

Class A Medical Offices

OWNED BY AND FOR PHYSICIANS

**6125, 6183 & 6185 Paseo
Del Norte, Carlsbad, CA**

NextMed
CARLSBAD

PLEASE INQUIRE ABOUT OWNERSHIP OPPORTUNITIES



Jones Lang LaSalle Brokerage, Inc.
RE lic. #01856260

A Unique Opportunity

Where Health and Community Connect

An innovative and accessible hub of medical services that reflect the culture and needs of the community



Availabilities from 1,960 SF & Up

6125, 6183 & 6185 Paseo Del Norte, Carlsbad, CA



CLASS A CAMPUS

Premier healthcare campus with four Class A medical buildings totaling approximately 130,000 s.f.



ACCESS

Convenient freeway access from Palomar Airport Road and Poinsettia Lane



VISIBILITY

Panoramic ocean views. Buildings and signage visible from Interstate 5 and Paseo Del Norte



CONVENIENCE

Close proximity to restaurants, services, beaches and retailers, including Costco and Carlsbad Premium Outlets



ABUNDANT PARKING

Parking expansion complete with 5/1,000



AMENITIES

Showers & lockers on site. Outdoor spaces and balconies available

Proudly a Home for Health

Practices + Services at NextMed Campus

6121
Carlsbad Surgery Center •
Orthopedic Specialists of North County

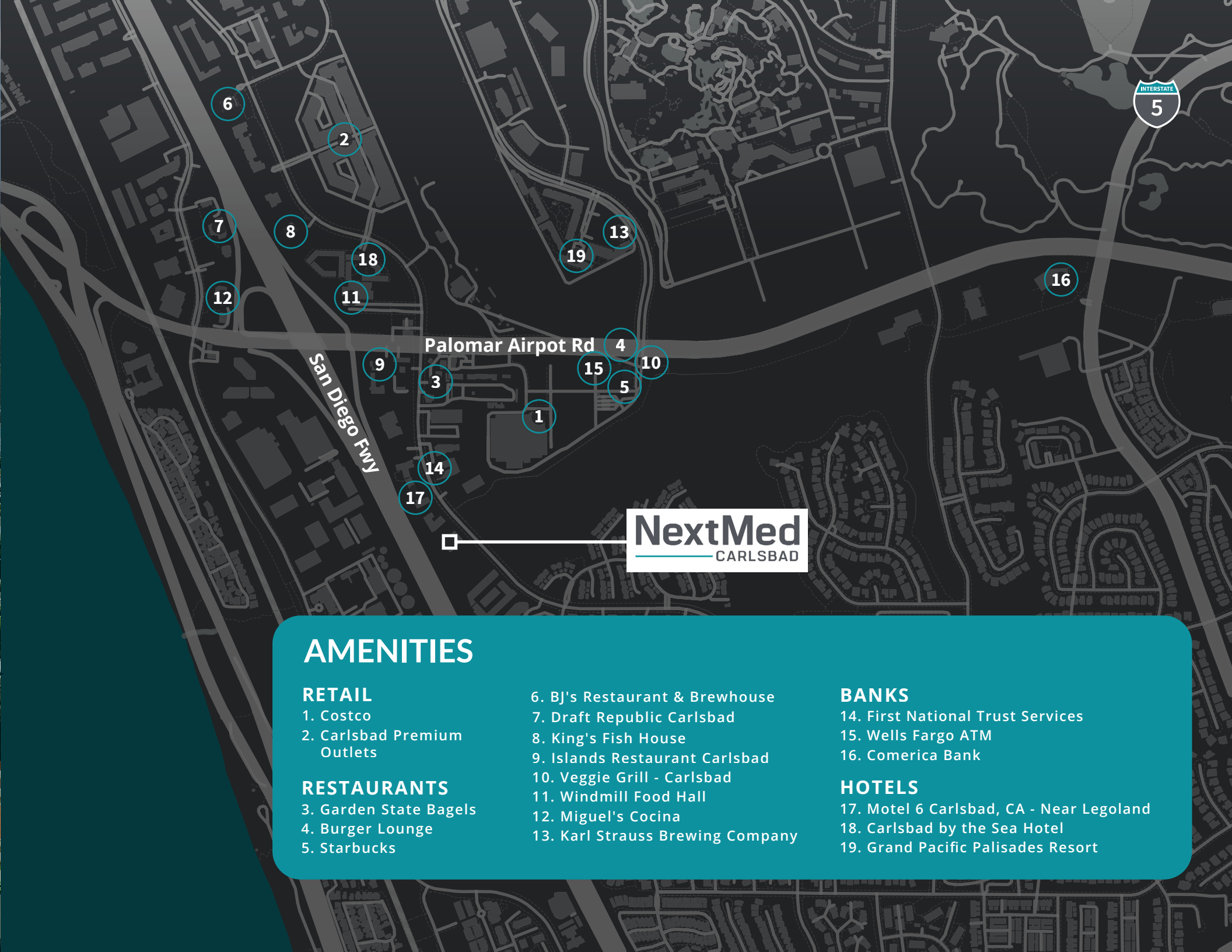
6125
Fertility Specialists Medical Group • San Diego
Orthobiologics Medical Group • United Medical
Doctors Urgent Care • West Coast OB/GYN

6183
Carlsbad Eye Care • HRC Fertility • Lightfully
Behavioral Health • Montecatini Eating
Disorder Clinic • QiGenix – Dr.Todd Ovokaitys •
VEBA Behavioral Health

6185
SimonMed Imaging • Tri-City Healthcare •
Sharp Surgery Center Carlsbad

**Parking
Garage**

NextMed
CARLSBAD



AMENITIES

RETAIL

- 1. Costco
- 2. Carlsbad Premium Outlets

RESTAURANTS

- 3. Garden State Bagels
- 4. Burger Lounge
- 5. Starbucks

- 6. BJ's Restaurant & Brewhouse
- 7. Draft Republic Carlsbad
- 8. King's Fish House
- 9. Islands Restaurant Carlsbad
- 10. Veggie Grill - Carlsbad
- 11. Windmill Food Hall
- 12. Miguel's Cocina
- 13. Karl Strauss Brewing Company

BANKS

- 14. First National Trust Services
- 15. Wells Fargo ATM
- 16. Comerica Bank


HOTELS

- 17. Motel 6 Carlsbad, CA - Near Legoland
- 18. Carlsbad by the Sea Hotel
- 19. Grand Pacific Palisades Resort


Doctor Demand with Prime Location

Within 5 miles


POPULATION DEMOGRAPHICS




142k
Total Population




45
Median Age




14,887
Population Age 65+




36,880
Population Age <24




173,360
Total Daytime Population



\$139,618
Median Household Income




93,780
Total Employees




\$11,301
Average Health Care Spending


INSURANCE COVERAGE BREAKDOWN




37.34%
Have PPO (Preferred Provider Org) Medical Insurance



28.3%
Have Medicare Medical Policy



22.11%
Have HMO (Health Main Org) Medical Insurance



58.2%
Have Other Medical Insurance

Service Line Demand Analysis

Patient Volume			
Physician Specialty	2024 Volume	2029 Volume	5 Year Growth
Endocrinology	1,340	1,612	20.3%
Psychiatry	79,386	88,878	12.0%
Physical Therapy /Rehabilitation	156,860	174,098	11.0%
Cardiovascular	76,926	82,865	7.7%
Rheumatology	129,174	138,024	6.9%
ENT	19,40	20,636	6.3%
Lab	280,300	294,902	5.2%
Orthopedicst	31,086	32,663	5.1%
Other Specialties	94,967	99,352	4.6%
Oncology	9,903	10,246	3.5%
Neurology	10,125	10,418	2.9%
Evaluation and Management	653,485	669,855	2.5%
Nephrology	3,429	3,509	2.3%
Radiology	186,495	189,235	1.5%
General Surgery	3,708	3,686	-0.6%
Gastroenterology	15,566	15,361	-1.3%
Urology	6,439	6,293	-2.3%
Pulmonology	8,370	7,676	-8.3%
Obstetrics & Gynecology	7,329	6,704	-8.5%



Availability

6183 PASEO DELNORTE

Suite 110	11,444 SF I Medical Suite
Suite 140/ 150	2,289 SF I Planned Medical Spec Suite
Suite 280	1,962 SF I Planned Medical Spec Suite

6185 PASEO DEL NORTE

SECOND FLOOR	22,264 SF (divisible to 1,960 SF) I Entire 2nd Floor - Expansive Ocean Views
Suite 215	2,593 SF I Planned Medical Suite with 93 SF Balcony
Suite 225	5,222 SF I Planned Medical Suite with 392 SF Balcony
Suite 235	3,929 SF I Planned Medical Suite with 126 SF Balcony
Suite 245	2,481 SF I Planned Medical Suite with 91 SF Balcony
Suite 250	2,813 SF I Planned Medical Suite
Suite 255	1,960 SF I Planned Medical Suite with 92 SF Balcony
Suite 265	2,838 SF I Planned Medical Suite

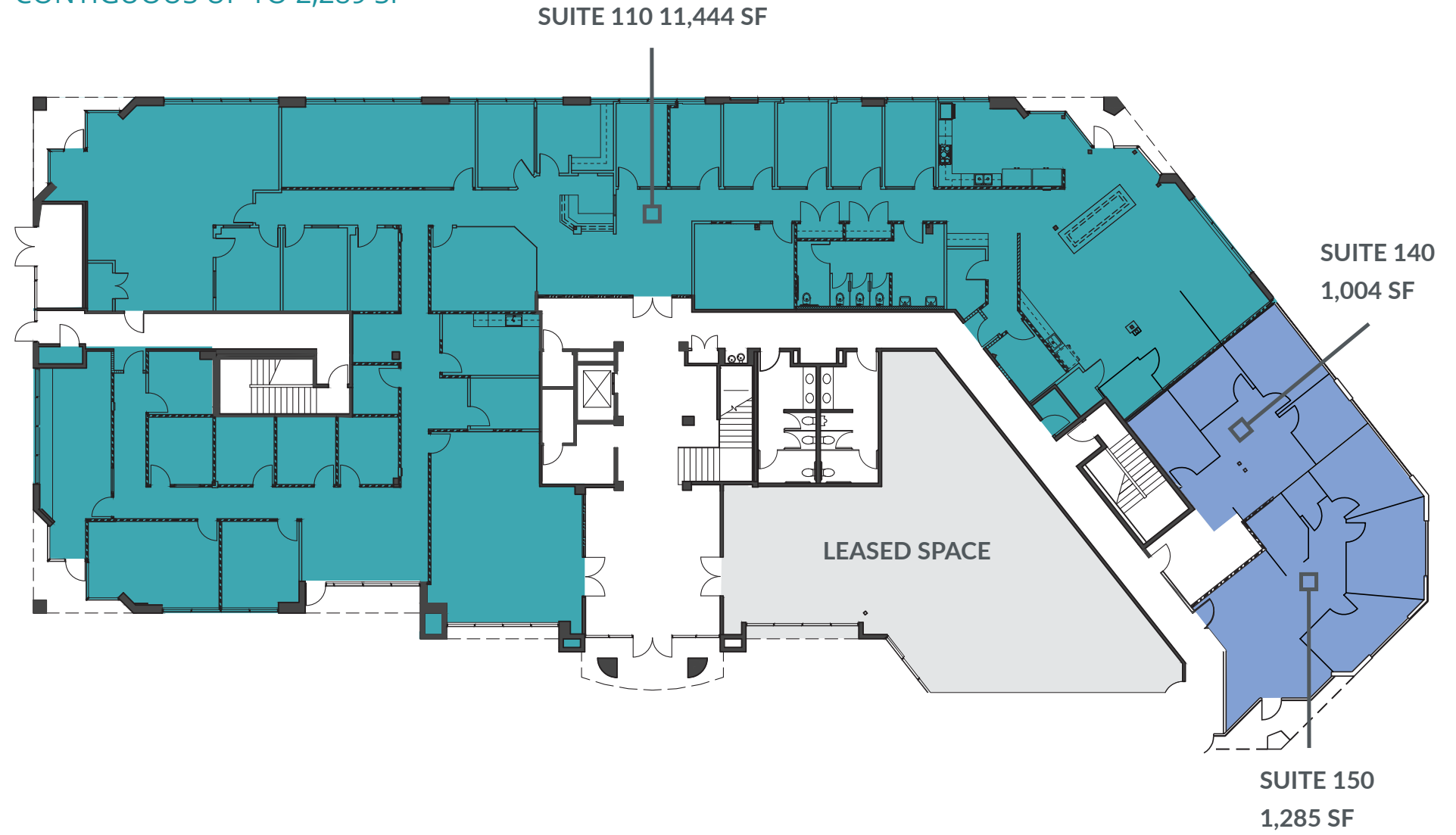
6183 PASEO DEL NORTE | FIRST FLOOR

SUITE 110: 11,444 SF

SUITE 140: 1,004 SF*

SUITE 150: 1,285 SF*

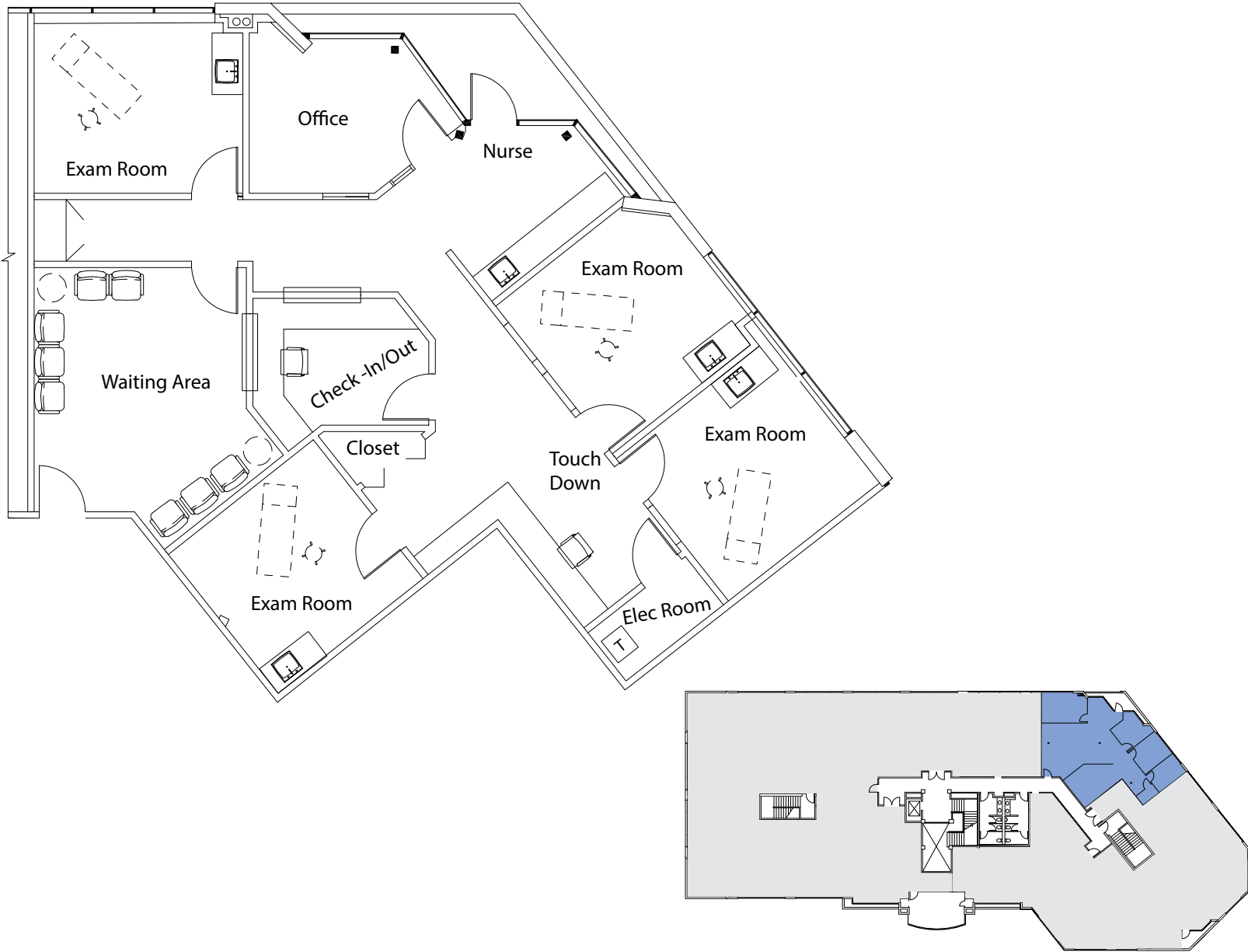
*CONTIGUOUS UP TO 2,289 SF



6183 PASEO DEL NORTE | FIRST FLOOR
SUITE 140/150: 2,289 SF
PLANNED MEDICAL SPEC SUITE



6183 PASEO DEL NORTE | SECOND FLOOR
SUITE 280: 1,962 SF
PLANNED MEDICAL SPEC SUITE



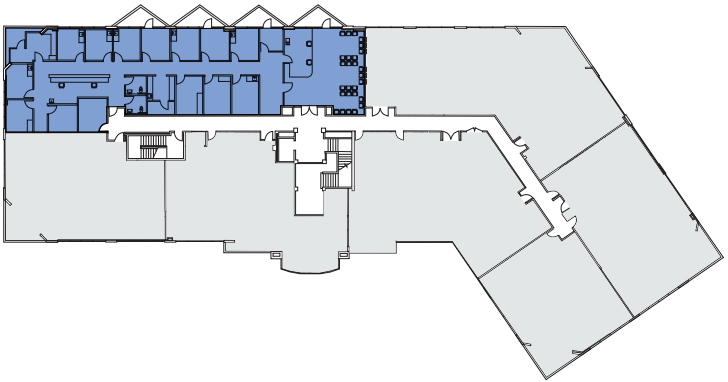
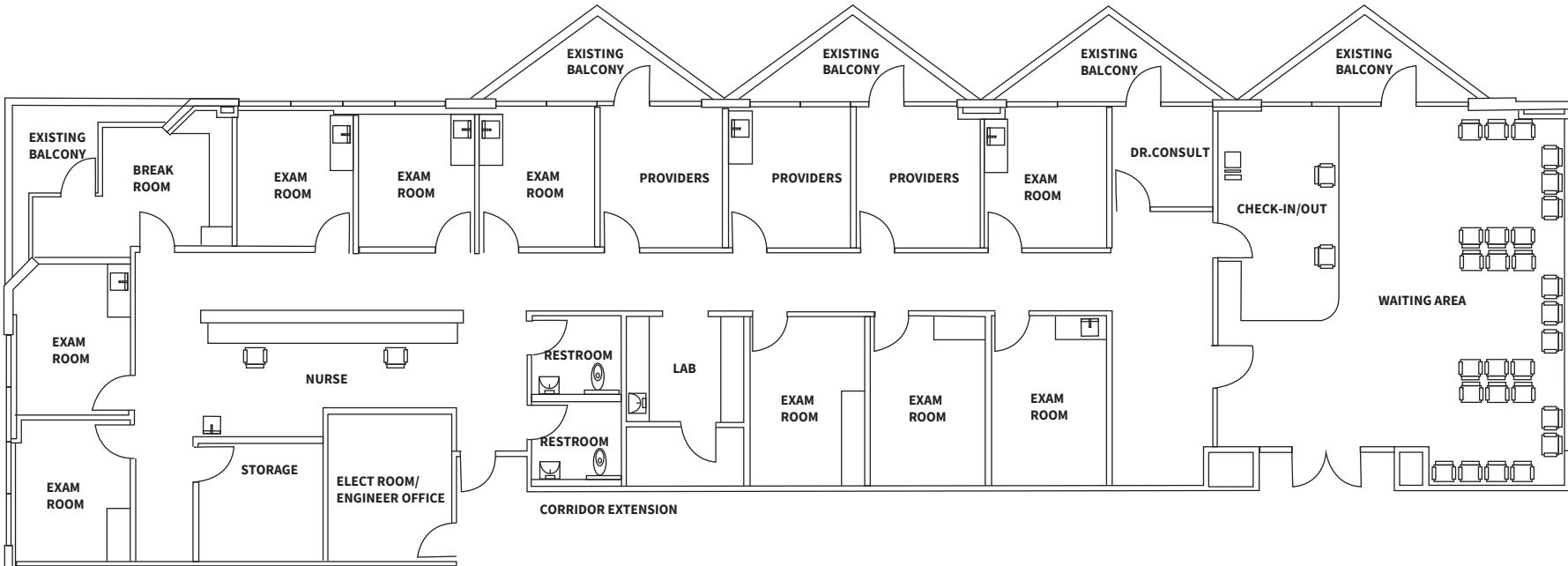
6185 PASEO DEL NORTE | SECOND FLOOR

SECOND FLOOR AVAILABILITY
22,264 SF - ENTIRE 2ND FLOOR
DIVISIBLE DOWN TO 1,960 SF

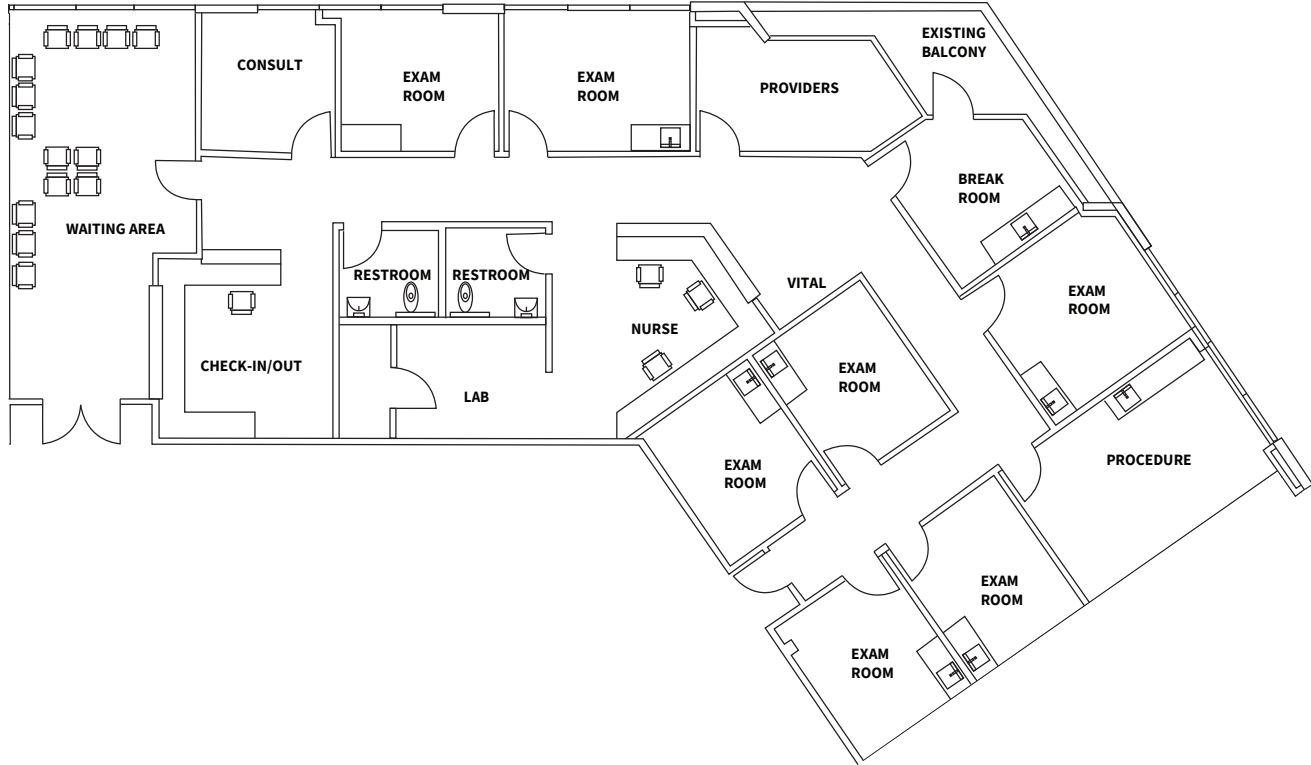


6185 PASEO DEL NORTE | SECOND FLOOR

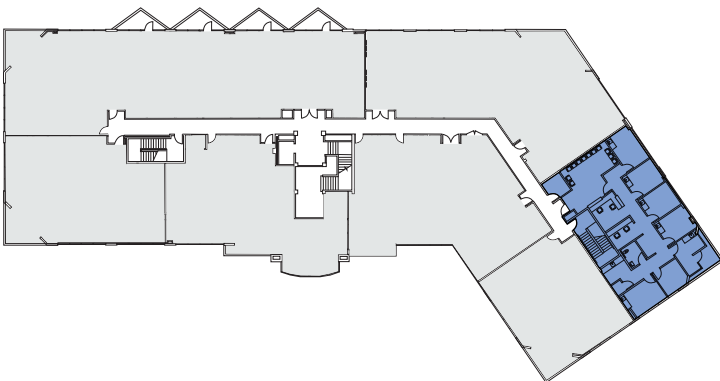
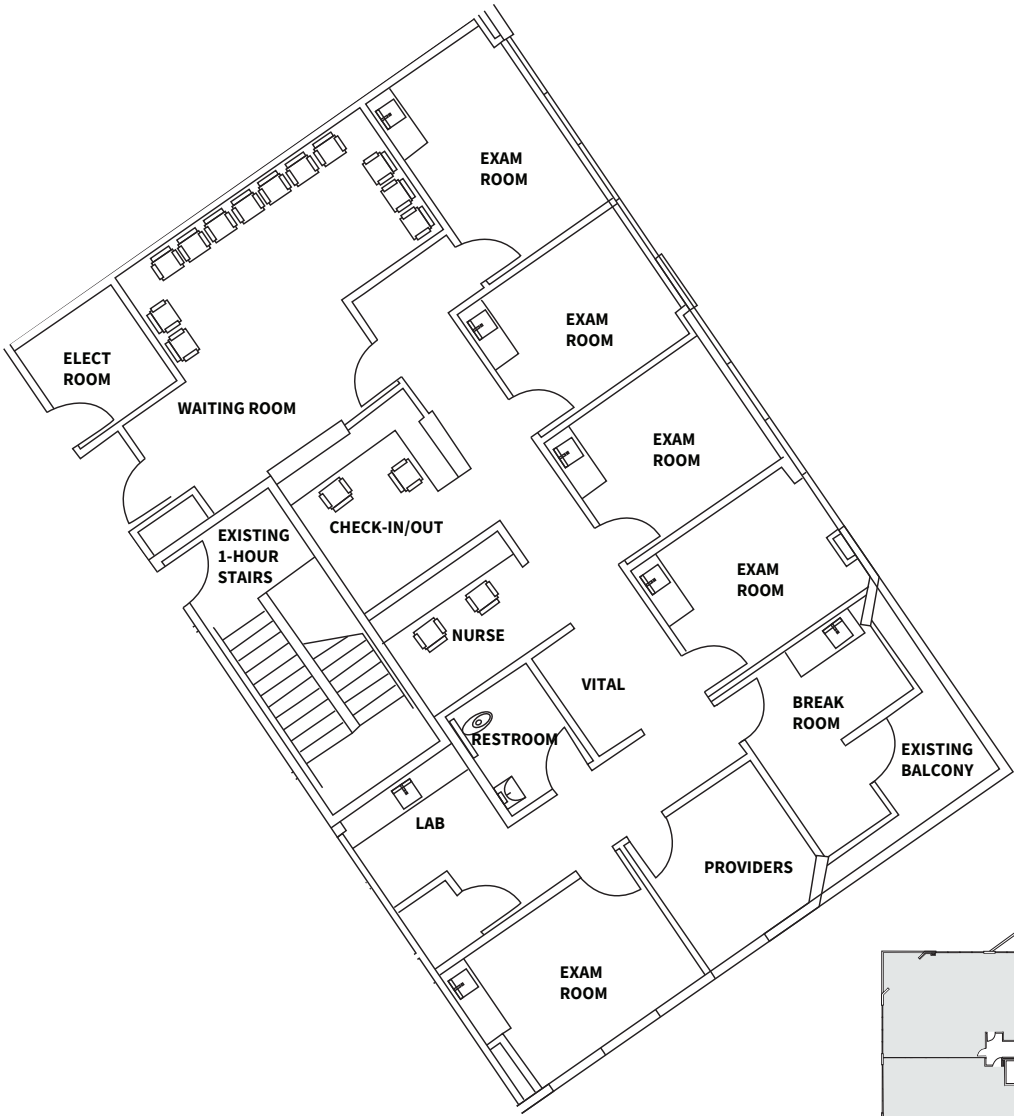
SUITE 225: 5,222 SF
PLANNED MEDICAL SUITE



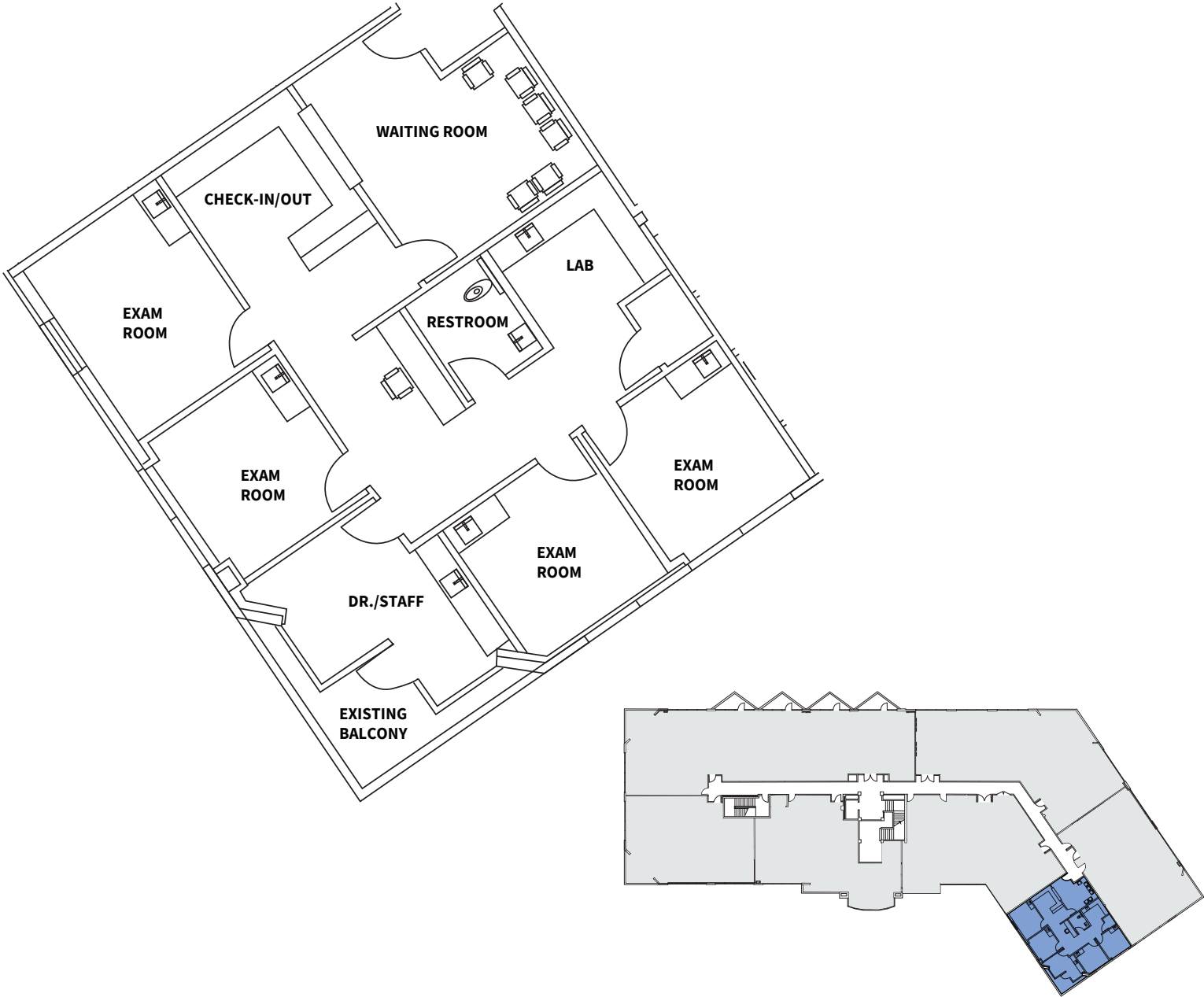
6185 PASEO DEL NORTE | SECOND FLOOR
SUITE 235: 3,929 SF
PLANNED MEDICAL SUITE



6185 PASEO DEL NORTE | SECOND FLOOR
SUITE 245: 2,481 SF
PLANNED MEDICAL SUITE



6185 PASEO DEL NORTE | SECOND FLOOR
SUITE 255: 1,960 SF
PLANNED MEDICAL SUITE

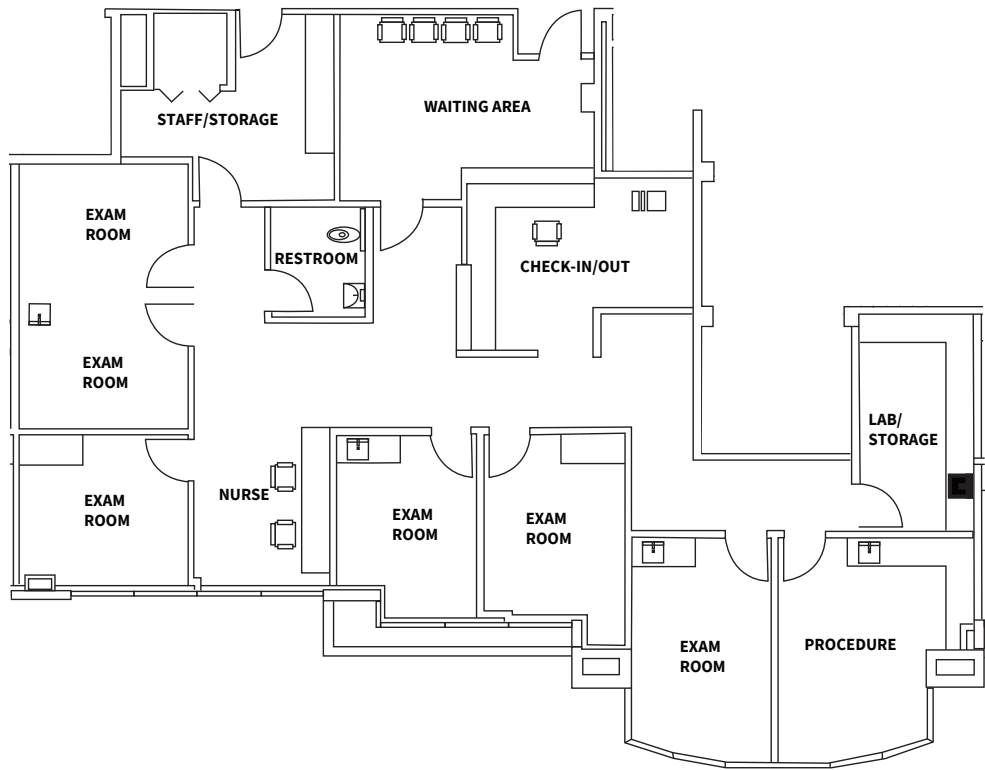


6185 PASEO DEL NORTE | SECOND FLOOR
SUITE 265: 2,838 SF
PLANNED MEDICAL SUITE



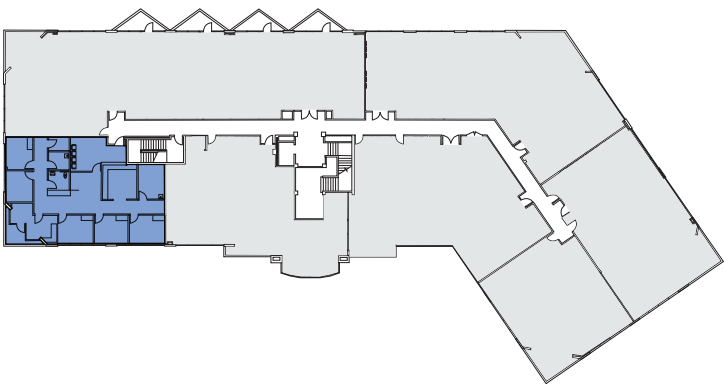
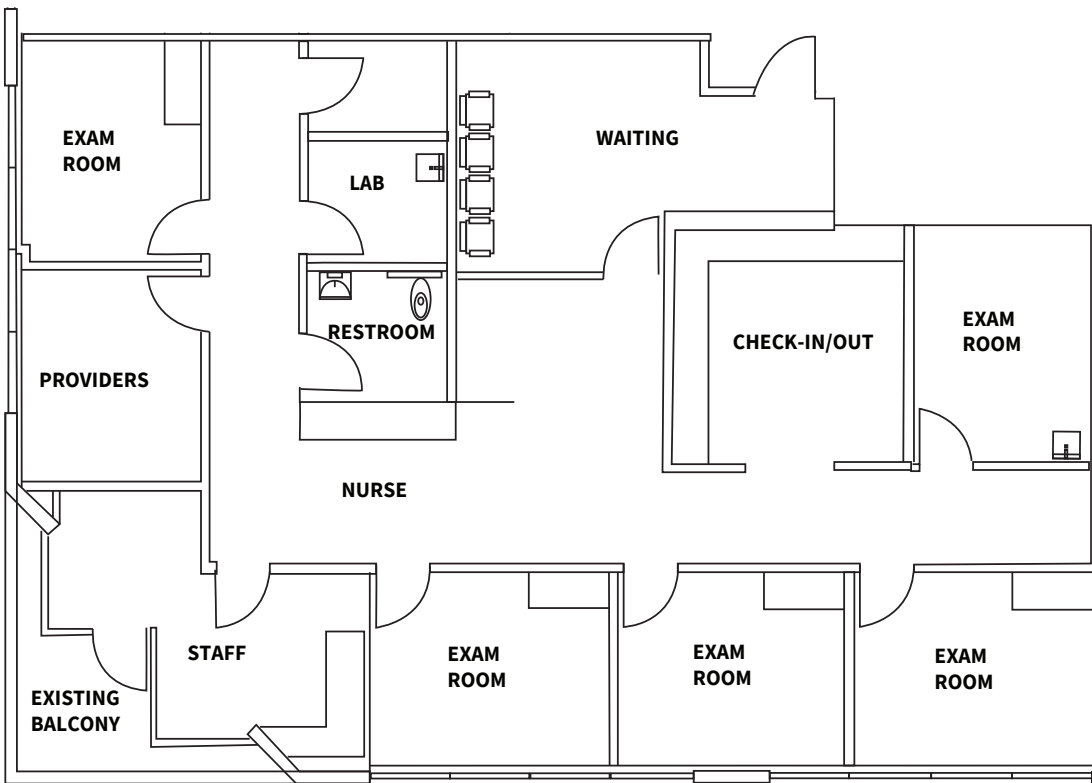
6185 PASEO DEL NORTE | SECOND FLOOR

SUITE 250: 2,813 SF
PLANNED MEDICAL SUITE



6185 PASEO DEL NORTE | SECOND FLOOR

SUITE 215: 2,593 SF
PLANNED MEDICAL SUITE



Another quality project
brought to you by

NextMed
GROUP



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