

LA JOLLA WELLNESS CENTER

➤ MEDICAL & OFFICE SUITES FOR LEASE

LA JOLLA WELLNESS CENTER

PARKING CLEARANCE 6'3"

**MED
WEST**
REALTY

Lease with Confidence, Choose MedWest

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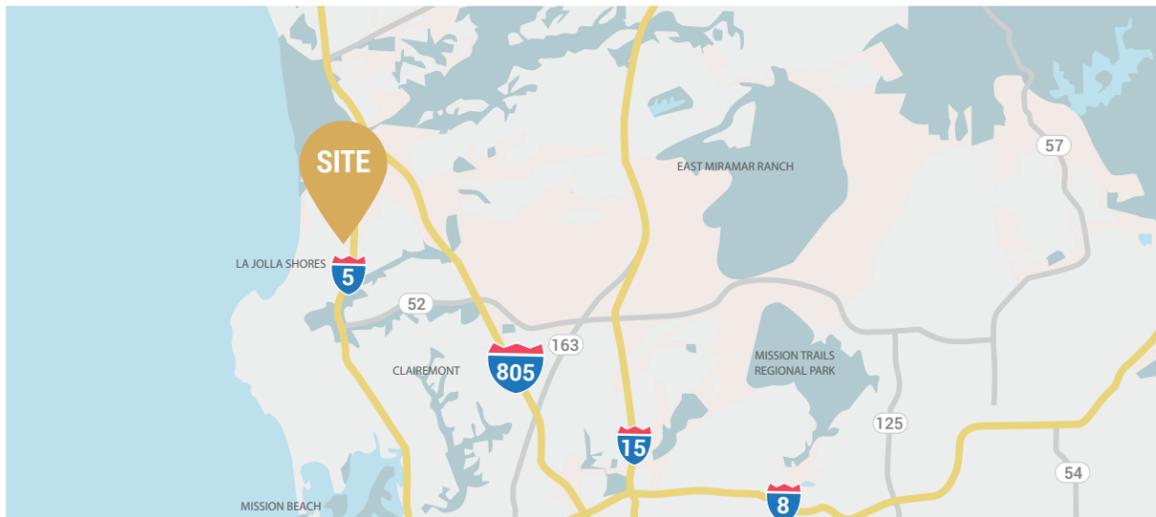
**8950 Villa La Jolla Dr
La Jolla, CA**



LA JOLLA WELLNESS CENTER



La Jolla Wellness Center, is a 250,000 SF medical office property with four different buildings nestled among mature pine trees and a serene setting. The property is ideally situated with immediate access to Interstate 5, enhancing its accessibility for patients and medical staff alike. The medical office space, offers units ranging from 1,000 to 23,000 SF, making it suitable for various medical practices. La Jolla, known for its affluent population, presents a significant demand for quality medical services, catering to a high-income demographic. The property features over 30,000 SF of outdoor gathering areas, on-site café, multiple tenant amenities, and a highly responsive on-site property management team, ensuring that both tenants and visitors have an exceptional experience. This combination of flexible and modern spaces, excellent location, and comprehensive amenities makes the property an ideal choice to meet the medical office demands of the market.



+ PRIME LOCATION

Situated in the Heart of San Diego, in the affluent community of La Jolla, CA, the property benefits from high visibility and easy access, with proximity to major medical facilities, retail amenities and residential neighborhoods

+ BUILDING SIZE

Over 200,000 SF, offering spacious accommodations for a variety of medical and wellness practices

+ ON-SITE AMENITIES

Includes a cafe, large spacious outdoor waiting areas with comfortable seating, showers and lockers, and on-site conference room for meetings and patient education

+ FLEXIBLE FLOOR PLANS

Customizable layouts to suite different medical specialties and wellness services, with options for future expansions

+ PARKING

Ample covered and secure parking for the doctors, patients, and staff.

+ PROFESSIONAL MANAGEMENT

On-site management by experienced property management professionals dedicated to maintaining the highest standards of service and facility upkeep.

Estimate 15 Min Drive

POPULATION ESTIMATES

725,053

>17 120,262

18-44 331,070

45-64 170,177

65+ 103,544

AVERAGE HOUSEHOLD INCOME

\$144,152.74

Data Source:  Placer.ai

PAYOR MIX Within 5 Mile Radius

COMMERCIAL 12.0%

EMPLOYER BASED 55.8%

GOVERNMENT 20.2%

MULTIPLE 6.6%

SELF PAY 5.4%

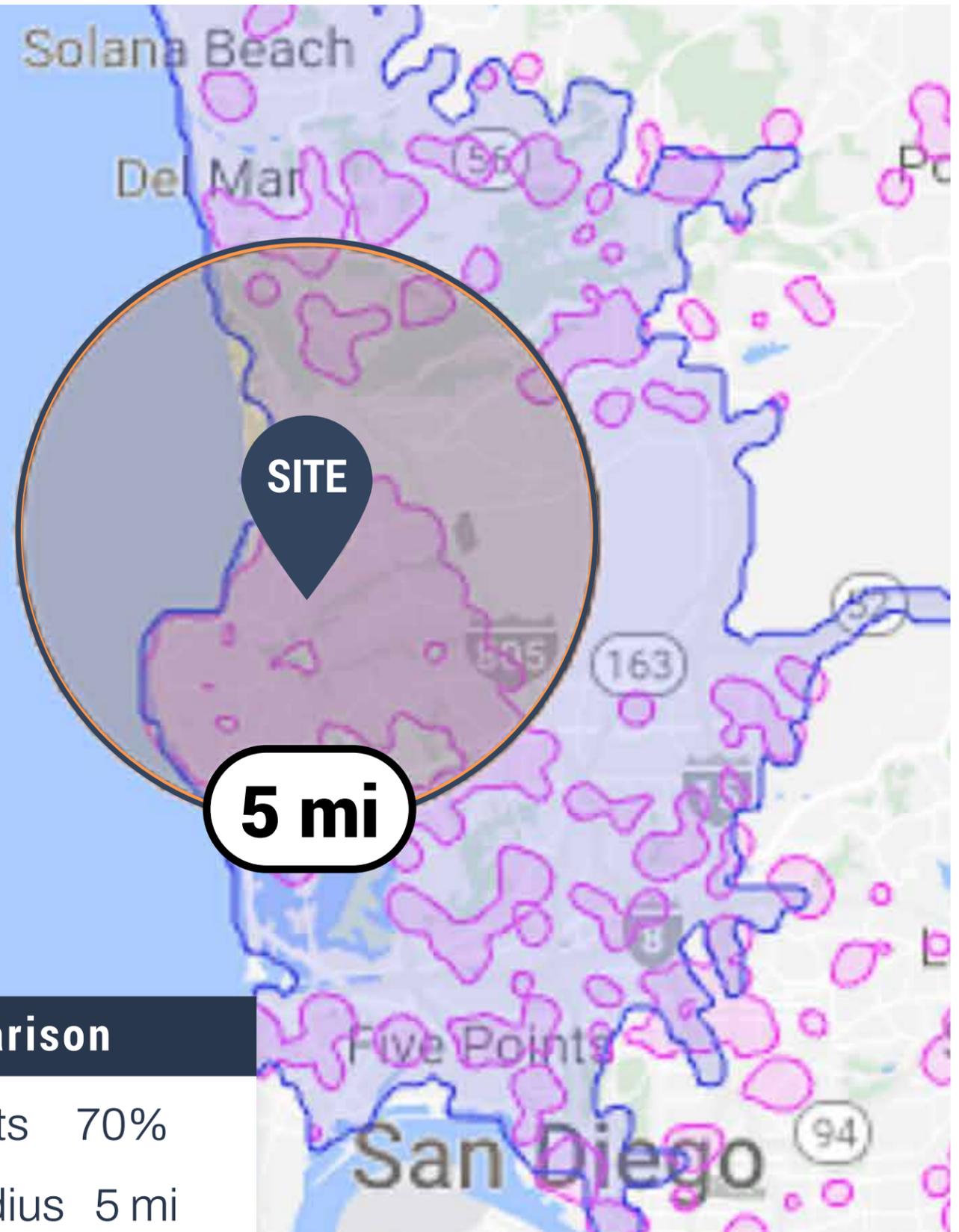
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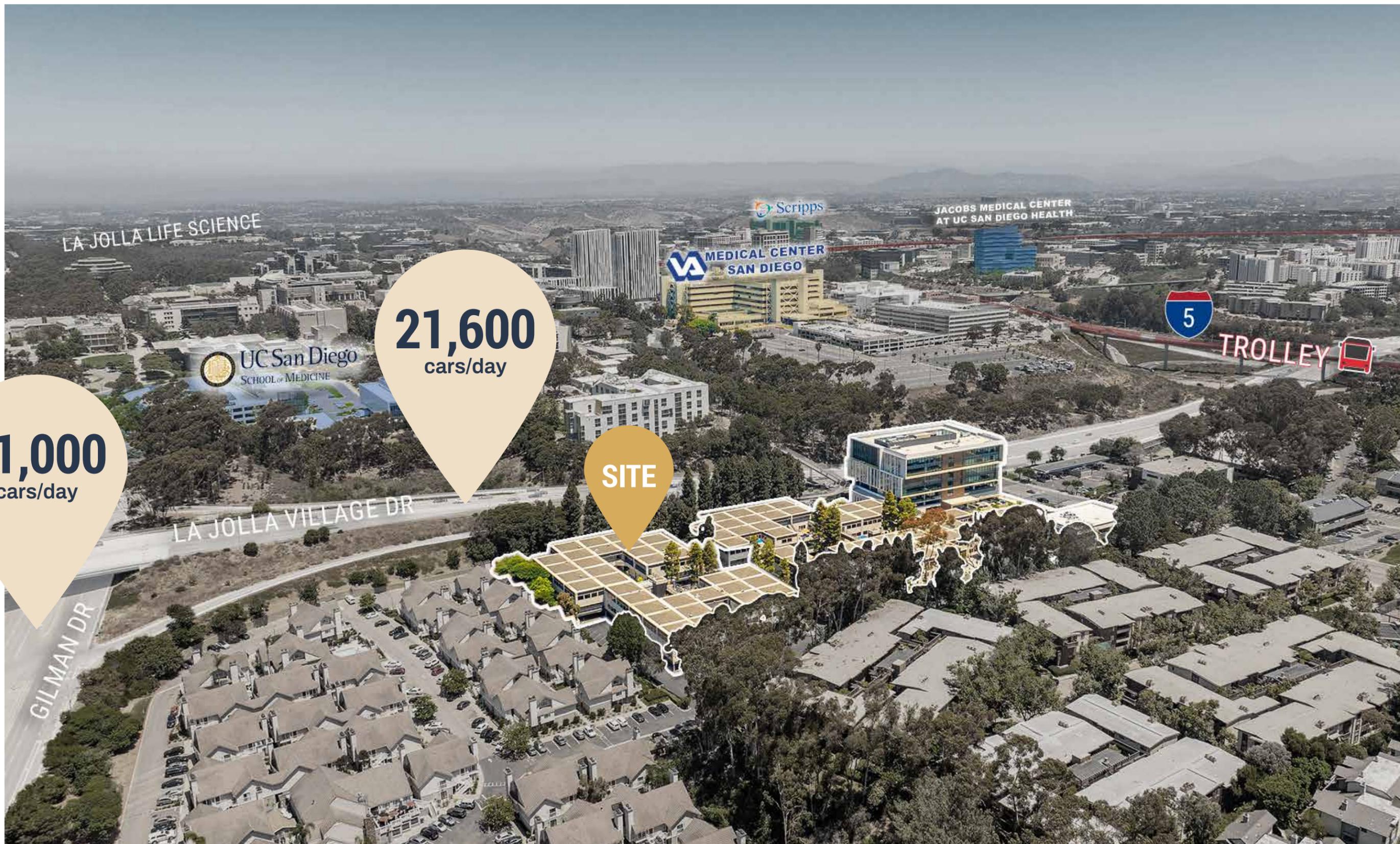
Comparison

 % of Visits 70%

 Ring Radius 5 mi

 Drive Time 15 min





11,000
cars/day

21,600
cars/day

SITE

LA JOLLA LIFE SCIENCE

UC San Diego
SCHOOL OF MEDICINE

MEDICAL CENTER
SAN DIEGO

Scripps

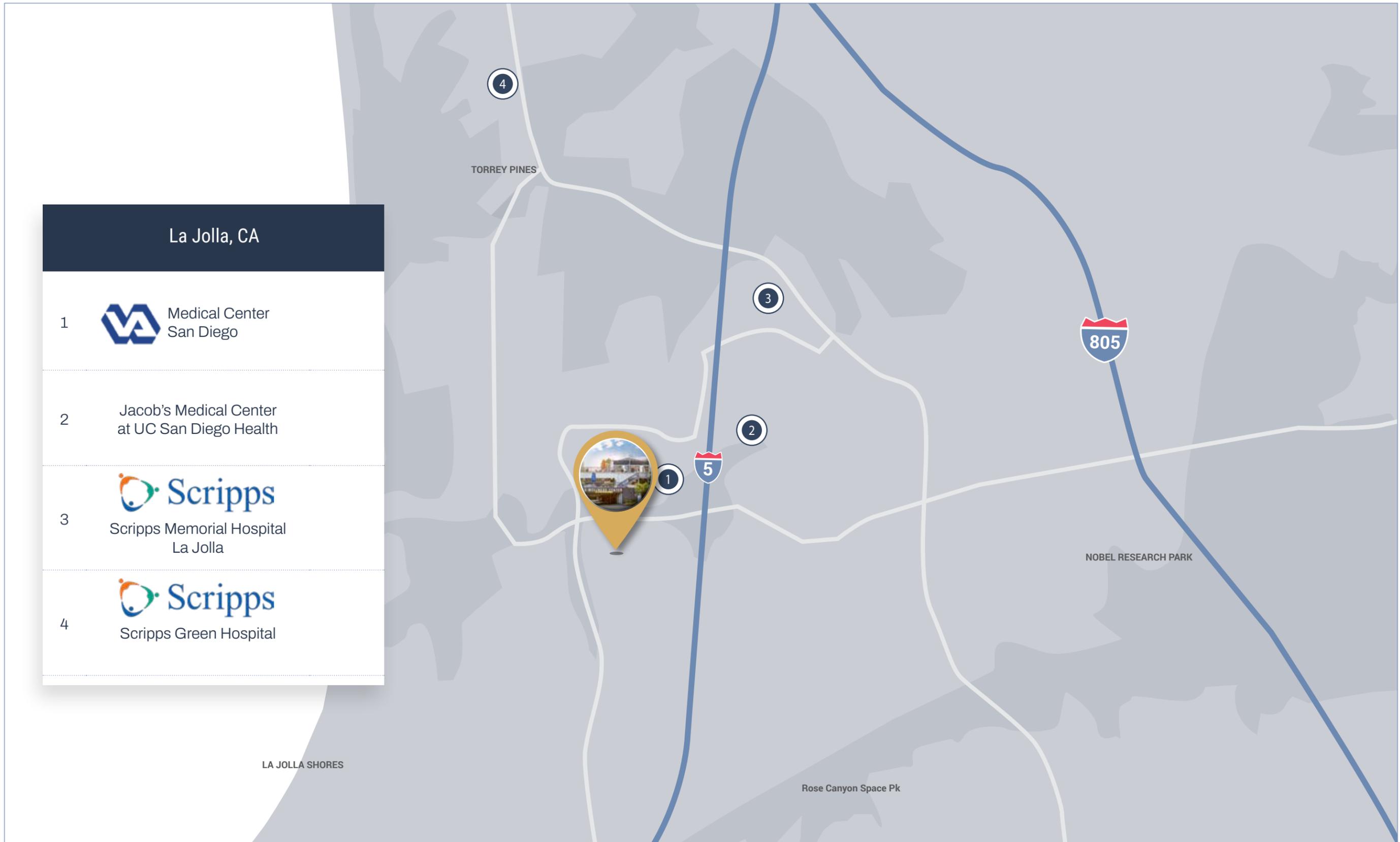
JACOBS MEDICAL CENTER
AT UC SAN DIEGO HEALTH



TROLLEY 

LA JOLLA VILLAGE DR

GILMAN DR





CURRENT AVAILABILITIES

| SUITE | RSF |
|------------------------------------|---------------|
| A124 | 11,249 |
| A126 | 3-749 - 5,595 |
| B109 | 2,271 |
| B115 | 1,282 |
| B122 | 6,415 |
| C114 <i>(Spec Office Suite)</i> | 1,042 |
| C134 | 1,026 |



| CURRENT AVAILABILITIES | |
|-----------------------------|----------------|
| SUITE | RSF |
| A203 - A217 | 5,000 - 23,340 |
| A218 | 1,422 - 23,340 |
| B208 | 823 |
| B218** | 2,268 - 4,325 |
| B220** | 2,057 - 4,325 |
| C203 | 7,760 |
| C212 | 2,323 |
| C213 | 1,465 |
| C215 (Spec Office Suite) | 1,031 |
| C226 | 1,263 |
| C227 | 3,868 |

1 Retail

- Whole Foods Market
- Bank of America
- Nordstrom Rack
- BJ's Restaurant
- US Postal Service
- Sephora
- Pilates UTC San Diego

2 Retail

- Ralphs
- Trader Joe's
- Best Buy
- World Market
- Chick Fil A
- AMC La Jolla 12

3 Golf

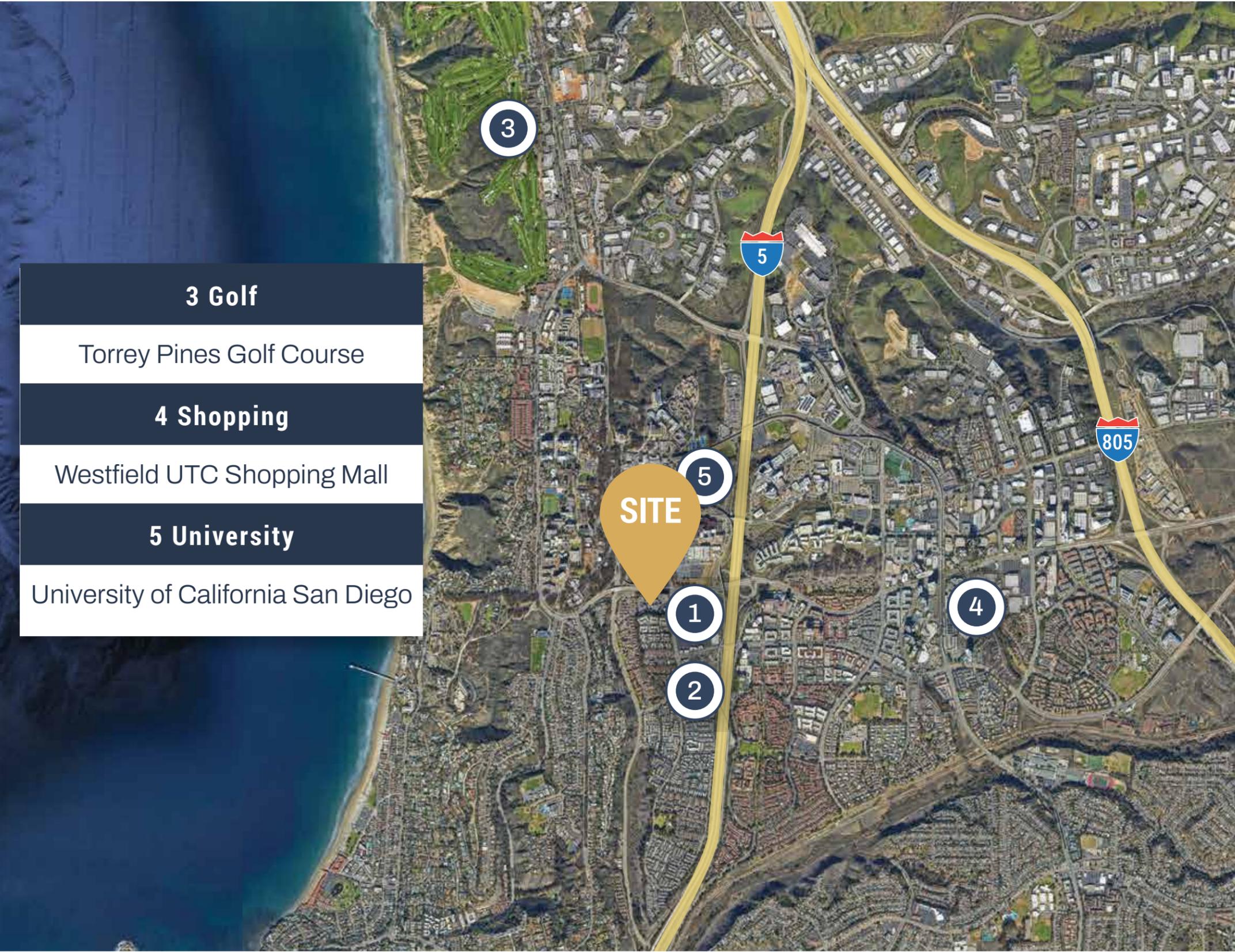
- Torrey Pines Golf Course

4 Shopping

- Westfield UTC Shopping Mall

5 University

- University of California San Diego





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