



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

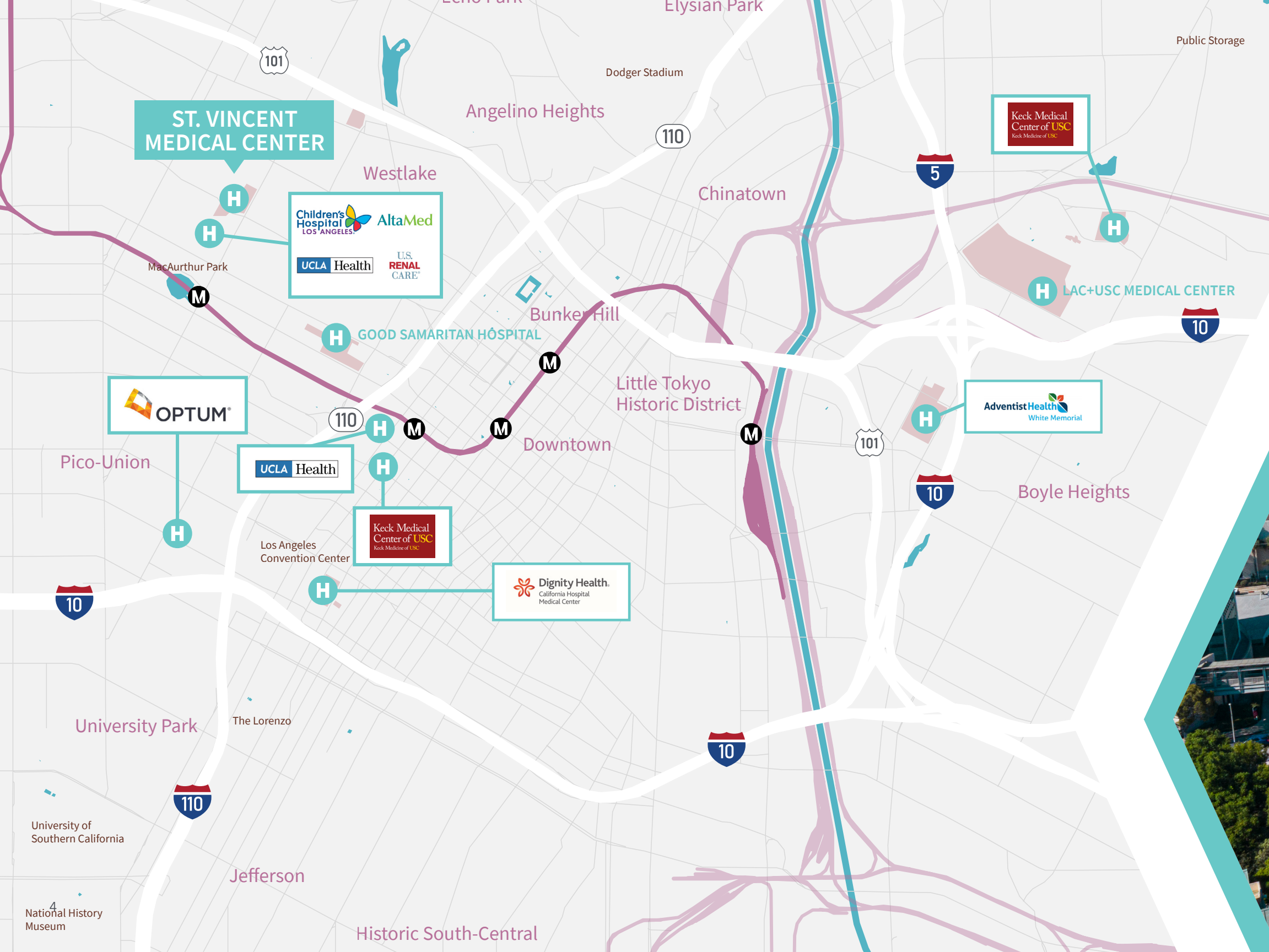
6

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

