

Now SELLING

MEDICAL/PROFESSIONAL CONDOMINIUMS

**AS LOW AS 0 DOWN FOR
QUALIFIED MEDICAL PROFESSIONALS**

*** PER TERMS QUOTED BY BANK OF AMERICA**

DEL NORTE MEDICAL PROFESSIONAL CENTER

15644 Pomerado Road, Poway, California 92064

Horizon Resources, Inc.
2011 Palomar Airport Road, Suite 308
Carlsbad, California 92011

Office: (760) 692-5205
www.HorizonResourcesInc.com

Dave Morris
(619) 962-2200

Dave@HorizonResourcesInc.com
BRE #01969962

Ken Rogers
(858) 334-8550

Ken@HorizonResourcesInc.com
BRE #01244817





PROPERTY DESCRIPTION

- Newly renovated medical/professional building
- 24,206± gross sq. ft.
- Excellent location across from Pomerado Hospital and Outpatient Pavilion
- Location facing Pomerado Road with high traffic and high visibility
- Close to Interstate 15 and U.S. Route 56 (Ted Williams Parkway)
- Restaurants and shopping nearby
- Conveniently close to multiple affluent neighborhoods and communities
- Functional walkways with easy access to upper level suites
- Private restrooms in each suite
- Elevated property grade offers open views
- 4.8 per 1,000 parking ratio and easy access parking design

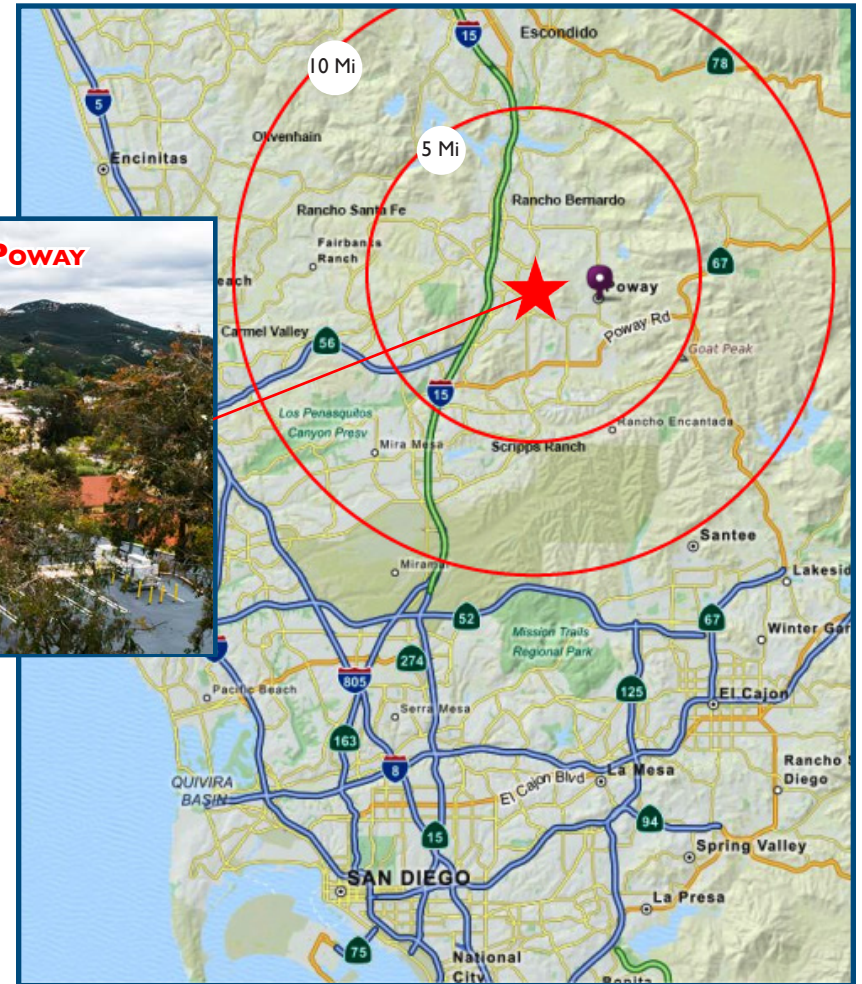
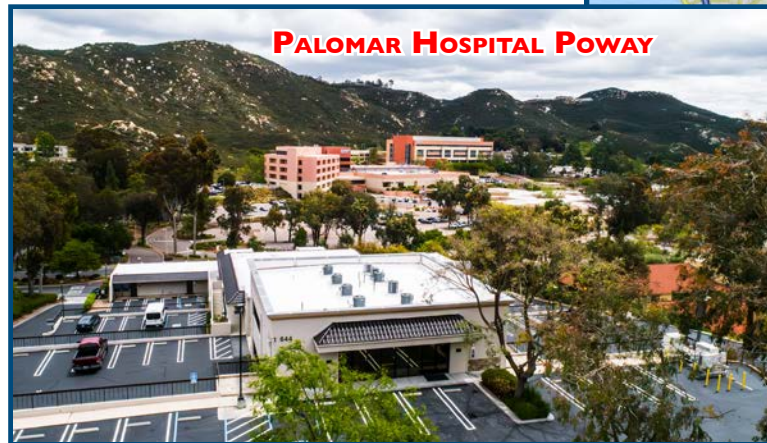
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MARKET OVERVIEW

Del Norte Terraces is located in the heart of the Poway and Rancho Bernardo medical/dental communities on the I-15 corridor which contains roughly 7% of the overall inventory of San Diego County's 13.9 million square feet of medical/dental space. Demand for commercial space is generated by Pomerado Hospital, population increases and demographics. The local medical/dental community is made up of the hospital, long term care facilities and eight significant office properties comprising an estimated 412,000 square feet.

The current population is approximately 101,152 with an approximate average annual family income of \$104,425. The average daily traffic count on Pomerado Road is 28,800. The population in Poway is steadily rising and the current residential vacancy rate is approximately less than 2%. Poway is ranked as the sixth best city in California in which to locate a business according to "Outlook Magazine".



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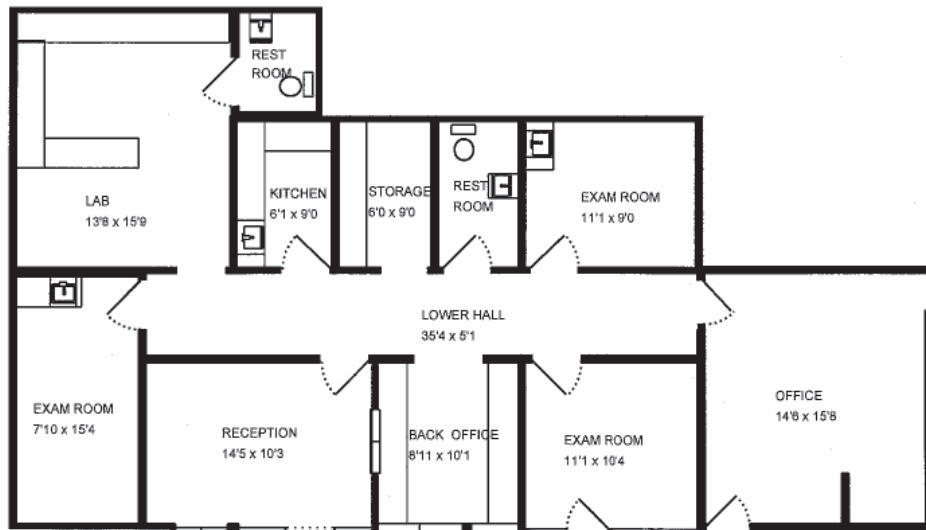




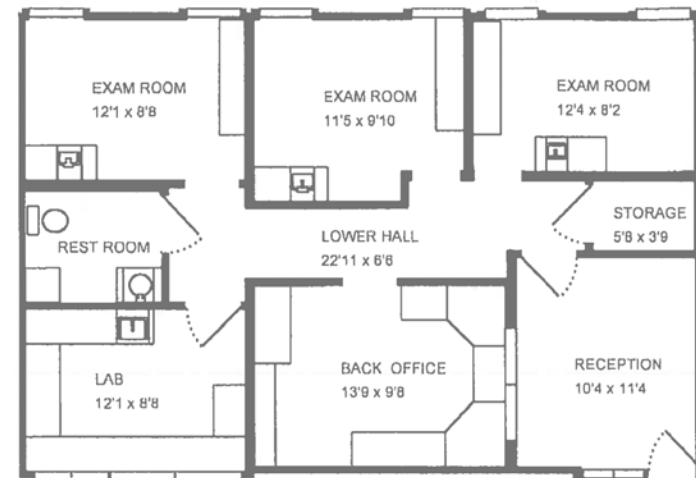
TYPE	SUITE #	SQ. FT.	LEASE ENDS	PRICE PER SQ. FT.	TOTAL	HOA DUES
Owner User	100	1548		\$500.00	\$774,000.00	\$774.00
Owner User	101	1071		\$500.00	\$535,500.00	\$535.50
Owner User	102	1052		\$525.00	\$552,300.00	\$526.00
Owner User / SOLD	103	768		\$500.00	\$384,000.00	\$384.00
Owner User / SOLD	104	775		\$525.00	\$406,875.00	\$387.50
Owner User	105	1745		\$525.00	\$916,125.00	\$872.50
Investment Opportunity	106	1242	06/30/26	\$600.00	\$745,200.00	\$621.00
Investment Opportunity	200	1529	09/30/26	\$575.00	\$879,175.00	\$764.50
Owner User	202	1539		\$525.00	\$807,975.00	\$769.50
Investment Opportunity	204	1786	04/30/27	\$525.00	\$937,650.00	\$893.00
Owner User	206	1861		\$500.00	\$930,500.00	\$930.50
Owner User	300	913		\$525.00	\$479,325.00	\$456.50
Investment Opportunity	302/306	2916	01/31/30	\$600.00	\$1,749,600.00	\$1,458.00
Owner User	303	1365		\$600.00	\$819,000.00	\$682.50
Owner User	304	1364		\$600.00	\$818,400.00	\$682.00
Owner User / SOLD	400	1364		\$625.00	\$852,500.00	\$682.00
Owner User	401	1368		\$625.00	\$855,000.00	\$684.00

Suites 101 & 102 / 303 & 304 may be combined.

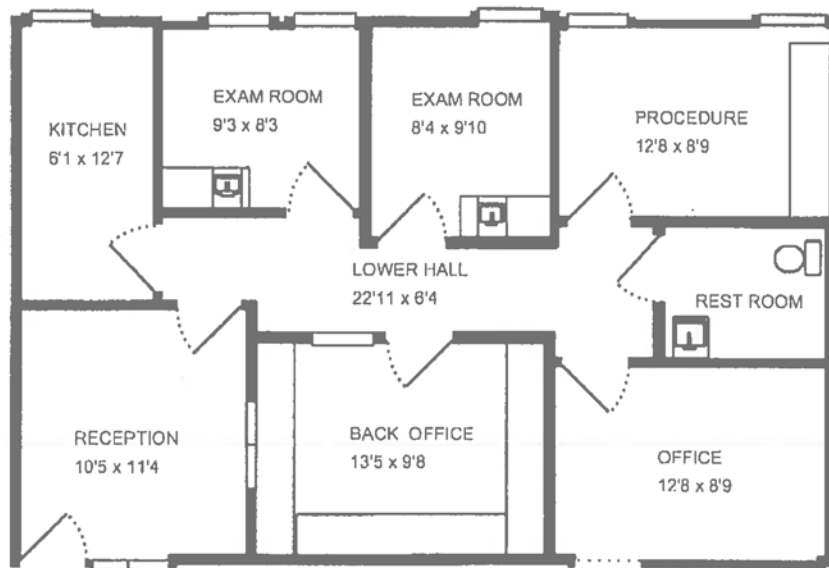
SUITE 100



SUITE 101



SUITE 102

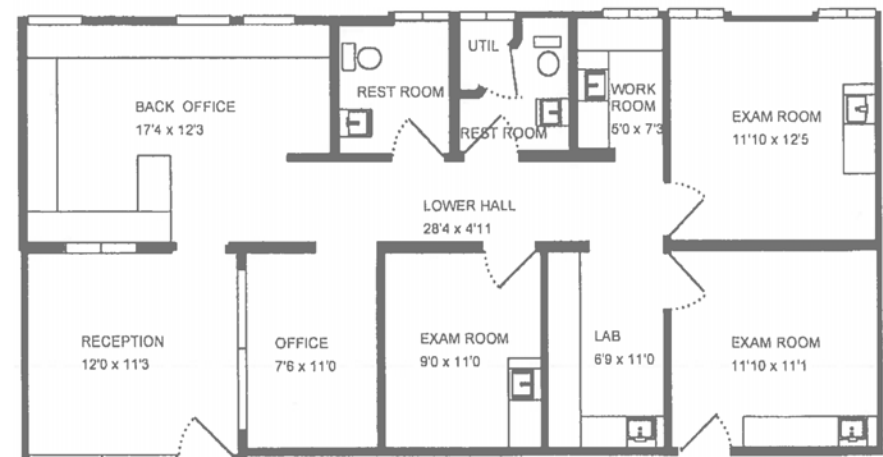


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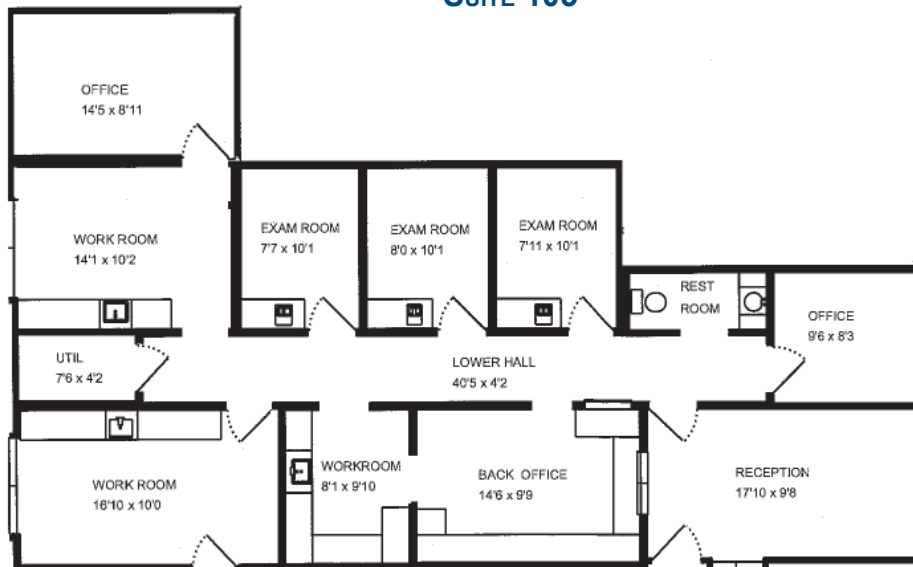




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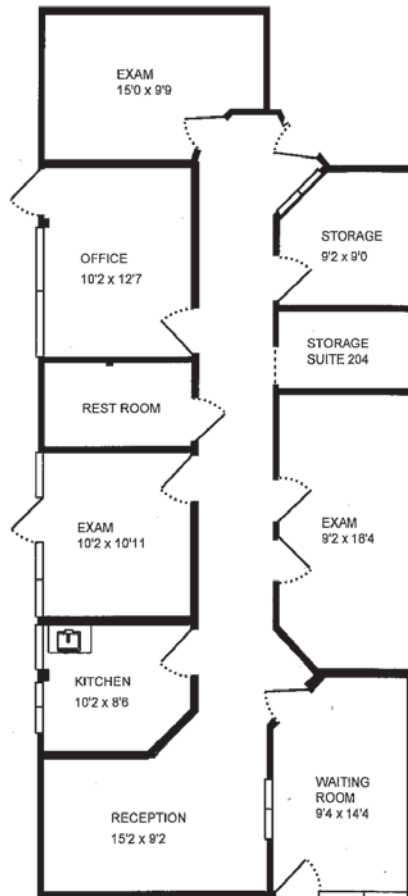


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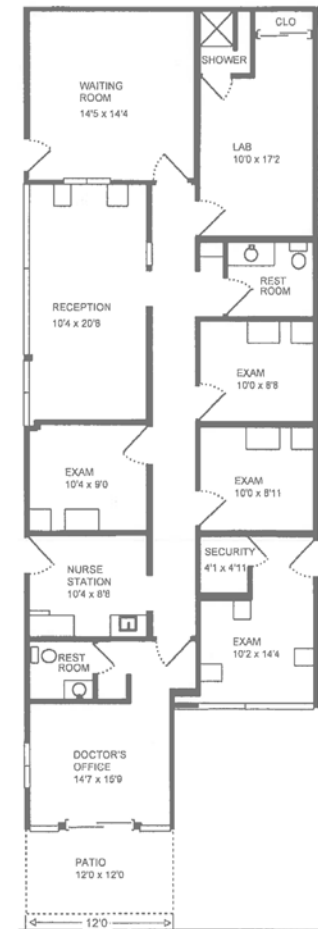




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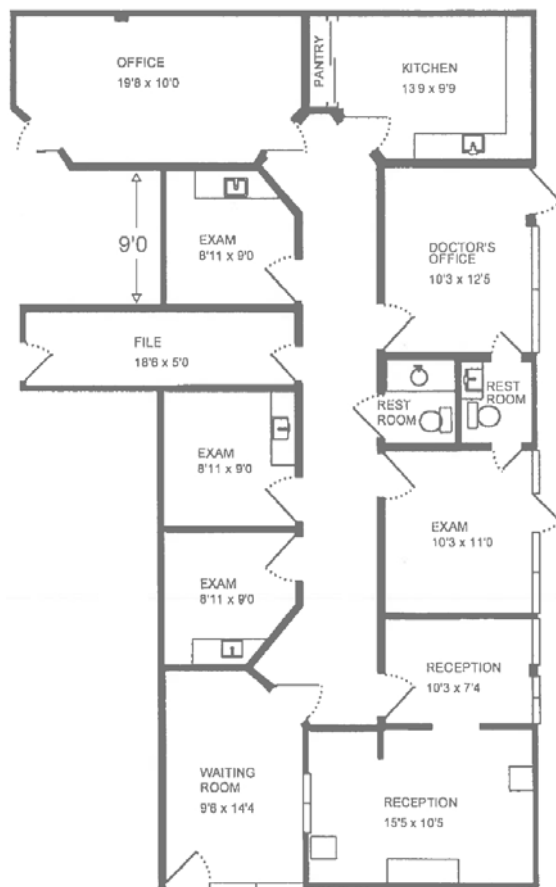


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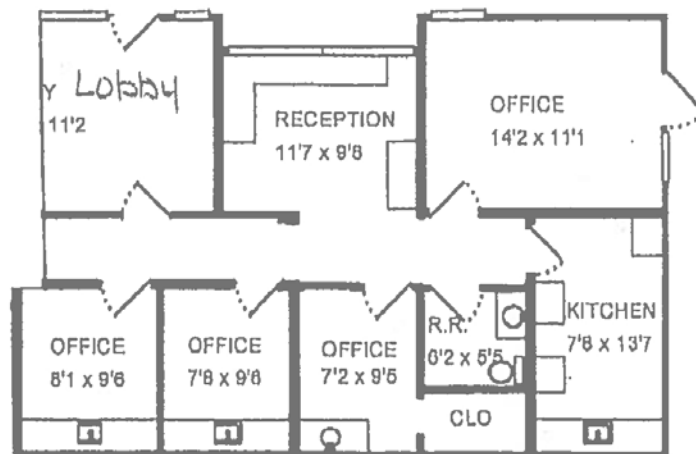
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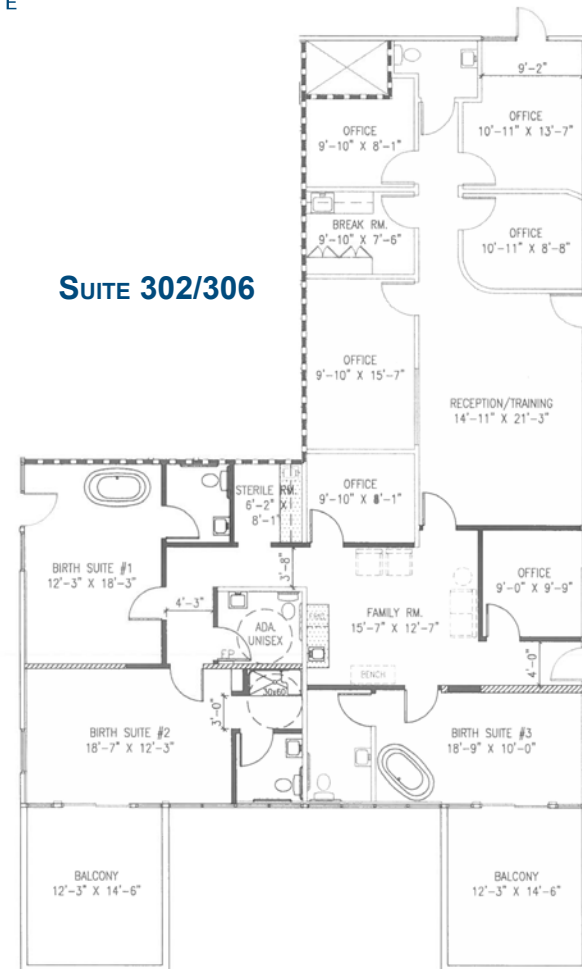
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SUITE 300

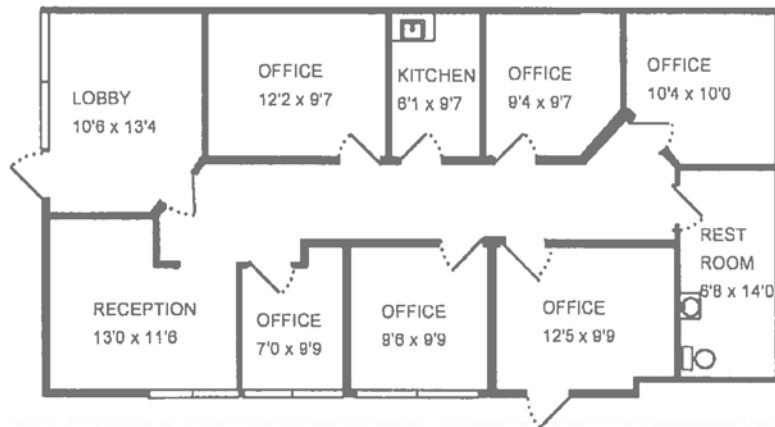


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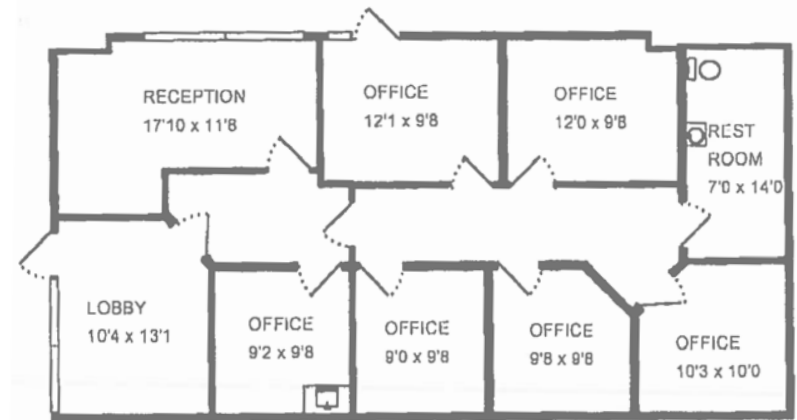




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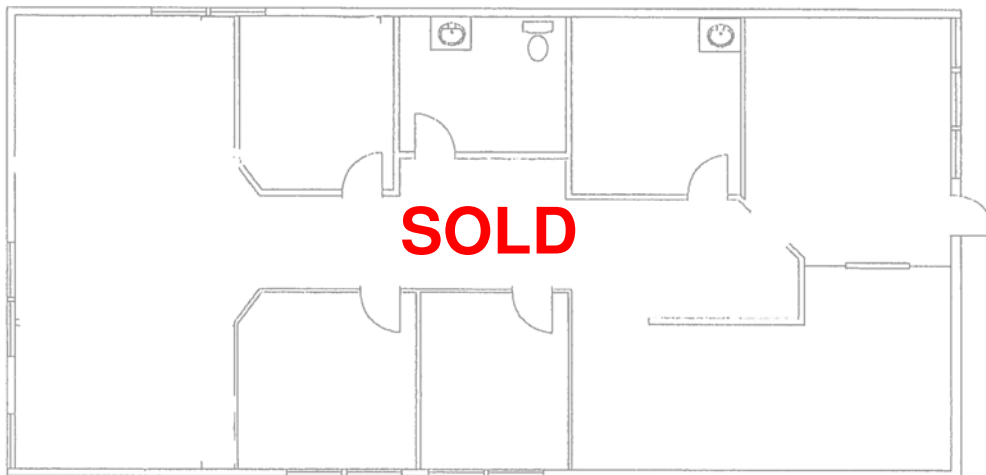


SUITE 304





SUITE 400



SUITE 401

