

Torrey Pines Portfolio

2545 S Torrey Pines Dr &

2595 S Torrey Pines Dr

Total Building Area: ±4,566 SF

FOR SALE | Fully-Leased 2-
Property Portfolio | Behavioral
Health Tenant



CALL US FOR
MORE INFO

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PLATINUM
REAL ESTATE PROFESSIONALS

Torrey Pines Portfolio

consist of two adjacent properties occupied by a single tenant that specializes in a behavioral health space.

▶ **±4,566 SF Combined Building Area - Includes an administrative office (±2,116 SF) and group living residence (±2,450 SF)**

▶ **Strong Income Producing Asset - \$108,000 annual NOI | 5.84% Cap Rate**

▶ **Essential Healthcare Use - Properties support substance abuse recovery through office and residential services**

▶ **Strategic, Local Location - Tenant serves community with longstanding operational presence**

▶ **Ideal 1031 Exchange Candidate - Turnkey opportunity with stable cash flow**

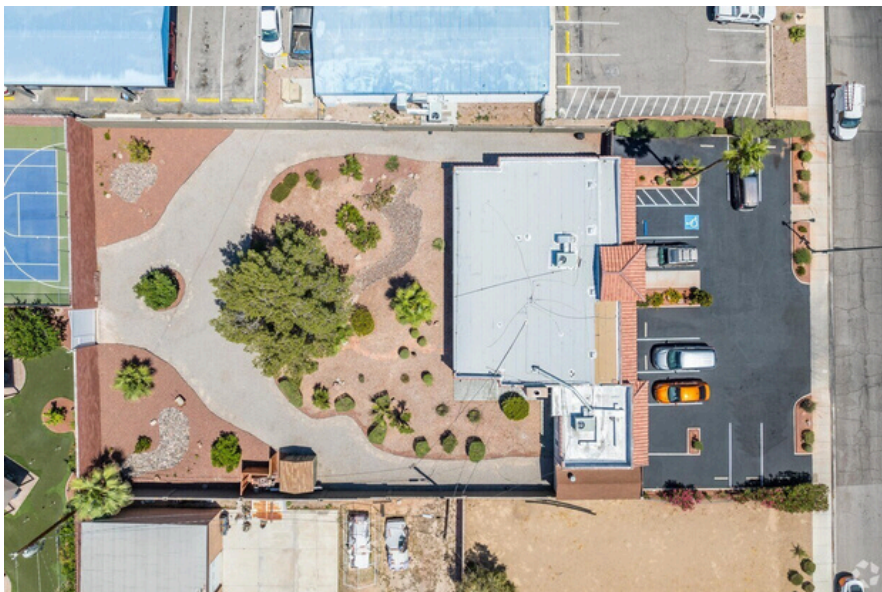


PROPERTY PHOTOS

Torrey Pines Portfolio
2545 S Torrey Pines Dr



OFFICE BUILDING



PROPERTY PHOTOS

Torrey Pines Portfolio
2595 S Torrey Pines Dr



GROUP LIVING ENVIRONMENT



AREA DEMOGRAPHICS

Torrey Pines Portfolio
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89146

Population

~20,727

Population Density

~4,316.9 people per sq mi

Median Age

39.7 years

Median Household Income

\$64,330

Per Capita Income

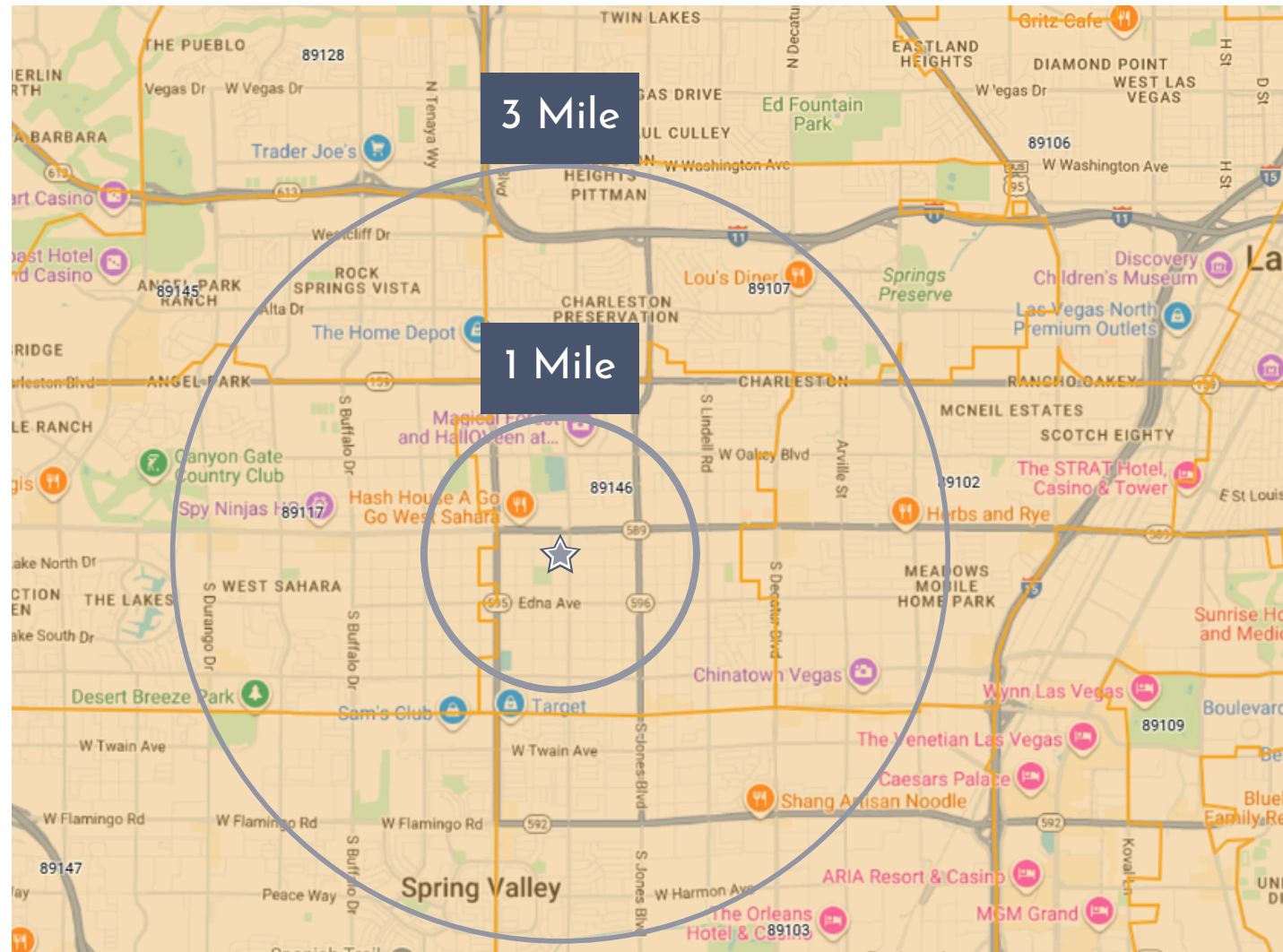
\$35,299

Number of Households

~7,749

Persons per Household

~2.6



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FOR MORE INFORMATION



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