



# For Lease

## Torrey Hills Medical Plaza

- 1,329 - 4,478 r.s.f. Class-A medical office space
- **Fully built-out dental suite 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
- 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 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

Paul Braun

License # 00891709

+1 858 410 6388

[paul.braun@am.jll.com](mailto:paul.braun@am.jll.com)

Kelly Moriarty

License # 01963162

+1 858 410 6359

[kelly.moriarty@am.jll.com](mailto:kelly.moriarty@am.jll.com)

JLL | Healthcare Practice Group

8910 University Center Lane

Suite 100

San Diego CA 92122

## Suite 202\*

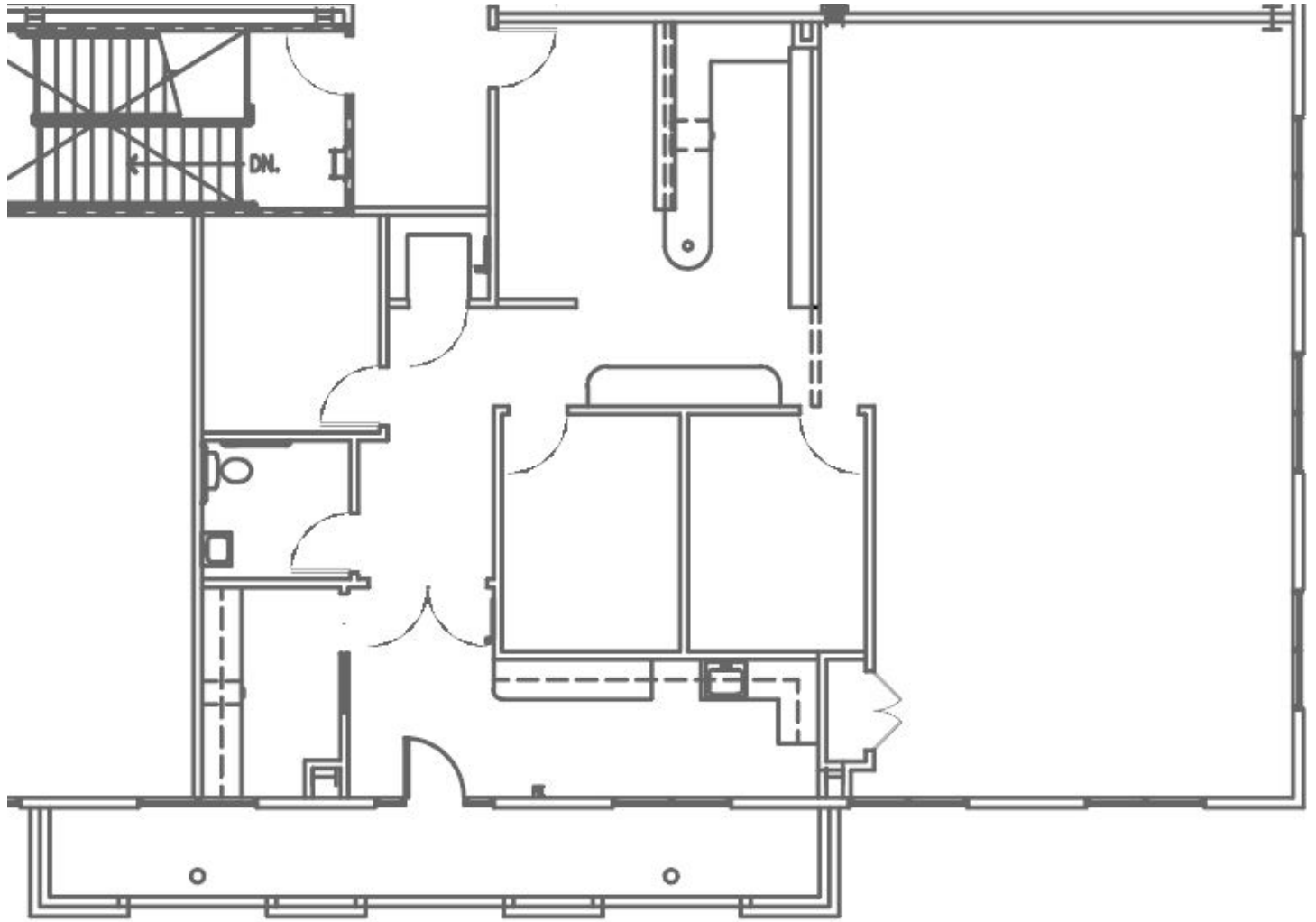
2,619 r.s.f

Corner unit with private balcony

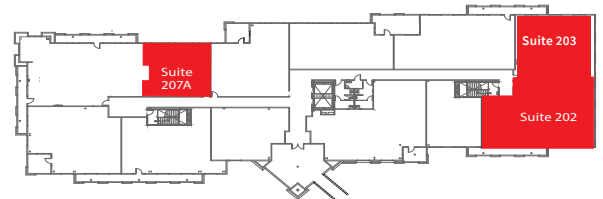
Built-out as as office

Easy configuration for medical

\*Contiguous with Suite 203 for up to 4,478 SF



Locator Map



Paul Braun  
License # 00891709  
+1 858 410 6388  
[paul.braun@am.jll.com](mailto:paul.braun@am.jll.com)

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[kelly.moriarty@am.jll.com](mailto:kelly.moriarty@am.jll.com)

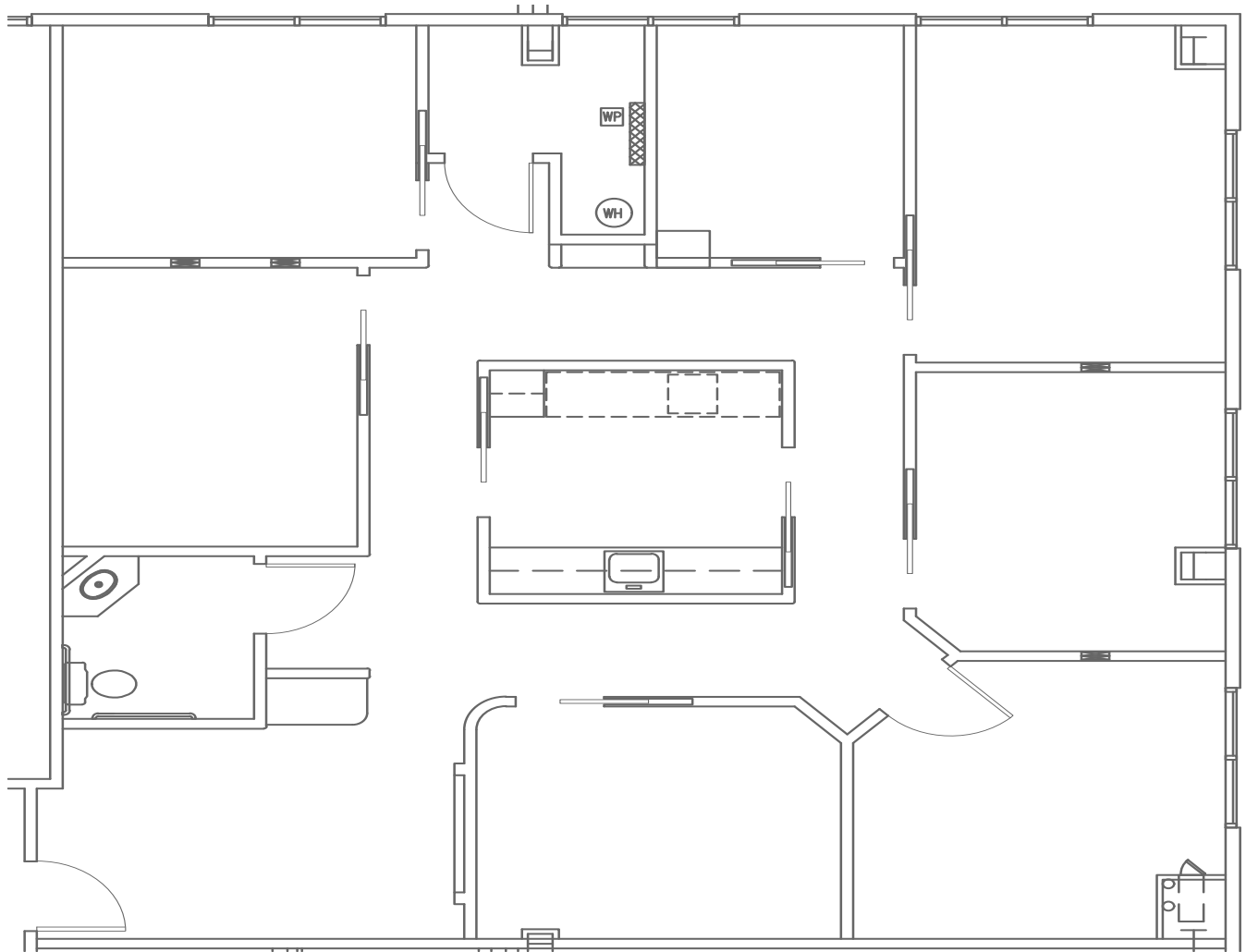
# Suite 203\*

## 1,859 r.s.f

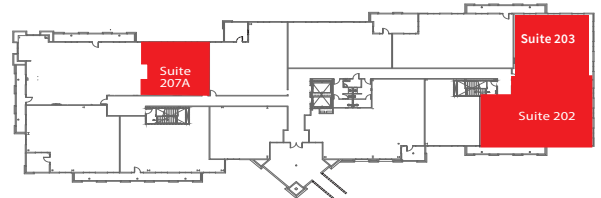
Built-out Dental Suite

Corner Unit

\* Contiguous with Suite 202 for up to 4,478 SF



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License # 00891709  
+1 858 410 6388  
[paul.braun@am.jll.com](mailto:paul.braun@am.jll.com)

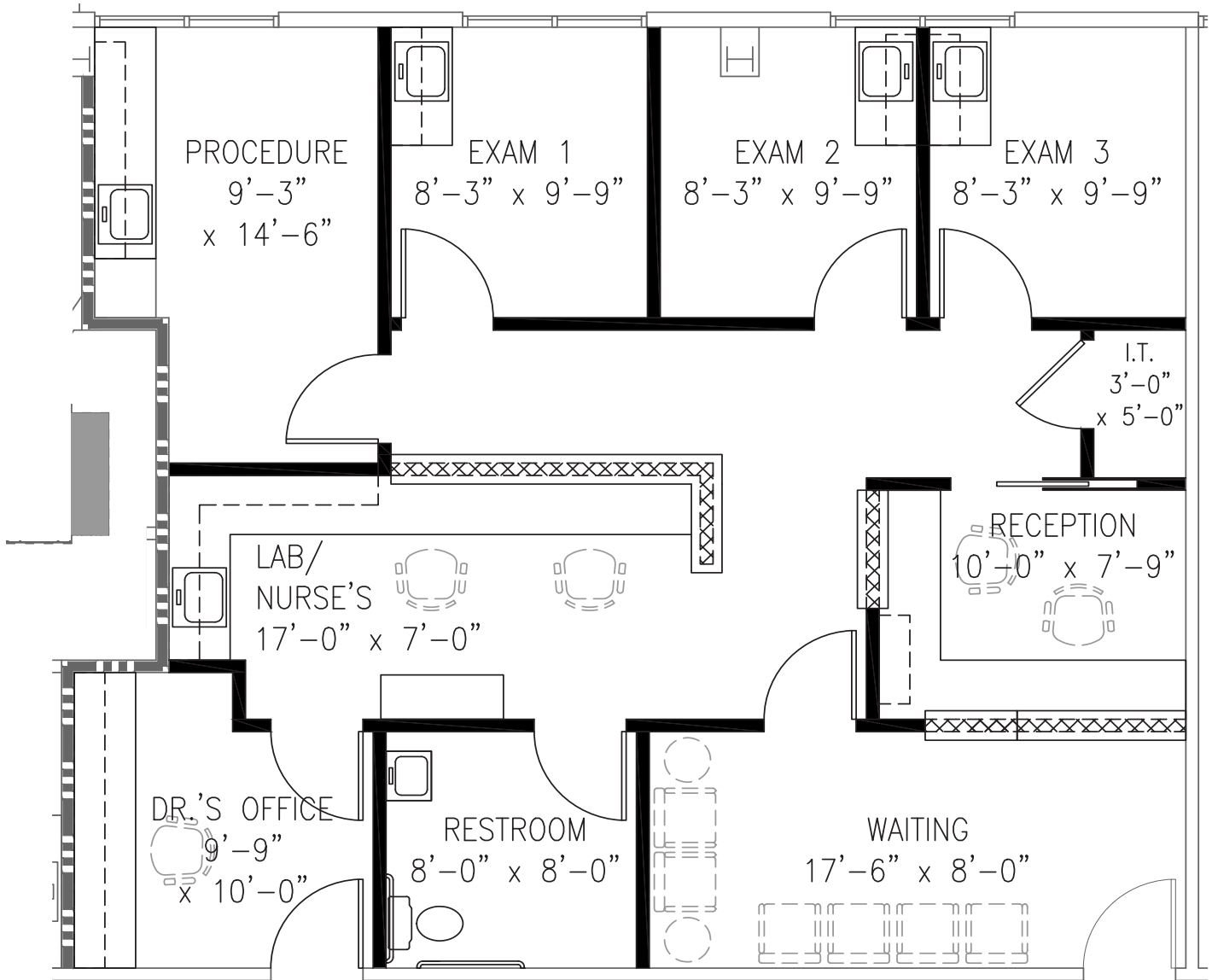
**Kelly Moriarty**  
License # 01963162  
+1 858 410 6359  
[kelly.moriarty@am.jll.com](mailto:kelly.moriarty@am.jll.com)

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

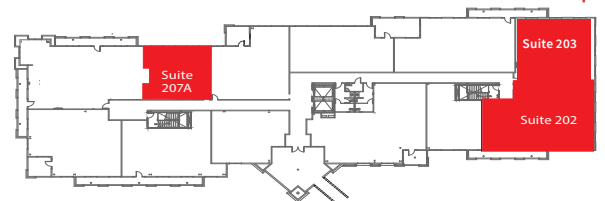
Shell condition

Torrey Hills Medical Plaza  
4765 Carmel Mountain Rd

### Conceptual Plan



Locator Map



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[paul.braun@am.jll.com](mailto:paul.braun@am.jll.com)

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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



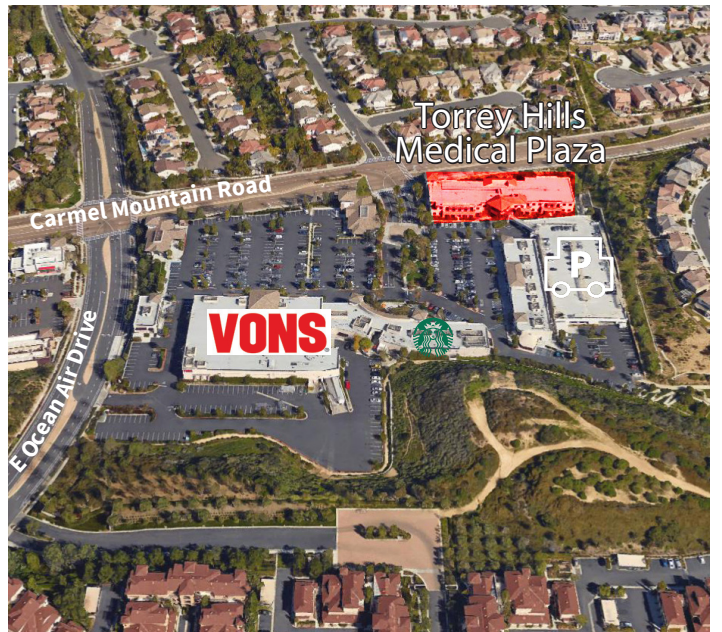
\$103,991

Median Household Income



35.4

Median age



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[kelly.moriarty@am.jll.com](mailto:kelly.moriarty@am.jll.com)

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