

TRI-CITY MEDICAL ARTS BUILDING

➤ MEDICAL OFFICE FOR LEASE



**MED
WEST**
REALTY

Lease with Confidence, Choose MedWest

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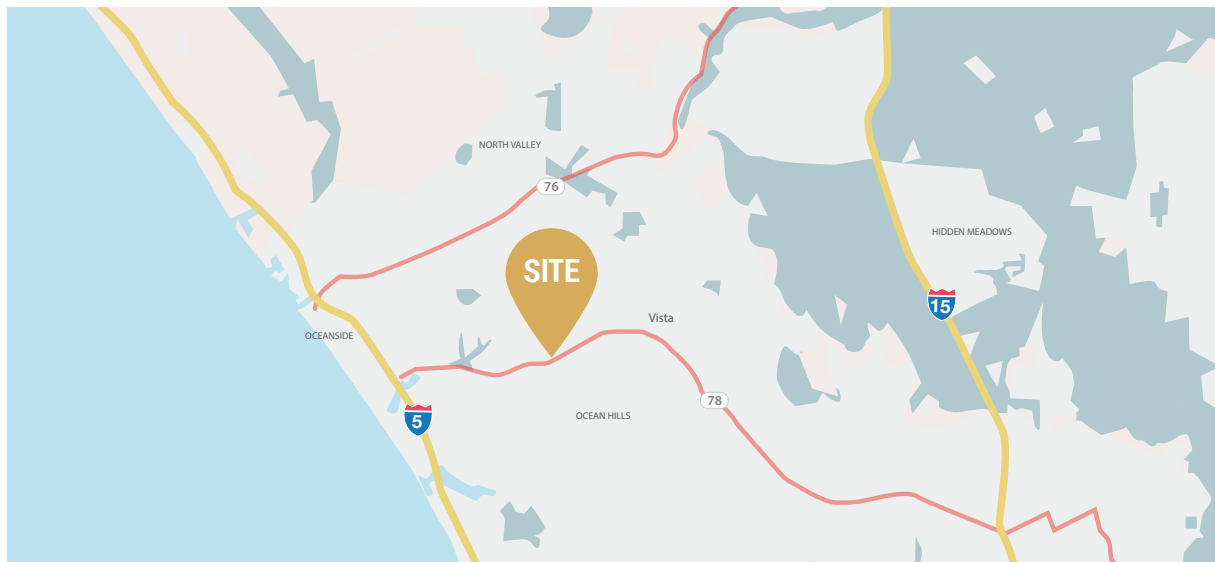
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161 Thunder Dr, Vista CA



TRI-CITY MEDICAL ARTS BUILDING

The Tri City Medical Arts building is located at 161 Thunder Drive in Vista, CA . This medical office building offers over 30,000 SF of prime medical office space across the street from the renowned Tri-City Medical Center. The building features multiple medical office suites ranging from 800 SF – 8,600 SF with abundant window lines, multiple entrance options, and large open floorplans, providing an ideal environment for medical practices. Vista and Oceanside, part of the vibrant North County San Diego region, are known for their growing populations of young families and retirees, creating a strong demand for quality healthcare services. The North County San Diego region continues to see significant growth in the medical sector, making this location highly desirable for healthcare providers. With its strategic location, modern amenities, and proximity to a major medical center, 161 Thunder Drive is well-positioned to meet the needs of a growing and diverse population.



+ PRIME LOCATION

Building is located across the street from Tri-City Medical Center, which is situated in the heart of Vista, California

+ VISIBILITY

Building top signage to help amplify your brand in the North County San Diego community

+ AMPLE PARKING

Ample retail-like parking with a drive-up and walk-in opportunity for patients and staff

Estimate 15 Min Drive

POPULATION ESTIMATES

144,400

AVERAGE HOUSEHOLD INCOME

\$129,000.00

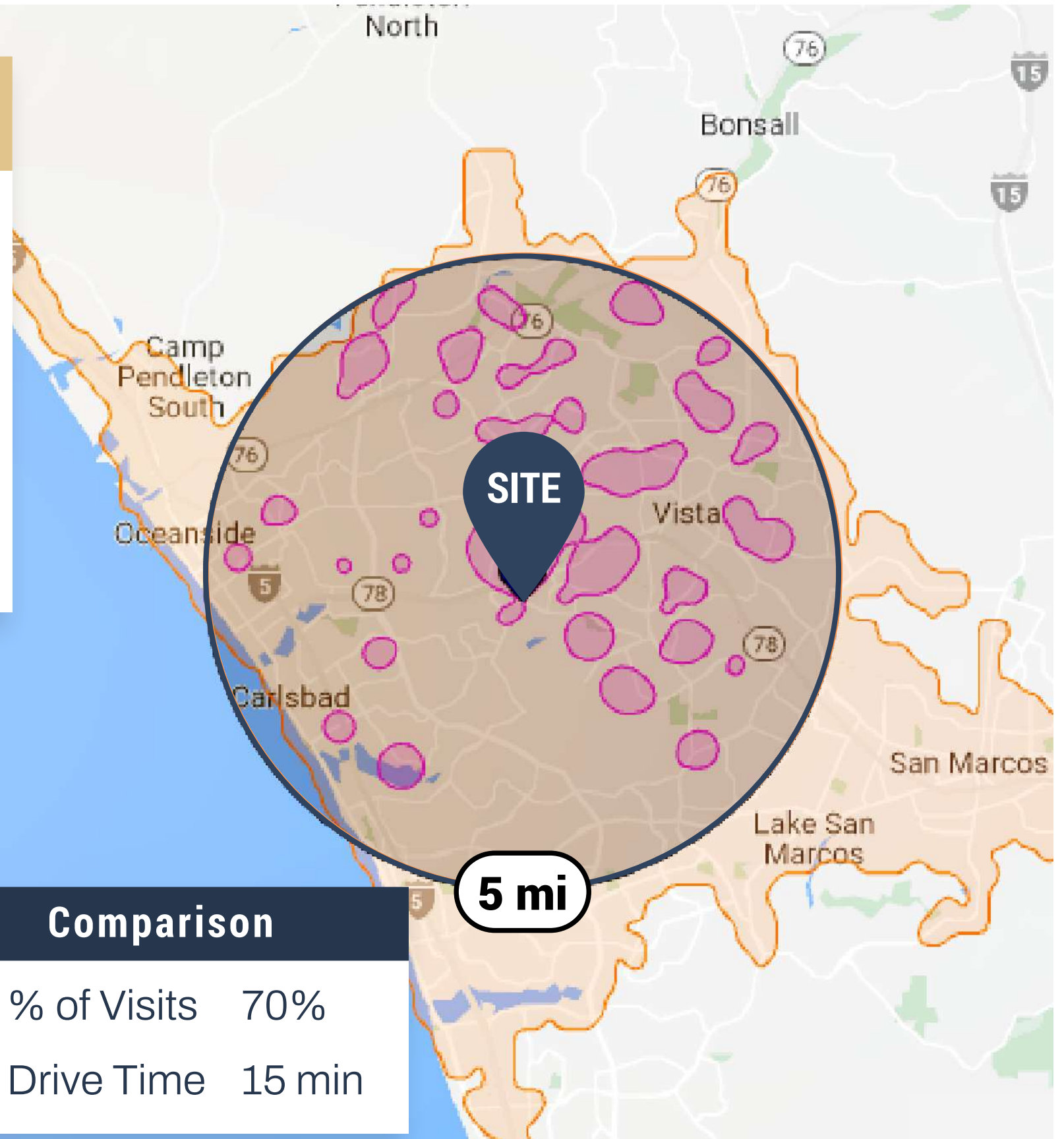
>17	32,057
18-44	56,414
45-64	34,355
65+	21,574



Data Source:  Placer.ai

PAYOR MIX Within 5 Mile Radius

COMMERCIAL	6.4%
EMPLOYER BASED	48.9%
GOVERNMENT	26.9%
MULTIPLE	17.7%

Data Source:  revista med



Comparison	
	% of Visits 70%
	Drive Time 15 min



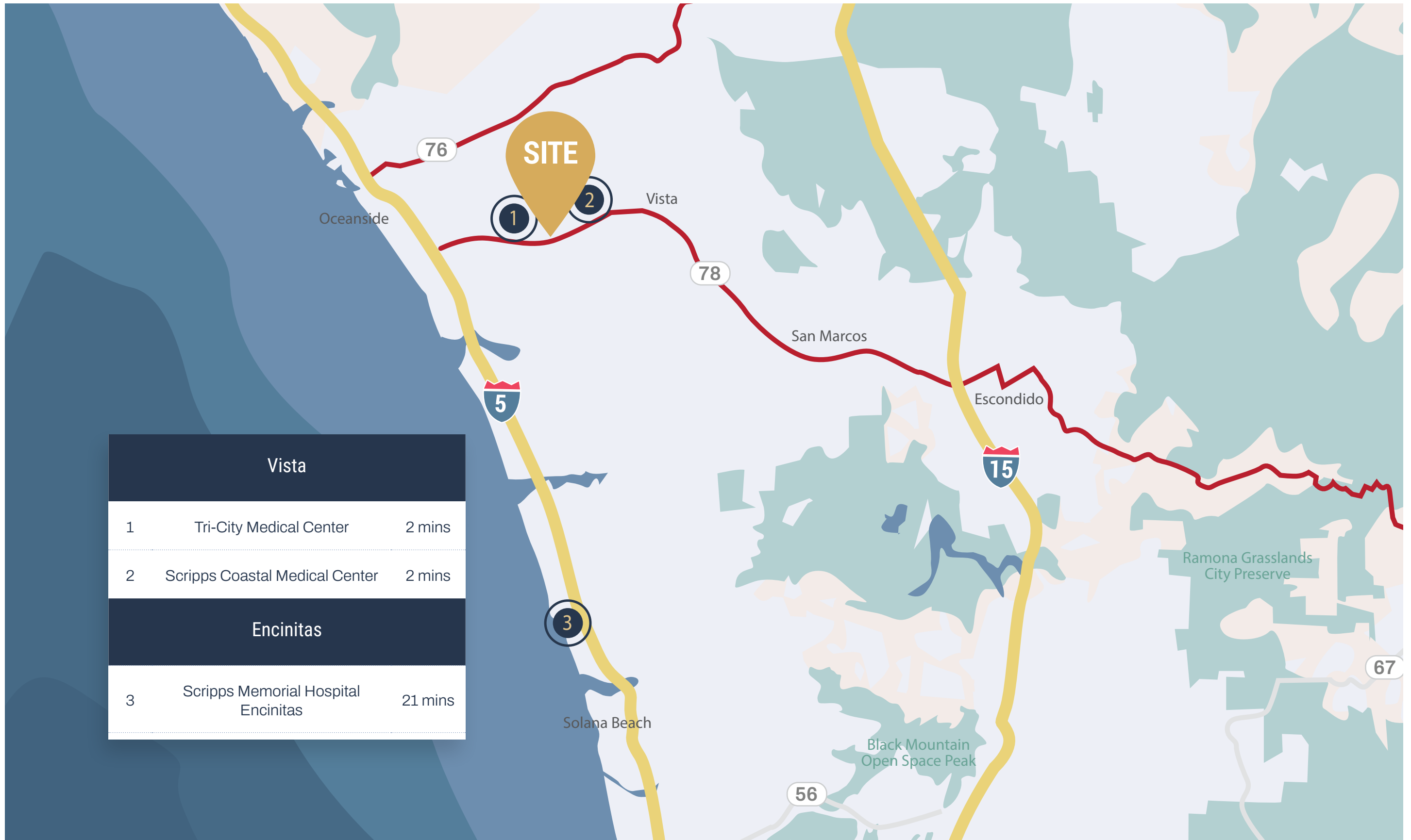
7,000
cars/day

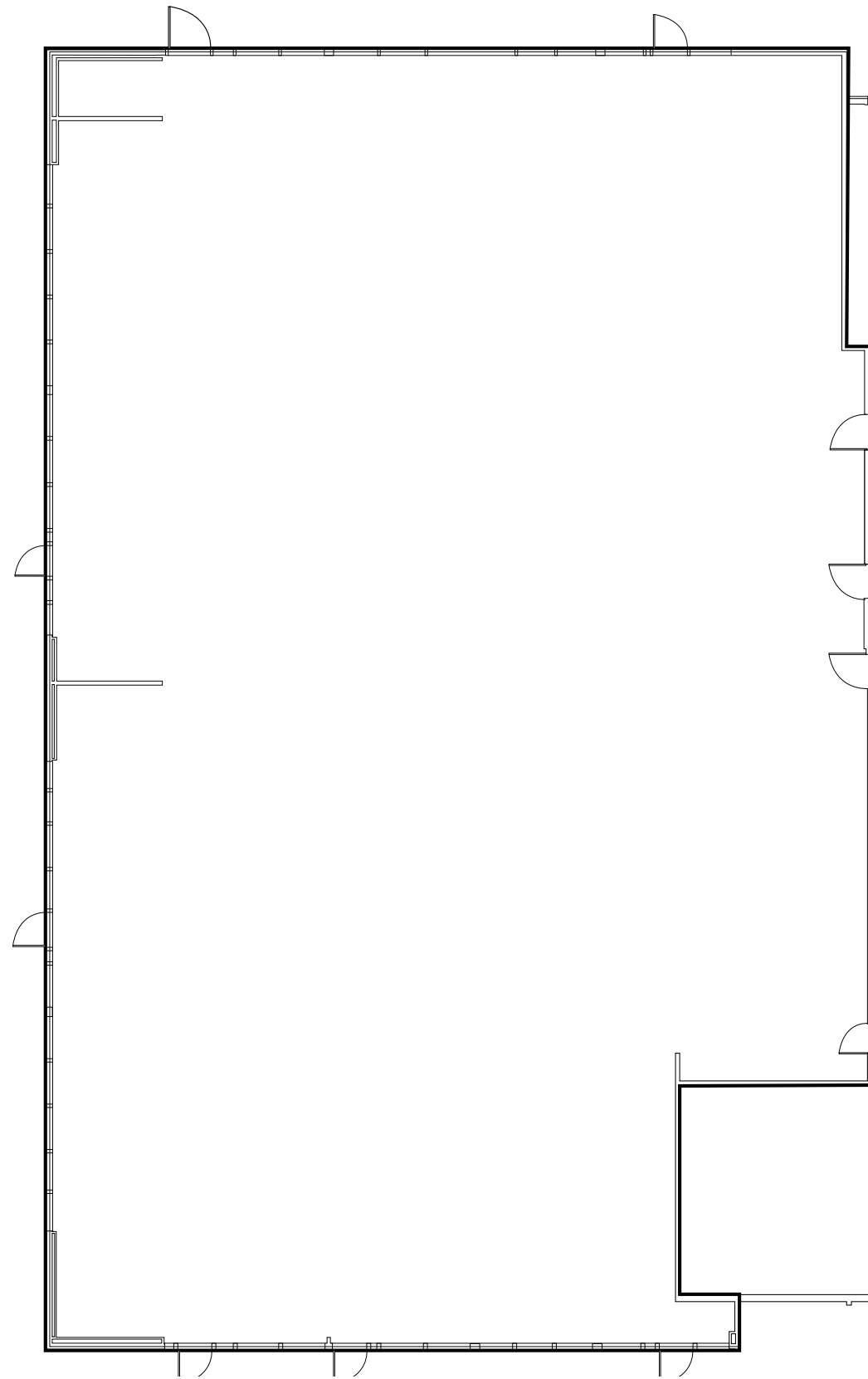
SITE

72,000
cars/day

78


Tri-City Medical Center





CURRENT AVAILABILITIES

AVAILABLE SUITE

RSF

Suite 108

8,647

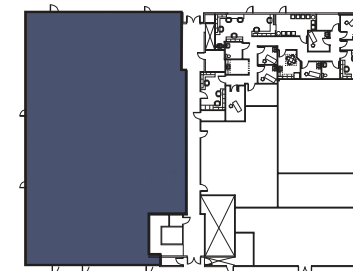
SUITE DESCRIPTION

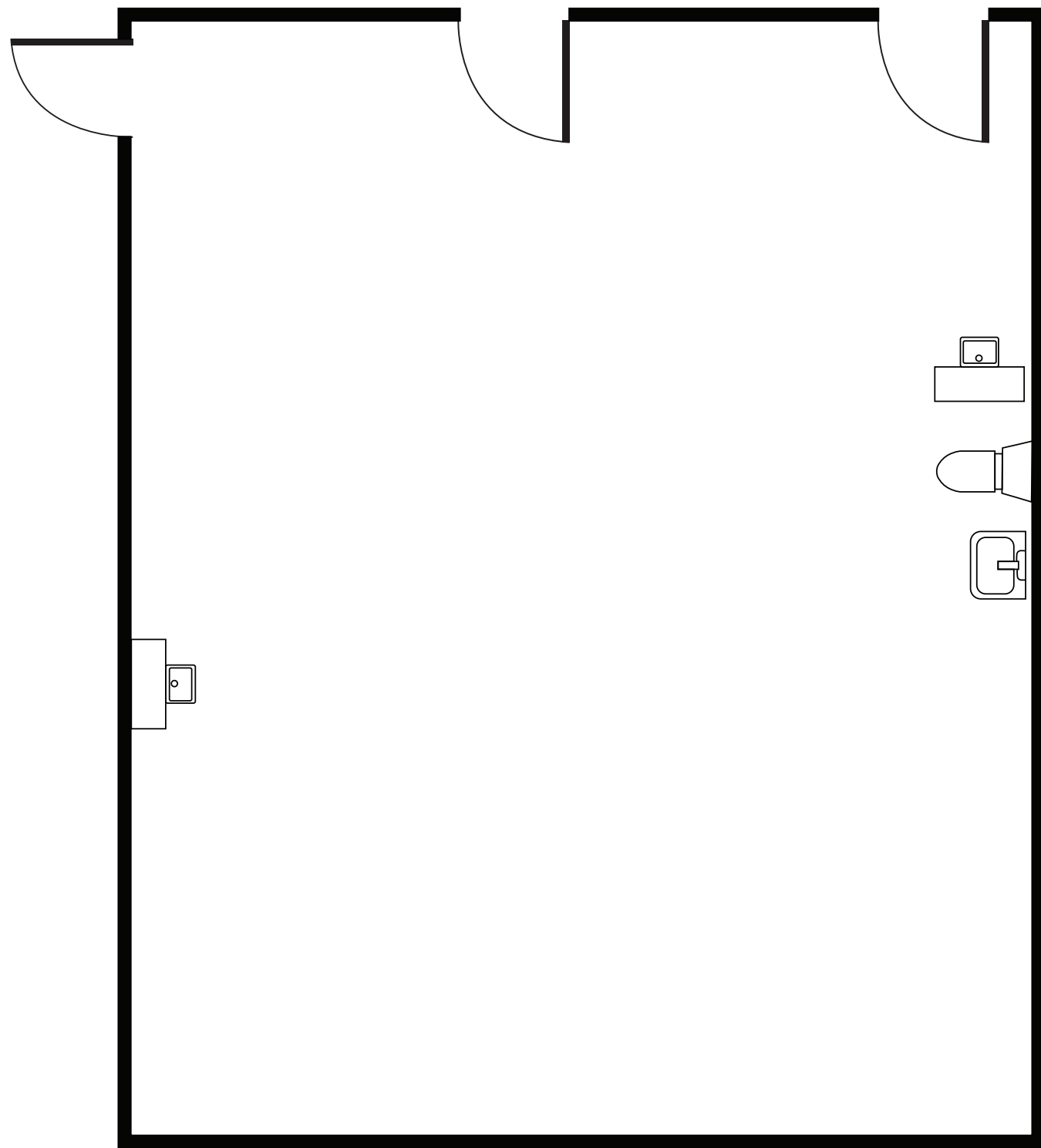
Shell Space

Ready for Tenant's Customization

LEASE RATE

\$2.35 NNN





CURRENT AVAILABILITIES

AVAILABLE SUITE

RSF

Suite 203

812

SUITE DESCRIPTION

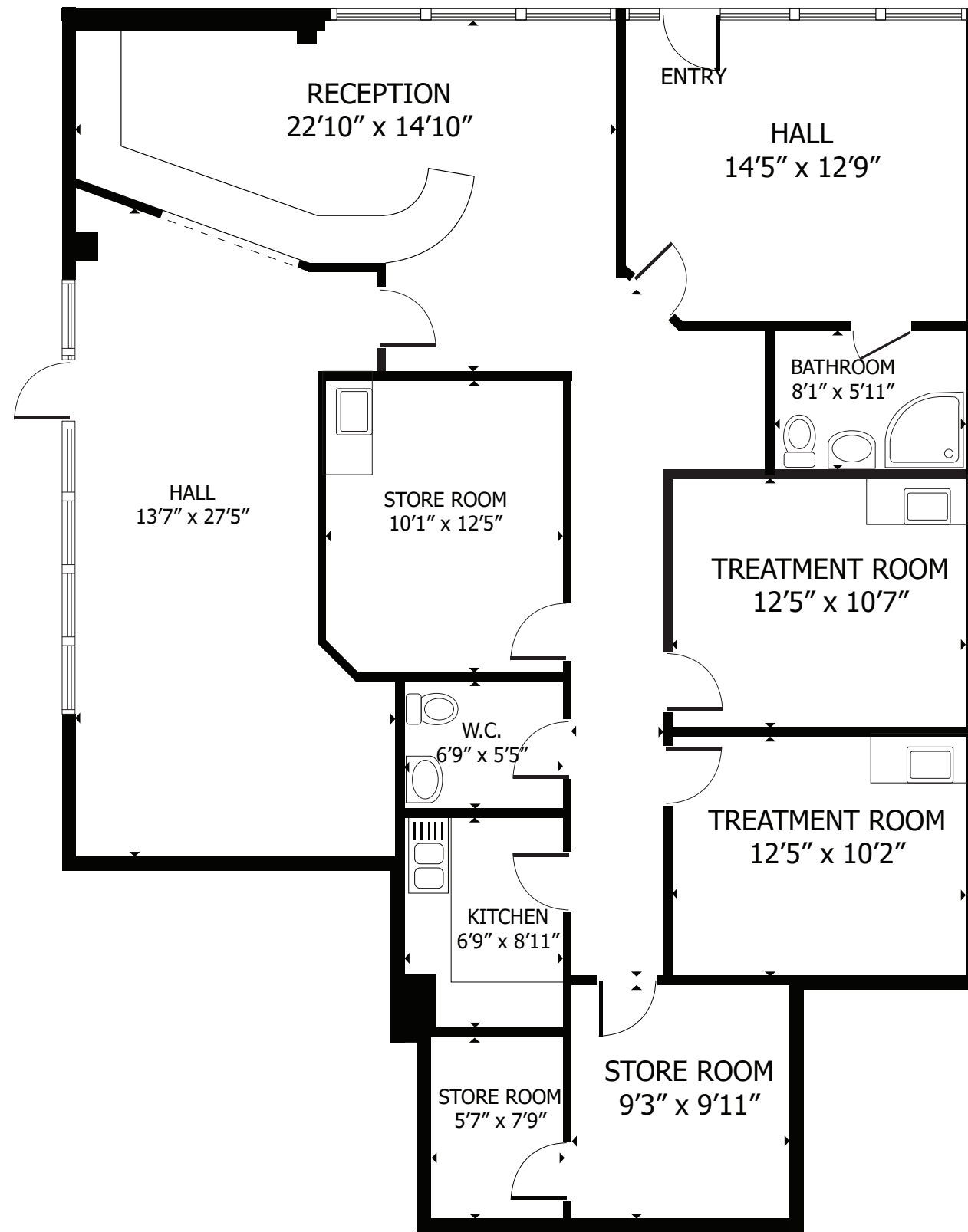
Contiguous with Suite 214 up to 3,488 rsf

Open Build-out

LEASE RATE

\$2.35 NNN





CURRENT AVAILABILITIES

AVAILABLE SUITE

RSF

Suite 210

1,751

SUITE DESCRIPTION

Contiguous up to 4,350 rsf

Existing Medical Build-out

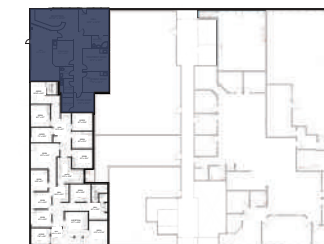
2 Treatment Rooms

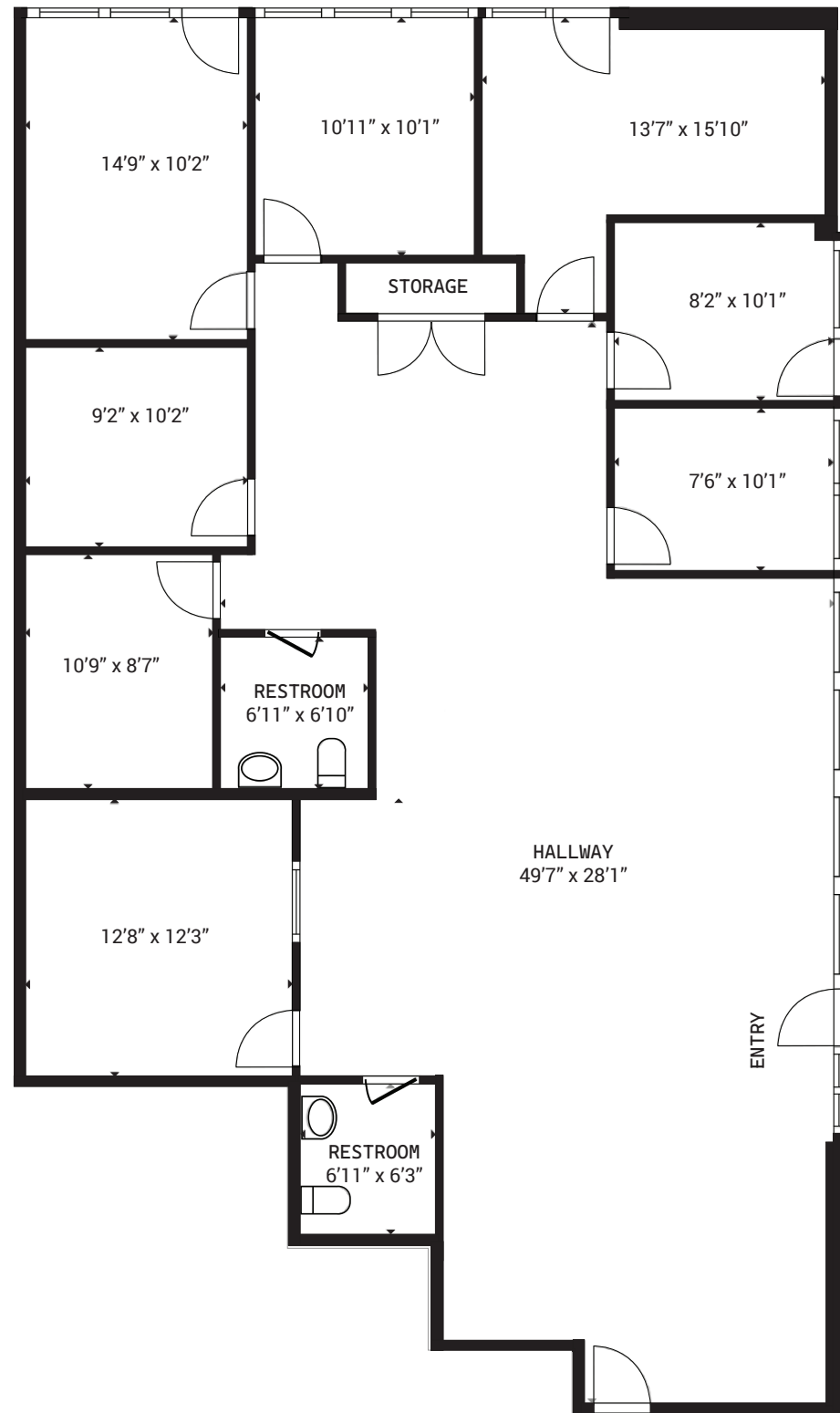
Storage

Reception/Admin

LEASE RATE

\$2.35 NNN





CURRENT AVAILABILITIES

AVAILABLE SUITE

RSF

Suite 214

2,674

SUITE DESCRIPTION

Contiguous with Suite 203 up to 3,486 rsf

Second floor location with abundant window line

Multiple entrance options

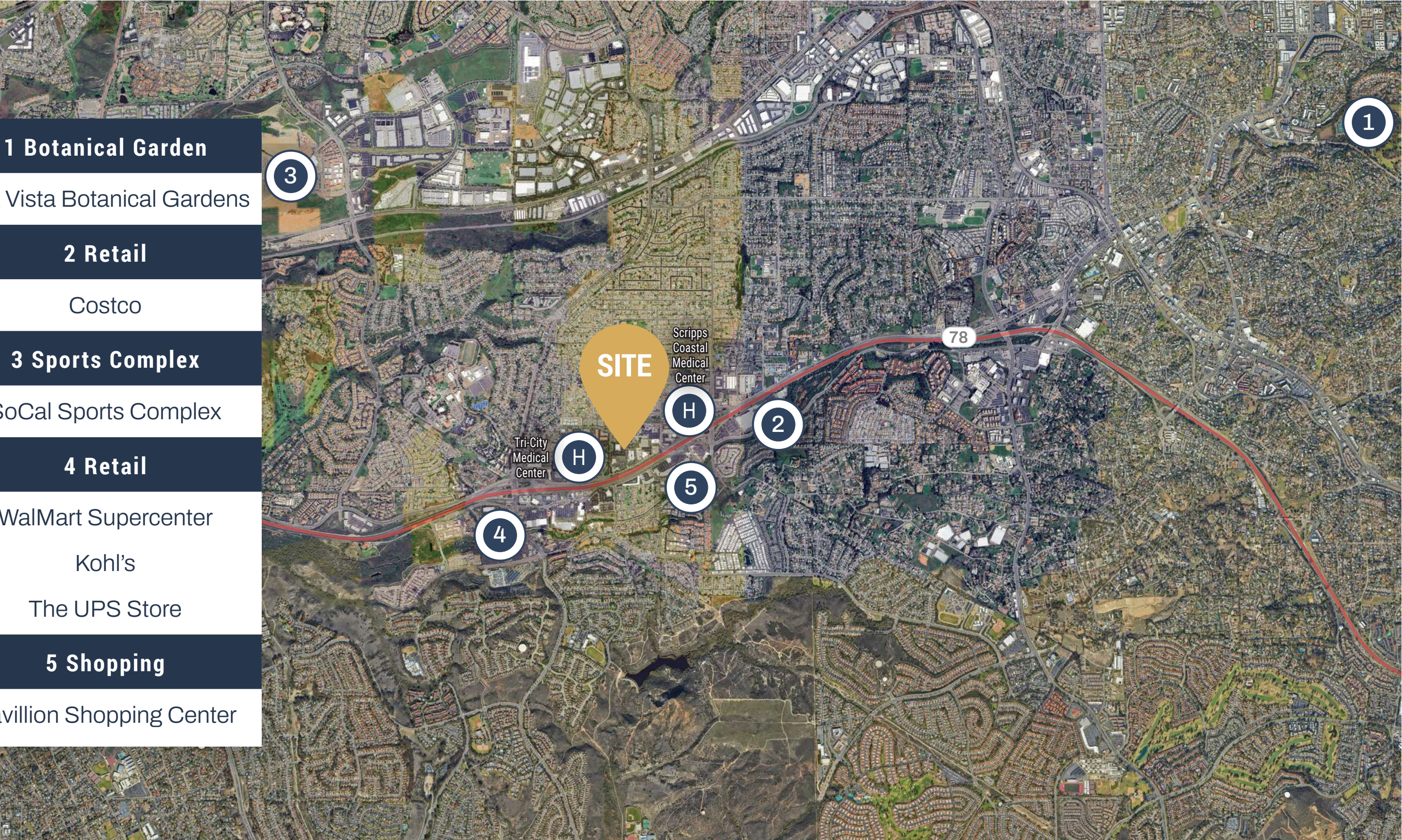
2 In-Suite Restrooms

Large open floorplan ready for a customized configuration

LEASE RATE

\$2.35 NNN





1 Botanical Garden

Alta Vista Botanical Gardens

2 Retail

Costco

3 Sports Complex

SoCal Sports Complex

4 Retail

WalMart Supercenter
Kohl's
The UPS Store

5 Shopping

Pavillion Shopping Center

SITE
Scripps Coastal Medical Center

Tri-City Medical Center

78



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