



# For Lease

## Torrey Hills Medical Plaza

- 1,120 - 3,016 r.s.f. Class-A medical office space
- **Built-out space available**
- Located in Carmel Valley with direct access from I-5 and SR 56 via Carmel Mountain Road
- Situated in Torrey Hills Center, anchored by Vons supermarket
- Within minutes of UCSD Jacobs Medical Center and Scripps Memorial Hospital La Jolla
- Patient drop-off area with covered entry portico
- Easy patient access with free abundant parking (5.0/1,000 s.f) in 2-level parking garage exclusive for medical tenants and patients
- Rent: Negotiable

4765 Carmel Mountain Rd  
San Diego CA

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JLL | Healthcare Practice Group

8910 University Center Lane

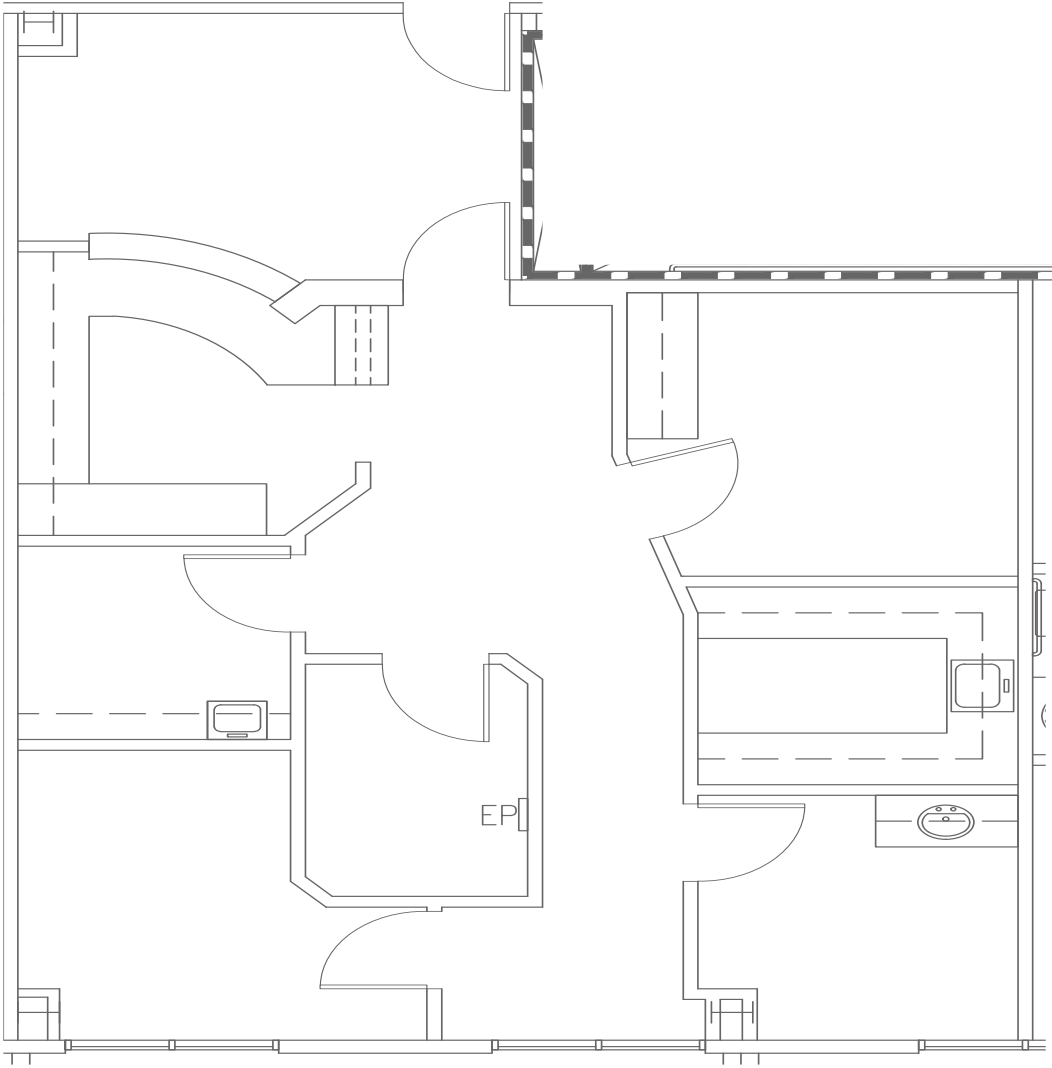
Suite 100

San Diego CA 92122

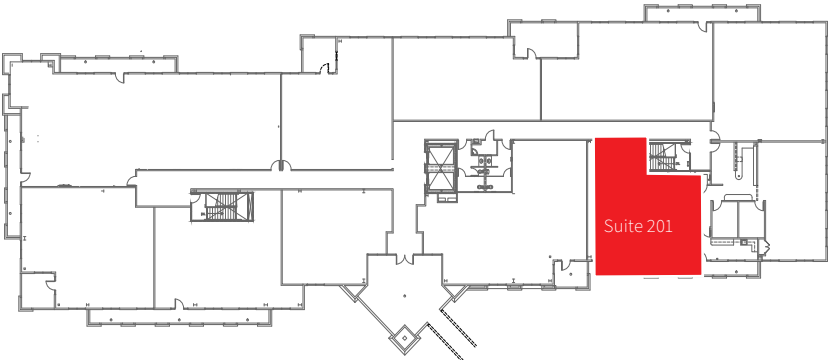
Suite 201  
1,120 r.s.f

Built-out Medical Office

Building owned and managed by  
HEALTHCARE REALTY



Second Floor Locator Map

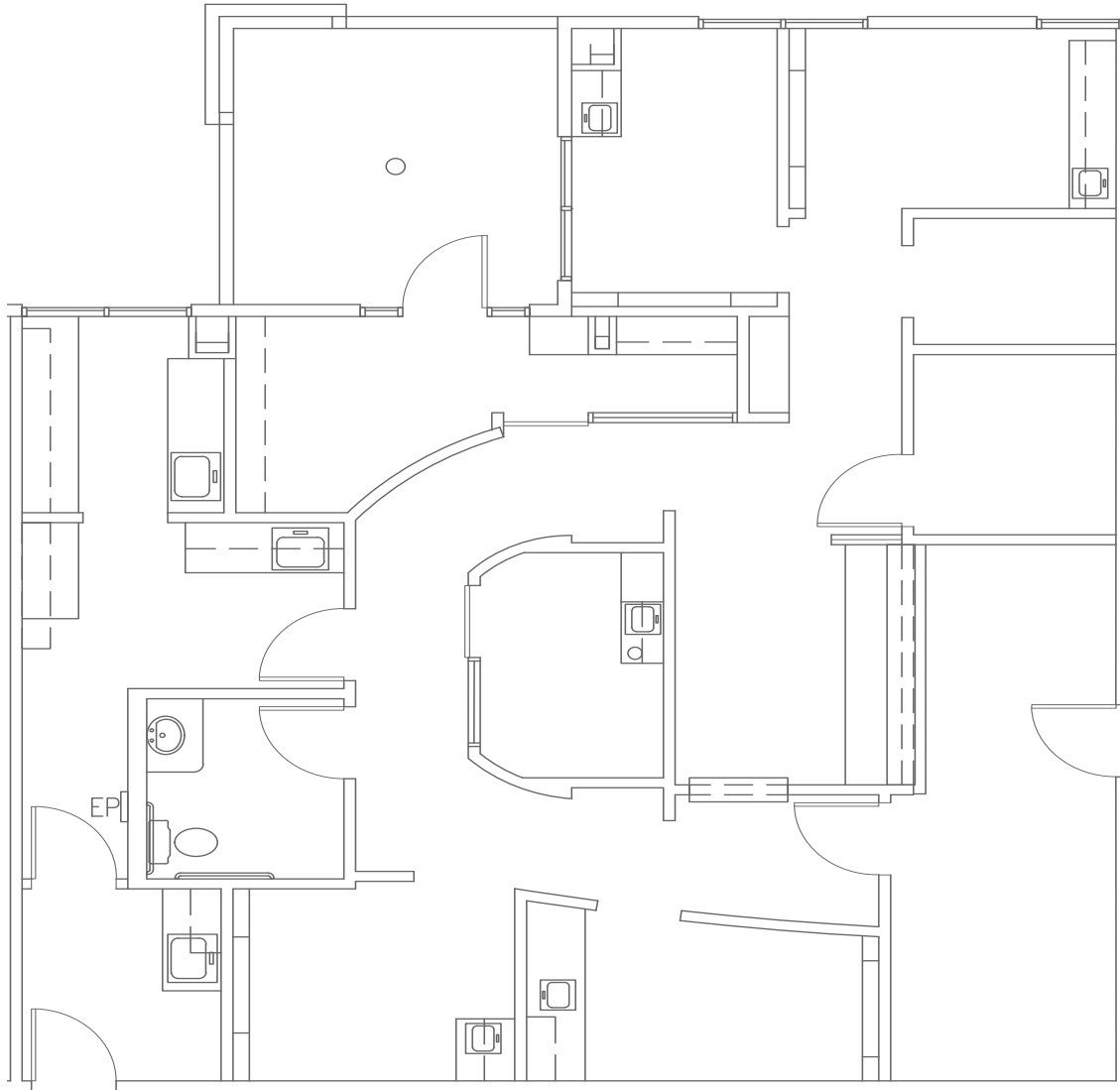


**Suite 206\***  
**1,687 r.s.f**

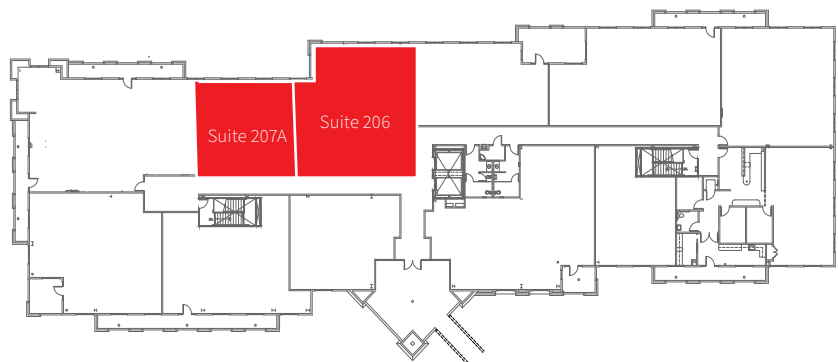
Built-out dental space

\*Suite 206/207A contiguous up to 3,016 r.s.f.

Building owned and managed by  
**HEALTHCARE REALTY**



**Second Floor Locator Map**

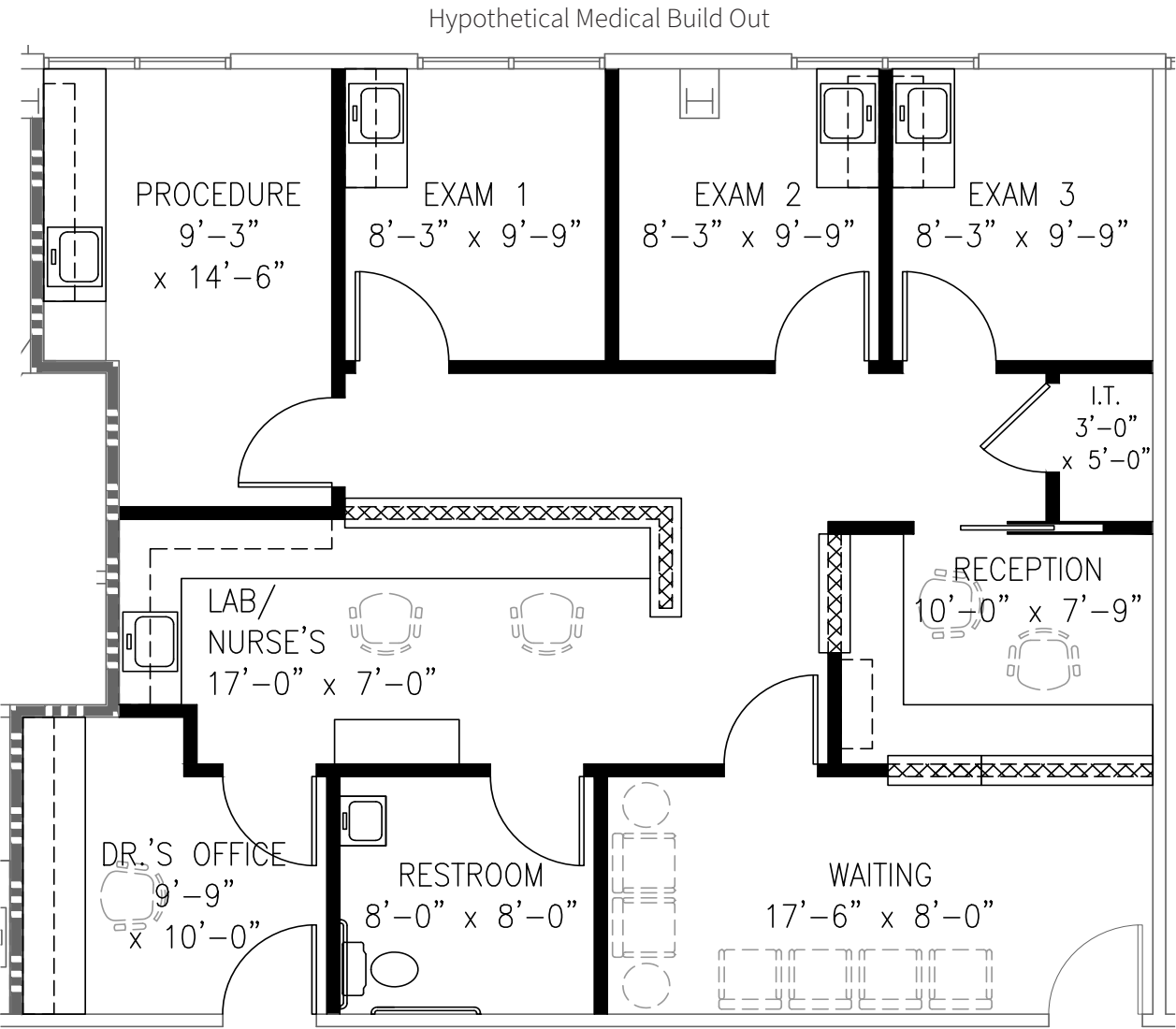


Suite 207A\*  
1,329 r.s.f.

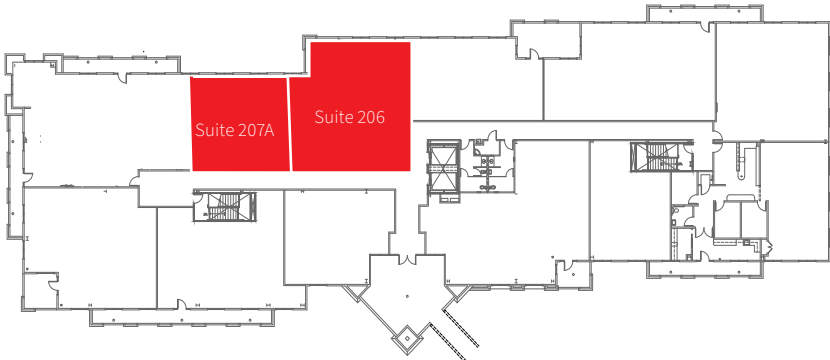
Shell condition

\*Suite 206/207A contiguous up to 3,016 r.s.f.

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HEALTHCARE REALTY



Second Floor Locator Map





LA JOLLA

DEL MAR

CARMEL VALLEY

SORRENTO VALLEY

Torrey Hills Medical Plaza

## Demographics (5-mile radius)



**214,264**

Population



**5.28%**

Projected Population Growth  
between 2017-2022



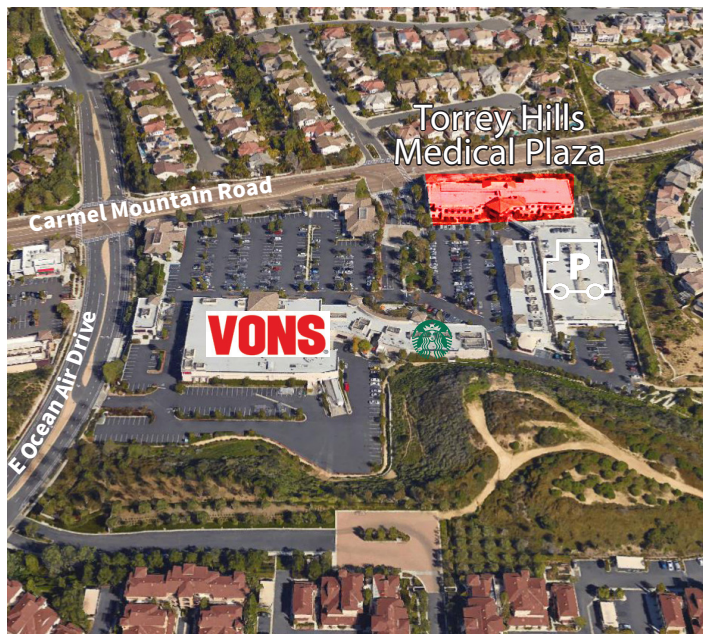
**\$103,991**

Median Household  
Income



**35.4**

Median age



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