

# 8705-8707 COMPLEX DRIVE

SURGERY CENTER | INVESTMENT PROPERTY WITH POTENTIAL TO OCCUPY



## CONTACT INFORMATION

BO GIBBONS  
Associate Vice President  
Bo@Pacifcoastcommercial.com  
Lic. 01367936

LIAM TEER  
Sales & Leasing Associate  
Liam@Pacifcoastcommercial.com  
Lic. 02021260

VINCE PROVENZANO  
President of Brokerage  
Vince@Pacifcoastcommercial.com  
Lic. 00780182

Office (619) 469-3600 | 10721 Treena Street, Suite 200, San Diego, CA 92131 | [www.PacificCoastcommercial.com](http://www.PacificCoastcommercial.com) | Lic. 01209930

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning and use should be verified prior to purchase or lease.





# 01

## PROPERTY FEATURES

ADDRESS	8705-8707 Complex Drive, San Diego, CA 92123
PROPERTY TYPE	Turn-Key Medical Office with Licensed Outpatient Surgical Center
BUILDING SIZE	± 5,040 SF Medical Office Building > ± 1,400 SF Medical Office/Clinic > ± 3,640 SF Licensed Outpatient Surgical Center
LOT SIZE	± 22,216 SF (0.51 Acres)
TENANCY	Potential to be Divided into Two (2) Suites
PARKING	18 Free Surface Spaces (3.60/1,000)
APN	369-110-12-00
ZONING	M-1B, San Diego
LISTING PRICE	\$2,750,000
CAP RATE	4%



## LOCATION HIGHLIGHTS



### FREEWAY ACCESS

Easy Access Via  
Hwy 163 & Hwy 52  
(141,000 VPD)



### HOSPITALS

Near Numerous  
Hospitals Including  
Kaiser, Sharp & Rady



### AMENITIES

Located in the Heart of  
Kearny Mesa's Abundant  
Amenities / Businesses





A gastric banding surgery center, who have been established as a dedicated LAP-BAND center of excellence and specialize in weight loss surgery and performance of the procedure.

<b>PROPERTY ADDRESS</b>	8705 Complex Drive, San Diego, CA 92123
<b>SIZE</b>	± 5,040 SF Surgery Center
<b>LEASE COMMENCEMENT DATE</b>	April 3, 2017
<b>PROPERTY TYPE</b>	Single Tenant Property
<b>LEASE TYPE</b>	NNN - Paid By Tenant
<b>CURRENT BASE RENT</b>	\$9,124/Month NNN
<b>MARKET RENT</b>	\$12,600/Month NNN
<b>RENT INCREASES</b>	3% Annual Increases
<b>LEASE EXPIRATION DATE*</b>	April, 30, 2037 (20 Year Lease)

*\*Potential to co-occupy or negotiate early termination for owner-user to occupy building.*



[ [www.GastricBandingCenter.com](http://www.GastricBandingCenter.com) ]



### LAP-BAND SURGERY CENTER

Authorized LAP-BAND Surgery Center



### ORBERA GASTRIC BALLOON

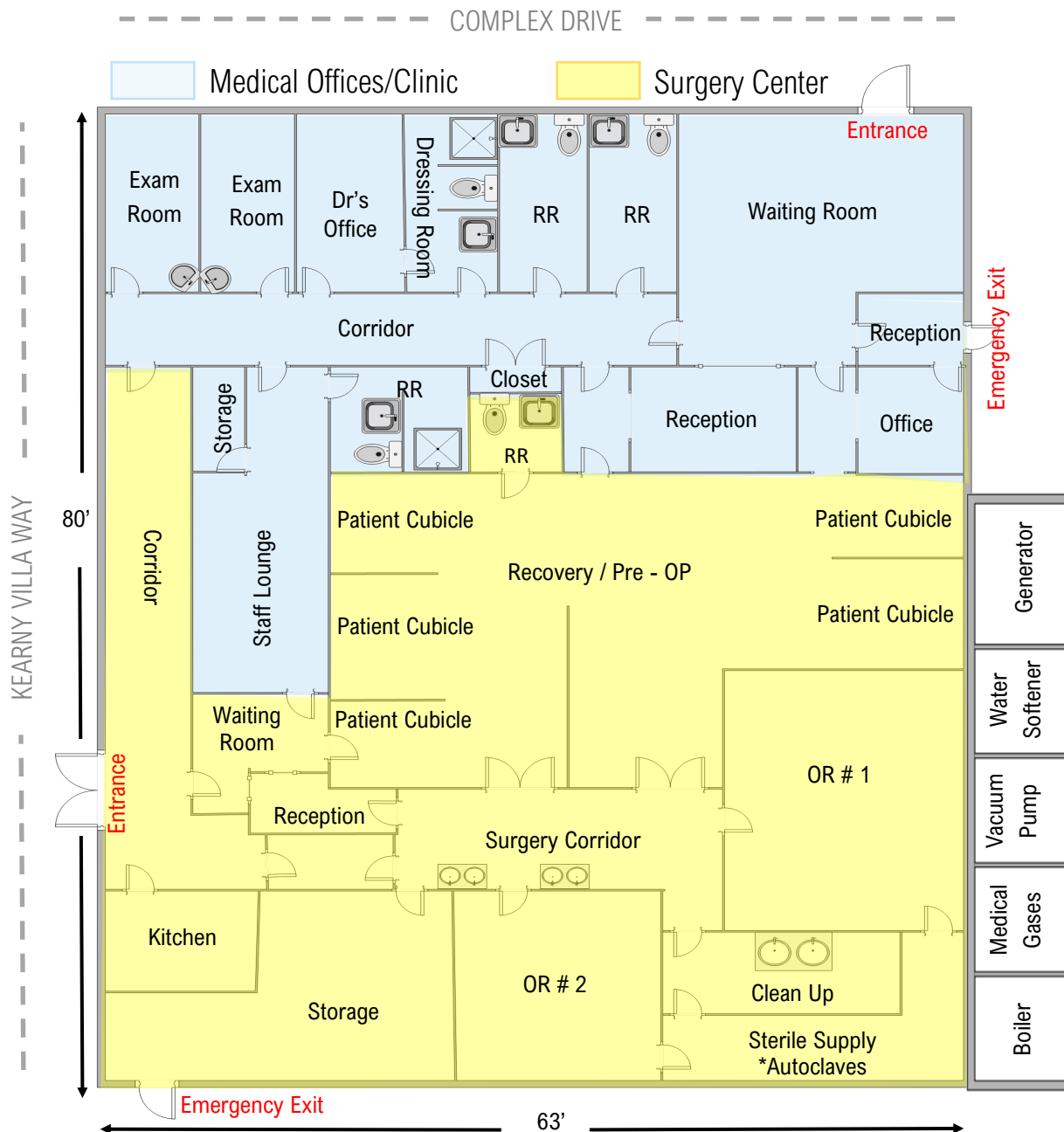
Orbera Gastric Balloon Authorized Surgery Center





# 03

## FLOOR PLAN



SURGERY CORRIDOR



SURGICAL EQUIPMENT ROOM



RECOVERY/PRE-OP



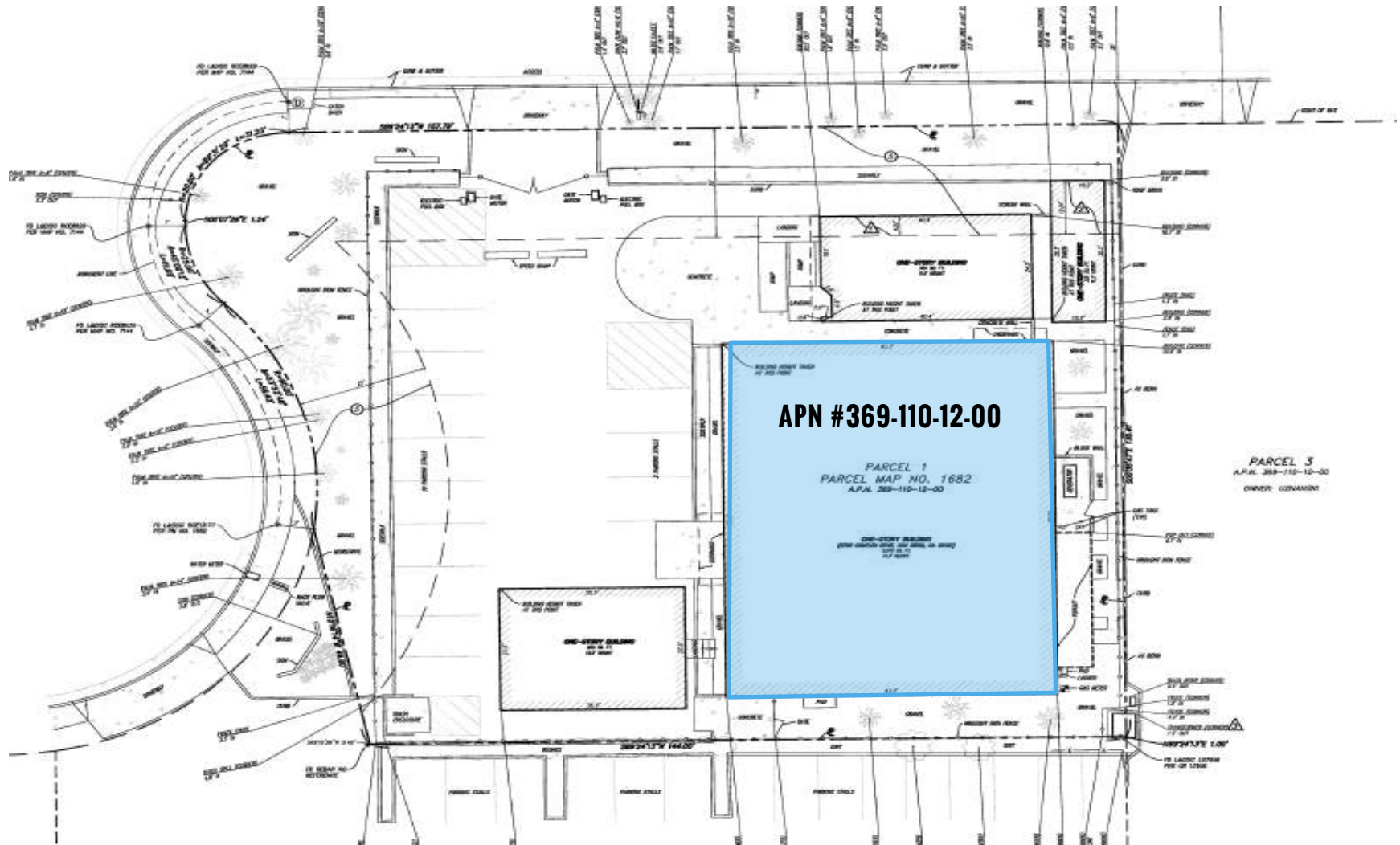
OPERATING ROOM #1





## COMPLEX DRIVE

KEARNY VILLA WAY





# 06

## NEARBY AMENITIES





# 07

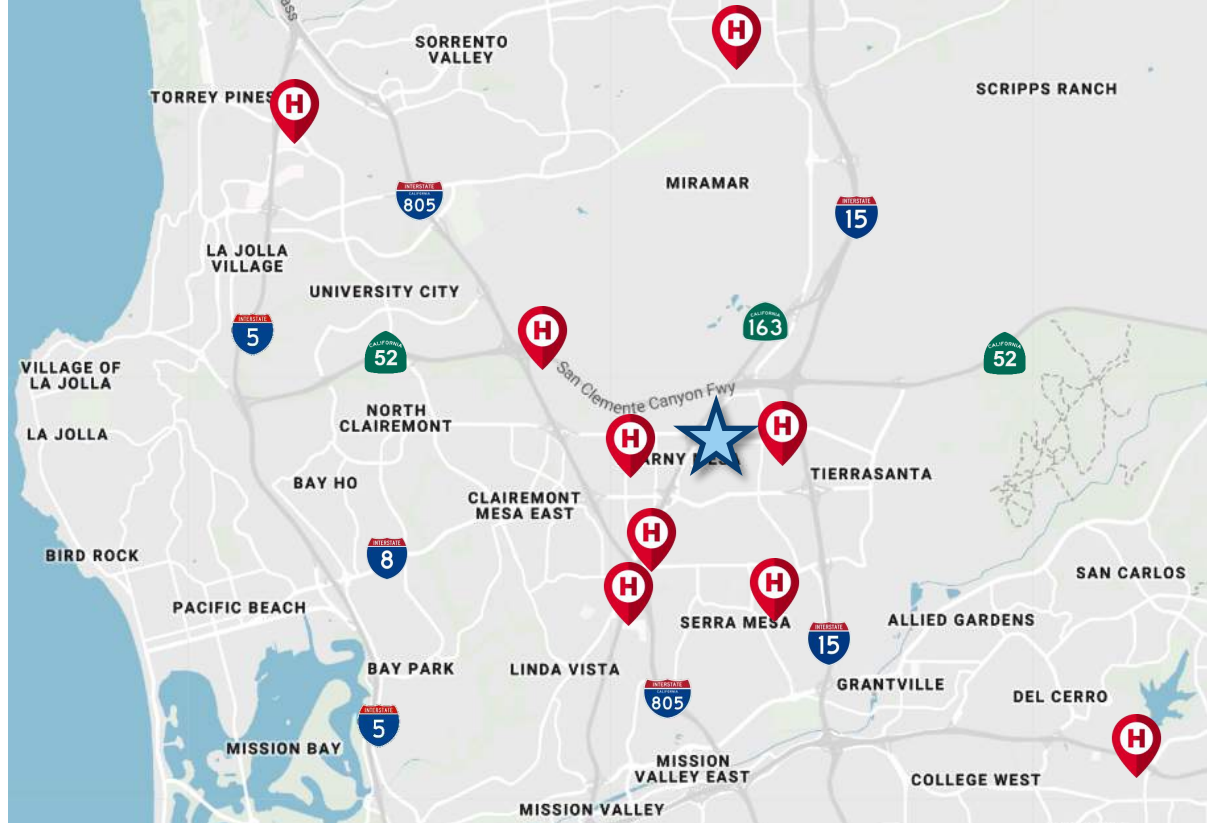
## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>			
POPULATION (2019)	3,765	87,485	288,406
POPULATION (2024)	4,243	90,539	300,256
POPULATION GROWTH (2019-2024)	12.70%	3.49%	4.11%
AVERAGE AGE	36.70	35.50	37.00

<b>HOUSEHOLDS</b>			
TOTAL HOUSEHOLDS	1,734	32,193	115,157
HH GROWTH (2019-2024)	12.63%	3.43%	3.79%
RENTER OCCUPIED	5,963	46,585	108,321
OWNER OCCUPIED	3,452	28,585	74,936
AVG HOUSEHOLD SIZE	2.10	2.60	2.40
MEDIAN HOME VALUE	\$439,204	\$499,538	\$588,801
MEDIAN YEAR BUILT	1980	1972	1971

<b>INCOME</b>			
AVG HOUSEHOLD INCOME	\$100,644	\$94,129	\$96,901
MED HOUSEHOLD INCOME	\$88,263	\$76,179	\$77,091

<b>ECONOMIC SNAPSHOT</b>			
TOTAL BUSINESSES	2,571	8,582	20,835
TOTAL EMPLOYEES	47,377	117,544	246,488
CONSUMER SPENDING	\$49,998	\$947,949	\$3,360,483



**3,214**

Healthcare & Social Assistance  
Organizations within 3 Miles



**\$2.44**

Kearny Mesa Office  
Market Rent/SF



**12.70%**

Population Growth Through  
2024 within 1 Mile



**145 K**

12 Month Net  
Absorption SF

Kearny Mesa is a big-tenant submarket, and Sharp HealthCare, ResMed and Northrop Grumman each occupy more than 100,000 SF here. Kearny Mesa has always performed well because of its centrality to the county and great freeway access. It's surrounded by different neighborhoods and therefore has a well-diversified employment and tenant pool.

Kearny Mesa is historically an industrial, office park and aerospace-dominated market. It remains as such because office developers haven't bothered building for a tenant other than the county this cycle, however, renovations are beginning to pop up here. Certain developers along with the Kearny Mesa Planning Group are eyeing a future for the neighborhood that includes more residential communities and retail centers to create a more live-work-play area.





# 8705-8707 COMPLEX DRIVE

SURGERY CENTER | INVESTMENT PROPERTY WITH POTENTIAL TO OCCUPY



## CONTACT INFORMATION

BO GIBBONS  
Associate Vice President  
Bo@Pacifcoastcommercial.com  
Lic. 01367936

LIAM TEER  
Sales & Leasing Associate  
Liam@Pacifcoastcommercial.com  
Lic. 02021260

VINCE PROVENZANO  
President of Brokerage  
Vince@Pacifcoastcommercial.com  
Lic. 00780182

Office (619) 469-3600 | 10721 Treena Street, Suite 200, San Diego, CA 92131 | [www.PacificCoastcommercial.com](http://www.PacificCoastcommercial.com) | Lic. 01209930

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning and use should be verified prior to purchase or lease.

