



St.Vincent



674,000 SF, 10 Acre
Adaptive Reuse Opportunity



Life Science Building
 2222 Ocean View Ave
 34,449 sf
 2 stories
 1.267 acres of land (55,170 s f)
 72-car surface parking lot
 Zoned C2-2 (6:1 FAR)

Medical Center
 2131 W. 3rd St
 Former Hospital
 390,598 sf
 366 Beds
 9 stories
 14' ceiling height in main tower
 558 subterranean parking spaces

Residence Hall
 262 Lake St
 92,927 sf
 5 stories
 9'2" - 12' 8" ceiling heights

1

2

3

4

5

6

Medical Office Building
 2200 W. 3rdSt
 Class A MOB
 46,273 sf
 5 stories
 3.57/1,000 subterranean parking

Medical Office Building
 201 S. Alvarado St
 Class B MOB
 110,003 sf
 8 stories
 12'4" ceiling heights

Parking Structure
 No Address
 6 levels
 462 spaces

1

2

3

4

5

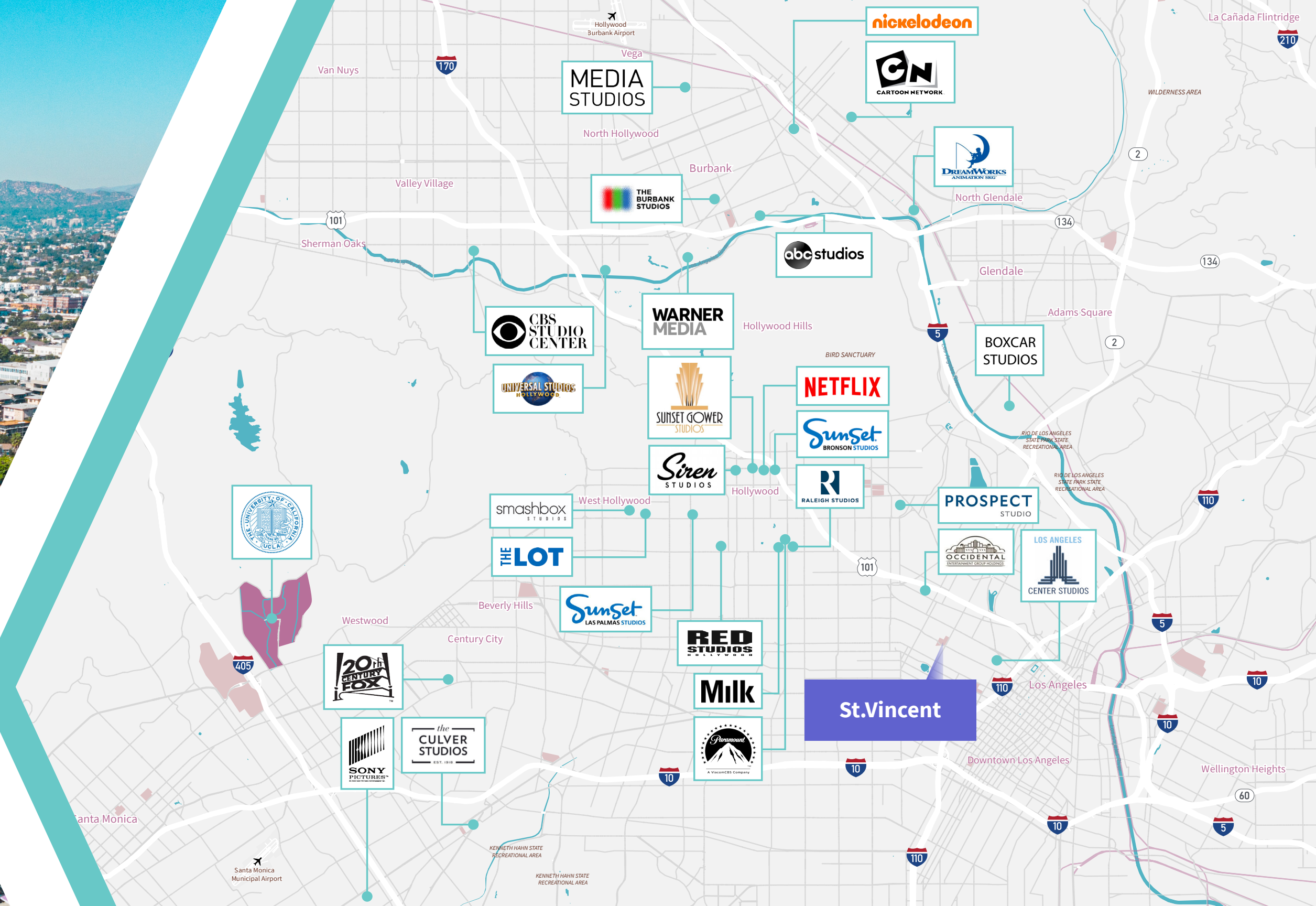
6

3rd Street

Alvarado Street

Campus Details (properties North of 3rd Street only):

- 7.56 acres | 329,076 sf of land
- 593,528 sf of existing buildings
- 1,141 total parking spaces (incl. 121 in surface lot)
- Zoned C2-1 (1.5:1 FAR, no height limit)







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*Conceptual Renovation Design

