

±6,503 SF (Divisible) Third-Floor Medical Office Suite

# Frost Street Medical Center

8008 Frost Street, Suite 300  
San Diego, CA 92123

SUBLEASE

Class A Medical Office  
in Kearny Mesa



# Frost Street Medical Center

Class A Medical Office in Kearny Mesa

- ±6,503 SF third-floor medical office suite
- ±598 - 6,503 SF Available
- Located within a three-building Class A medical office campus
- Tenant mix includes Sharp Memorial, Rady's Children's Hospital, Mary Birch Hospital for Women
- Central San Diego location
- Easy freeway access to I-805 and SR-163
- Elevator served
- Ample parking
- On-site property management

## Lease Rate:

**\$1.85/SF - \$2.75/SF Gross**



PLASTIC SURGERY



MEDSPA



DENTISTRY



PHARMACY



**AVAILABLE**

±6,503 SF Medical Office Suite

Shared reception

Five treatment bays

Three surgical suites

Ten offices

Two lab rooms

One nurses station

Three private restrooms

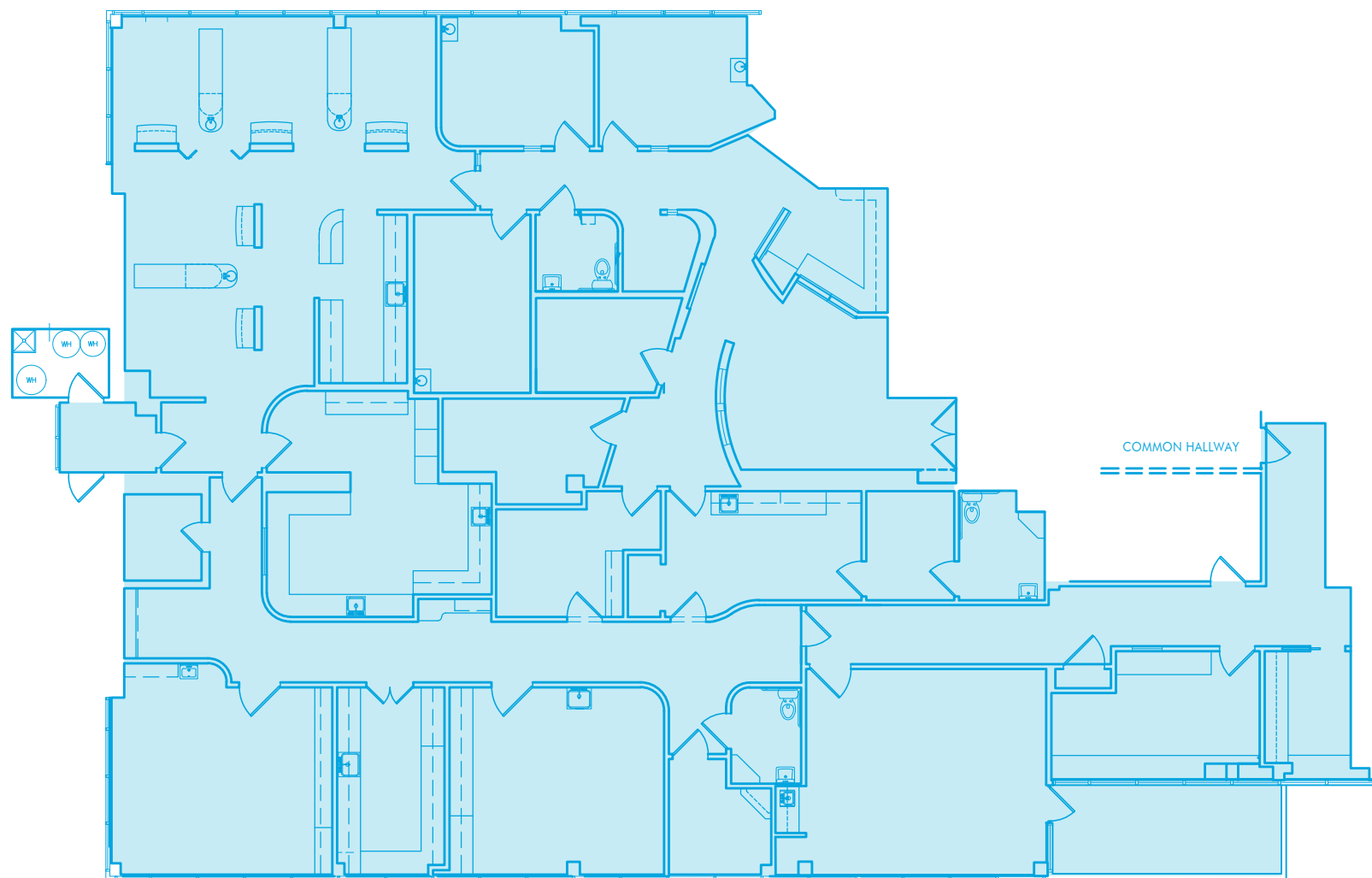
Break room

Private entrance

Equipment & furnishings available

**Lease Rate:**

**\$2.75/SF Gross**



**AVAILABLE**

Divisible to  
**±2,173 SF Dental Suite**

Shared reception

Five treatment bays

Four offices

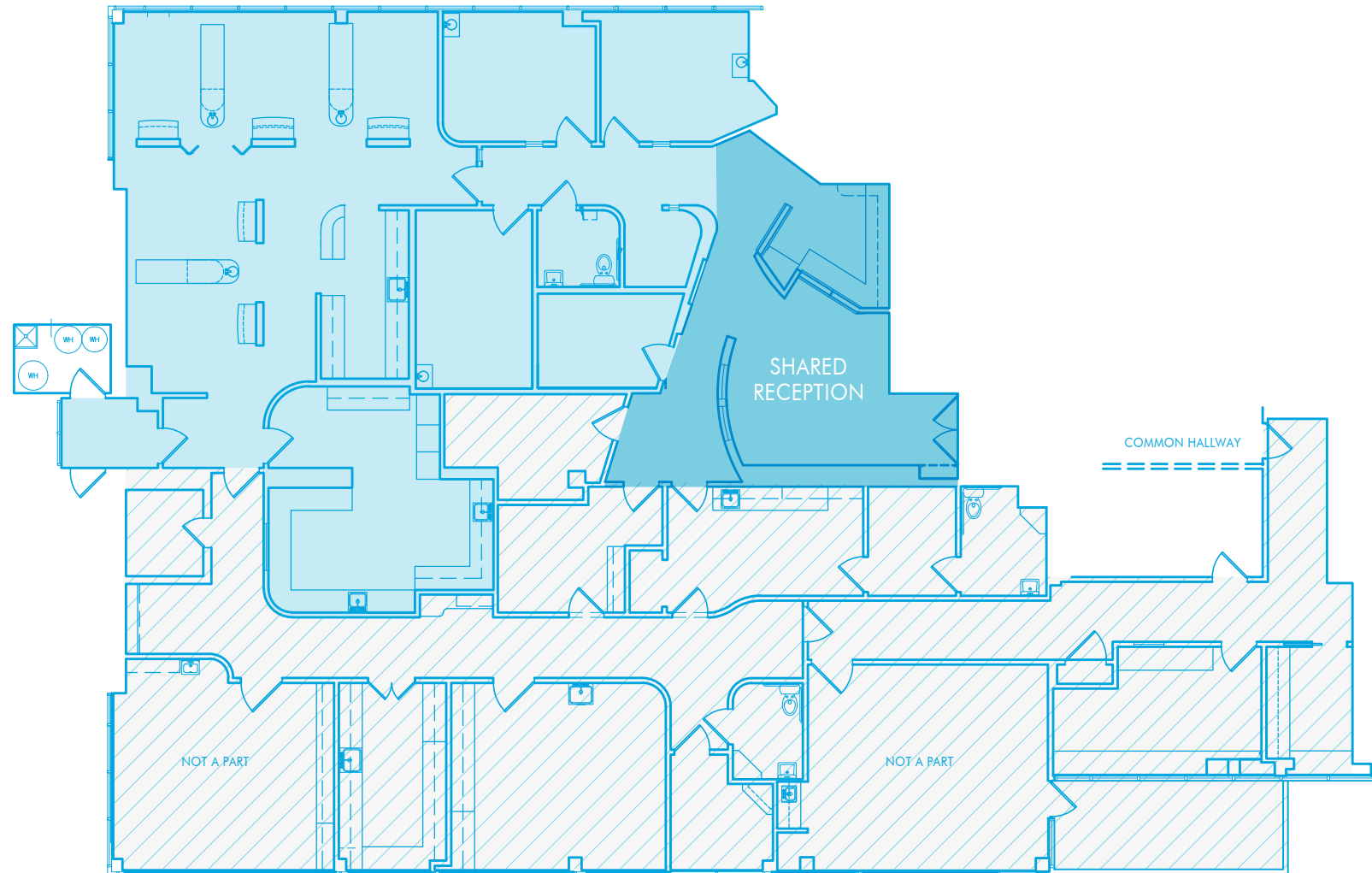
One lab room

One nurses station

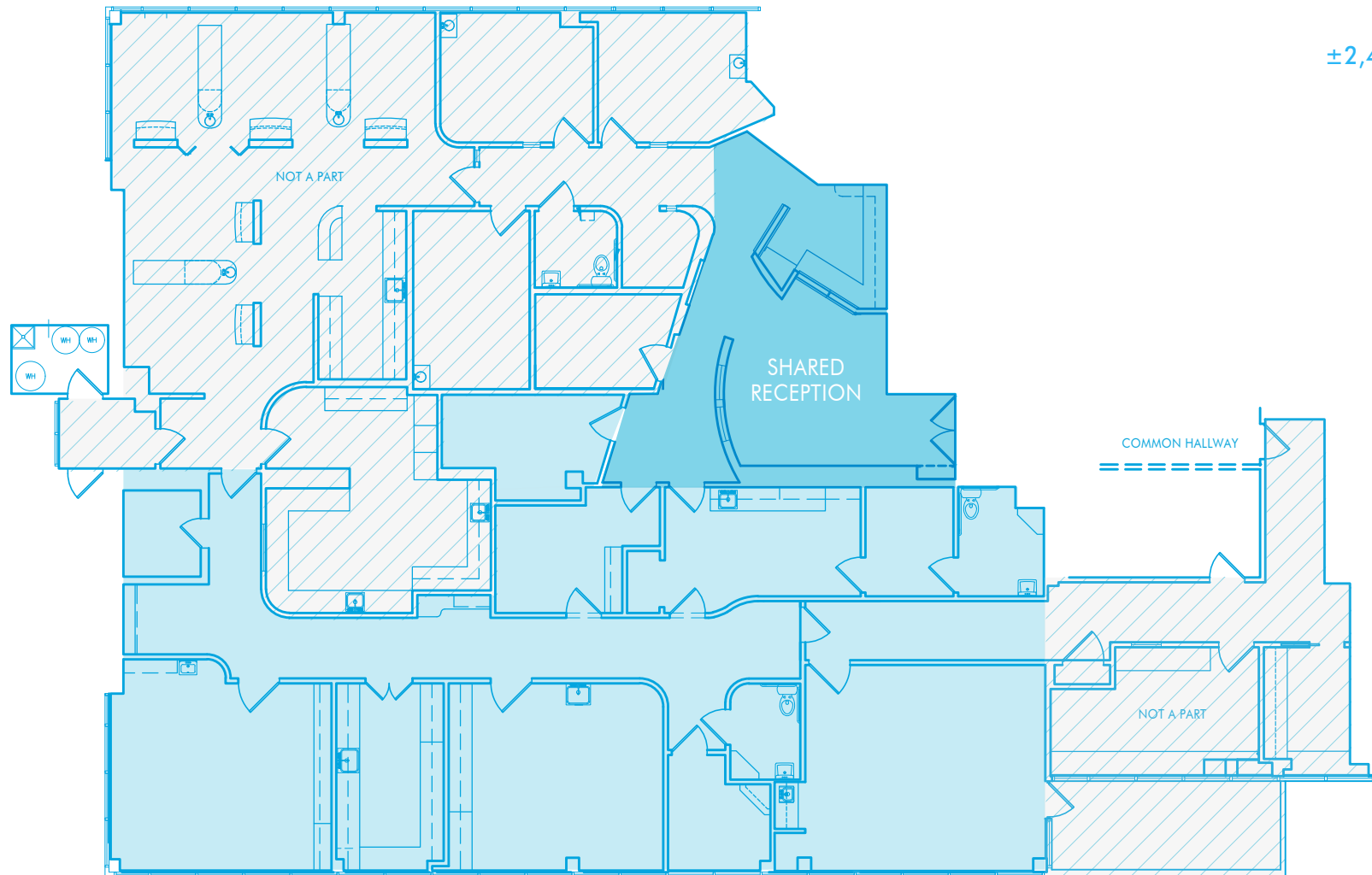
One private restroom

Equipment available

**Lease Rate:**  
**\$2.75/SF Gross**



**AVAILABLE**



Divisible to  
**±2,496 SF Medical / Surgical / MedSpa Suite**

- Shared reception
- Three surgical suites
- Two private restrooms
- Break room
- Three offices
- One lab room
- Equipment available

**Lease Rate:**  
**\$2.75/SF Gross**

**AVAILABLE**

Divisible to  
**±598 SF Office Suite**

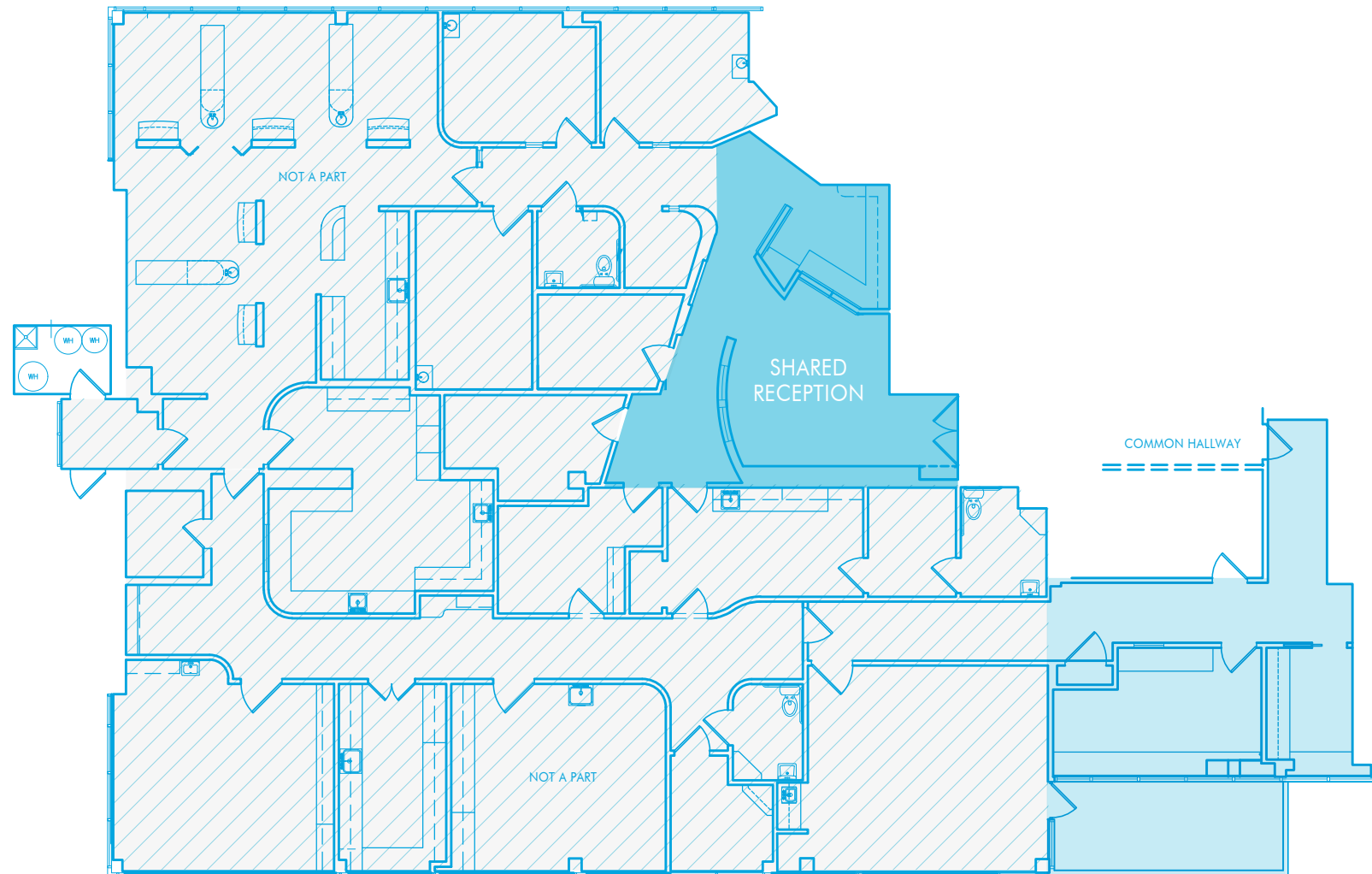
Shared reception

Three private offices

Private entrance

Furnishings available

**Lease Rate:**  
**\$1.85/SF Gross**













**Frost Street Medical Center**  
8008 Frost Street, Suite 300





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Tenant mix includes

Sharp Rees-Stealy

Permadontics

San Diego Hand Specialists

San Diego Center for Oral Surgery



✔ STRATEGICALLY LOCATED IN THE CENTER OF SAN DIEGO

✔ AMONGST MAJOR HOSPITALS & HEALTHCARE PROVIDERS

✔ FREEWAY PROXIMATE





**153,765**

2023 Population  
3-mile radius



**180,869**

Daytime Employees  
3-mile radius



**63,161**

2023 Households  
3-mile radius



**\$106,419**

Average HH Income  
3-mile radius



**\$645,948**

Median Home Value  
3-mile radius



**37.7**

Median Age  
3-mile radius



**\$2.26+B**

Consumer Spending  
3-mile radius (total overall spending)



**\$98.8+M**

Healthcare Spending  
3-mile radius (consumer spending)

# Kearny Mesa

## The Center of San Diego

Due to the centrality of the Kearny Mesa submarket, it appeals to occupants of all industries – healthcare, financial services, logistics, department of defense operators, manufacturing and service companies who have a need for county wide-access. The geographical features will weigh in heavily to prospective tenants - adding value to the opportunity.

The region’s magnetic appeal has continued to attract companies in more industries and sectors – 65% of San Diego’s jobs are within a 10-mile radius. The property is strategically located where employers can attract talent with minimal commute time due to the proximity to housing options. To the south is Mission Valley and Downtown, to the west is Clairemont, La Jolla and Pacific Beach, and to the east is Tierrasanta, a popular and well-known region for families.

Comparatively lower rents offer tenants an alternative to the more expensive UC San Diego area, Del Mar Heights, Carmel Valley, or Sorrento Mesa. More than one local market participant has suggested that Kearny Mesa is best positioned to take advantage of tenants priced out of those areas in the coming years, given its central location.



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For more information or tours, please contact:

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