

# Medical Office Suites For Lease

Rancho San Diego Medical

Well-Known Co-Tenant:  
Sharp Healthcare

**SHARP**<sup>®</sup>

**BROKER INCENTIVES!**

*5% Fee to Tenant Broker - Tenant Improvement Allowance Available*



  
**PACIFIC COAST  
COMMERCIAL**  
SALES • MANAGEMENT • LEASING

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

Robert Phillips | Lic. 00706262  
President / CEO  
Robert@PacificCoastCommercial.com

Michelle Torres | Lic. 01341300  
Senior Property Manager - Sales & Leasing  
Michelle@PacificCoastCommercial.com

Office (619) 469-3600 | Lic. 01209930  
10721 Trenea St., Ste 200 | San Diego, CA 92131  
www.PacificCoastCommercial.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning and use should be verified prior to purchase or lease.

# THE PROPERTY

## DETAILS

- Medical Office Suites From ± 893 SF to 3,688 SF
- Elevator Served Building
- Parking Ratio - 6 Spaces Per 1,000
- Easy Freeway Access to Highway 94 via Sweetwater Springs Blvd. and Interstate 125
- Well Managed Professional / Medical Building in Excellent Condition
- Pharmacy Now Open Onsite
- Lease Rate: \$2.25/SF

## BROKER INCENTIVES

- 5% to Tenant Rep broker on all new leases 3 years or longer.
- COVID lease special – 1<sup>st</sup> 3 months free, next 3 months 50% - on all new 5 year leases.
- \$5,000 moving allowance, can be used for actual moving expenses, printing or other expenses associated with moving. – on all new 5 year leases.
- \$20 per sq. ft. tenant improvement allowance, on all new 5 year leases.

## DEMOGRAPHICS



90,825

Population (3 Mile)



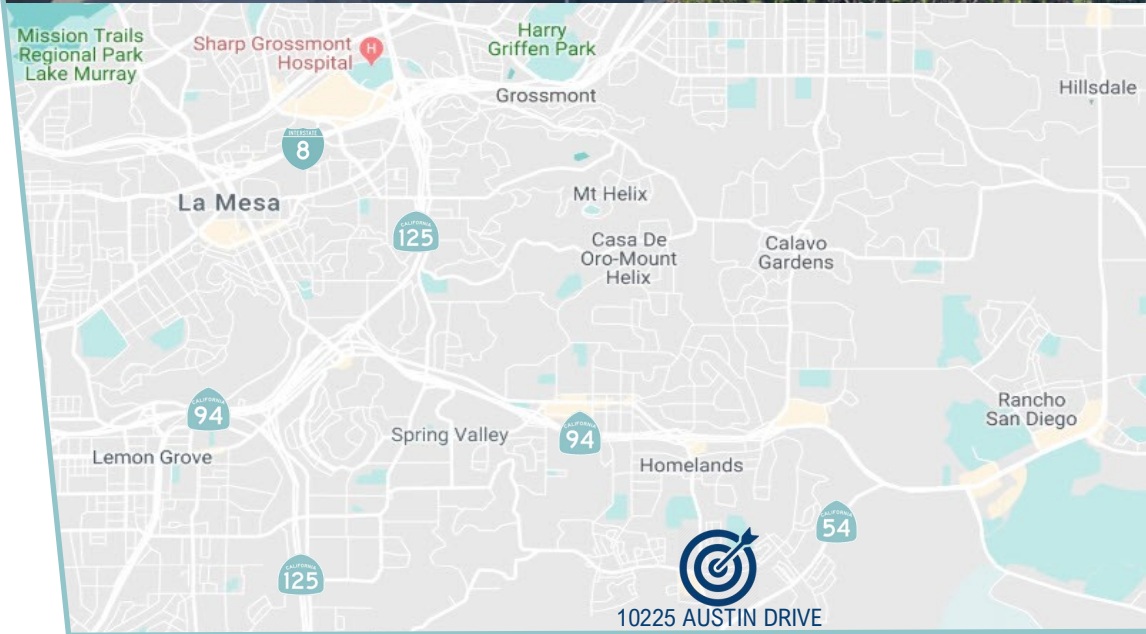
\$71,719

Median HH Income



9,300

Cars Per Day



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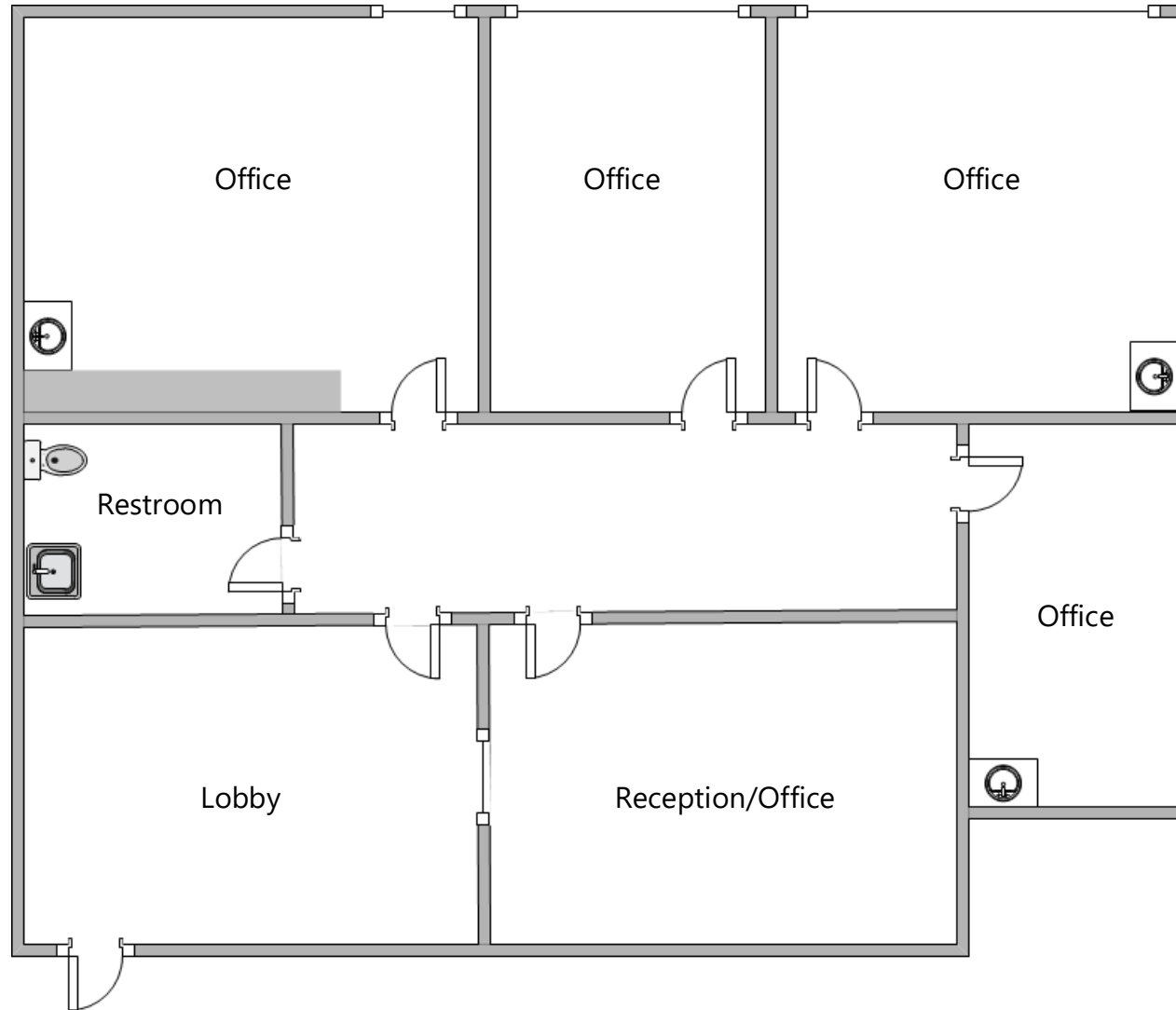
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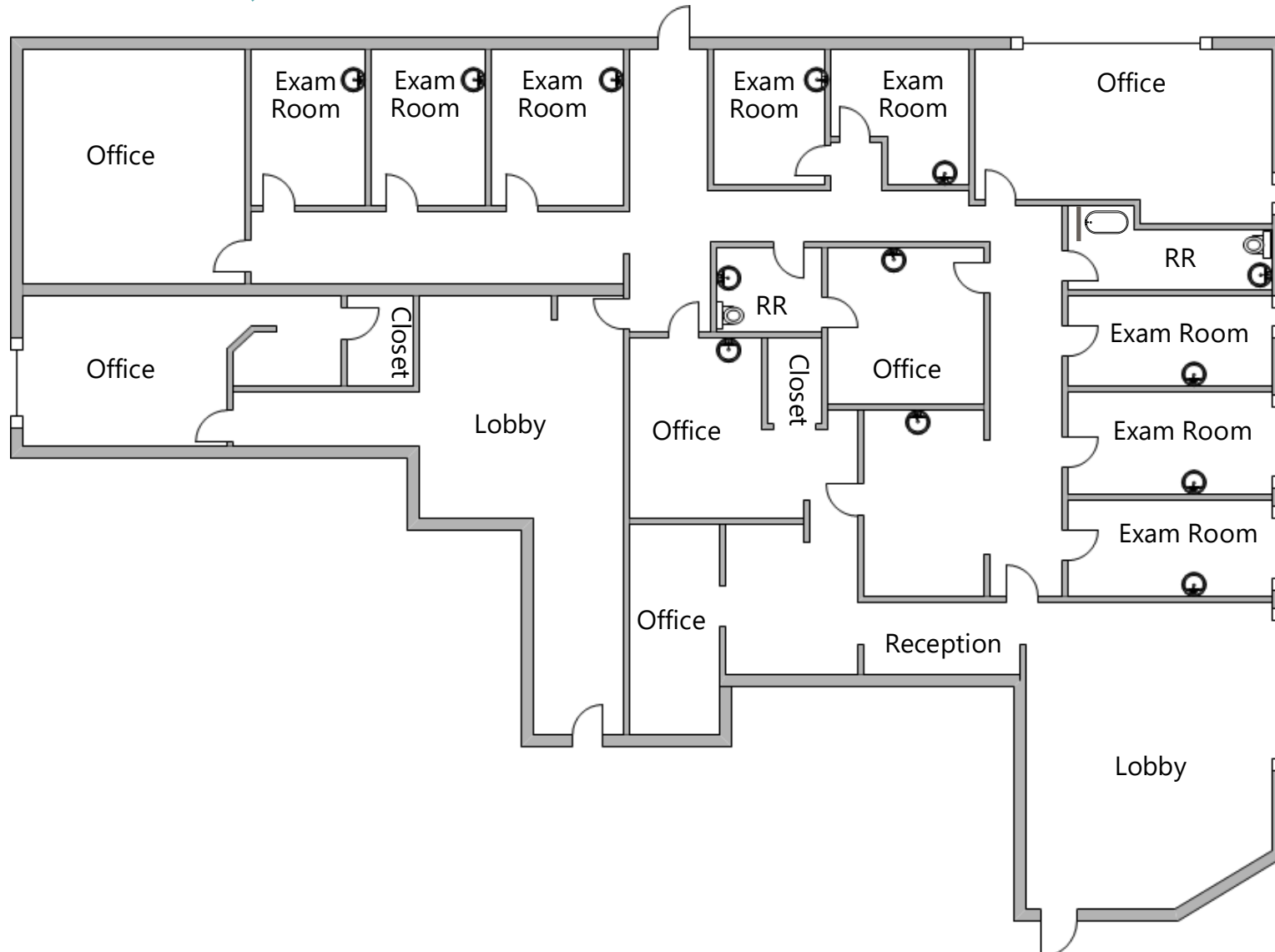
AVAILABLE FOR LEASE  
± 893 SF to 3,688 SF

Suite 104: ± 893 SF



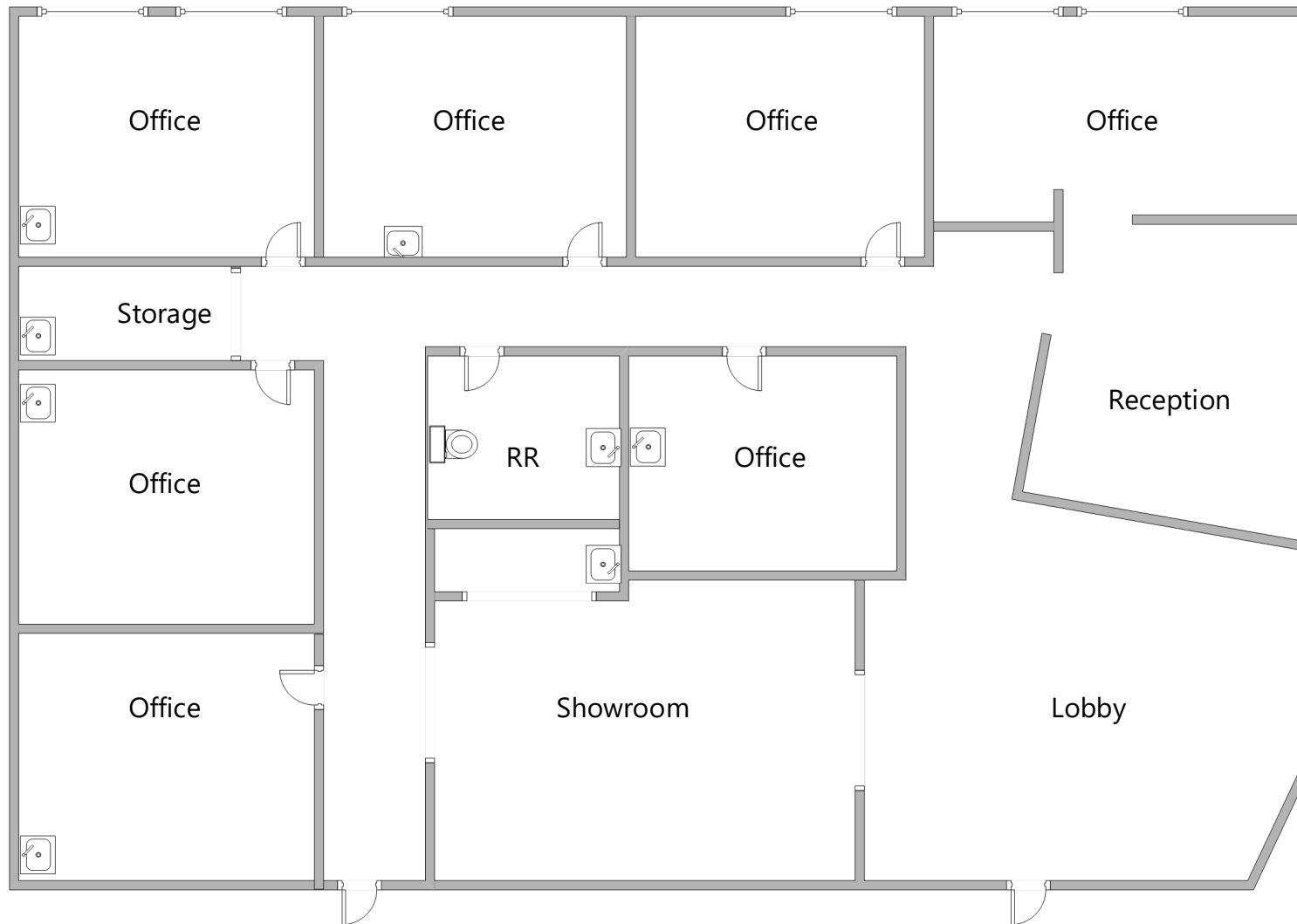
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Suites 105 & 108: ± 3,688



AVAILABLE FOR LEASE  
± 893 SF to 3,688 SF

## Suites 206: ± 1,581 SF



AVAILABLE FOR LEASE  
± 893 SF to 3,688 SF

Suite 208: ± 1,085 SF

