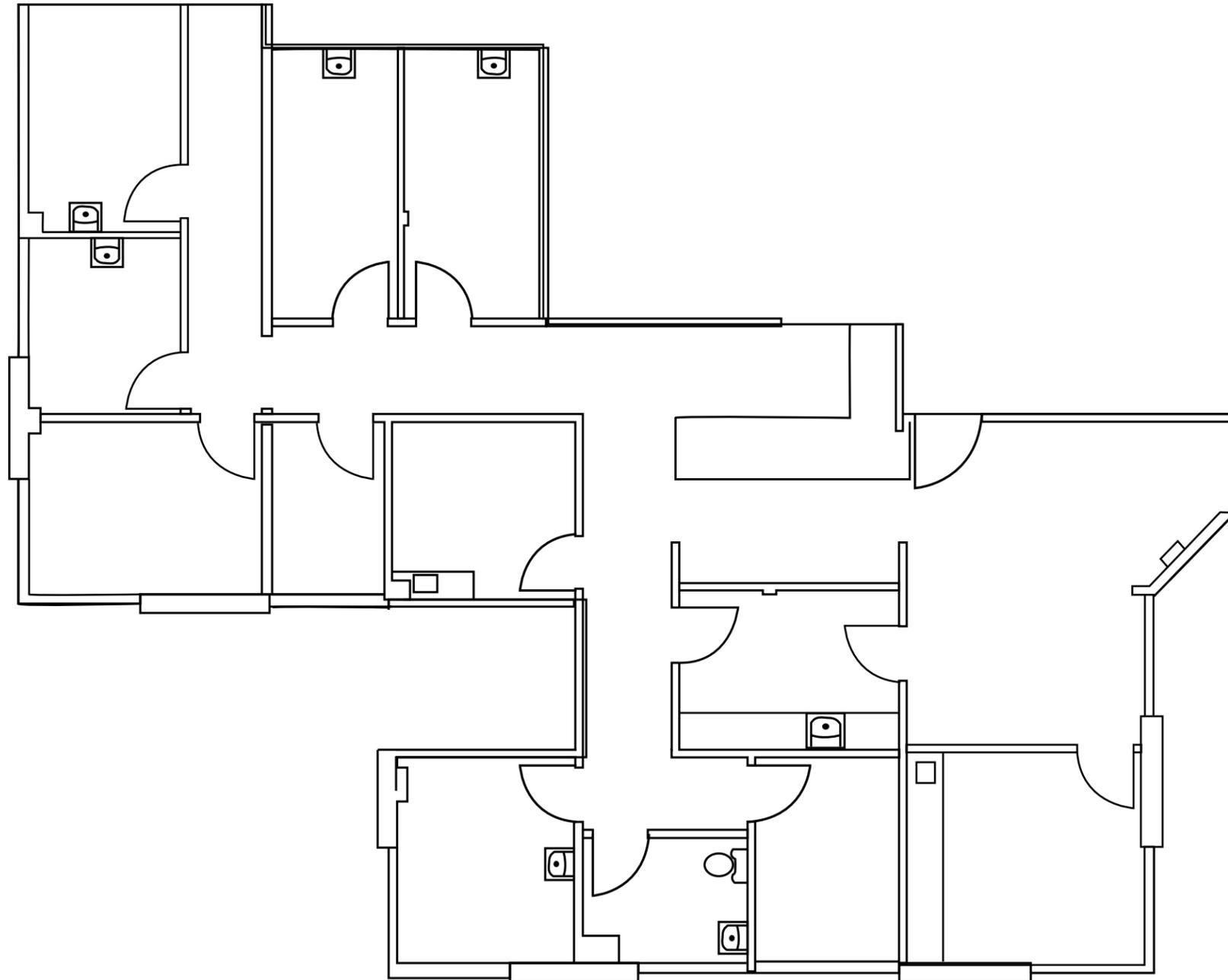
MIRAMAR RD

CAMINO RUIZ

SHARP

La Jolla, CA		
1	 Medical Center San Diego	20 mins
2	Jacob's Medical Center at UC San Diego Health	19 mins
3	 Scripps Memorial Hospital La Jolla	19 mins
4	 Scripps Green Hospital	23 mins





CURRENT AVAILABILITY

AVAILABLE SUITE

RSF

100

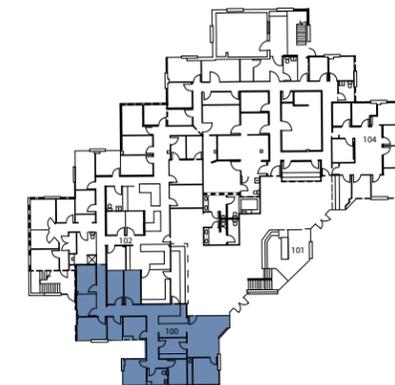
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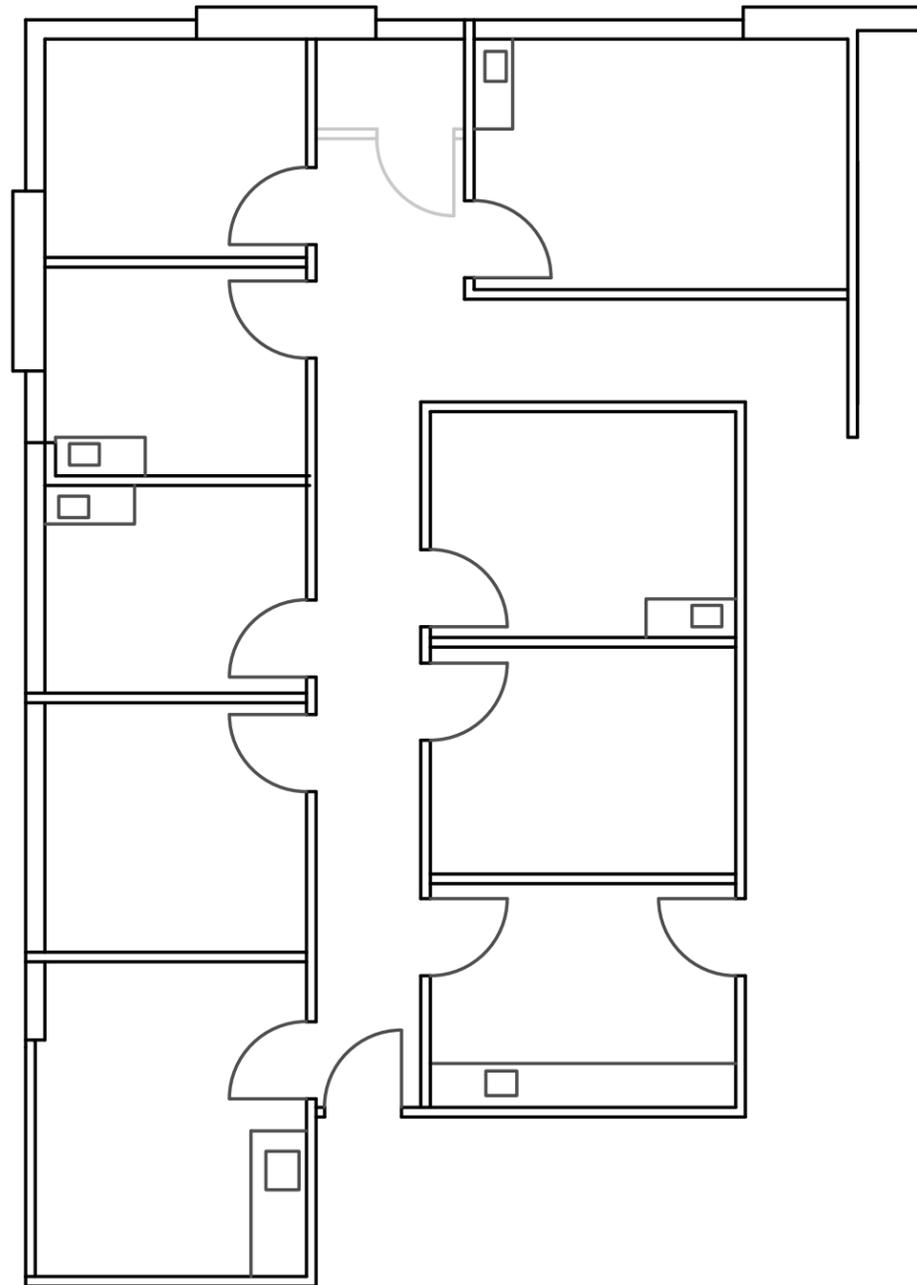
SUITE DESCRIPTION

- 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

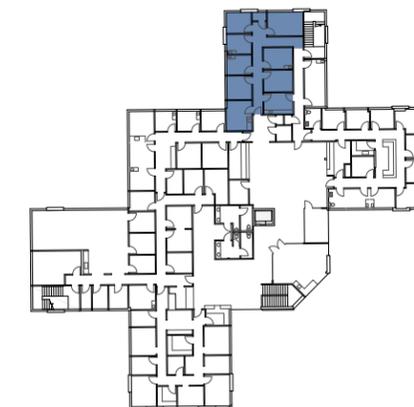
1,744

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



1 Shopping

Miramar Landing Shopping Mall

2 Schools

San Diego Miramar College
Walker Elementary School
Wangenheim Middle School

3 Retail

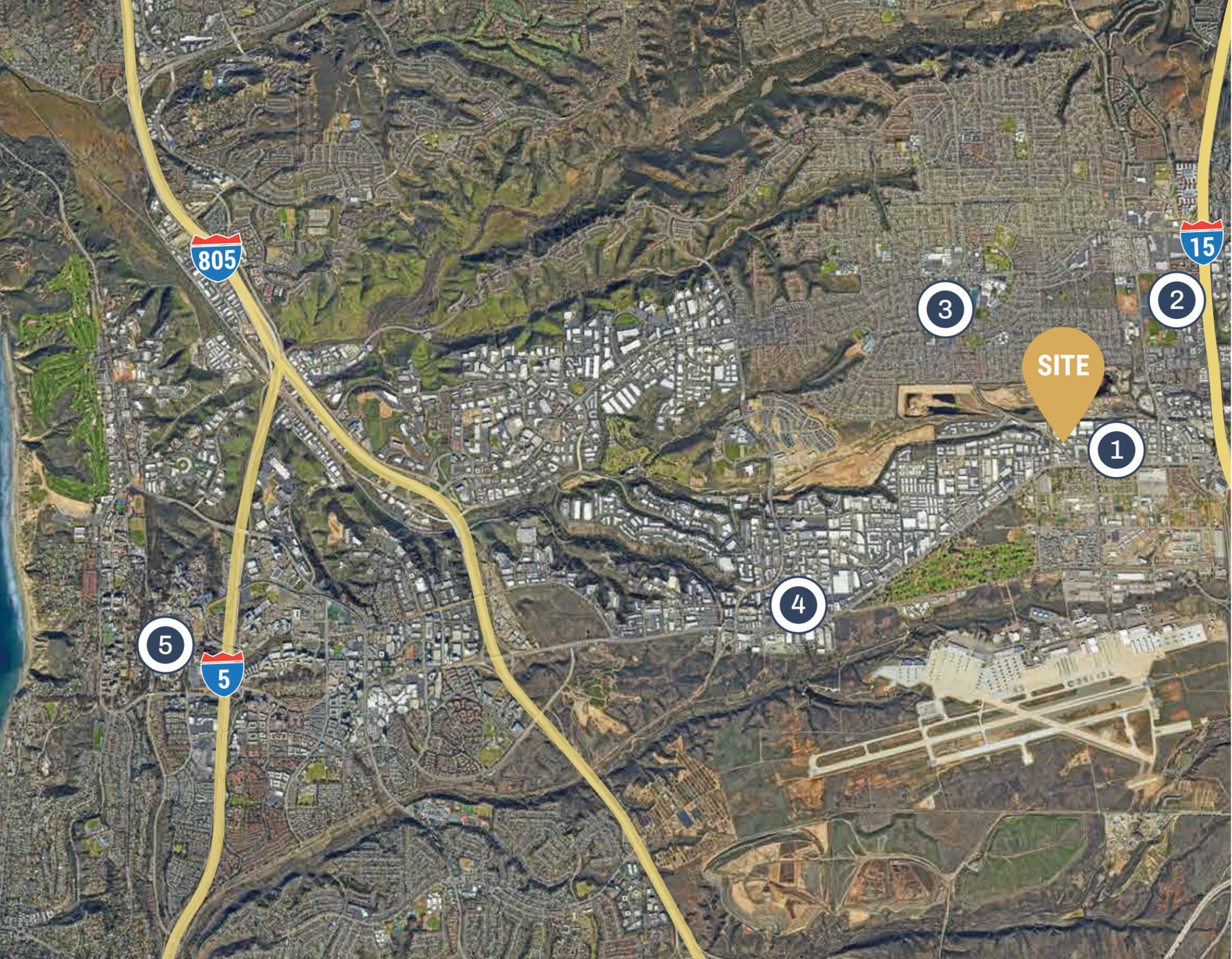
Target
Hobby Lobby
Sprouts Farmers Market
Michaels
BevMo!
Chick-Fil-A
Chase Bank
Menya Ultra Mira Mesa
Sayulitas Mexican Food
Vinh Hung Supermarket
Raising Cane's
Golden Island Dim Sum & Chinese Cuisine
California Fish Grill

4 Golf

Miramar Memorial Golf Course

5 School

University of California San Diego





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