

MEDICAL OFFICE SUITES AVAILABLE



SYCAMORE MEDICAL CENTER

902 SYCAMORE AVE | VISTA, CA



CBRE

PROPERTY HIGHLIGHTS



Location

Conveniently located near leading medical facilities and the North County 78 Corridor for easy access.



Utilities

Tenants handle in-suite janitorial services and pay for individually metered electricity.



Signage

Prime signage spots available on Sycamore Avenue.



Parking Ratio

Parking Ratio:
5.00 / 1,000 SF



New Ownership

Expertly managed and institutionally owned.



DEMOGRAPHICS



727,780
POPULATION



\$8,649.08
ANNUAL AVERAGE
HEALTHCARE SPENDING PER
HOUSEHOLD



18.1%
POPULATION AGED 65+



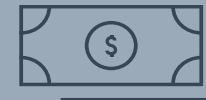
39.7
MEDIAN AGE

TRAFFIC COUNTS



30,379
CARS PER DAY
SYCAMORE AVE @ WATSON WAY

**20 MINUTE
RADIUS DRIVE**



\$149,328
AVERAGE
HOUSEHOLD INCOME

INSURANCE COVERAGE

46%
PPO

20%
MEDICARE

18%
HMO

16%
OTHER

Olive Ave

Vista



78

ackard Pkwy

78

S14

S12



SYCAMORE AVE

SYCAMORE MEDICAL CENTER

S12

S11

S11

S12

S12

S10

S12

San Marcos

S14



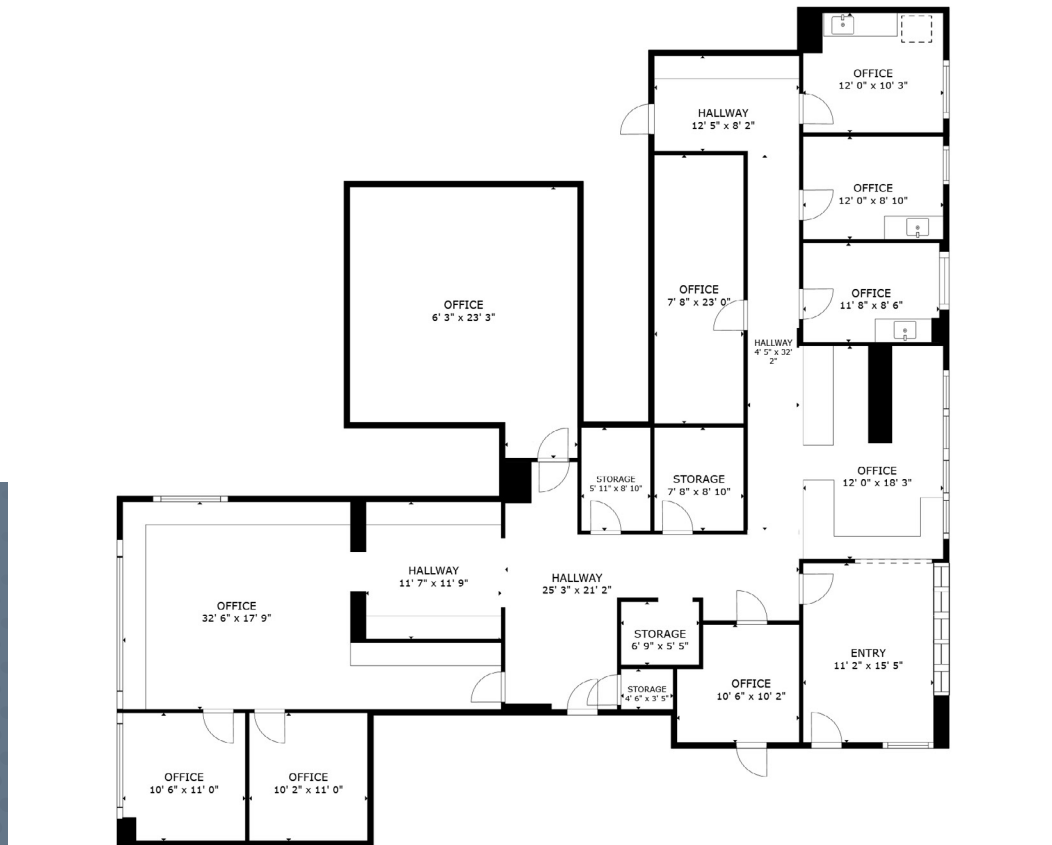
S11



SUITE 100

EXISTING FLOOR PLAN

[Click Here for Virtual Tour](#)



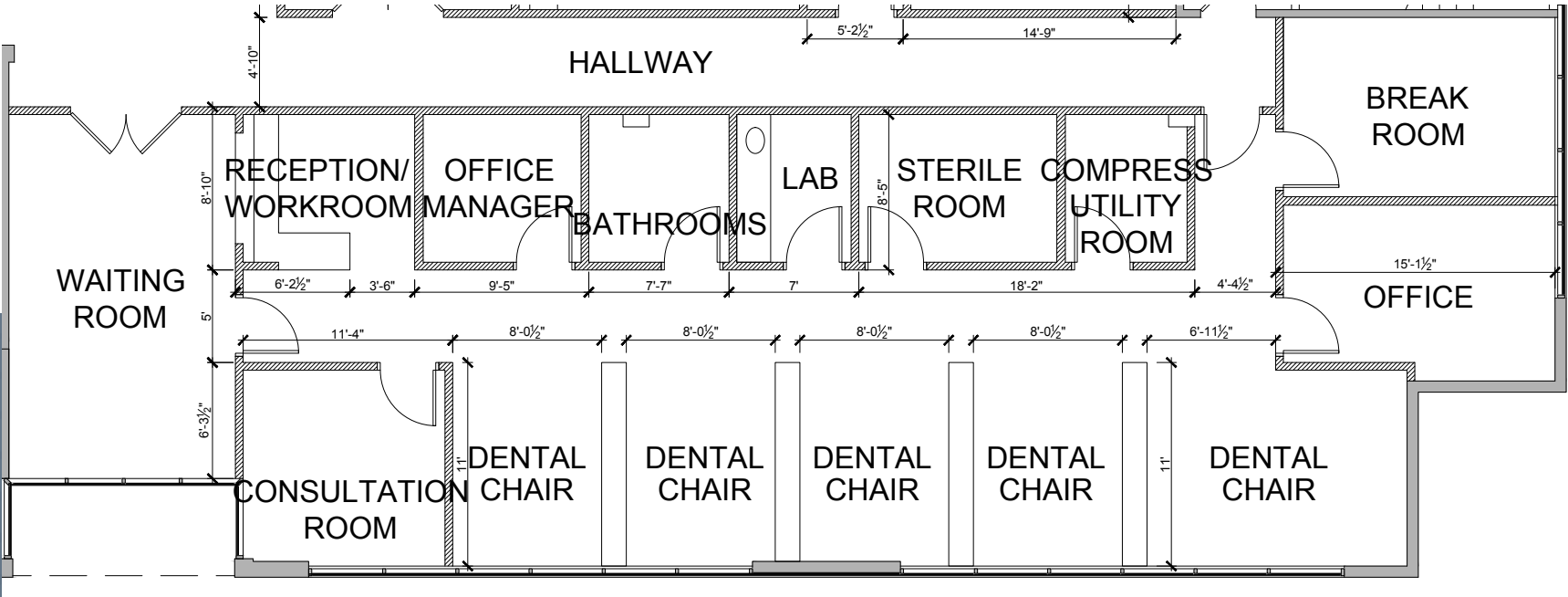
Size 6,709 SF

Comments

Existing medical buildout. The current buildout is for an imaging and Cyberknife center. This includes: eight (8) exams, four (4) offices, one (1) MRI room, one (1) Cyberknife room, three (3) in-suite restrooms, two (2) open area waiting/reception spaces, and two (2) storage rooms. This suite would be an immediate fit for a new imaging or oncology practice.

SUITE 202

HYPOTHETICAL DENTAL FLOOR PLAN

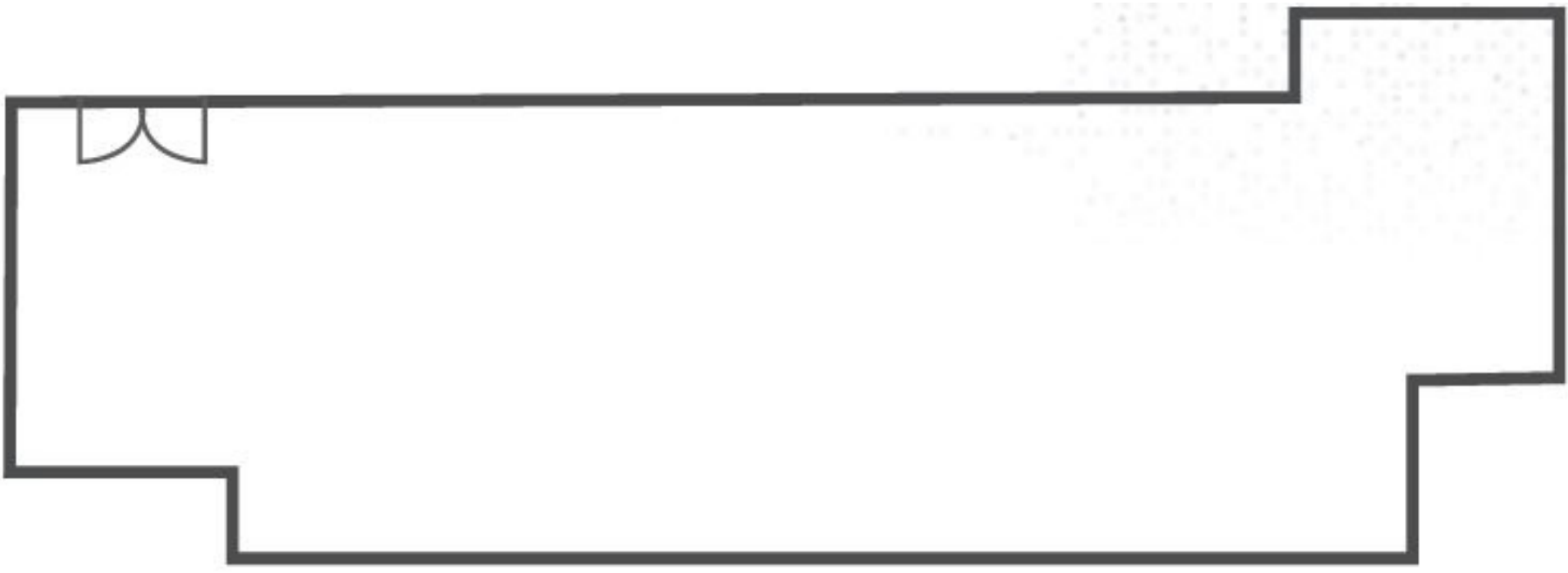


Size 2,438SF

Comments Hypothetical Dental Floor Plan

SUITE 202

EXISTING FLOOR PLAN



Size 2,438 SF

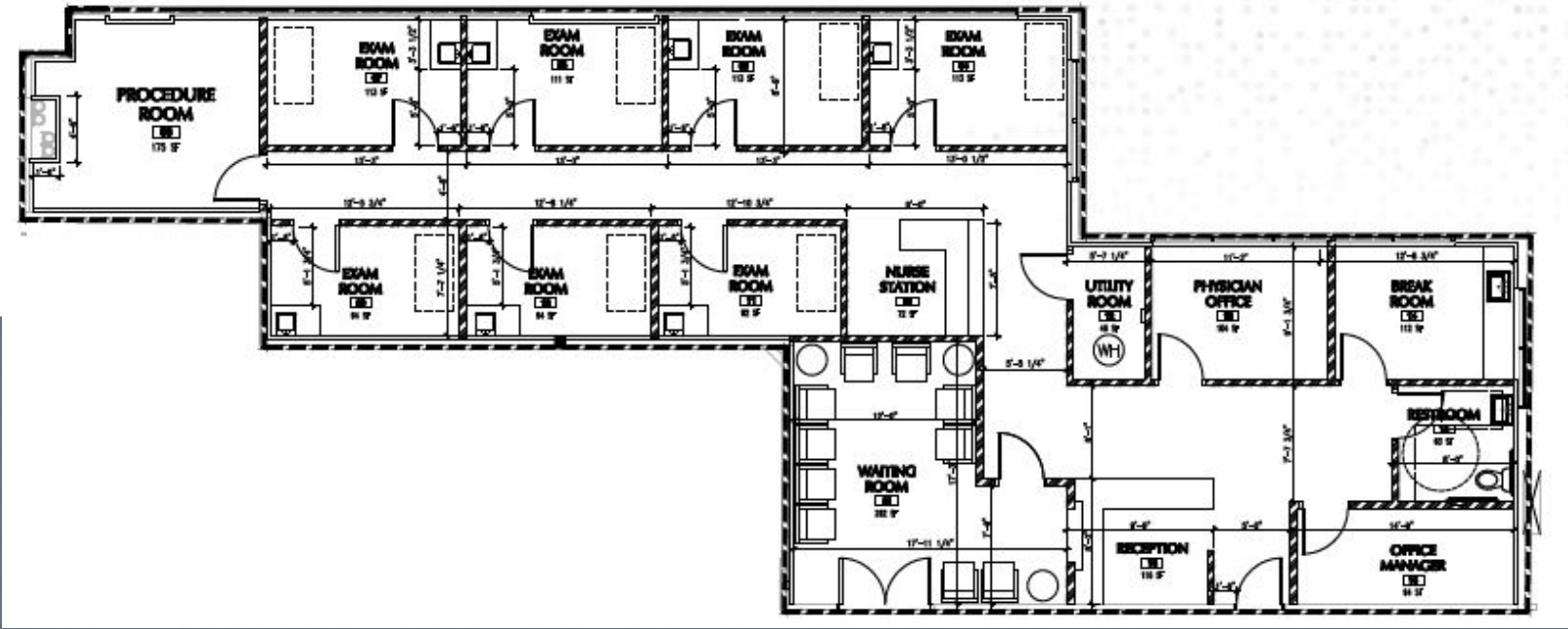
Comments

Hypothetical Dental Floor Plan Shell condition. Current plans include nine (9) dental exam rooms, two (2) offices, storage room, nurse station, break room, in suite restroom, reception, and waiting room. Option to use existing plans to combine with suite 203. Great option for any practice looking to build out their suite exactly to their specifications.



SUITE 203

FUTURE MEDICAL FLOOR PLAN

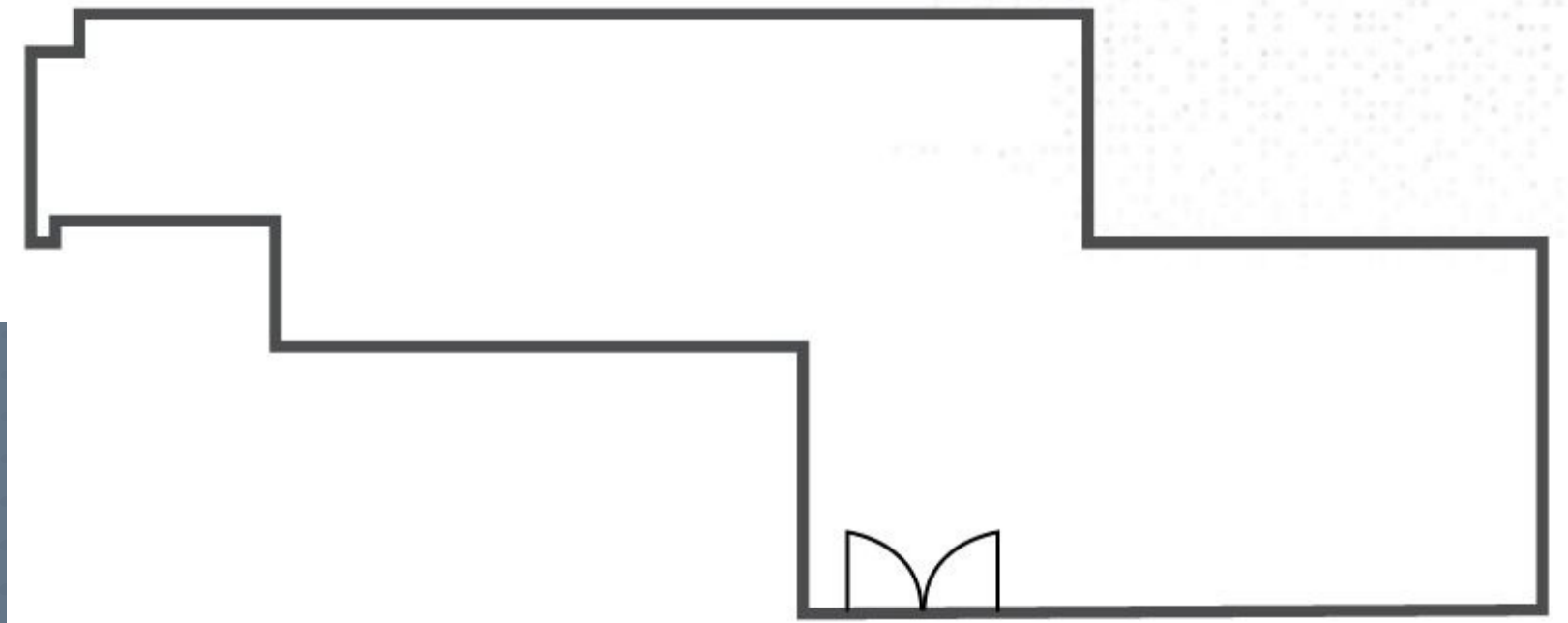


Size 2,912 SF

Comments Future Medical Spec Suite

SUITE 203

EXISTING FLOOR PLAN



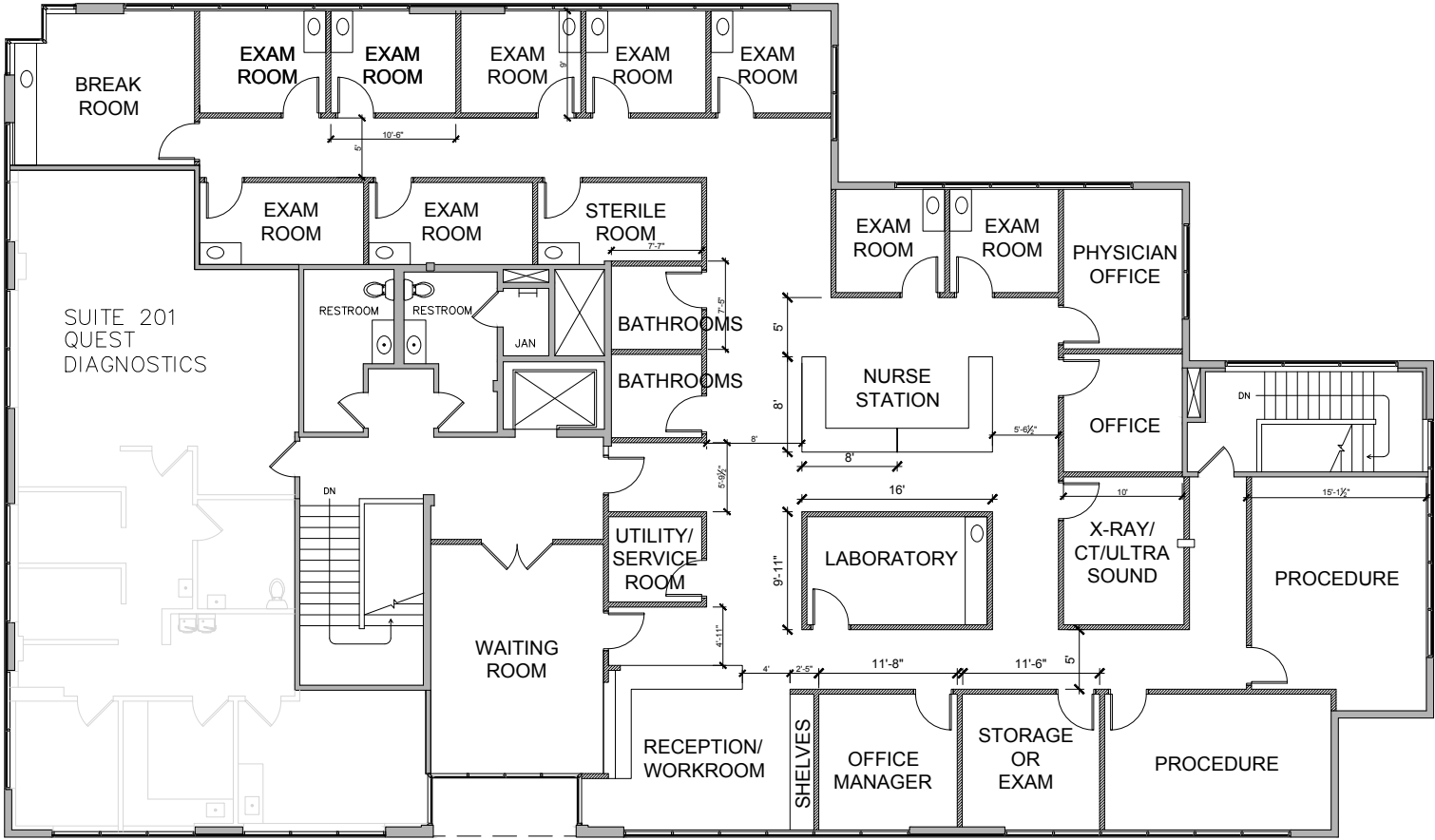
Size 2,912 SF

Comments Shell condition. Option to use existing plans to combine with suite 202. Current plans include nine (9) medical exam rooms, two (2) offices, storage room, nurse station, break room, in suite restroom, reception, and waiting room.



SUITE 202 & 203

HYPOTHETICAL FLOOR PLAN



Size 5,742 SF

Comments Hypothetical Medical Office

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MEDICAL LEASING CONTACTS

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