

# Class A Medical Offices

OWNED BY AND FOR PHYSICIANS

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**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



**Availabilities from 1,960 SF & Up**

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

# Where Health and Community Connect

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



## 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**

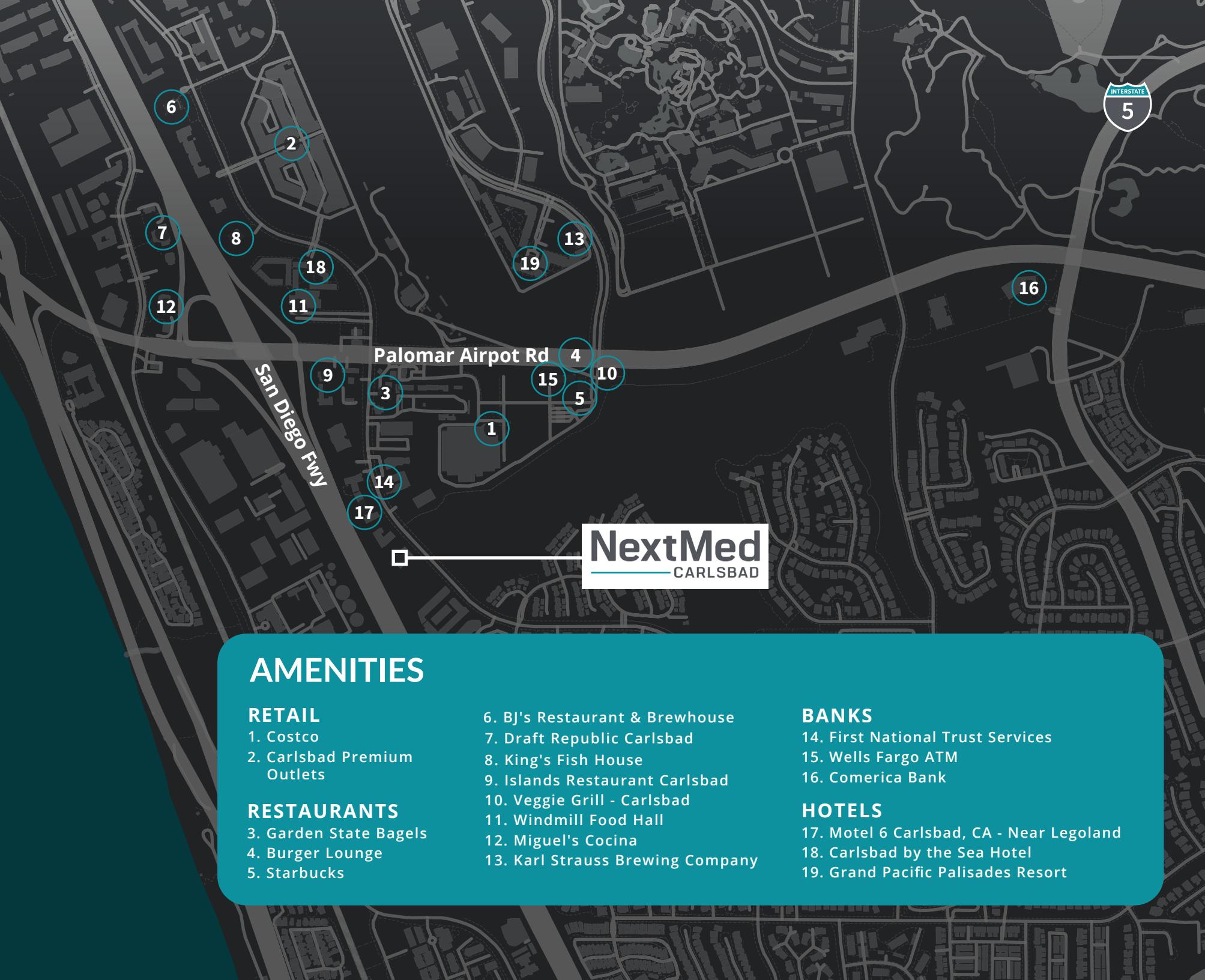
Fertility Specialists Medical Group • San Diego Orthobiologics Medical Group • United Medical Doctors Urgent Care • West Coast OB/GYN

**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



## AMENITIES

### RETAIL

1. Costco
2. Carlsbad Premium Outlets

### RESTAURANTS

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

### BANKS

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

### HOTELS

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

	<b>142k</b>		<b>45</b>
Total Population	Median Age	Population Age 65+	Population Age <24
	<b>173,360</b>		<b>\$139,618</b>
Total Daytime Population	Median Household Income	Total Employees	Average Health Care Spending
	<b>93,780</b>		<b>\$11,301</b>

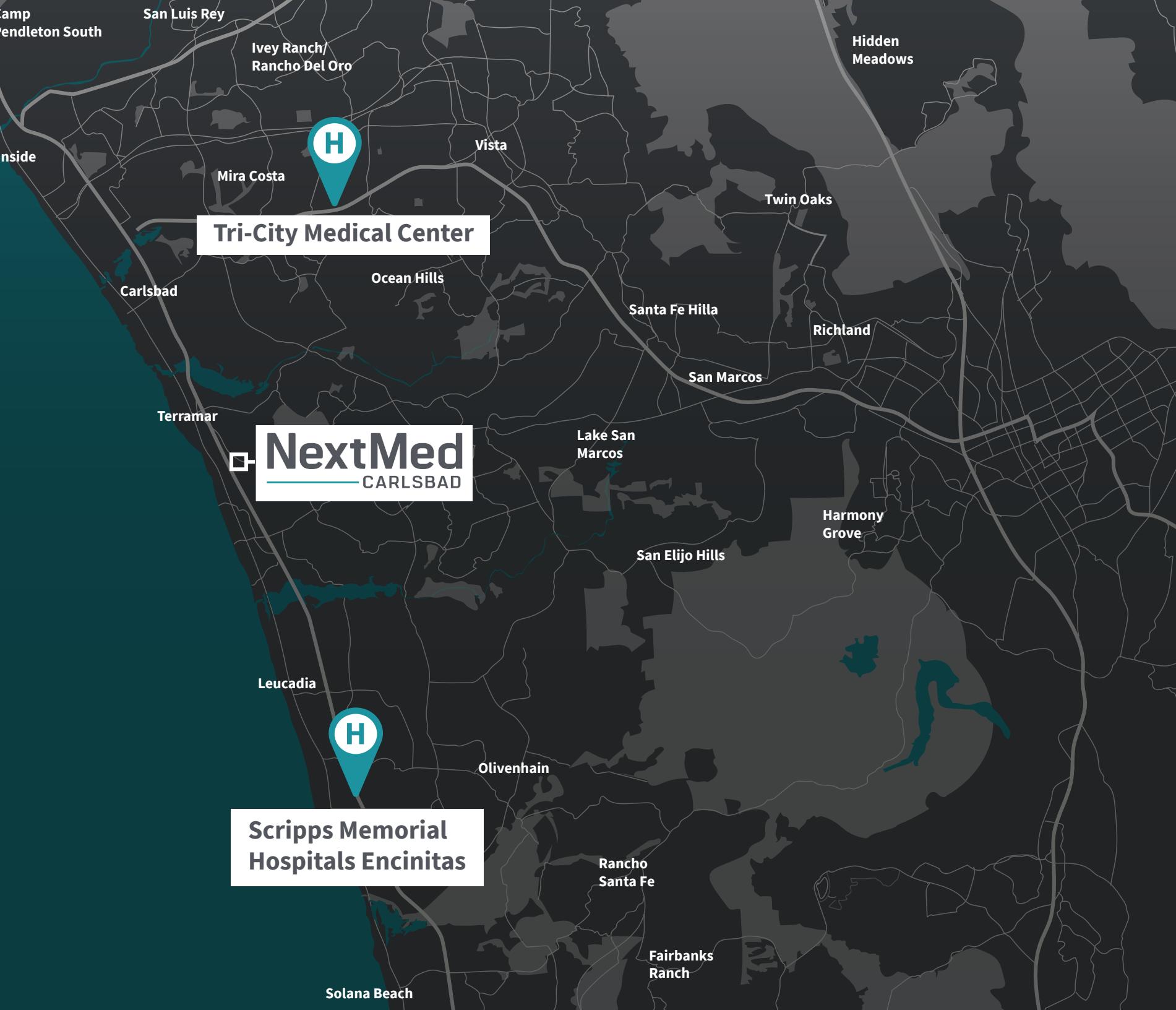
## INSURANCE COVERAGE BREAKDOWN

	<b>37.34%</b>		<b>28.3%</b>
Have PPO (Preferred Provider Org) Medical Insurance	Have Medicare Medical Policy	Have HMO (Health Main Org) Medical Insurance	Have Other Medical Insurance
	<b>22.11%</b>		<b>58.2%</b>

## 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 DEL NORTE

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

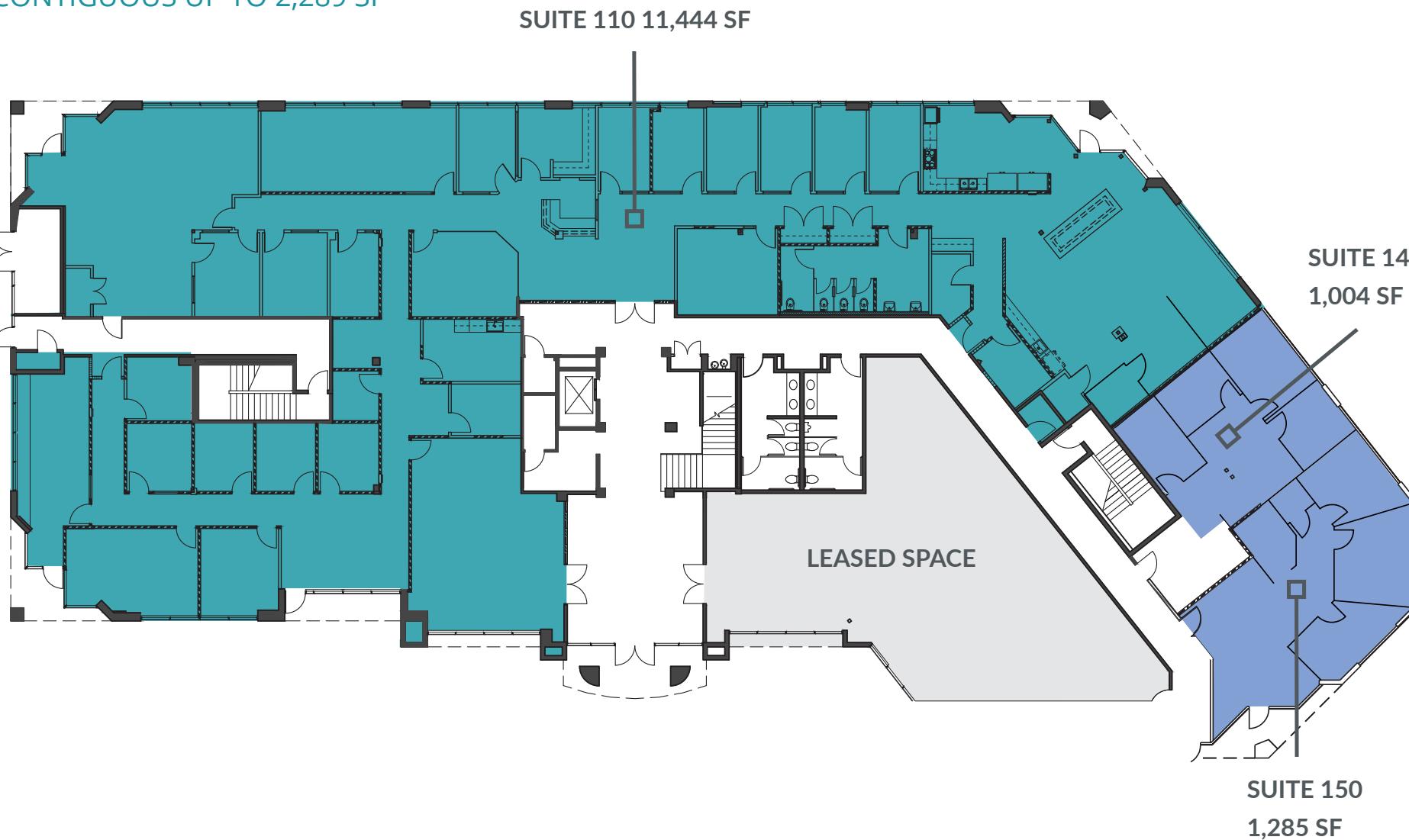
## 6183 PASEO DEL NORTE | FIRST FLOOR

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



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



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# 6185 PASEO DEL NORTE | SECOND FLOOR

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

# extMed

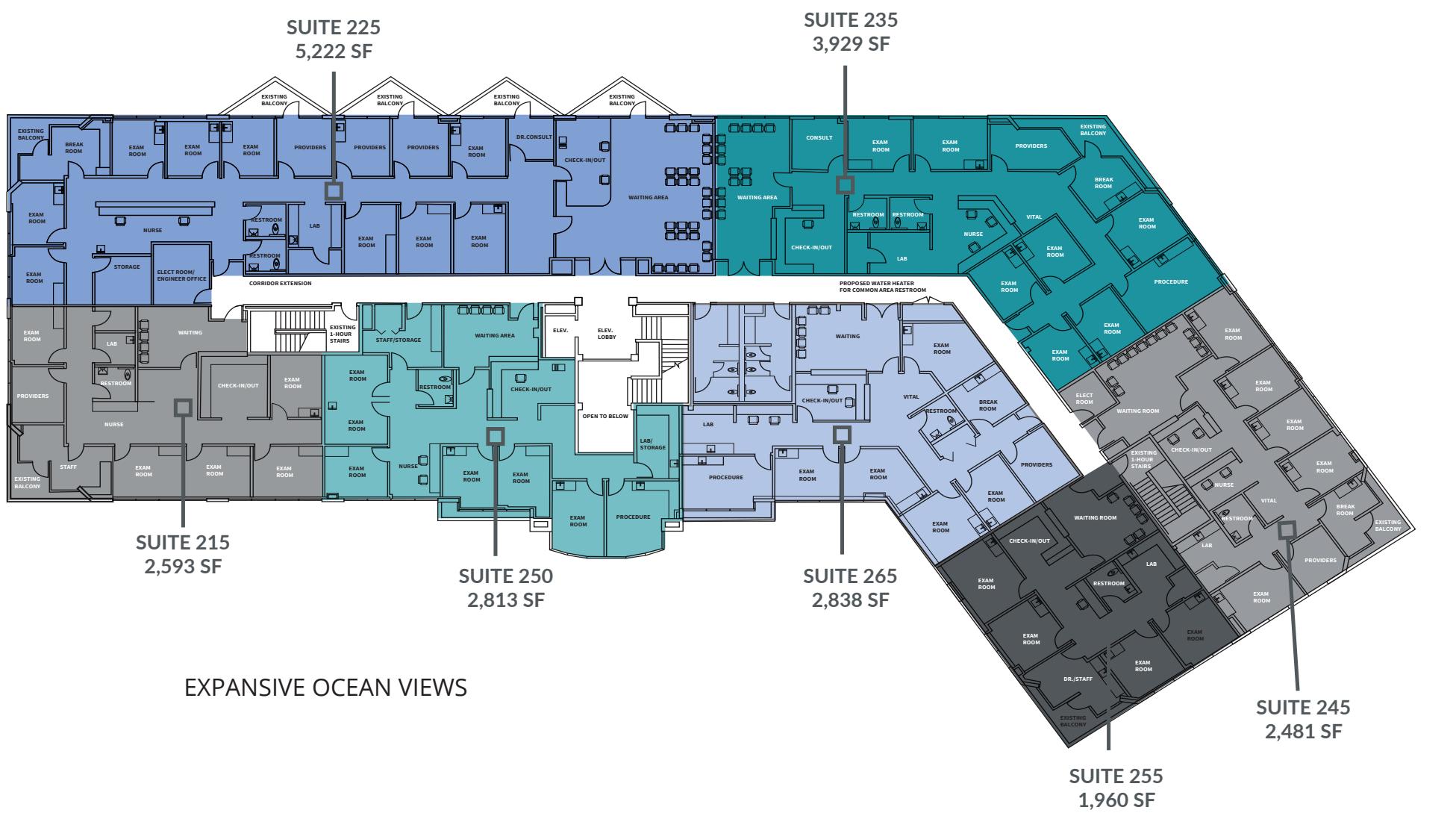
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## CARLSBAD

185 PASEO DEL NORTE | SECOND FLOOR  
SUITE 225: 5,222 SF  
PLANNED MEDICAL SUITE

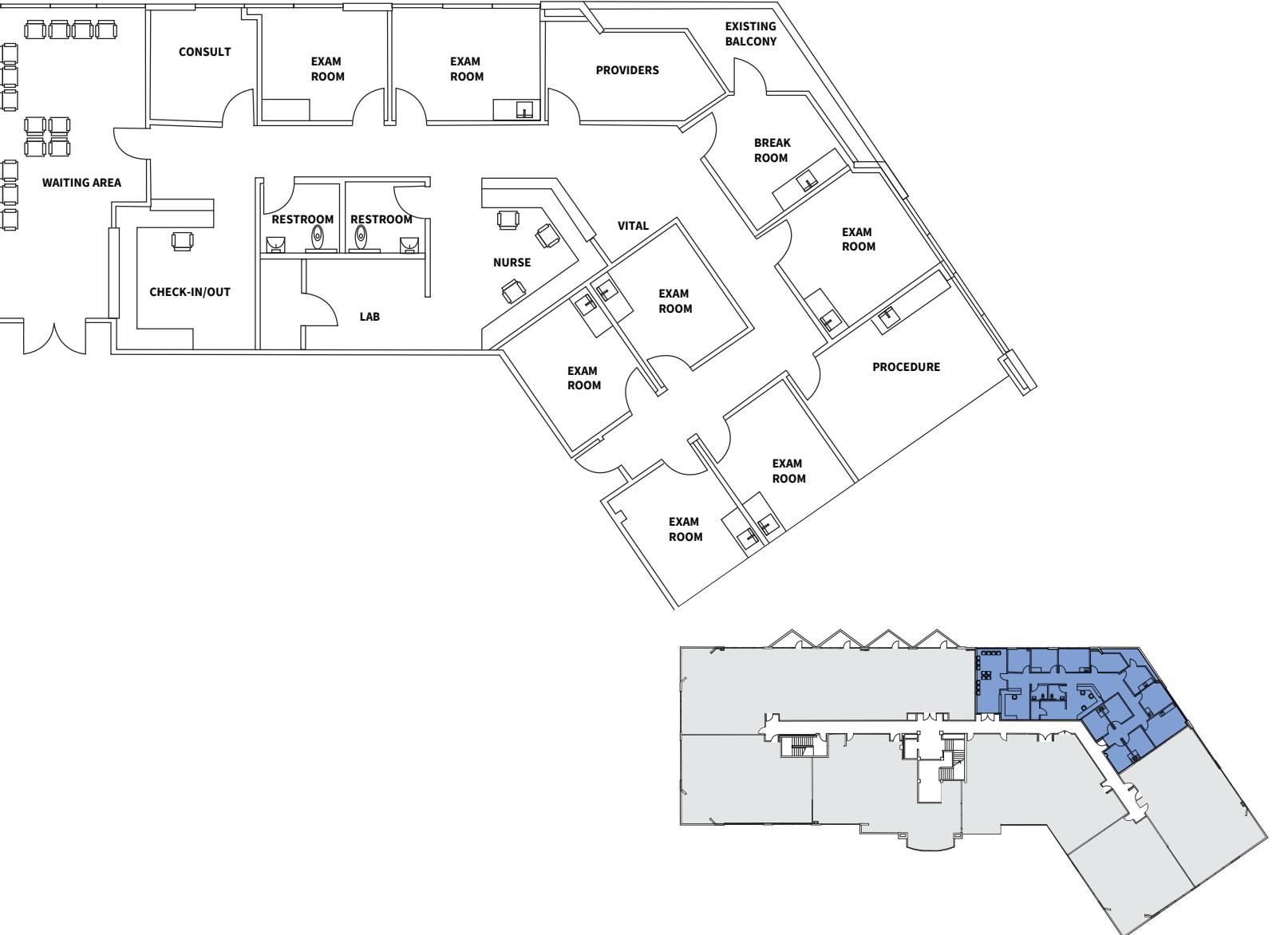
# NextMed

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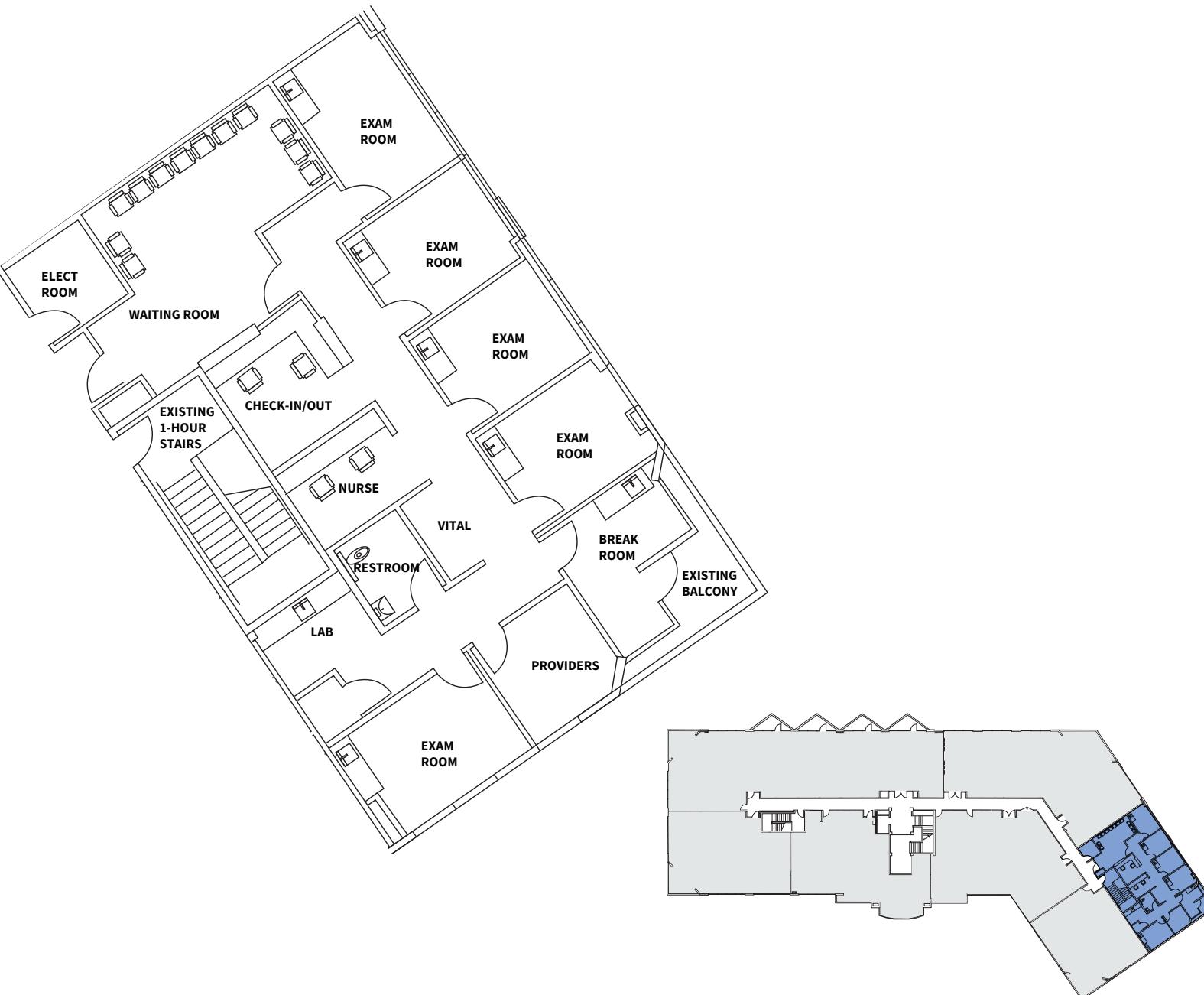
6185 PASEO DEL NORTE | SECOND FLOOR  
SUITE 235: 3,929 SF  
PLANNED MEDICAL SUITE

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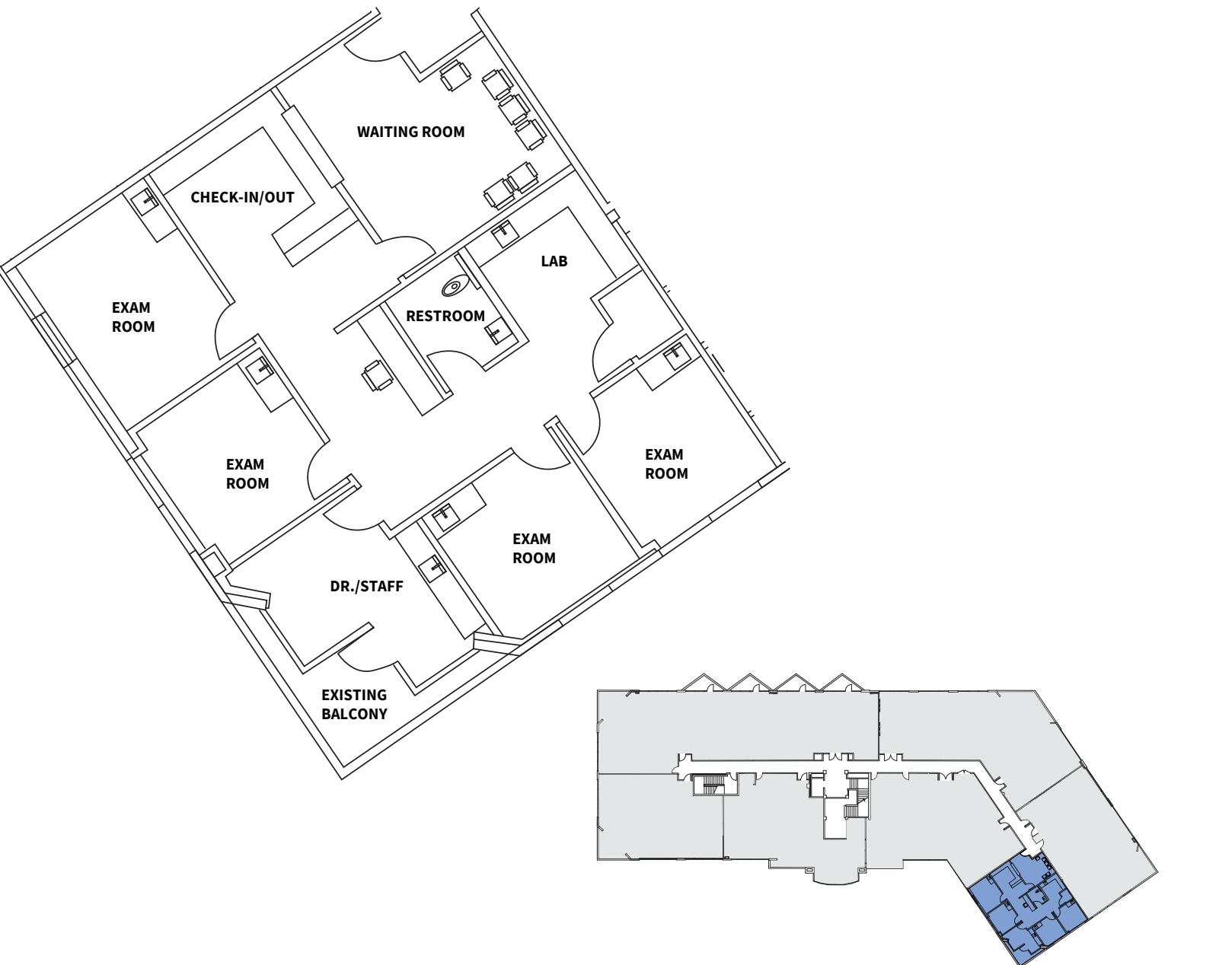
6185 PASEO DEL NORTE | SECOND FLOOR  
SUITE 245: 2,481 SF  
PLANNED MEDICAL SUITE

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

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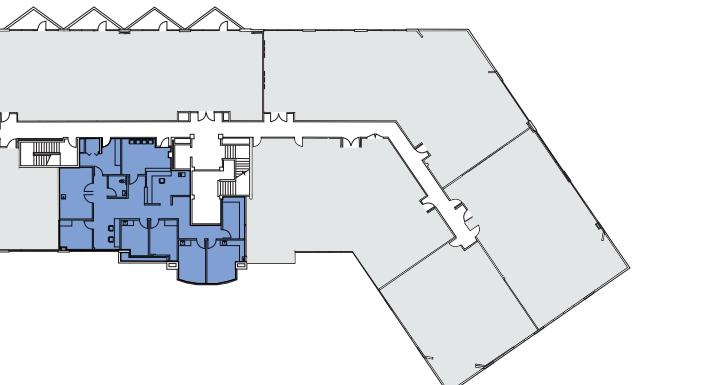
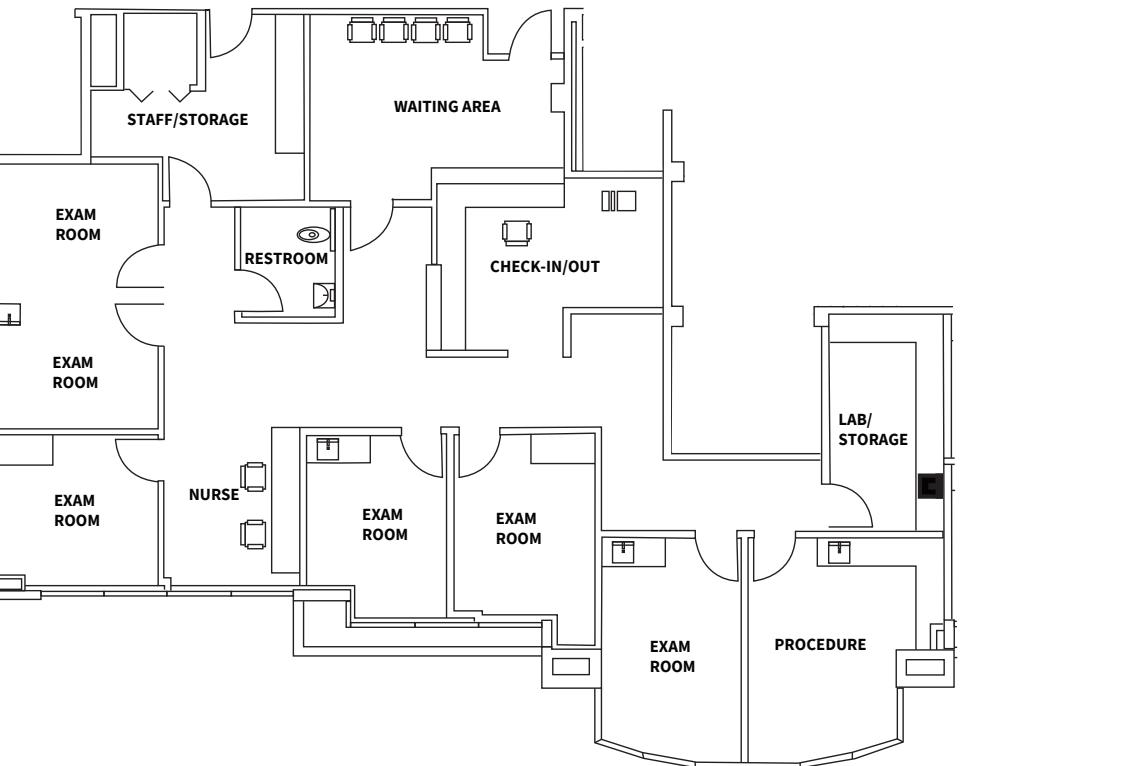


6185 PASEO DEL NORTE | SECOND FLOOR  
SUITE 265: 2,838 SF  
PLANNED MEDICAL SUITE

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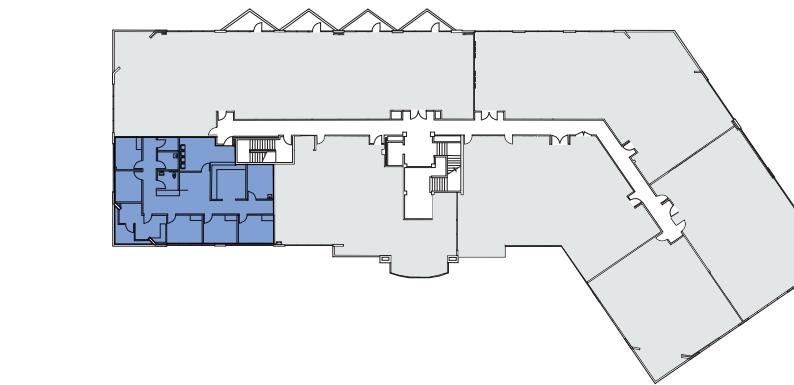
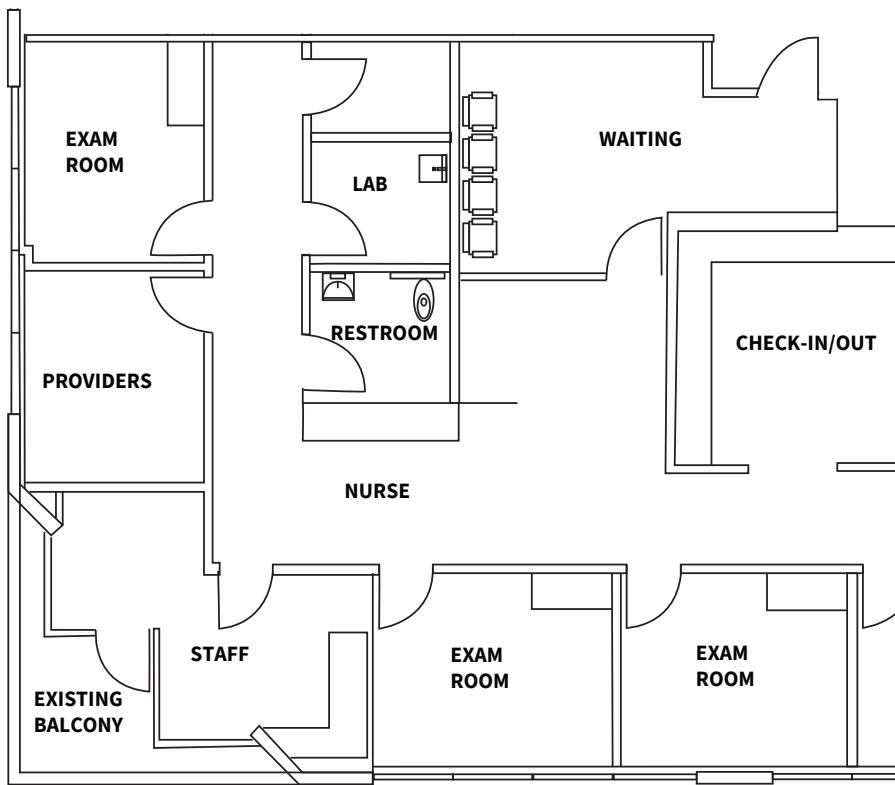


6185 PASEO DEL NORTE | SECOND FLOOR  
SUITE 250: 2,813 SF  
PLANNED MEDICAL SUITE



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6185 PASEO DEL NORTE | SECOND FLOOR  
SUITE 215: 2,593 SF  
PLANNED MEDICAL SUITE



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GROUP



KELLY MORIARTY | 858.410.6359 | [kelly.moriarty@jll.com](mailto:kelly.moriarty@jll.com) | RE Lic. #01963162  
JESS GIANULIAS | 858.352.2906 | [jess.gianulias@jll.com](mailto:jess.gianulias@jll.com) | RE Lic. # 02091715

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