



1975 FIFTH AVENUE, STE C

SAN DIEGO, CA 92101

CELL: 619.778.8888

## FOR SALE

### FREE STANDING, 2-STORY MEDICAL BUILDING WITH STATE-OF-THE ART SURGICAL CENTER



**2732 NAVAJO ROAD, EL CAJON, CA 92020**  
**LIST PRICE: \$2,550,000**

ESF: 6,911

NET RENTABLE: 6,911 SF

PARCEL SIZE: 0.56 AC



- 1st Floor: Surgical center for single or multiple tenancy with anesthesia and air filtration equipment
- 2nd Floor: Two clinic spaces
- 20 parking stalls / ADA compliant
- Easy 125 freeway access / close to Highway 8

Please contact Lee Schwartz or Jamie Hopkins for more information.  
Lee Schwartz: C | 619.778.8888 E | [Lee@team-metro.com](mailto:Lee@team-metro.com)  
Jamie Hopkins: C | 619.250.6634 E | [Jamie@team-metro.com](mailto:Jamie@team-metro.com)



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## PROPERTY SUMMARY



Address: ..... 2732 Navajo Road  
El Cajon, CA 92020

Year Built..... 2006

Net Rentable Space.....6,911 SF

Number of Suites..... 1

Percent Leased.....0%

Land Area ..... 0.56 AC

Parking .....20 stalls (Lot ADA Compliant)

Ownership Interest.....Fee Simple

### Financial Highlights

Offering Price.....\$2,550,000

Net Rentable Area .....6,911 SF

Parcel Size..... 0.56 AC

Year Built..... 2006

Occupancy.....0%







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## LAND INFO.

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2732 NAVAJO ROAD  
APN 481-231-17-00  
0.56 ACRES





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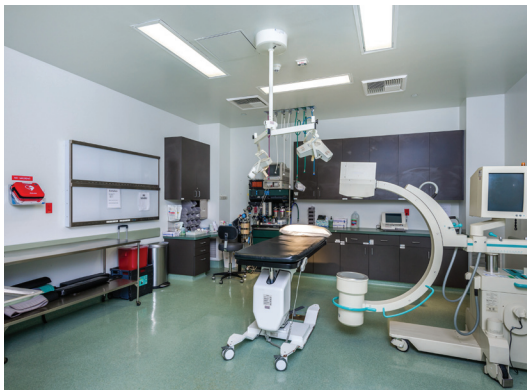
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## 1ST FLOOR AMBULATORY SURGICAL CENTER



- Ambulatory surgical center
- 2 State-of-the-art operating rooms equipped with the following:
  - Sterilizing filtration systems
  - X-Ray radiation protection walls
  - C-Arm operating tables
  - Anesthesia equipment
  - Central medical gas systems
  - Sterilization rooms
  - Handicap accessible bathrooms
  - 3 Recovery beds
  - Reception and patient check-in/out area
  - Auto-start back-up generator







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## 1ST FLOOR AMBULATORY SURGICAL CENTER ADDITIONAL PHOTOS





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## 2ND FLOOR - CLINICS



### • Upstairs clinics consist of the following:

- 7 Patient rooms
- 5 Executive offices
- Conference room
- Kitchen
- Secure prescription storage
- Biohazard waste disposal







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## 2ND FLOOR - CLINICS



- **Access to 2nd story**
  - Elevator / stairs
  - Each clinic has it's own separate entry
- **South-entry clinic**
  - Private entry
  - Waiting room with television and reception desk
  - 4 Exam rooms
  - Kitchen space
  - Separate offices for front office manager, PA, Physician and in-house billing
  - This portion of the clinic has one room with lead walls allowing for safe deployment of X-Ray equipment



- **West-entry clinic**
  - Private entry
  - Waiting room with television and reception desk
  - 2 Exam/recovery rooms
  - 1 Large procedure room with lead walls for safe deployment of X-Ray equipment
  - Physician's office and restroom



- **Both clinics (South-entry and West-entry)**
  - Share a common rear staircase for private entry/exit
  - All rooms are wired for computers and phones
- **Entire facility**
  - Equipped with security cameras



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## ADDITIONAL PROPERTY PHOTOS

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## ADDITIONAL PROPERTY PHOTOS



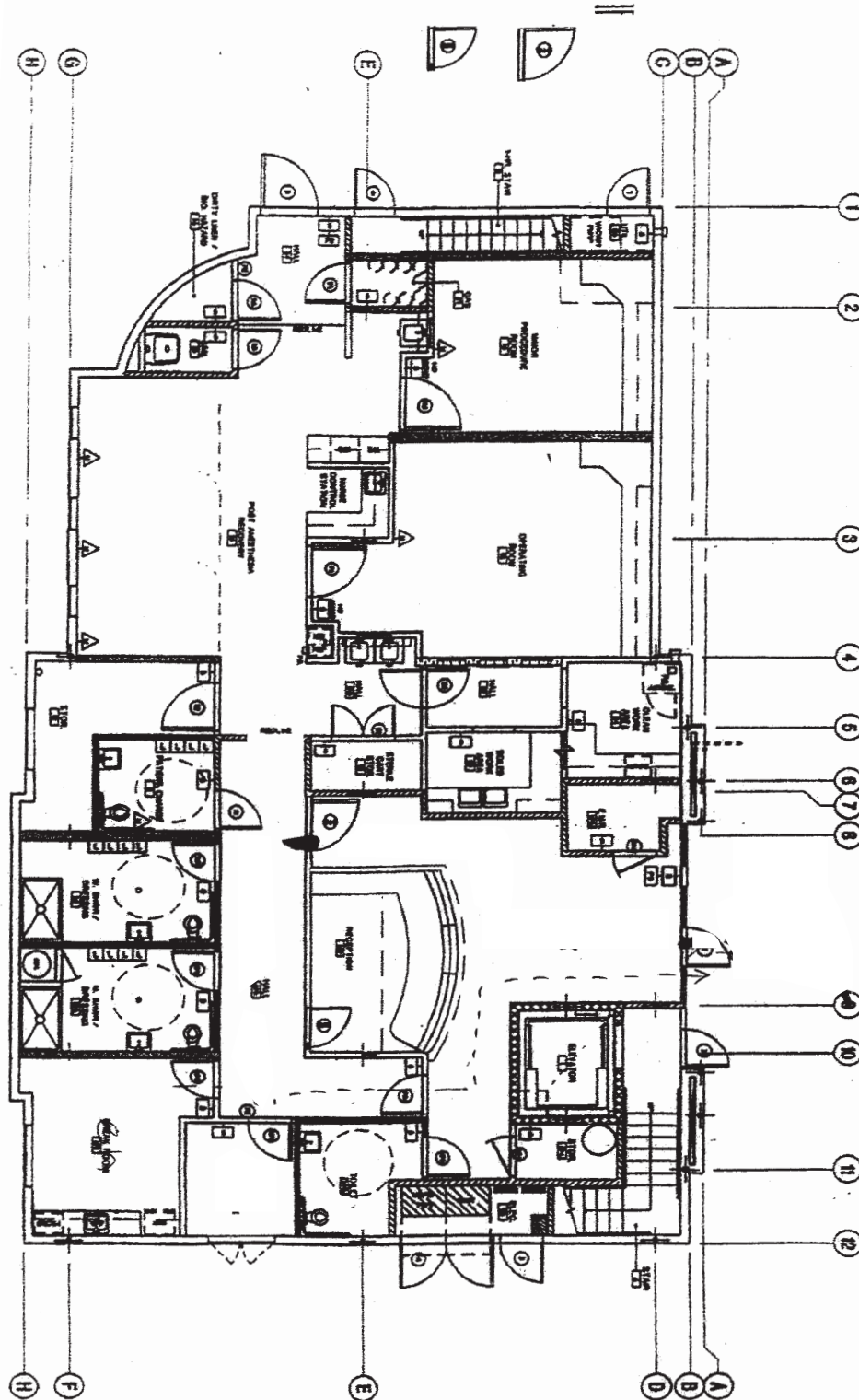


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## FIRST FLOOR LAYOUT



FIRST FLOOR LAYOUT





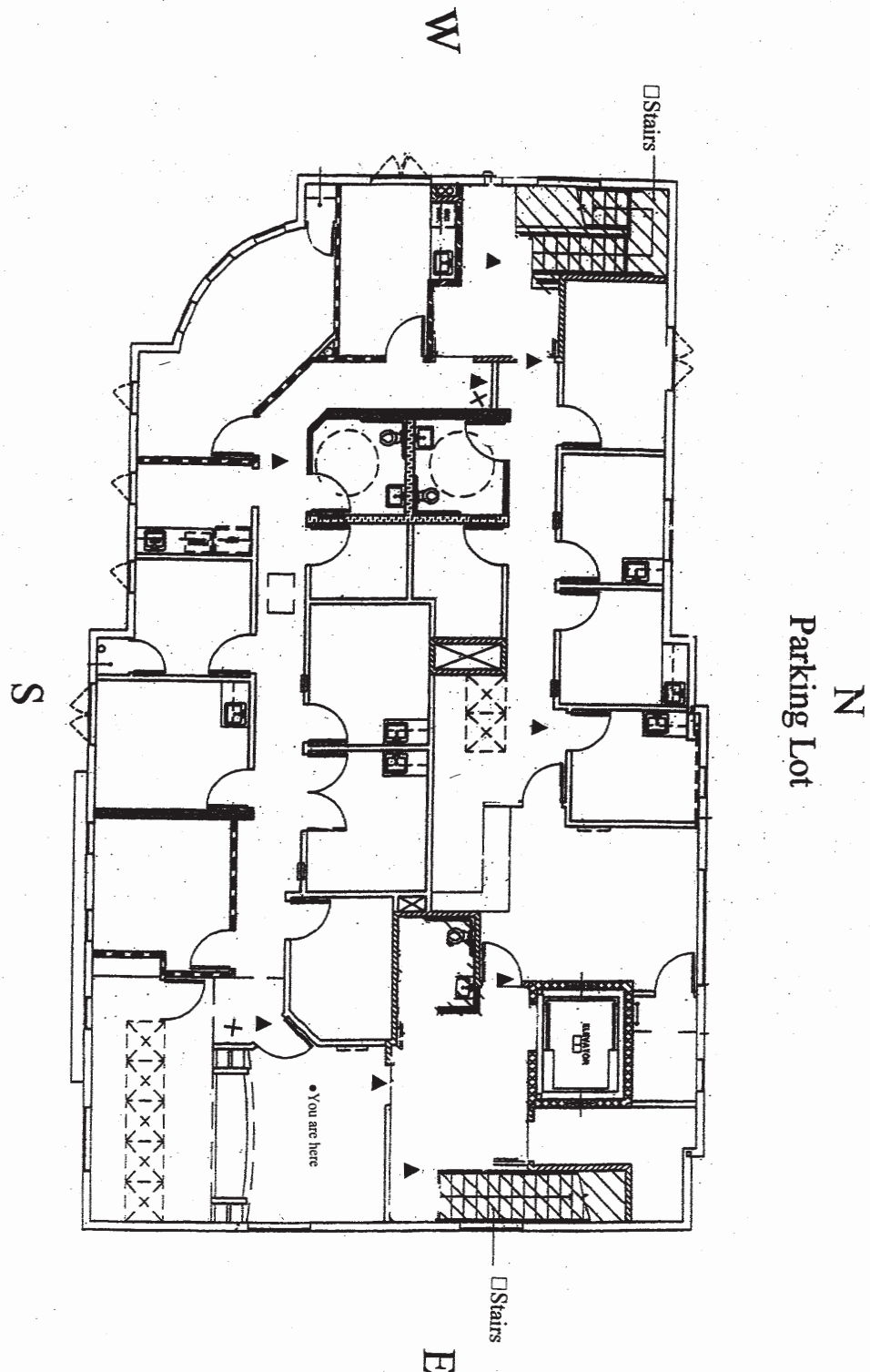
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## SECOND FLOOR LAYOUT

□ Stairs  
▲ Exit Sign  
● You are here  
+ Fire Extinguisher



## SECOND FLOOR LAYOUT

**Pain Management Center**  
2732 Navajo Road Suite 200  
El Cajon, CA 92020