MEDICAL OFFICE FOR LEASE

MERCY MEDICAL
4060 4TH AVENUE . SAN DIEGO, CA



JLL

JONES LANG LASALLE BROKERAGE, INC., CA REAL ESTATE LICENSE #01856260.



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



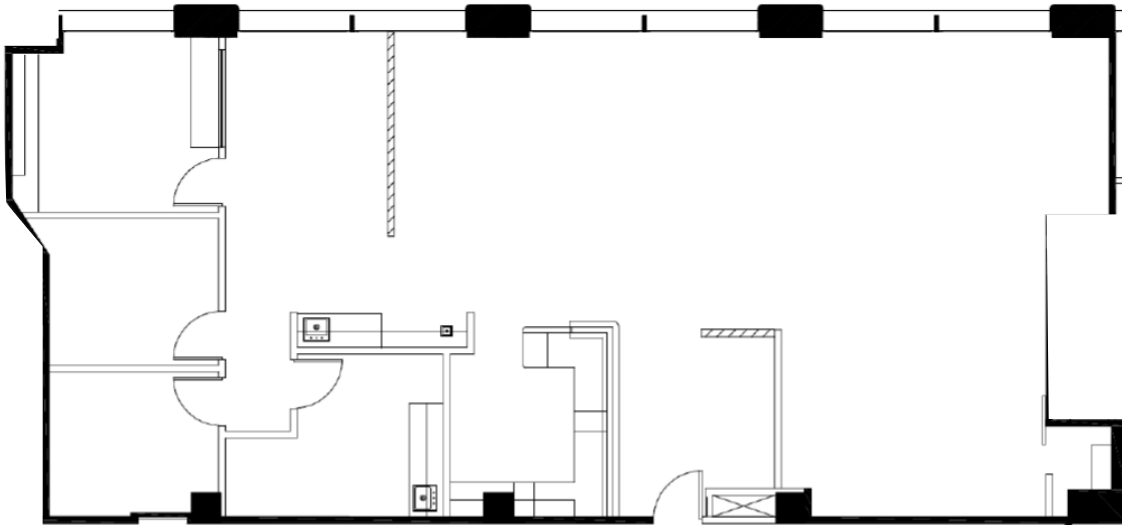
Availabilities

- **Suite 206:**
  2,214 RSF - Built-out Physical Therapy space
- **Suite 220:**
  2,350 RSF - Built-out doctor's office
- **Suite 303:**
  1,782 RSF - Built-out dental office
- **Suite 408:**
  1,324 RSF - Built-out medical suite
- **Suite 415:**
  3,923 RSF - Built-out doctor's office
- **Suite 440:**
  1,507 RSF - Built-out doctor's office
- **Suites 445:**
  968 RSF - Former psychology office
- **Suite 408/440/445:**
  3,799 RSF
- **Suite 700:**
  12,537 RSF - Divisible down to 6,000 SF - Built-out medical suite

Suite 206

2,214 RSF

Built-out Physical Therapy space



KELLY MORIARTY
858.410.6359
kelly.moriarty@jll.com
RE License #01963162

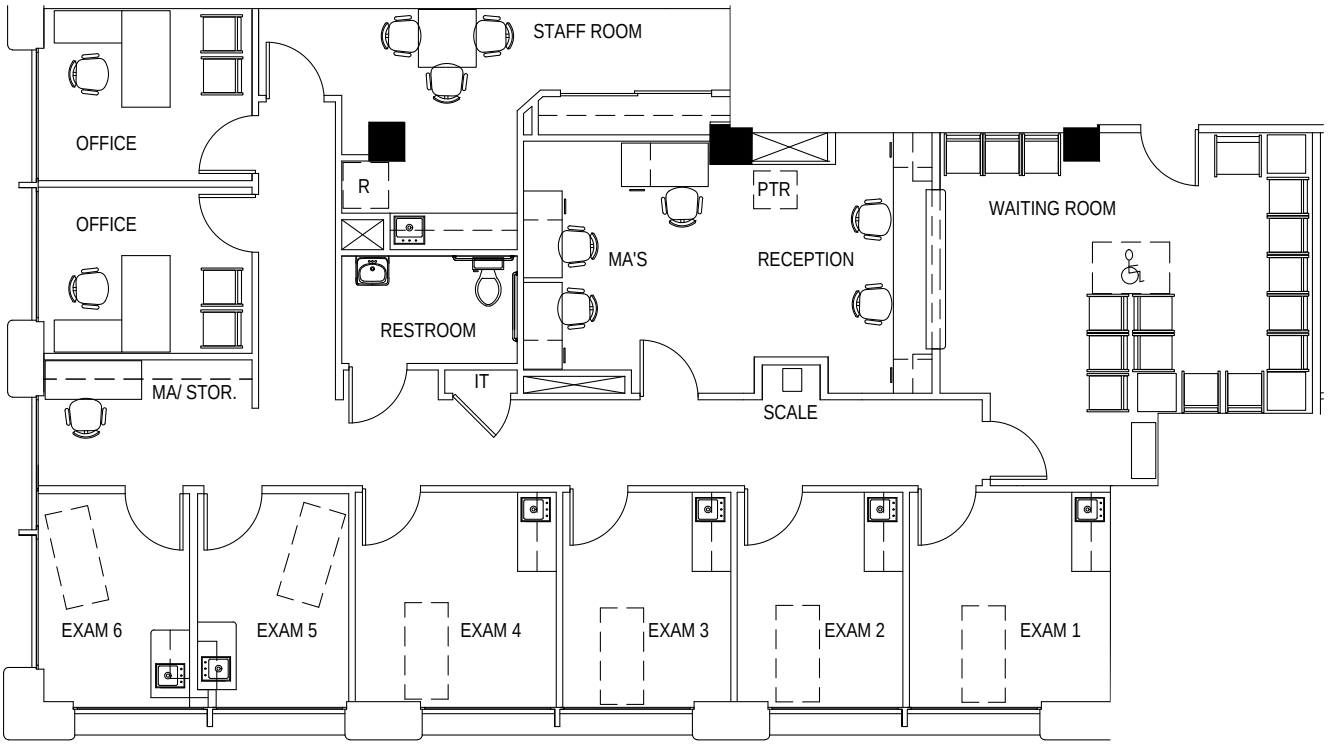
JESS GIANULIAS
858.352.2906
jess.gianulias@jll.com
RE License # 02091715

Suite 220

2,350 RSF

Built-out doctor's office
2026 Renovation

Scan QR Code for virtual tour



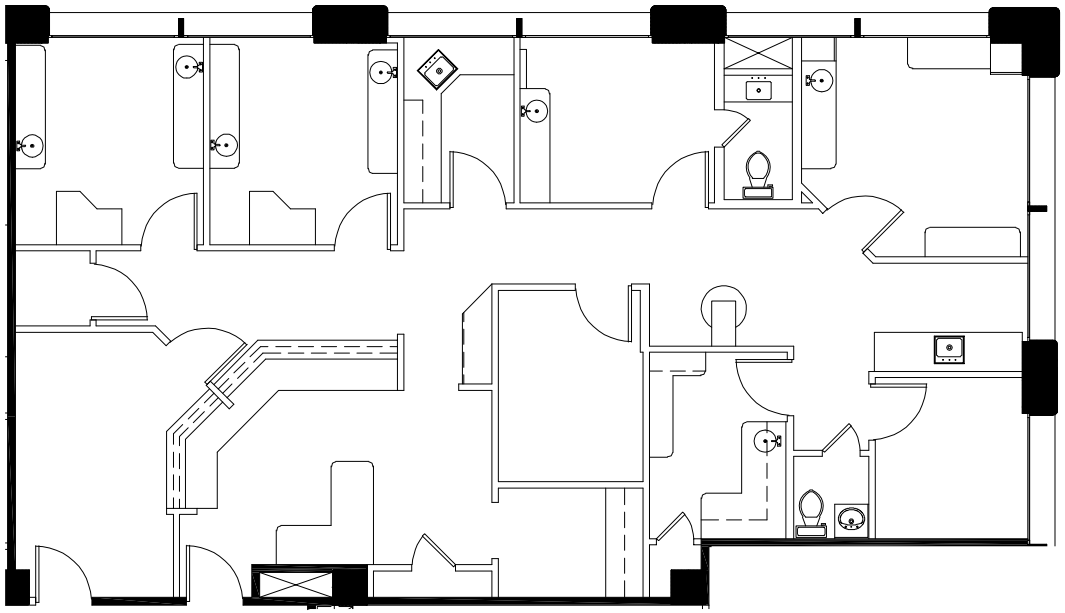
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Suite 303

1,782 RSF

Built-out dental office



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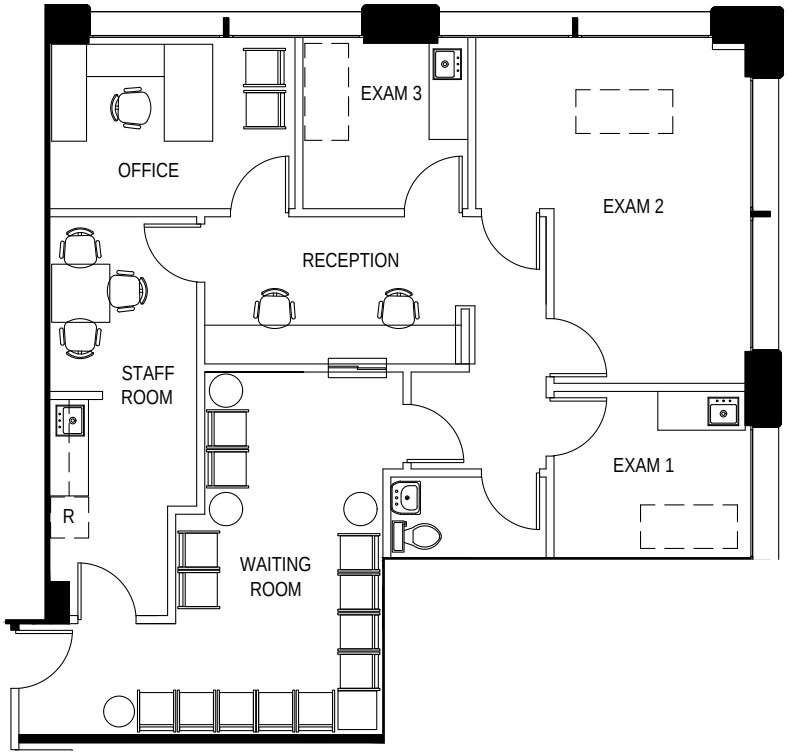
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Suite 408

1,324 RSF

Built-out medical suite (contact us for details)

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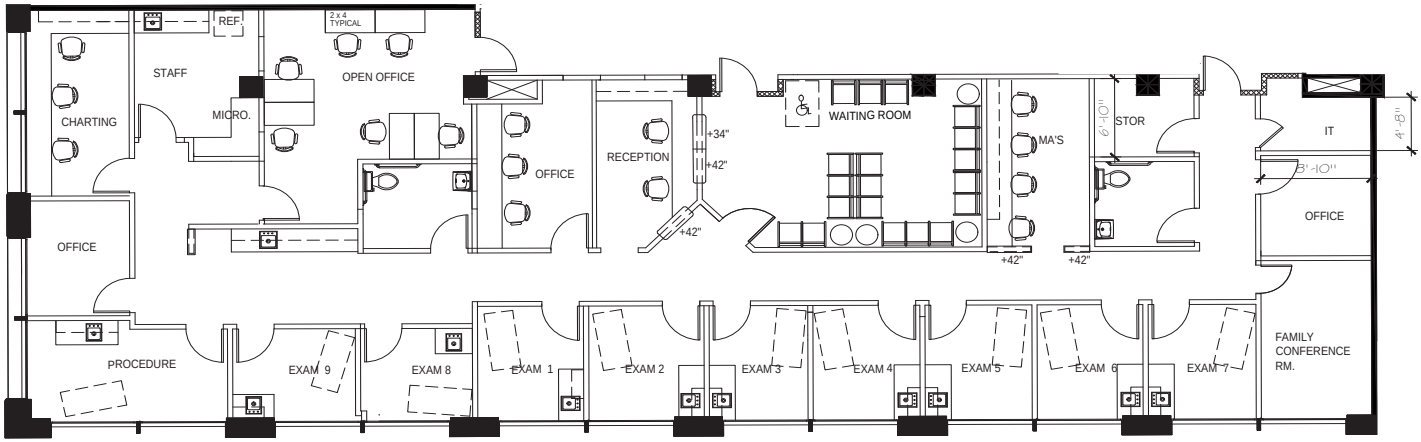
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Suite 415

3,923 RSF

Built-out doctor's office
New construction 2026

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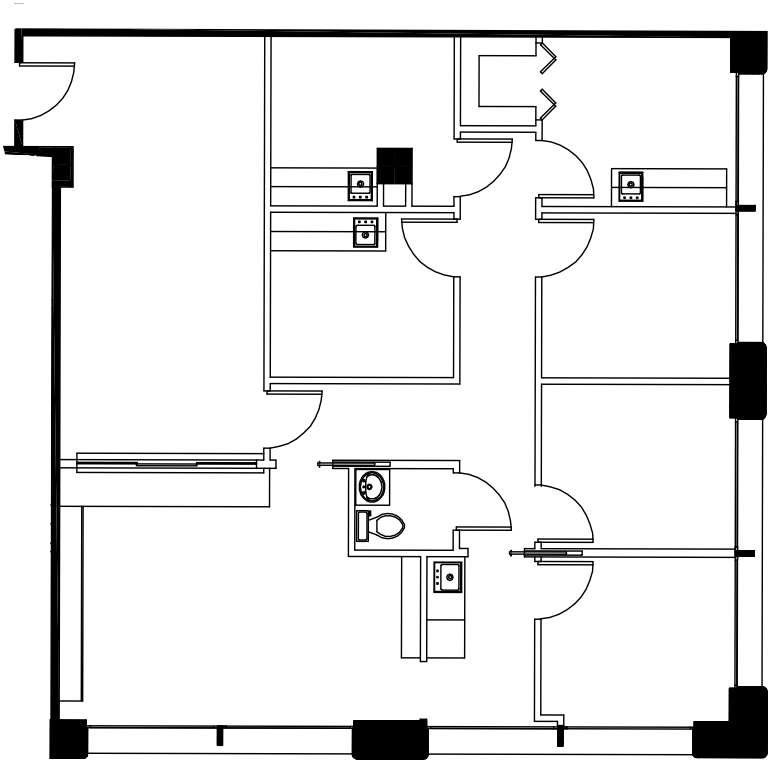
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Suite 440

1,507 RSF

Built-out doctor's office



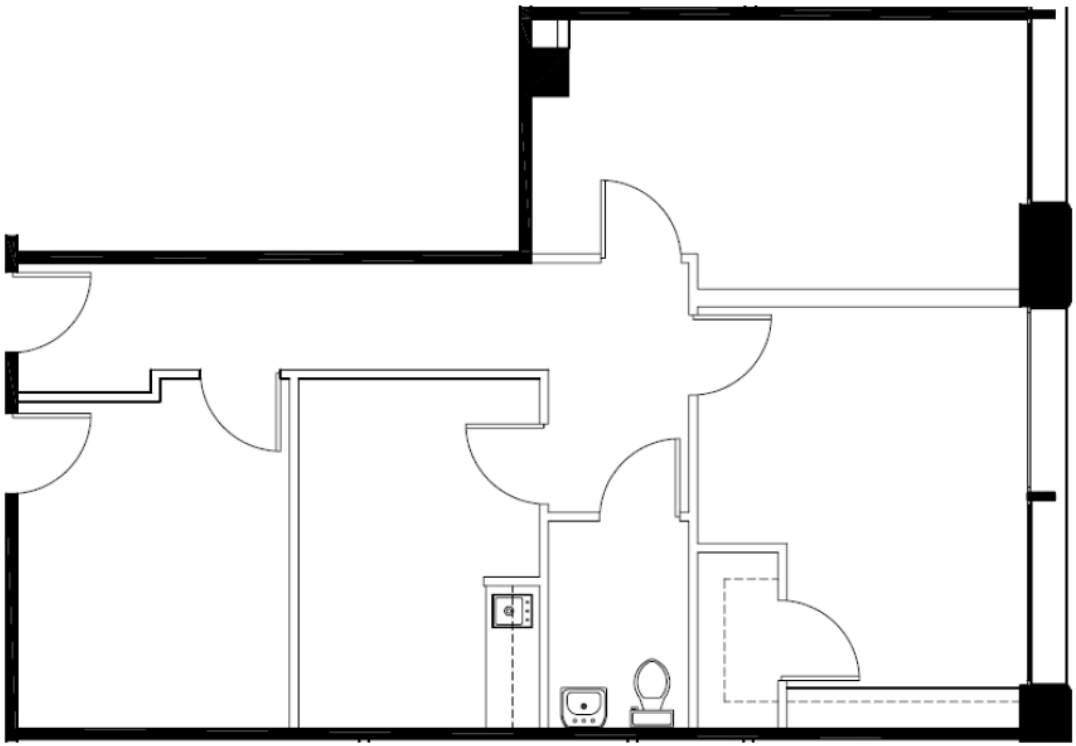
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Suite 445

968 RSF

Former psychology office

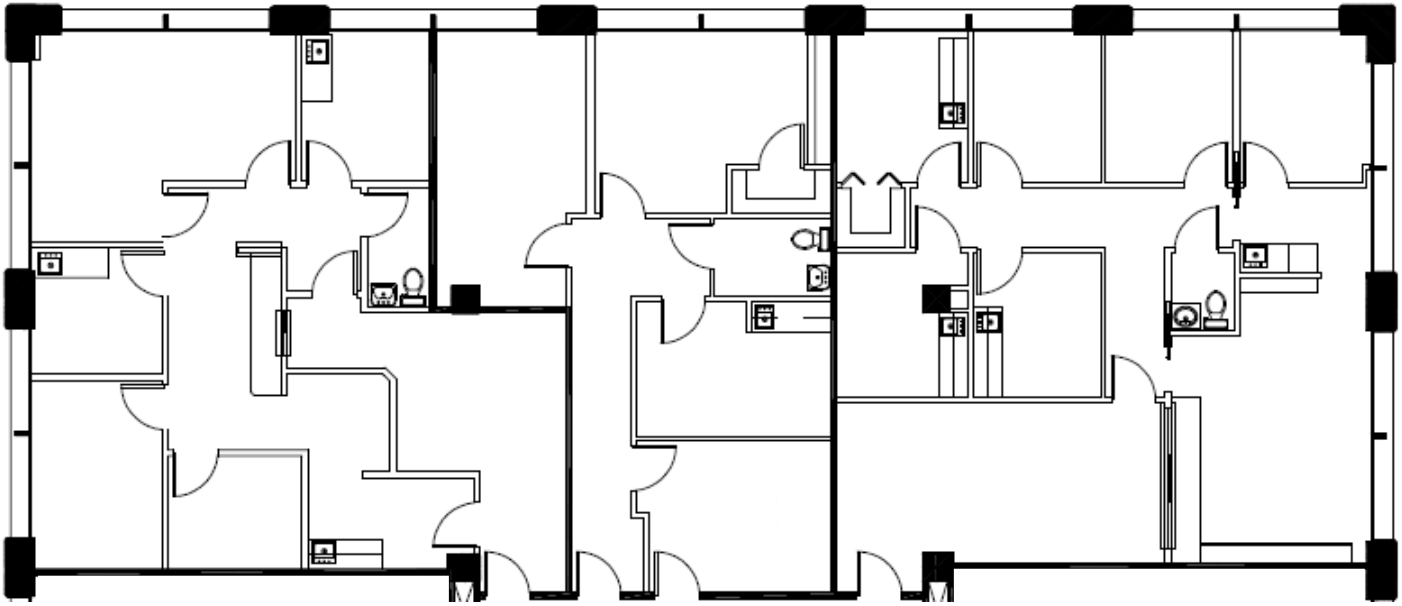


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Suites 408/440/445

3,799 RSF



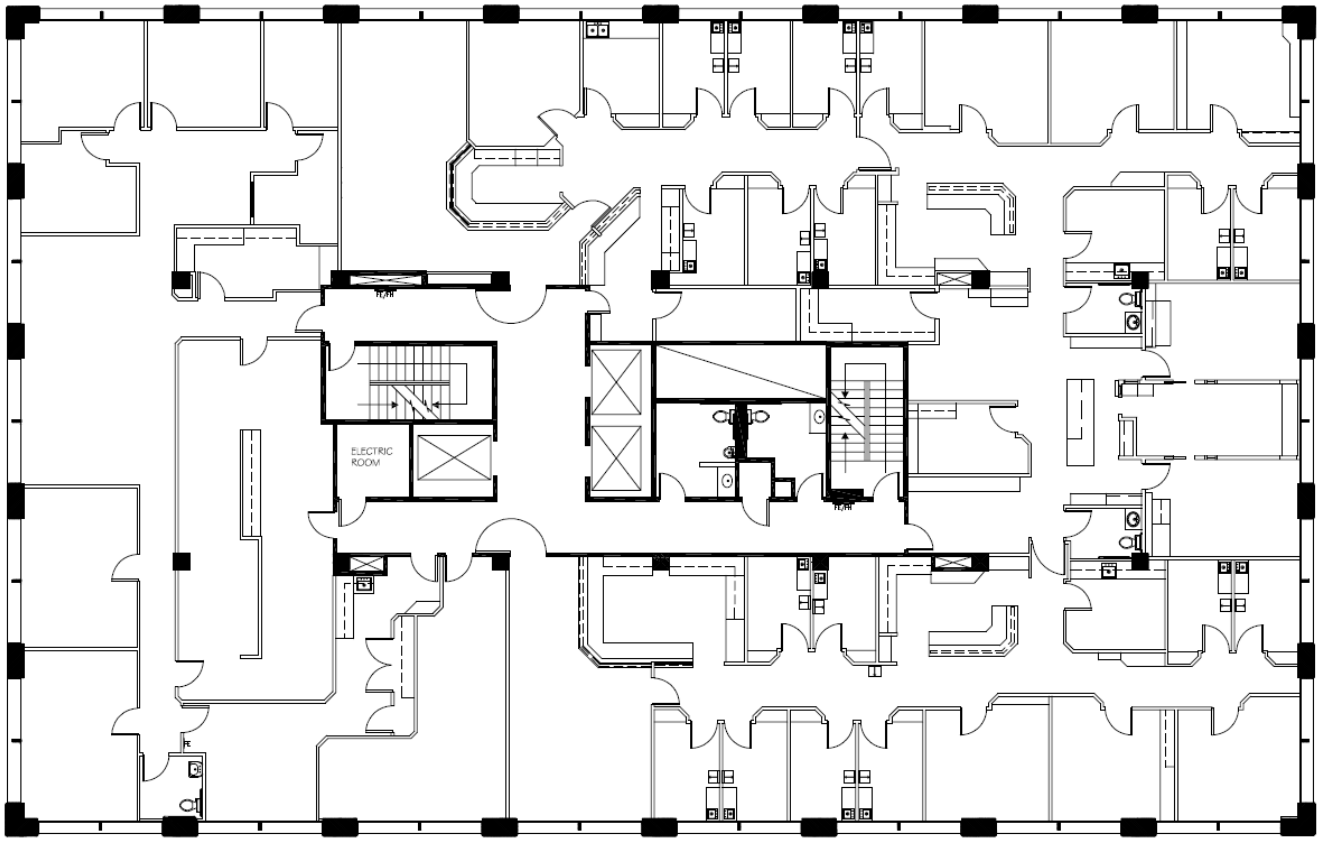
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Suite 700

12,537 RSF (divisible down to 6,000 SF)

Built-out medical suite - contact us for details



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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'
2. Kona Coffee Co.
3. Peet's Coffee
4. Better BuzzCoffee Hillcrest
5. Los Panchos Tacos& Cantina
6. Makai Sushi
7. India Palace
8. Snooze, an A.M. Eatery
9. Panda Express
10. Bronx Pizza
11. Luna Grill Hillcrest
12. Starry Lane Bakery
13. The Asian Bistro
14. Bread & Cie
15. Oscars Mexican Seafood
16. Five Guys
17. Chipotle Mexican Grill
18. Taste of Thai -Hillcrest
19. Dumplings N More
20. La Vecindad Neighborhood TACOS
21. Phở Fifth Avenue
22. HiroNori Craft Ramen
23. Einstein Bros. Bagels

A. U.S. Bank Branch
B. 3900 Fifth Ave #100
C. Chase Bank
D. Bank of AmericaFinancial Center
E. Wells Fargo Bank
F. U.S. Bank Branch
G. Vons Pharmacy
H. CVS
I. AHF Hillcrest Pharmacy
J. Walgreens Pharmacy

Ingress/Egress



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.




MERCY
MEDICAL
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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

Median Age
36.5

Population Age 65+
35K

Population Age <24
136K

Total Households
226,140

Median Household Income
$94K

Total Employees (SIC)
396,823

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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