



# For Lease

## Torrey Hills Medical Plaza

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

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JLL | Healthcare Practice Group

8910 University Center Lane

Suite 100

San Diego CA 92122

## Suite 202\*

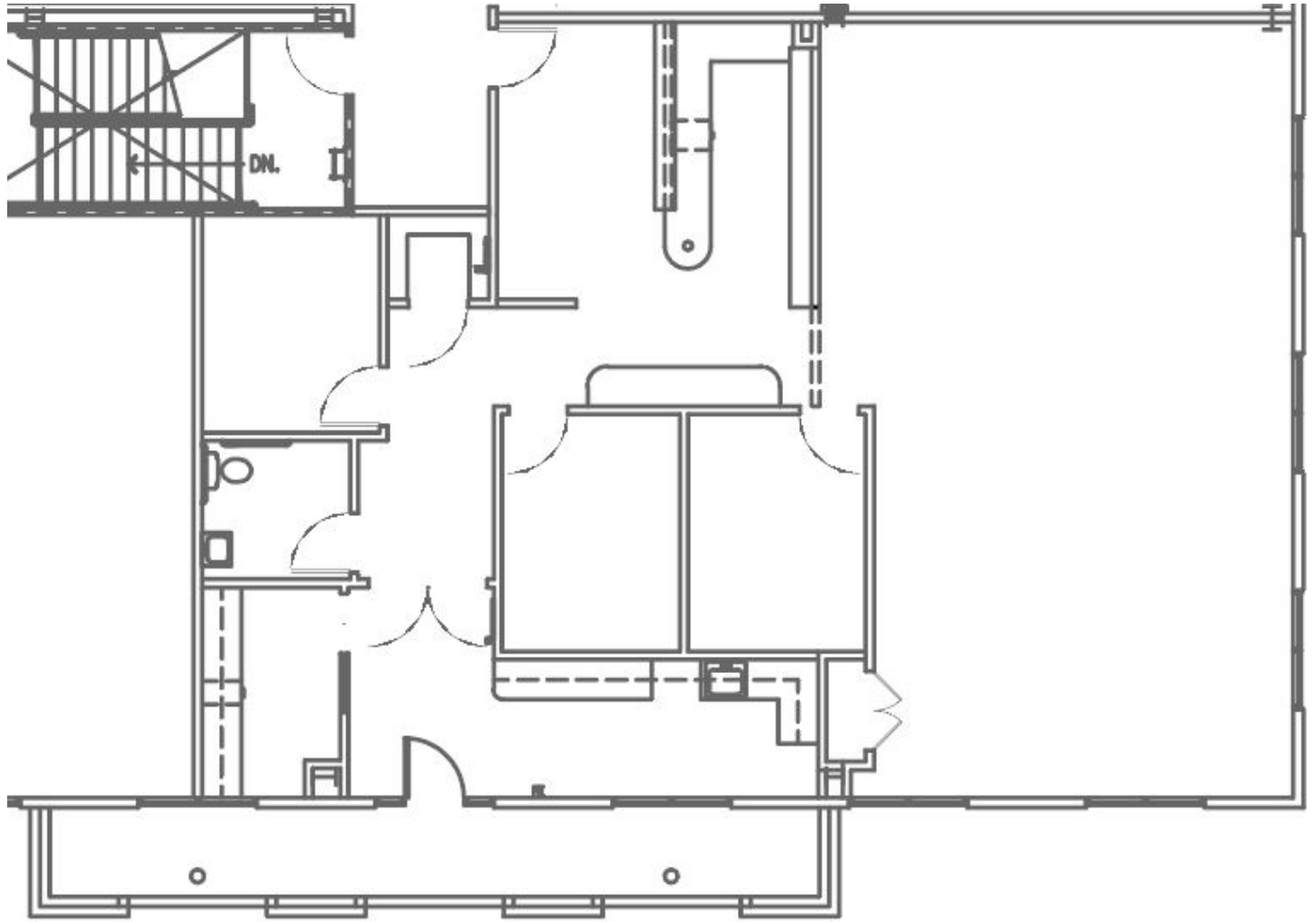
2,619 r.s.f

Corner unit with private balcony

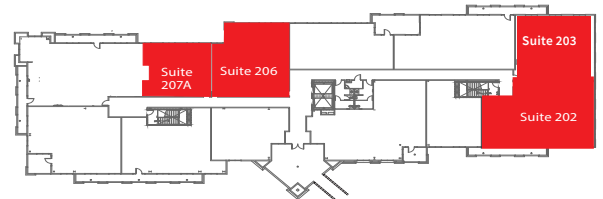
Built-out as as office

Easy configuration for medical

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



Locator Map



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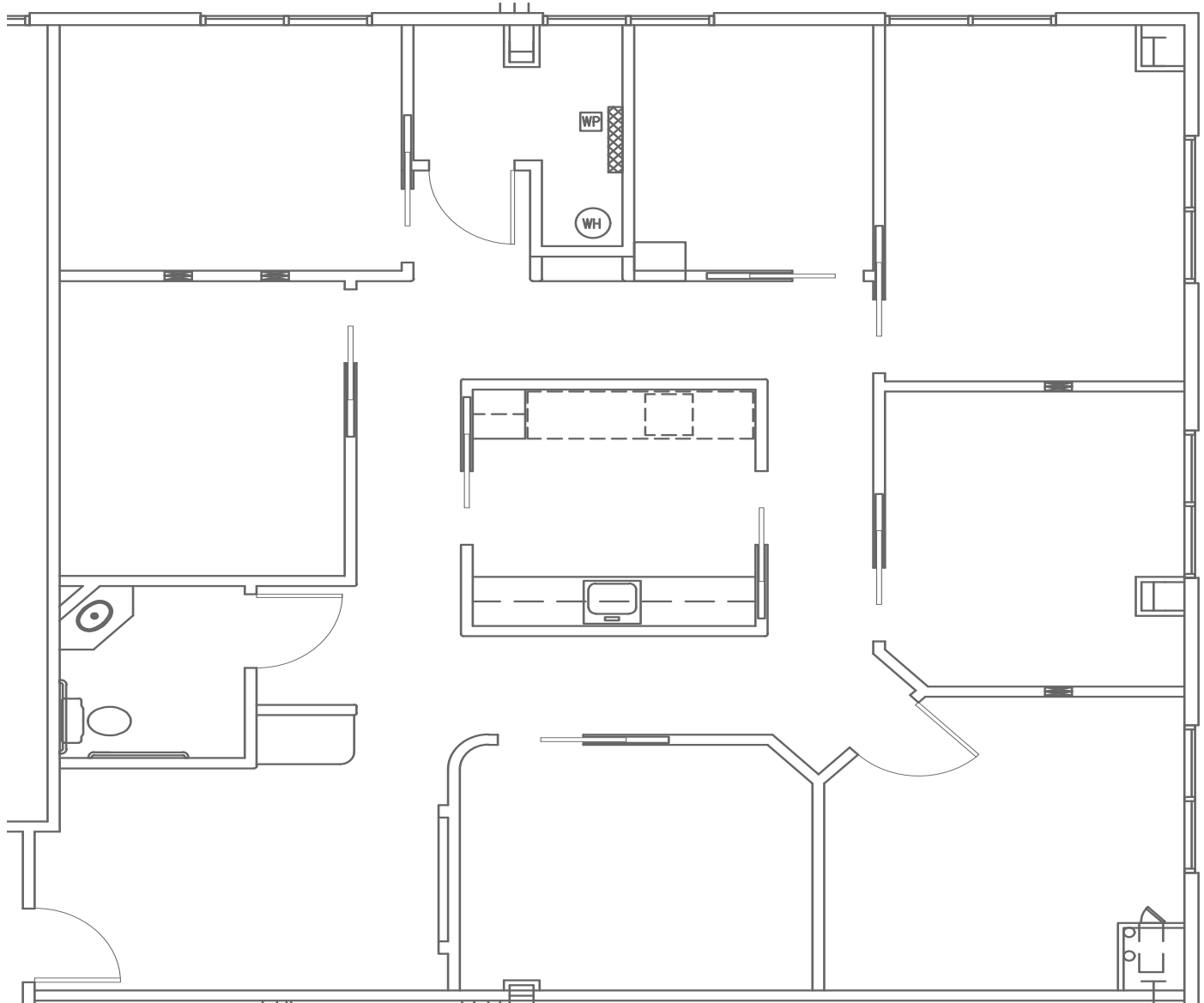
Kelly Moriarty  
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# Suite 203\*

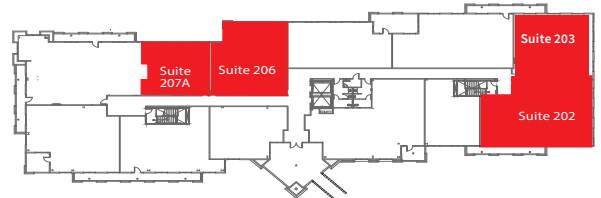
1,859 r.s.f

Built-out Dental Suite  
Corner Unit

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



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**Suite 206\*\***  
**1,905 r.s.f.**

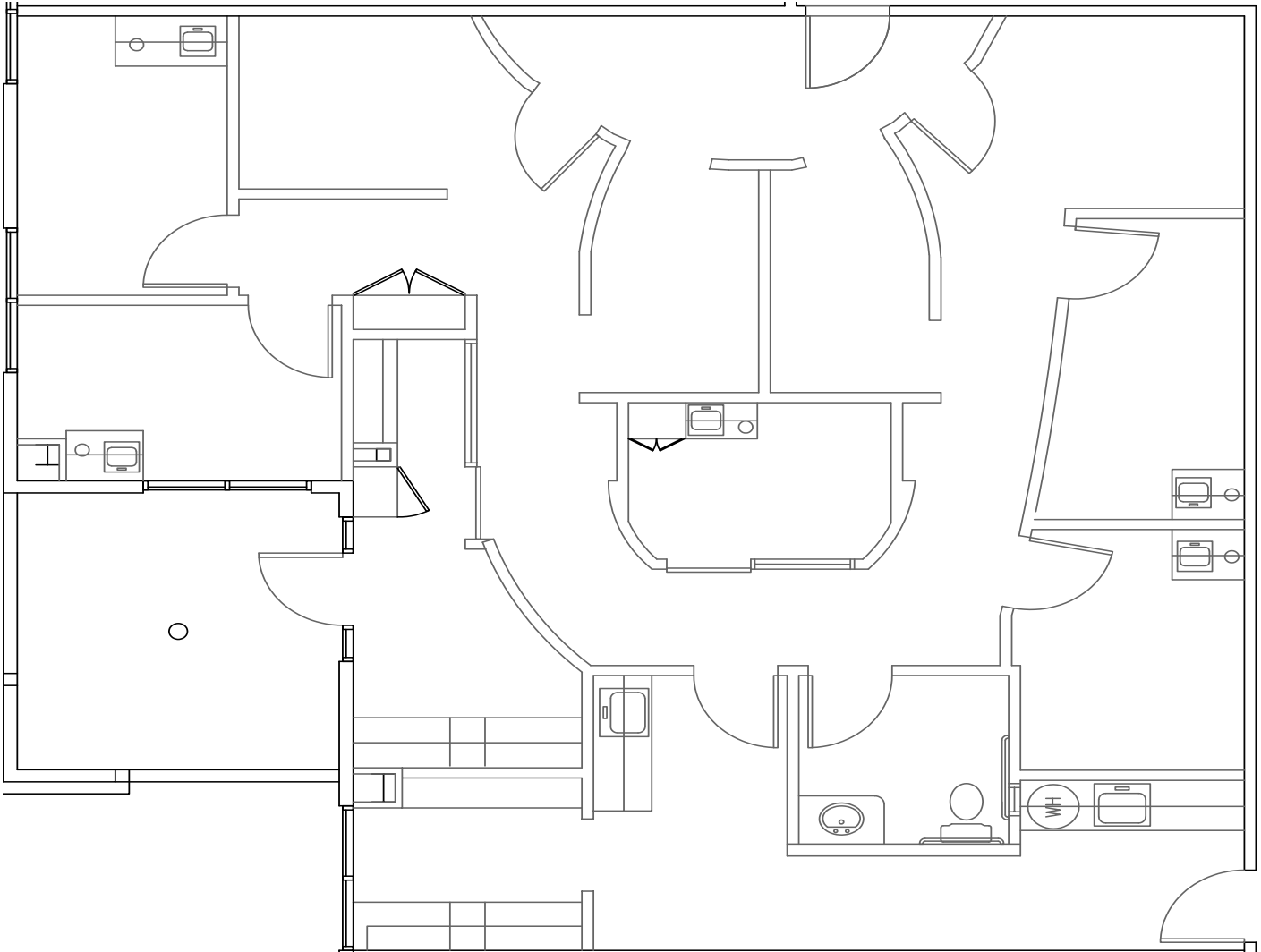
Available September 2020

Built-out Dental suite

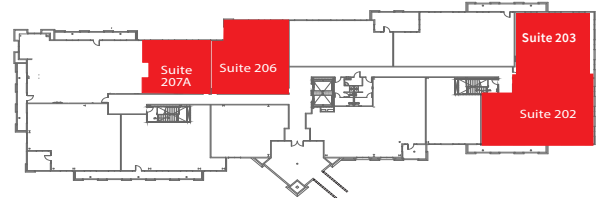
Suite entrance facing 2nd floor elevator

\*\*Contiguous with Suite 207A for up to 3,234 SF

**Torrey Hills Medical Plaza**  
4765 Carmel Mountain Rd



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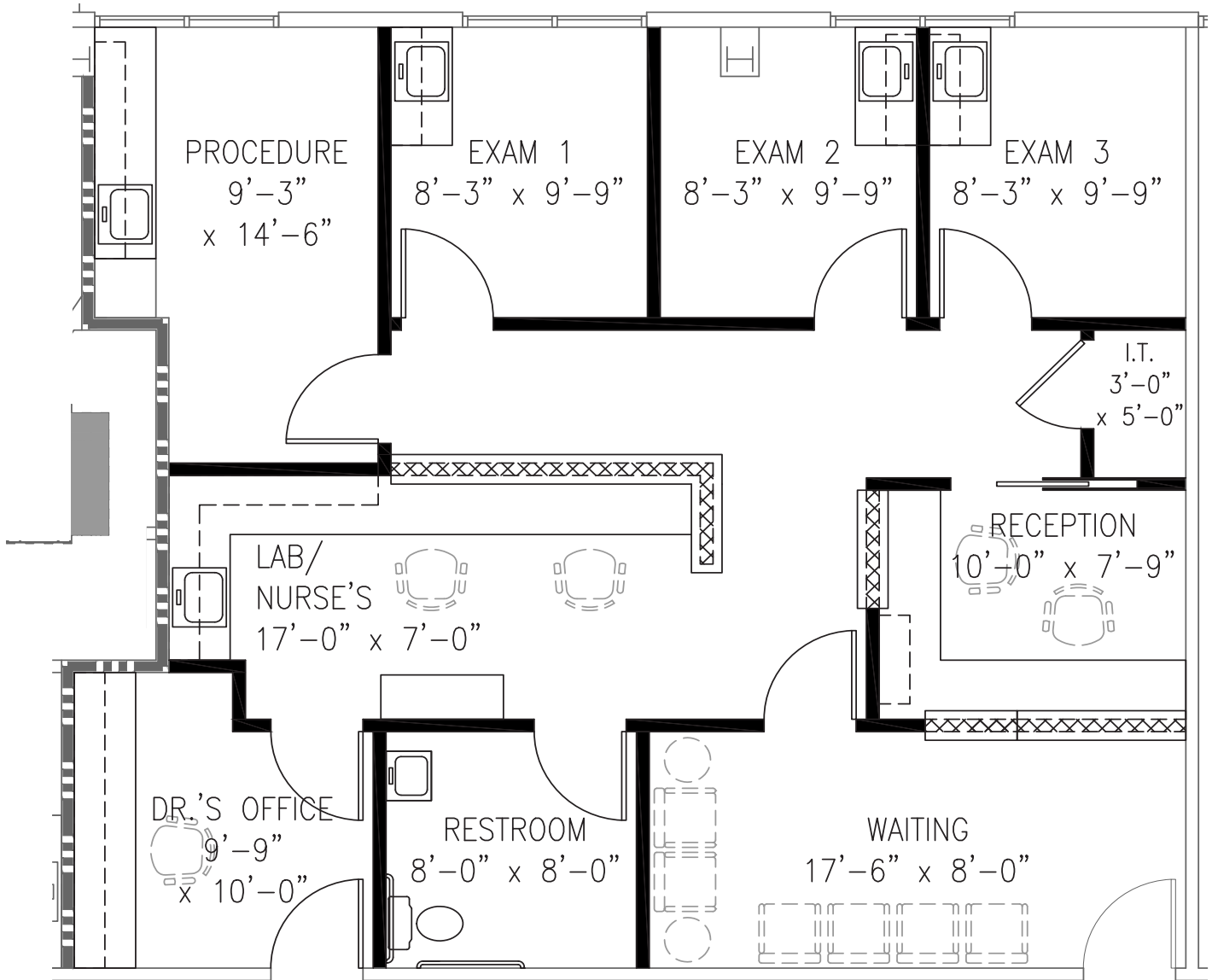
**Suite 207A\*\***  
**1,329 r.s.f.**

**Torrey Hills Medical Plaza**  
4765 Carmel Mountain Rd

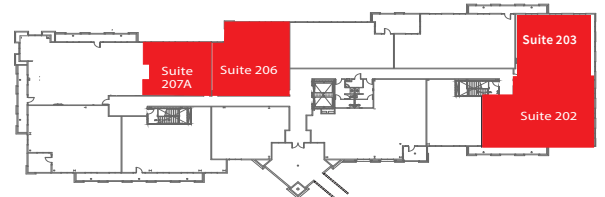
Shell condition

\*\*Contiguous with Suite 206 for up to 3,234 SF

Conceptual Plan



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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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