



# TRI-CITY WELLNESS CENTER

## MEDICAL OFFICE FOR LEASE

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FEATURES



24,965 SF 2-story  
medical office building



±2,023 RSF to ±7,265  
RSF available for lease



Adjacent to the Tri-City  
Wellness Center



Remodeled lobby and  
common areas



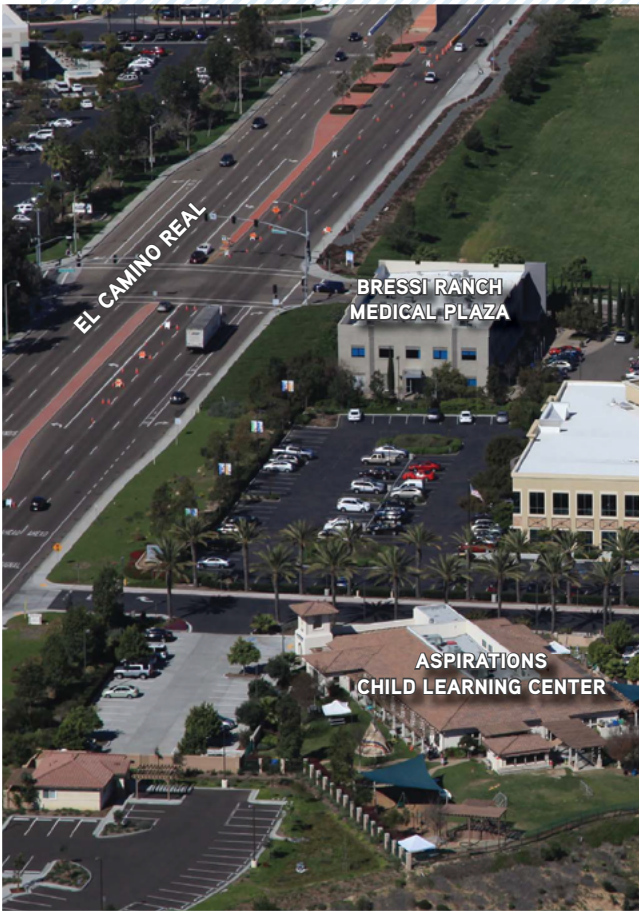
Elevator-served



Excellent Access to I-5,  
Hwy-78 and Palomar  
Airport Road



Parking Ratio:  
5:1000



DEMOGRAPHICS

2020 TOTAL  
POPULATION

Mile 1:	5,549
Mile 3:	67,409
Mile 5:	229,556

2025 TOTAL  
POPULATION

Mile 1:	5,780
Mile 3:	69,332
Mile 5:	236,713

POPULATION  
OVER 55

Mile 1:	22.3%
Mile 3:	35.8%
Mile 5:	31.6%

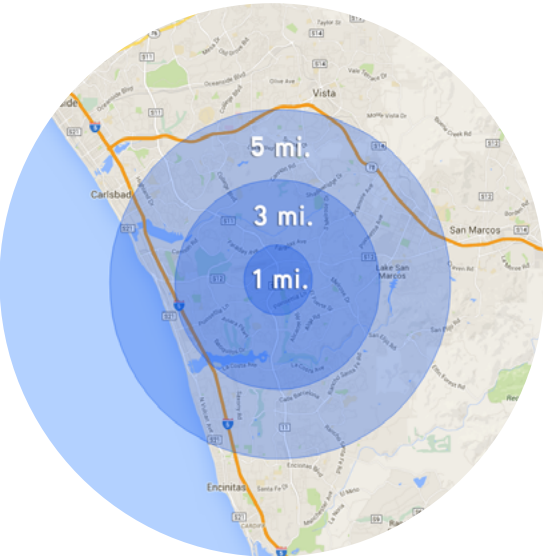
HOUSEHOLD  
INCOME

Mile 1:	\$178,031
Mile 3:	\$154,682
Mile 5:	\$133,948



28,360

AVERAGE DAILY TRAFFIC  
COUNT ON EL CAMINO REAL  
AT METROPOLITAN ST





# TRI-CITY MEDICAL CENTER



Tri-City Medical Center

Tri-City Wellness Center is an extension of Tri-City Medical Center (TCMC). TCMC is a full-service, general acute-care hospital with advanced clinical institutes for cardiovascular and orthopedic care. TCMC boasts over 700 practicing physicians in 60 unique specialties.

Known for their friendly service and knowledgeable staff, TCMC is recognized as a leader in advanced healthcare. TCMC currently serves San Diego County's coastal communities of Carlsbad, Oceanside and Vista, as well as the surrounding region.



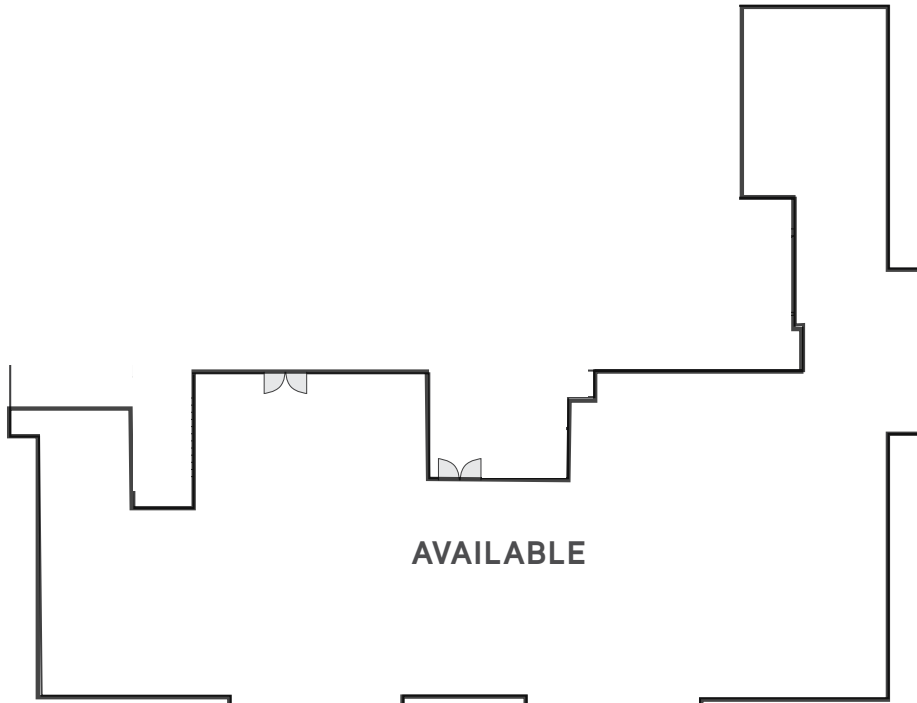
TCWC is a 58,000 SF fitness center featuring an indoor pool, warm-water therapy pool and whirlpool, cushioned walk/jog indoor track, wellness spa with massage therapy, cafe, full service locker rooms with separate mens and womens dry saunas and individual personal training.

TCWC is focused on preventative health and wellness programs, essential to long term well-being. Limited memberships remain available.

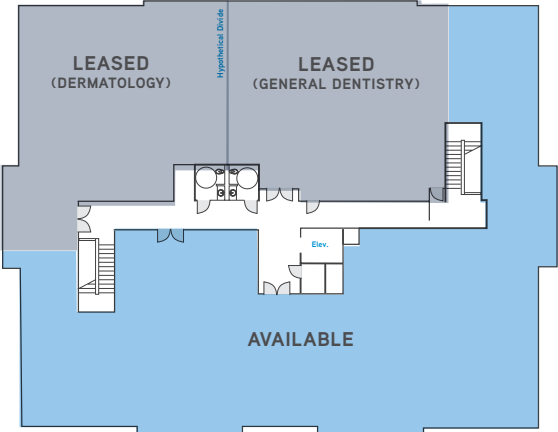




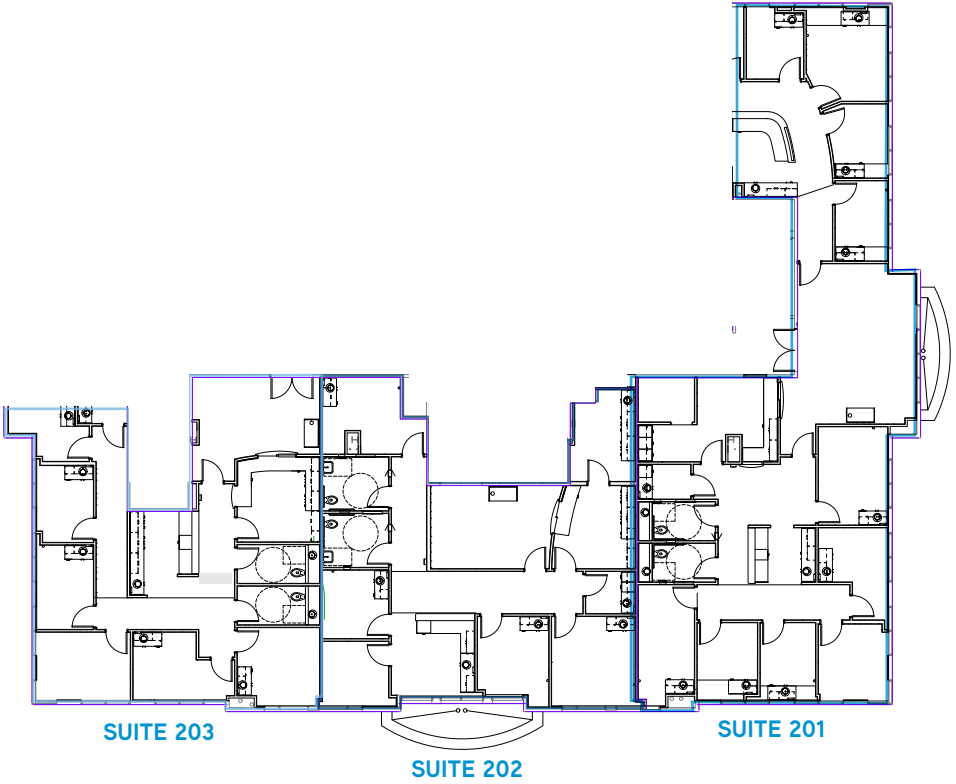
TRI-CITY WELLNESS CENTER  
FLOOR 2 | AS-BUILT



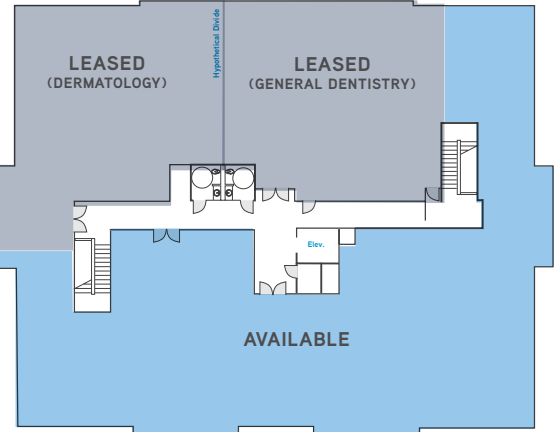
SUITE	RSF	AVAILABILITY	RATE	TI
200	7,265 RSF (DIVISIBLE TO 2,023 RSF)	NOW	NEGOTIABLE	NEGOTIABLE



TRI-CITY WELLNESS CENTER  
FLOOR 2 | CONCEPTUAL



SUITE	RSF	AVAILABILITY	RATE	TI
201*	3,178 RSF	NOW	NEGOTIABLE	NEGOTIABLE
202*	2,064 RSF	NOW	NEGOTIABLE	NEGOTIABLE
203*	2,023 RSF	NOW	NEGOTIABLE	NEGOTIABLE



\*Contiguous for 7,265 rentable square feet





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The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.