

MEDICAL OFFICE FOR LEASE





Building Overview

Mercy Medical is San Diego's premier medical office building in Hillcrest's healthcare corridor. This landmark 86,288 SF building features a comprehensive \$8 million renovation, offering modern medical spaces with prime connectivity to regional hospitals and walkable urban amenities.

The Highlights

-  86,288 SF seven-story medical office building adjacent to Scripps Mercy Hospital
-  Direct accessibility to three primary freeways: I-5, I-8, and SR-163
-  Recent \$8 million renovation, including enhanced vehicle flow in on-site parking garage
-  Comprehensive on-site ancillary services: full-service pharmacy, LabCorp, and Quest Labs
-  Premium suites featuring views of downtown, San Diego Bay, and mountain vistas
-  Private tenant patio

The Comforts

-  Long-term, stable ownership
-  Professional on-site property management
-  Amenity-rich neighborhood featuring 200+ restaurants



Availabilities

- **Suite 220:**
2,350 RSF - Built-out doctor's office

- **Suite 408:**
1,324 RSF - Built-out medical suite

- **Suite 415:**
1,411 RSF - Built-out doctor's office

- **Suite 420:**
2,512 RSF - Built-out doctor's office

- **Suite 440:**
1,507 RSF - Built-out doctor's office

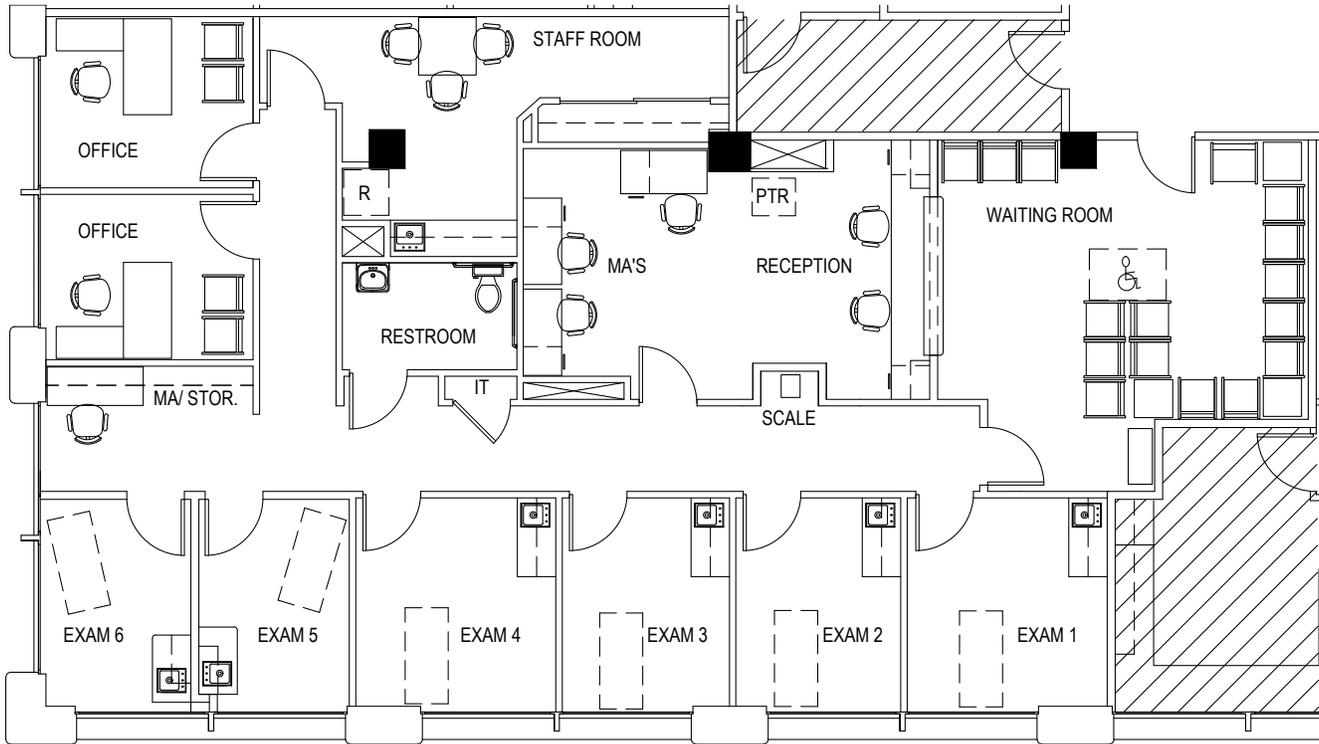
- **Suites 445:** Just leased!

- **Suites 620:** Just leased!

Suite 220

2,350 RSF

Built-out doctor's office



KELLY MORIARTY

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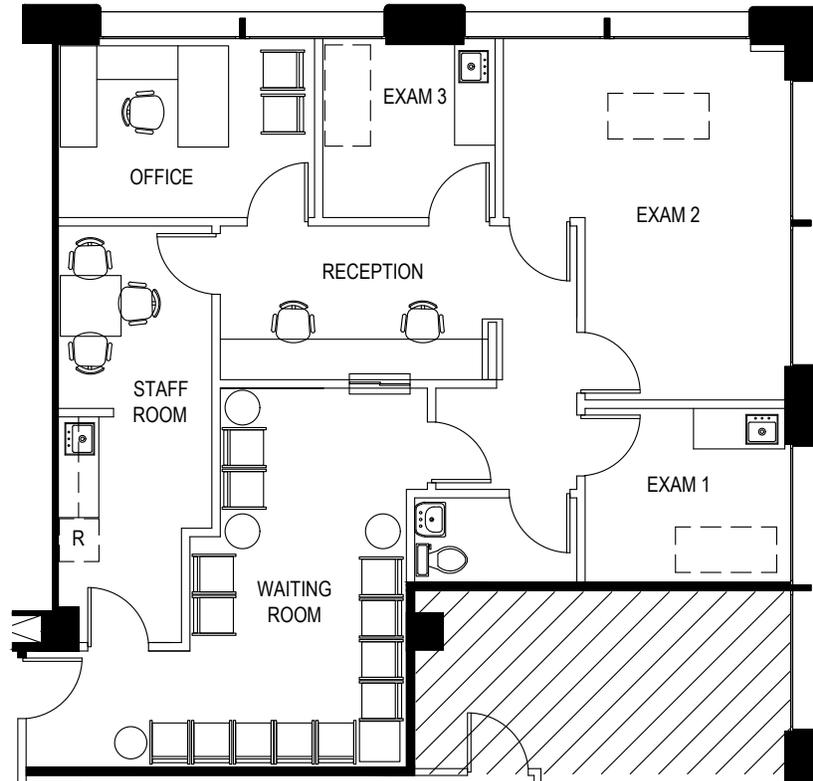
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Suite 408

1,324 RSF

Built-out medical suite (contact us for details)



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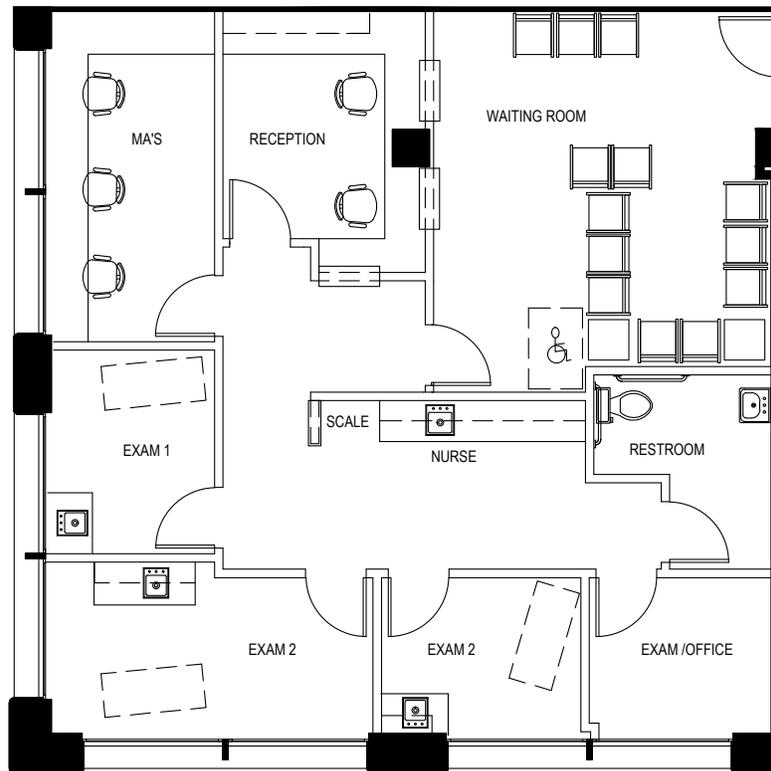
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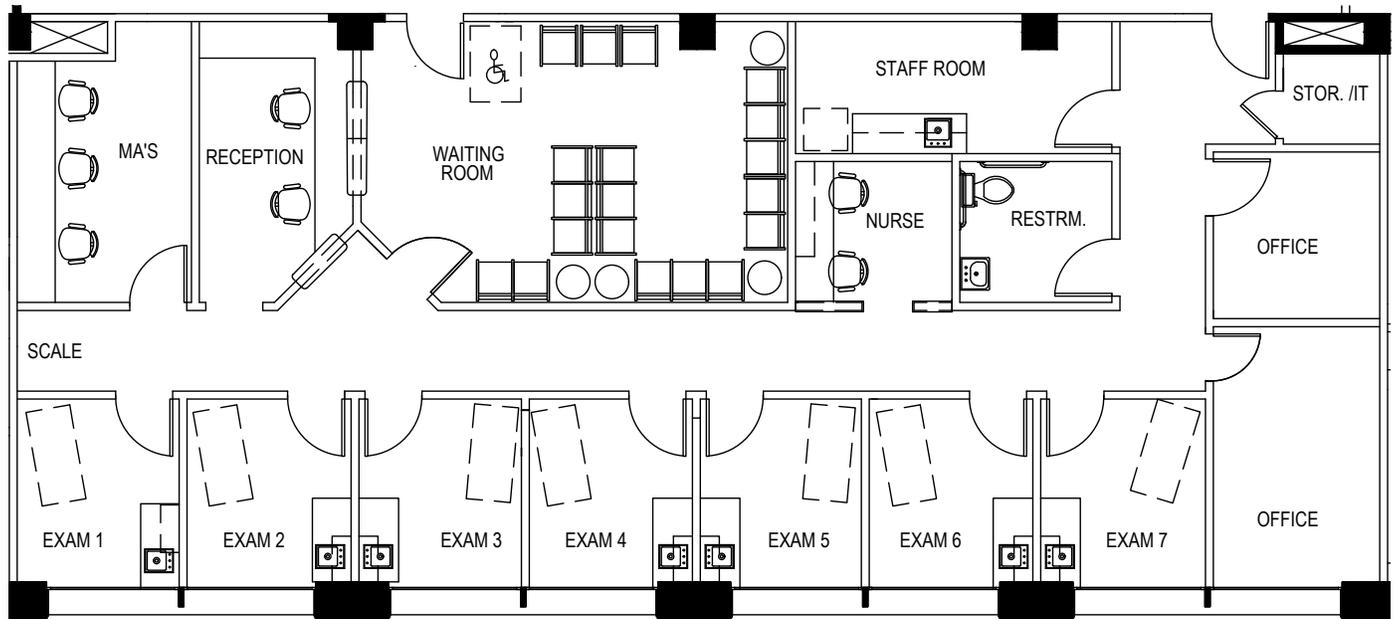
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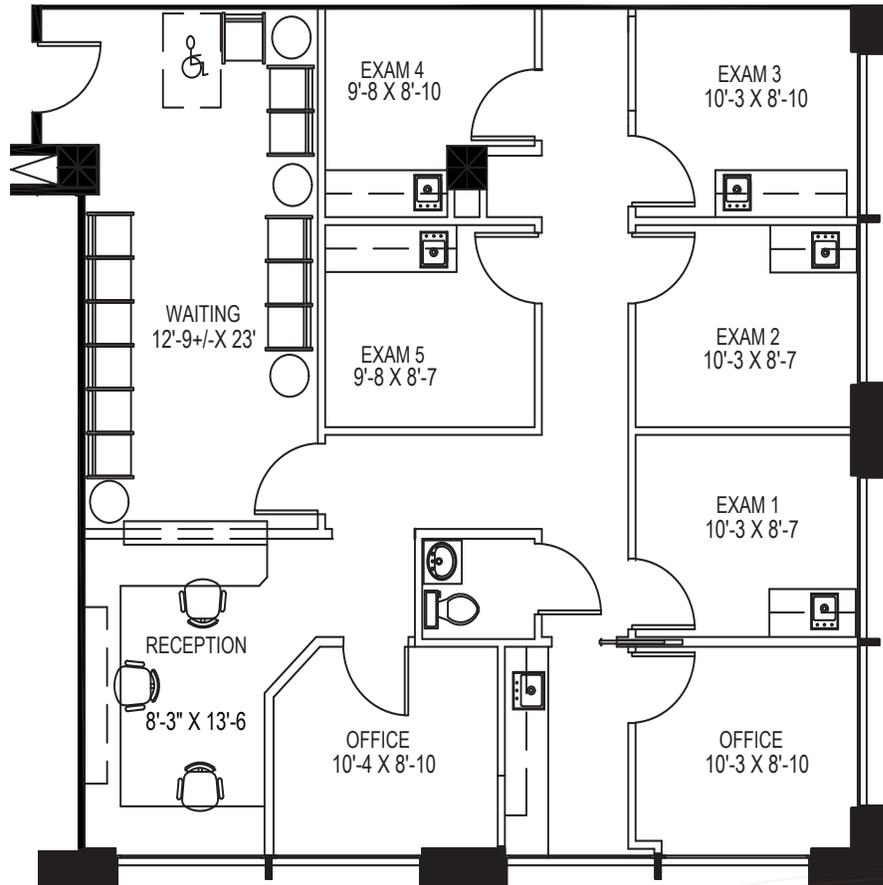
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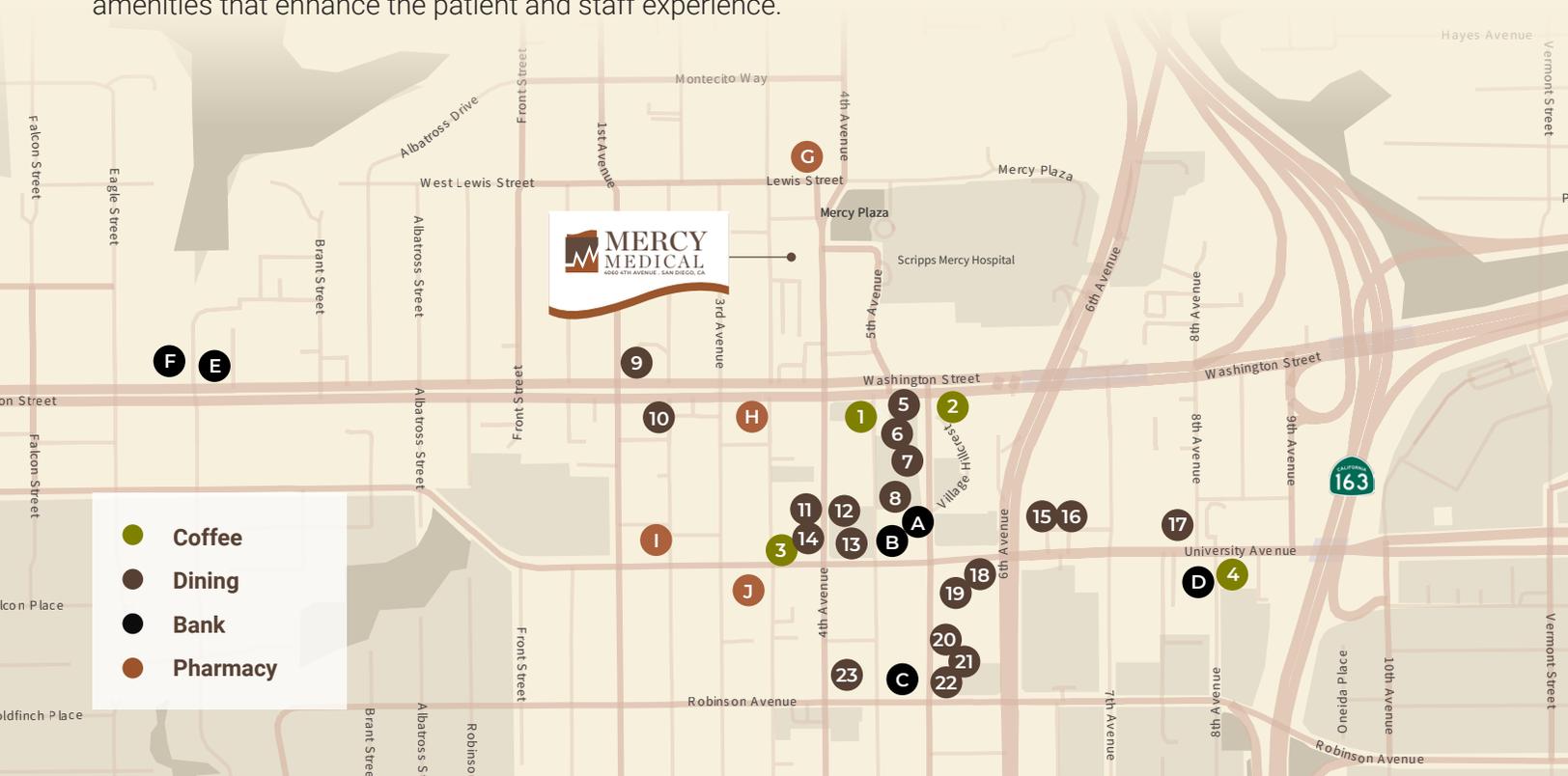
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Our Neighbors

Located in a walker's paradise, Mercy Medical is surrounded by vibrant and diverse local amenities that enhance the patient and staff experience.



- | | | |
|--------------------------------|------------------------------------|-------------------------------------|
| 1. Dunkin' | 13. The Asian Bistro | A. U.S. Bank Branch |
| 2. Kona Coffee Co. | 14. Bread & Cie | B. 3900 Fifth Ave #100 |
| 3. Peet's Coffee | 15. Oscars Mexican Seafood | C. Chase Bank |
| 4. Better BuzzCoffee Hillcrest | 16. Five Guys | D. Bank of America Financial Center |
| 5. Los Panchos Tacos & Cantina | 17. Chipotle Mexican Grill | E. Wells Fargo Bank |
| 6. Makai Sushi | 18. Taste of Thai - Hillcrest | F. U.S. Bank Branch |
| 7. India Palace | 19. Dumplings N More | G. Vons Pharmacy |
| 8. Snooze, an A.M. Eatery | 20. La Vecindad Neighborhood TACOS | H. CVS |
| 9. Panda Express | 21. Phở Fifth Avenue | I. AHF Hillcrest Pharmacy |
| 10. Bronx Pizza | 22. HiroNori Craft Ramen | J. Walgreens Pharmacy |
| 11. Luna Grill Hillcrest | 23. Einstein Bros. Bagels | |
| 12. Starry Lane Bakery | | |

Where Location Sets Us Apart

Nestled in the heart of Hillcrest, this property maintains strategic proximity to major healthcare providers, including Scripps Mercy Hospital and the new UCSD Medical Center.



**UC San Diego Division of
Hospital Medicine**

**UC San Diego Health Emergency
Department (ER) - Hillcrest**

**Hillcrest Medical Center at UC
San Diego Health**



4060 4TH AVENUE · SAN DIEGO, CA



**Scripps Mercy Hospital
San Diego**

**Scripps Mercy San Diego
Emergency Room**



**Prebys Cancer
Center**



**Select Specialty
Hospital - San Diego**



Where Community Matters

Demographics within a 5-mile radius



Total Population
520K



Total Households
226,140



Median Age
36.5



Median Household Income
\$94K



Population Age 65+
35K



Total Employees (SIC)
396,823



Population Age <24
136K



Average Health Care Spending
\$7,300



Total Daytime Population
642K

Patient Volume				
Physician Specialty	2024 Volume	2029 Volume	5-Year Growth	Doc Count
Endocrinology	3,825	4,887	27.8%	56
Psychiatry	252,564	297,755	17.9%	2,250
Physical Therapy/Rehabilitation	464,314	543,497	17.1%	1,051
Cardiovascular	185,775	211,980	14.1%	192
Oncology	23,805	26,583	11.7%	110
Rheumatology	344,955	385,180	11.7%	42
ENT	53,509	59,652	11.5%	95
Orthopedics	74,940	83,391	11.3%	267
Other Specialties	232,503	257,346	10.7%	2,141
Lab	758,792	834,629	10.0%	105
Nephrology	8,624	9,477	9.9%	77
Neurology	28,551	30,832	8.0%	180
Evaluation and Management	1,845,381	1,978,906	7.2%	3,927
Radiology	495,599	526,307	6.2%	268
Gastroenterology	39,050	41,212	5.5%	124
General Surgery	10,064	10,542	4.7%	248
Urology	16,177	16,744	3.5%	92
Pulmonology	22,683	21,933	-3.3%	103
Obstetrics & Gynecology	27,213	25,215	-7.3%	201



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MEDICAL**
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