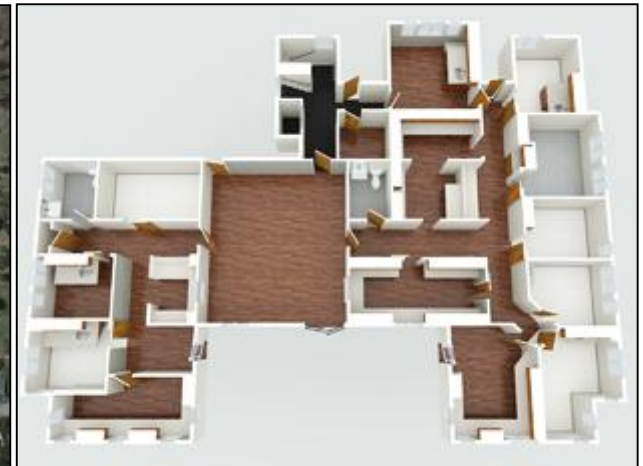
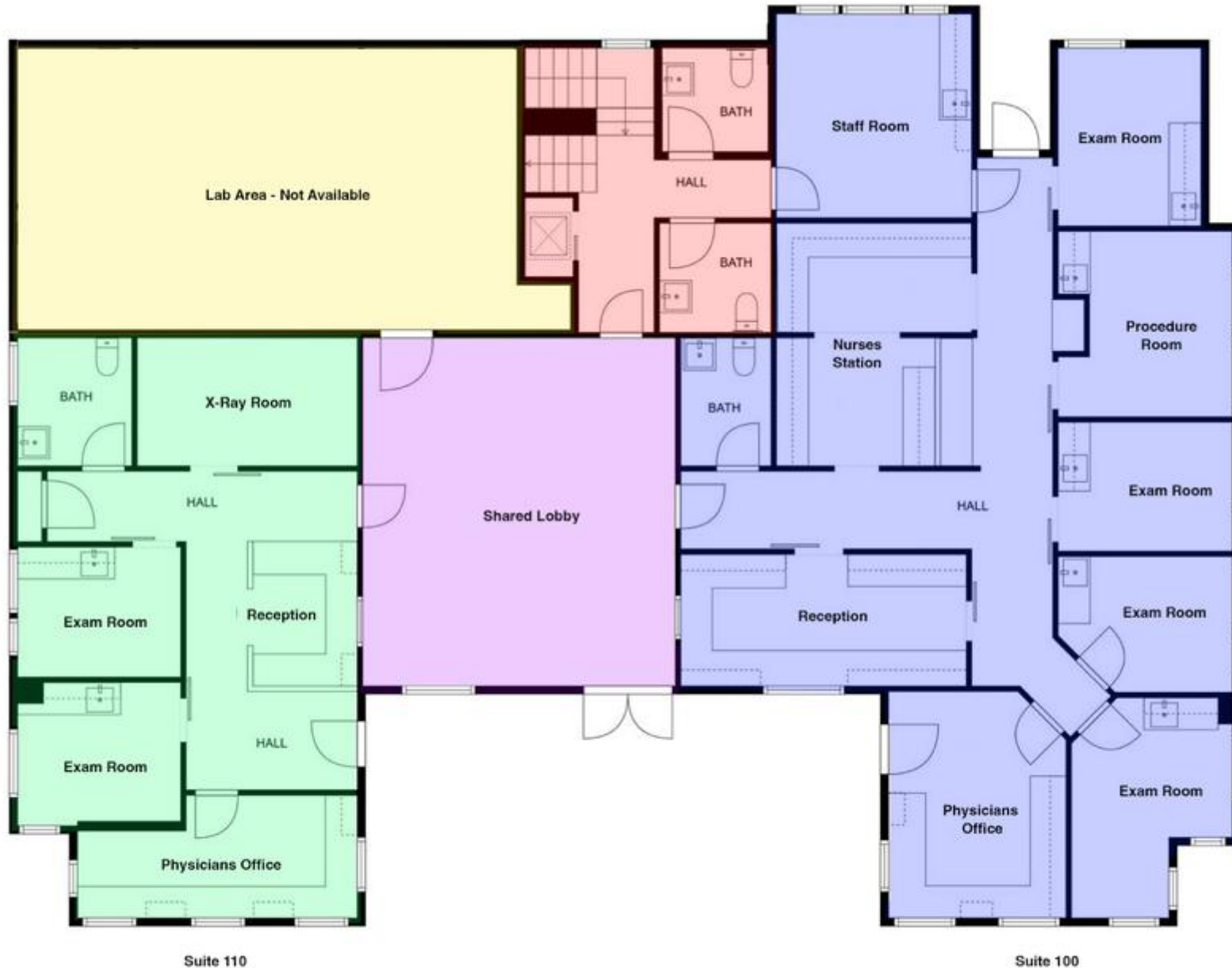


Property Overview

- +/- 2,936 sq. ft. Recently Remodeled Medical Offices in the Cambria Medical Building
- Suite #100: +/- 1,950 sq. ft.
- Suite #110: +/- 950 sq. ft.
- Suites share a common lobby and can be leased together or separately
- Lease Rate: \$2.50 sq. ft., NNN
- Available Immediately





Suite 110

Suite 100

Suite #100 Overview

- +/- 1950 sq. ft. leasable
- 5 exam rooms
- 1 physician's office
- Nurses station
- Reception area
- Patient bathroom
- Staff break room
- Shared lobby
- Elevator served from parking lot
- Common Bathrooms in addition to internal bathroom

* Suite 120 - Not a part. Leased to a medical lab - currently open two afternoons per week



Nurses Station



Exam Room



Lobby



Reception



Physician's Office

Suite #110 Overview

- +/- 940 sq. ft. leasable
- 3 exam rooms; one can also be used as an X-ray room
- 1 physician's office
- Reception area
- Patient Bathroom
- Shared Lobby
- Elevator served from parking lot
- Common Bathrooms in addition to internal bathroom

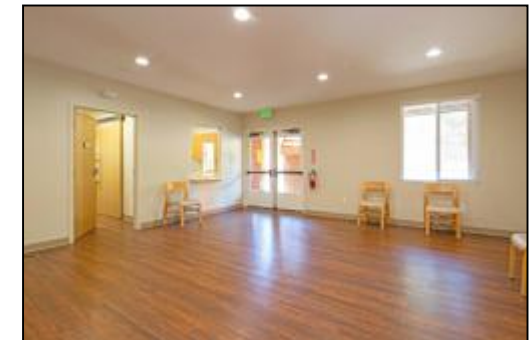
* Suite 120 - Not a part. Leased to a medical lab - currently open two afternoons per week



Exam room



Exam room



Lobby



Reception



Physician's Office

McCarty ❖ Davis

**FOR LEASE: +/- 940 - 2,936 sq. ft. Medical Space
2150 Main Street, Cambria, CA 93428**

Coastal Community of Cambria

Cambria is a seaside village located halfway between San Francisco and Los Angeles on Highway 1. Known for its great restaurants, artistic community and beautiful accommodations, Cambria provides a great opportunity for a medical practice supported by both its residents and its tourists.



Demographics

Cambria Population: 5,487
Average Household Income: \$103,451
Median Household Income: \$87,744
Average Family Size: 2.56
Median age in Cambria: 60.5 years



McCarty ❖ Davis
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