

FOR SUBLEASE



1955 Citracado Pkwy, Suite 201

±1,348 RSF Medical Office

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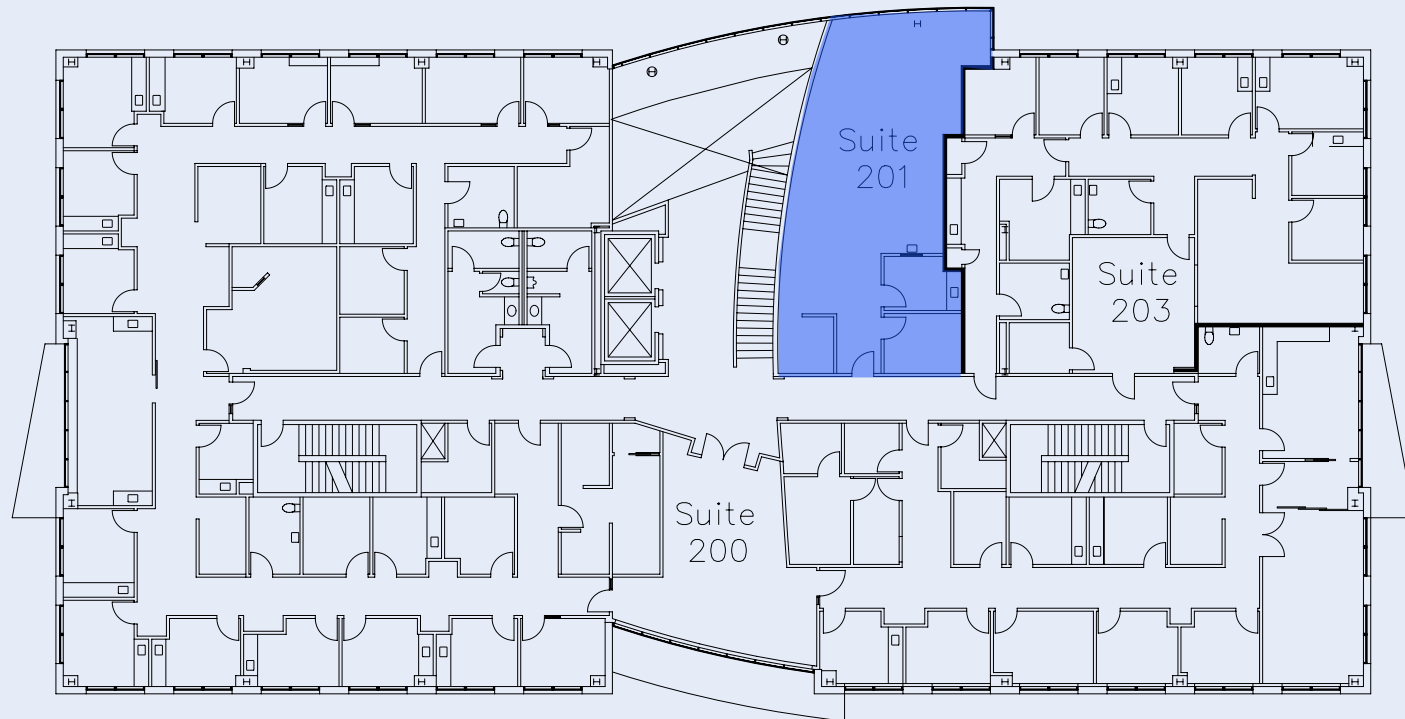
Property Highlights

- ±1,348 RSF Medical/Office sublease opportunity in Escondido
- Located within Madison Medical Center, a Class A Medical Office Property
- Ample surface and covered parking available
- Convenient Escondido location with immediate access to I-15, retail, dining, and nearby medical and business amenities
- Located within walking distance to Palomar Medical Center Escondido (soon to be UCSD Hospital)
- Lease expires June 1, 2030

Asking Sublease Rate:
\$3.45/SF NNN



Floorplan



Suite 201
±1,348 RSF

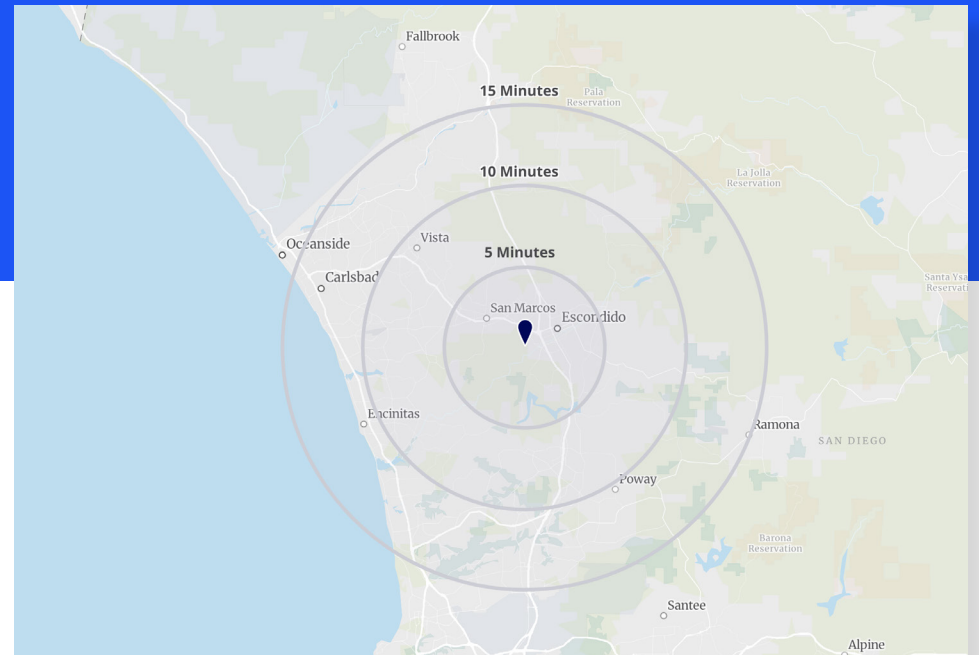
// The Care Projections Report

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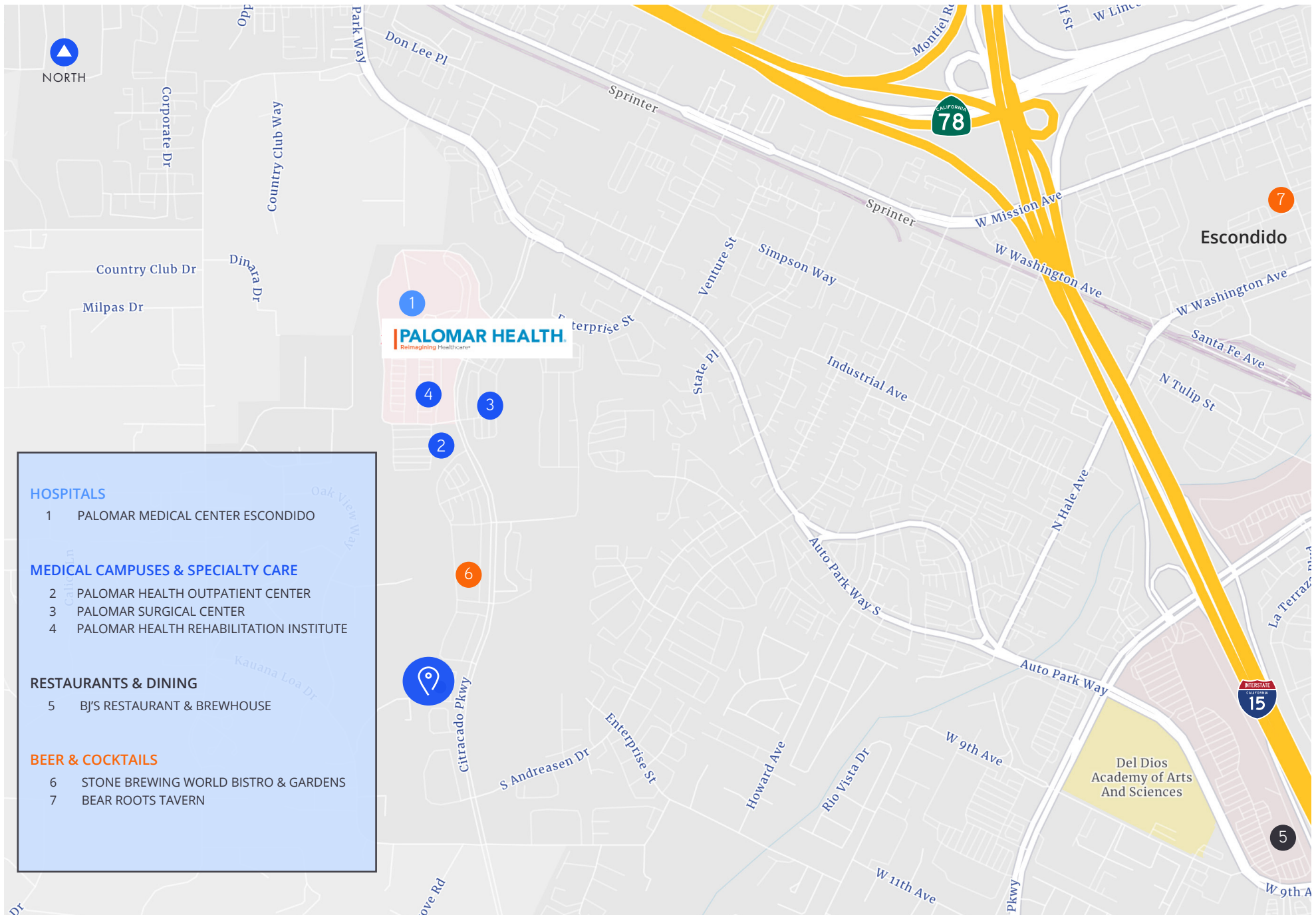
The Care Projections Report presents current, 5-year, and 10-year projections for healthcare demand within a defined market, across both inpatient and outpatient service lines. The report ranks service lines by projected 5-year growth and integrates multiple data sources, including Advisory Board growth projections and age/gender utilization distributions.

TARGET
MARKETS



SERVICE LINES

SERVICE LINES	TODAY'S VOLUME	5-YEAR VOLUME ↑	10-YEAR VOLUME ↑
Cardiology	763K	8.1%	15.0%
Chiropractic	322K	13.6%	40.9%
Endocrinology	4K	25.8%	46.0%
ENT	118K	5.8%	12.1%
General Medicine	187K	18.3%	36.6%
Nephrology	17K	5.9%	11.7%
Neurosurgery	4K	5.7%	16.4%
Obstetrics	27K	5.5%	13.0%
Oncology	585K	6.2%	15.5%
Ophthalmology	308K	8.1%	17.6%
Orthopedics	100K	8.4%	21.0%
Pain Management	43K	8.2%	17.3%
Physical Therapy/Rehabilitation	814K	11.2%	31.9%
Psychiatry	1,321K	15.4%	22.7%
Spine	22K	9.3%	17.3%
Vascular	60K	9.7%	20.7%



HOSPITALS

- 1 PALOMAR MEDICAL CENTER ESCONDIDO

MEDICAL CAMPUSES & SPECIALTY CARE

- 2 PALOMAR HEALTH OUTPATIENT CENTER
- 3 PALOMAR SURGICAL CENTER
- 4 PALOMAR HEALTH REHABILITATION INSTITUTE

RESTAURANTS & DINING

- 5 BJ'S RESTAURANT & BREWHOUSE

BEER & COCKTAILS

- 6 STONE BREWING WORLD BISTRO & GARDENS
- 7 BEAR ROOTS TAVERN

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