



SOLARA

MEDICAL CENTER

NORTH COUNTY'S MOST EXCITING  
HEALTHCARE DESTINATION IS BEING REIMAGINED

NOW OFFERING EXCLUSIVE OWNERSHIP OPPORTUNITIES



2095 W VISTA WAY | VISTA, CA 92083

AN EXCLUSIVE OFFERING:



# SOLARA

MEDICAL CENTER

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## A PREMIER CLASS A MEDICAL CAMPUS, REDEFINED

Extensive renovations are redefining Solara Medical Center as North County's newest and most elevated Class A medical office project. Discover the opportunity to own a condominium unit within this thoughtfully reimaged setting.

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POST-RENOVATION EXTERIOR CONCEPT DRAWINGS - SUBJECT TO CHANGE



## A STRATEGIC LOCATION FOR GROWING PRACTICES

Solara Medical Center is undergoing extensive renovations and will emerge as North County's premier Class A medical office destination. Designed for modern healthcare, it will combine luxury finishes, upgraded systems, and patient-focused enhancements in a highly connected, visible location. Highlights include:

- The Opportunity to Own Your Space: Condominium Units Available
- High-End Medical Project
- Flexible Suites from 1,347 – 28,065 RSF with Custom Buildouts Available
- Reimagined Lobby and Common Areas with Luxury Finishes; Patient-Focused Upgrades Throughout
- Modern Electronic Directories for Easy Navigation
- Upgraded Elevator & Building Systems
- Enhanced Exterior Façade & Revitalized Landscaping
- Ample Parking: 5/1,000 SF
- Strategically Positioned Off Highway 78 for Maximum Visibility

**Just steps from Tri-City Medical Center—soon to be a Sharp HealthCare hospital**—Solara Medical Center delivers unparalleled visibility and accessibility for healthcare providers. With multiple health systems expanding into the region, Solara presents a unique opportunity for medical groups to establish or grow their presence in a highly connected Class A setting. Secure your space today and position your practice for the future.



CARLSBAD

OCEANSIDE

TRI-CITY  
CROSSROADS

- Starbucks
- Teri Cafe
- Cusimano's Pizzeria
- Annam Pho
- Savory Thai
- TNL Boba
- Taco Bell
- Arco
- Chick-fil-A

COLLEGE BLVD  
EXIT

TRI-CITY  
MEDICAL CENTER  
FUTURE SHARP HOSPITAL



- 0.3 Miles  
To Tri-City Medical Center
- 1 Mile  
To SR 78
- 3.9 Miles  
To I-5
- 6 Miles  
To UC San Diego Health Vista
- 9.9 Miles  
To Scripps Coastal San Marcos
- 10 Miles  
To Kaiser Permanente San Marcos
- 12 Miles  
To Palomar Medical Center
- 12.9 Miles  
To I-15
- 13.3 Miles  
To Scripps Hospital Encinitas

W VISTA WAY

THUNDER DR

VISTA

MED-CARE  
PHARMACY

WEST



## IN THE HEART OF A THRIVING HEALTHCARE HUB

**Solara Medical Center** offers unmatched proximity to one of North County’s most respected medical institutions, making it an ideal location for healthcare providers seeking visibility, convenience, and connectivity.

Located just 250 yards from Tri-City Medical Center, Solara sits at the heart of a thriving healthcare corridor. The hospital is recognized for comprehensive, patient-centered care across specialties including Orthopedics, Cardiovascular, Neurovascular, Women’s Health, Cancer, and Emergency Services. Home to a Level III NICU and certified stroke and heart programs, Tri-City Medical Center is a cornerstone of advanced care in North County.

Building on this strength, **Tri-City has entered into a long-term partnership with Sharp HealthCare** to expand access to primary and specialty care, restore specialty services such as labor and delivery, invest in next-generation technologies, modernize record systems, enable seismic upgrades on campus, and ensure long-term financial sustainability.

Click to read more about this exciting collaboration:

SHARP PARTNERSHIP

## LEADING HEALTHCARE NETWORKS IN CLOSE PROXIMITY



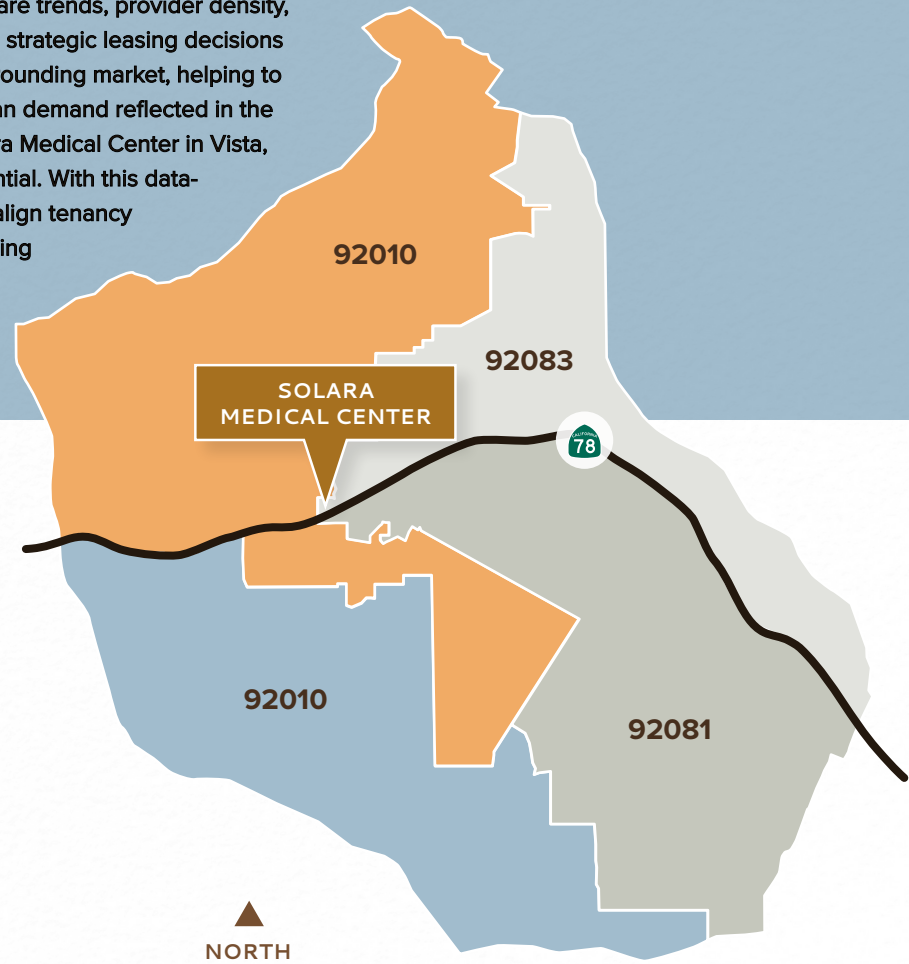


# PATIENT DEMAND FORECAST SOLARA MEDICAL CENTER

revista<sub>med</sub>

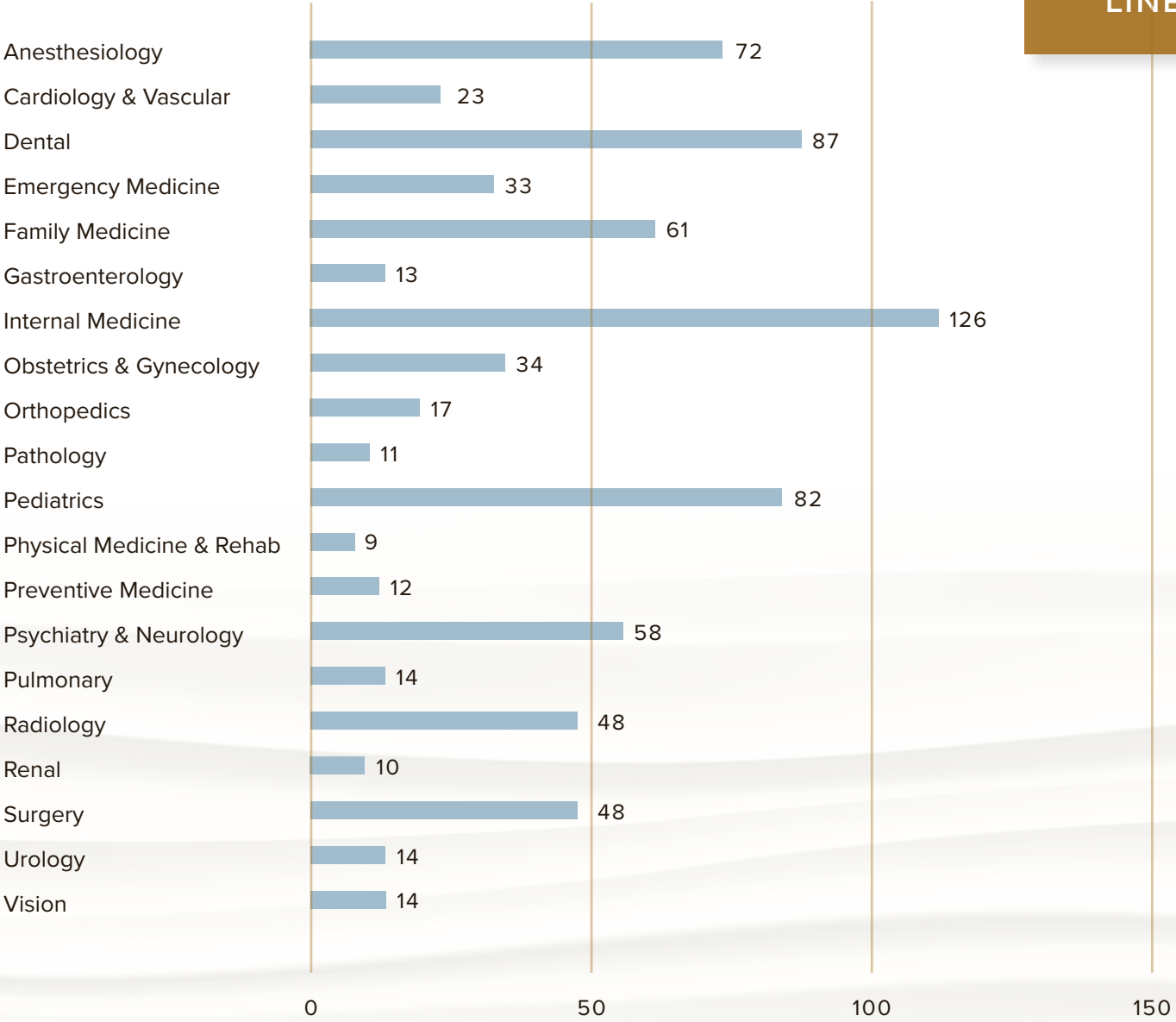
Utilizing data from the Revista Specialty Demand Tool, this property benefits from deep insights into local healthcare trends, provider density, and specialty demand. This analysis supports strategic leasing decisions by identifying unmet clinical needs in the surrounding market, helping to attract high-value medical users. The physician demand reflected in the data is based on a 5-mile radius around Solara Medical Center in Vista, highlighting key specialties with growth potential. With this data-driven approach, ownership is positioned to align tenancy with the most in-demand specialties, maximizing the long-term success and stability of the project and the physicians.

TARGET  
MARKETS



**PHYSICIAN DEMAND CHART (5 Miles)**

**SERVICE  
LINES**

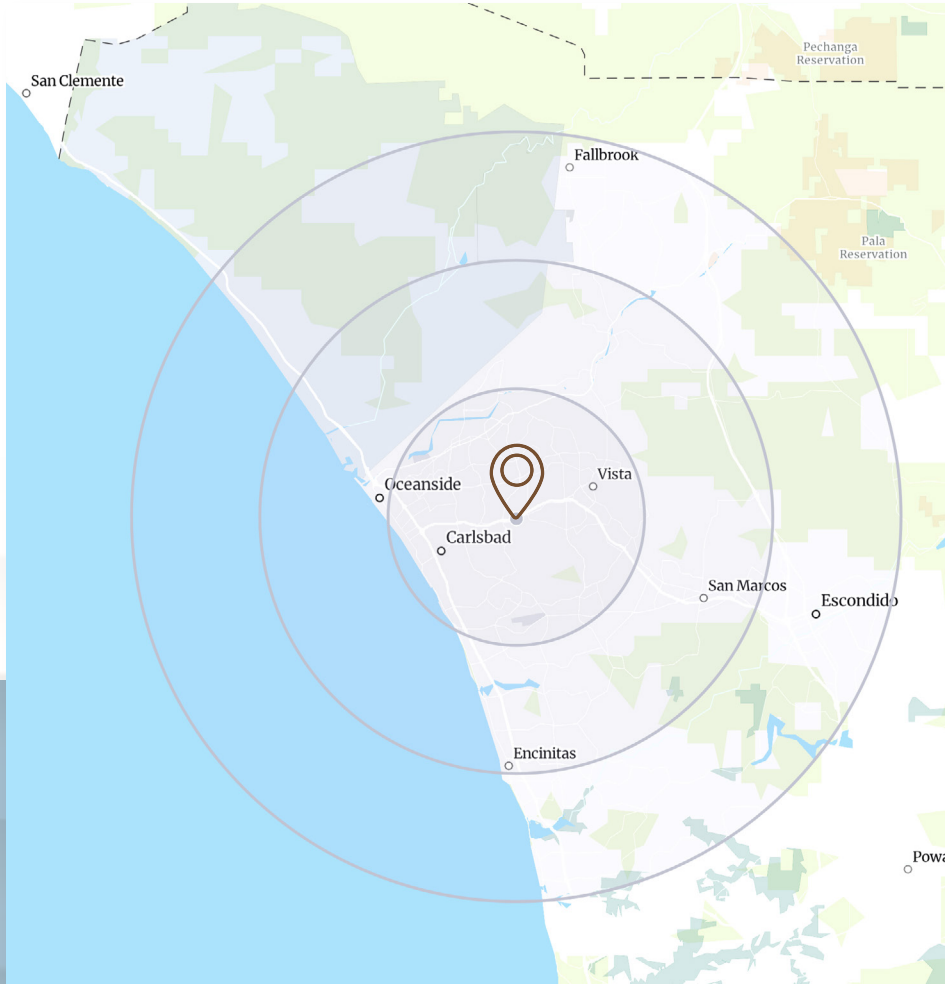




*POST-RENOVATION CONCEPT DRAWING - LOBBY - SUBJECT TO CHANGE*

# DISCOVER THE DETAILS

**YOUR PRACTICE, PERFECTLY POSITIONED**



# 129,000

Average Daily  
Traffic Count at  
Highway 78  
& W Vista Way

## AT THE CENTER OF A THRIVING PATIENT BASE

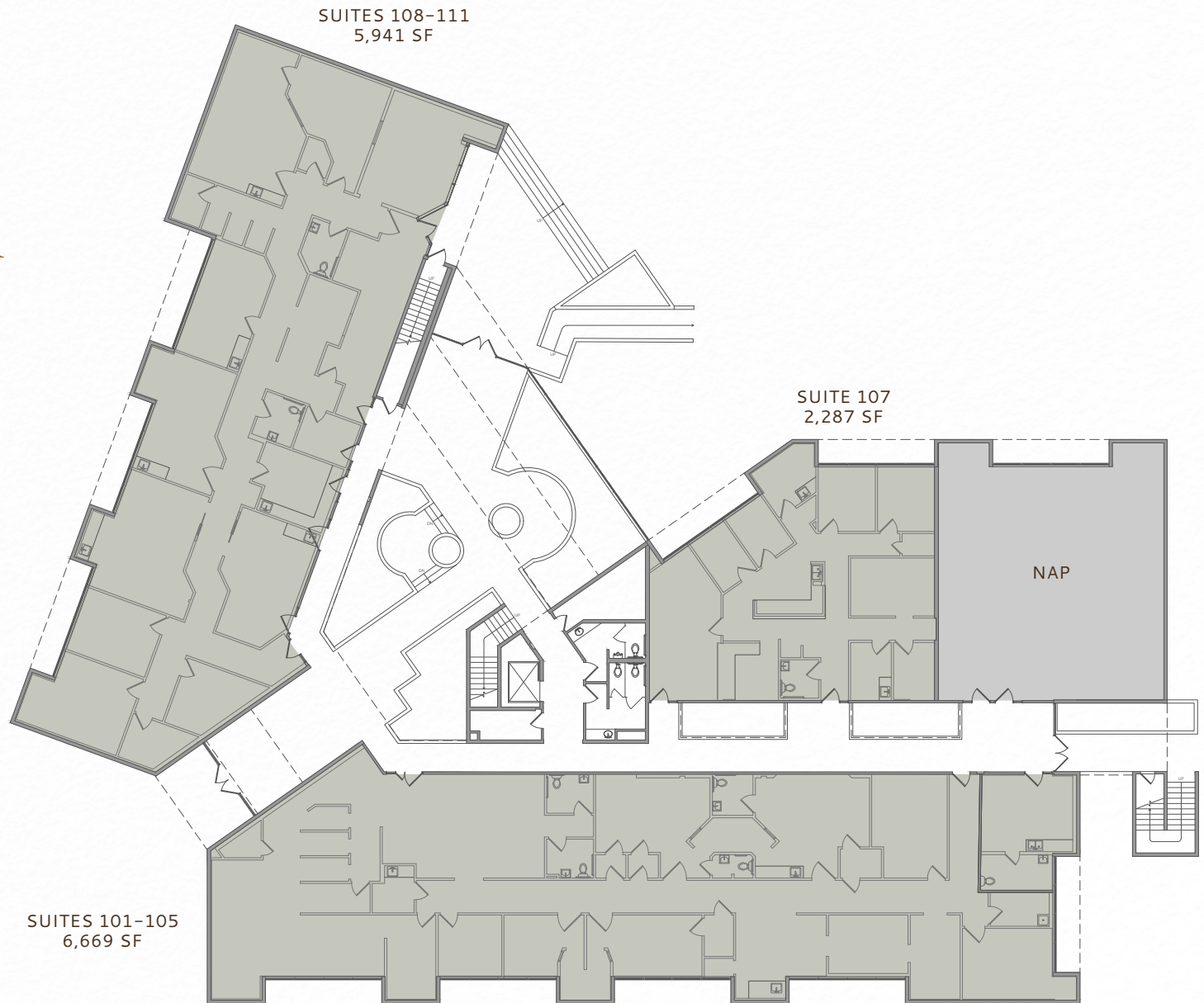
	<b>2025</b>	<b>2030</b>
	<b>Total Population</b>	<b>Total Population</b>
Mile 5	311,964	315,407
Mile 10	585,627	591,154
Mile 15	863,064	869,208

	<b>2025 Population</b>	<b>2025 Average</b>
	<b>Over 50</b>	<b>Household Income</b>
Mile 5	36%	\$136,783
Mile 10	36.1%	\$155,820
Mile 15	36.1%	\$156,740



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MEDICAL CENTER

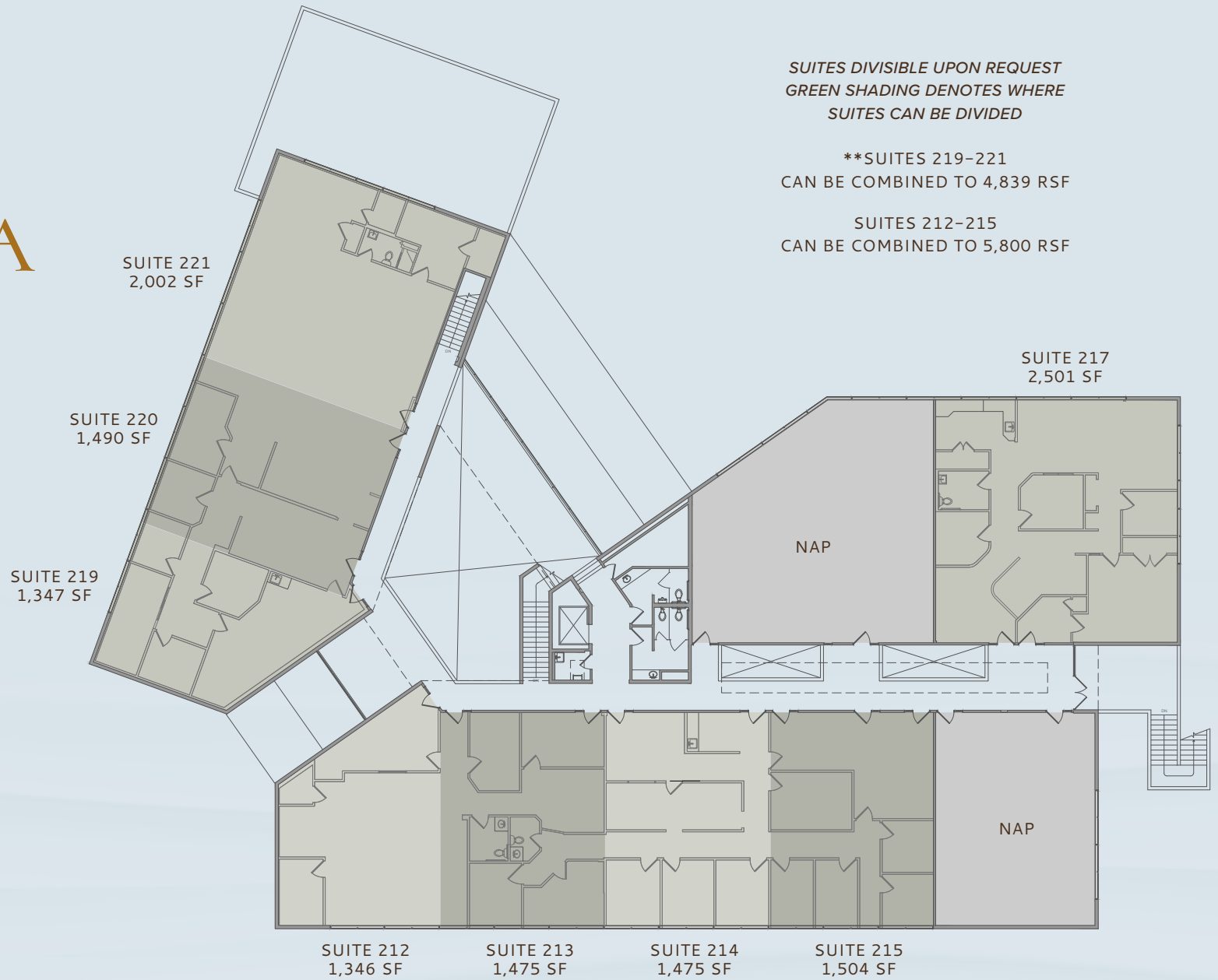


**FLOORPLAN FIRST FLOOR**



# SOLARA

MEDICAL CENTER

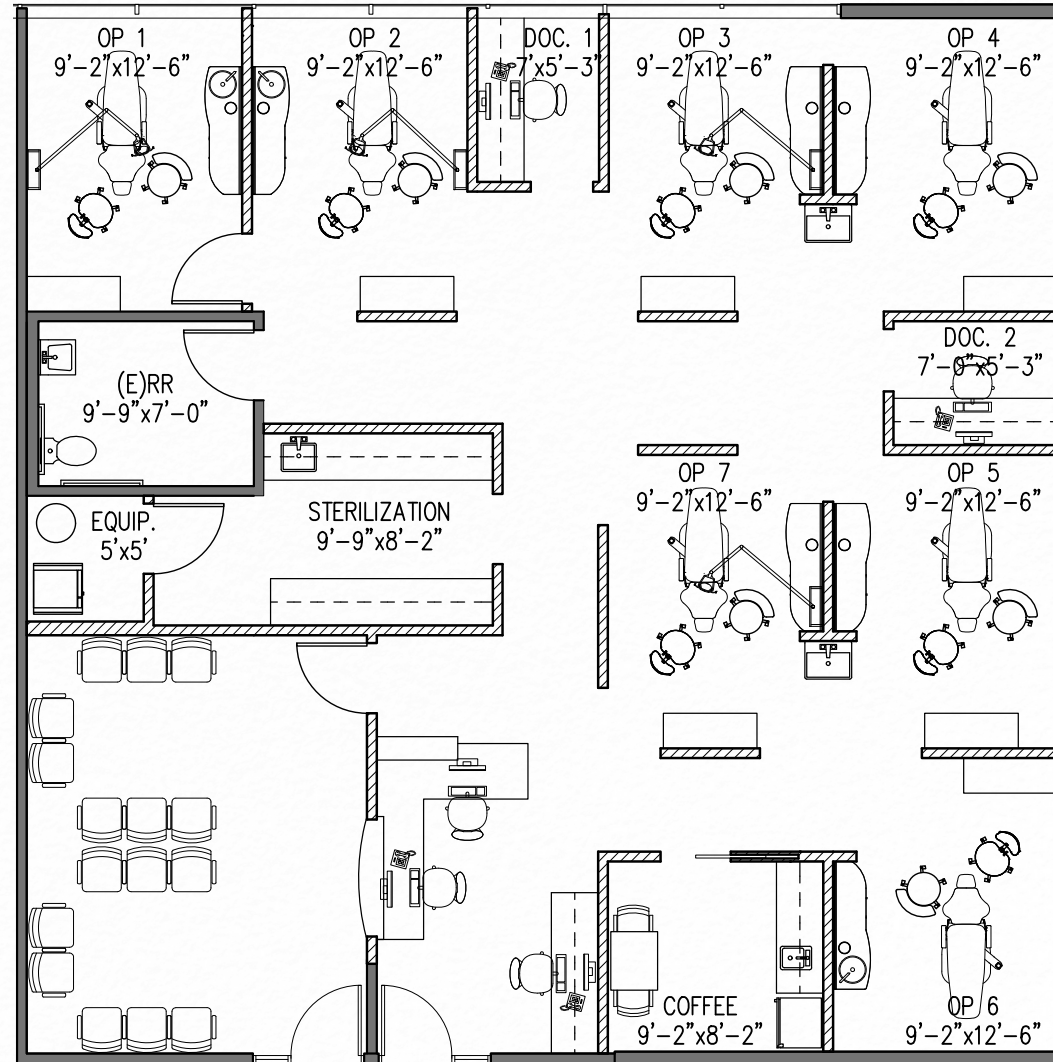


## FLOORPLAN SECOND FLOOR



**SOLARA**  
MEDICAL CENTER

SUITE 217  
2,501 SF

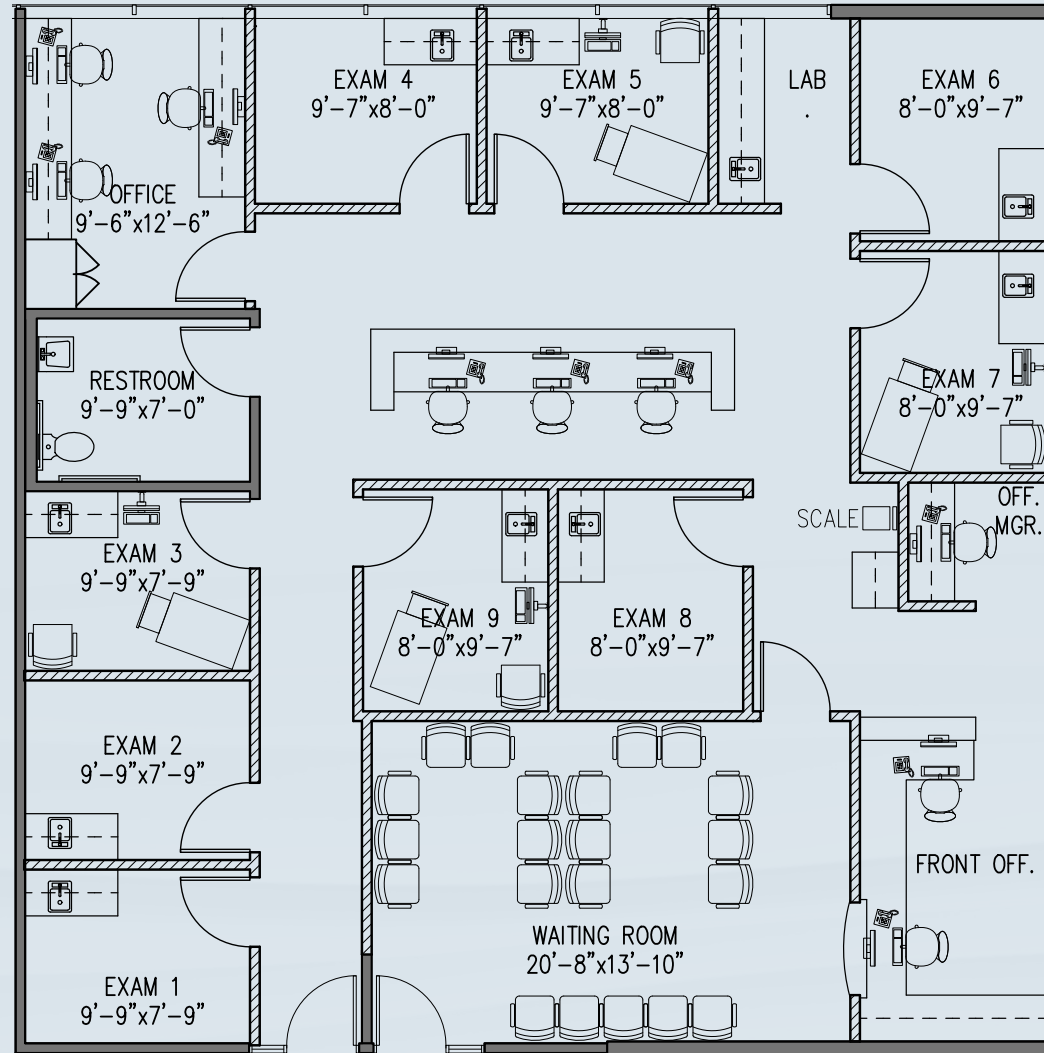


**CONCEPTUAL DENTAL PLAN**



**SOLARA**  
MEDICAL CENTER

SUITE 217  
2,501 SF



CLICK TO SEE  
VIRTUAL FLOORPLAN

## CONCEPTUAL MEDICAL PLAN

PRE-RENOVATION PHOTOS

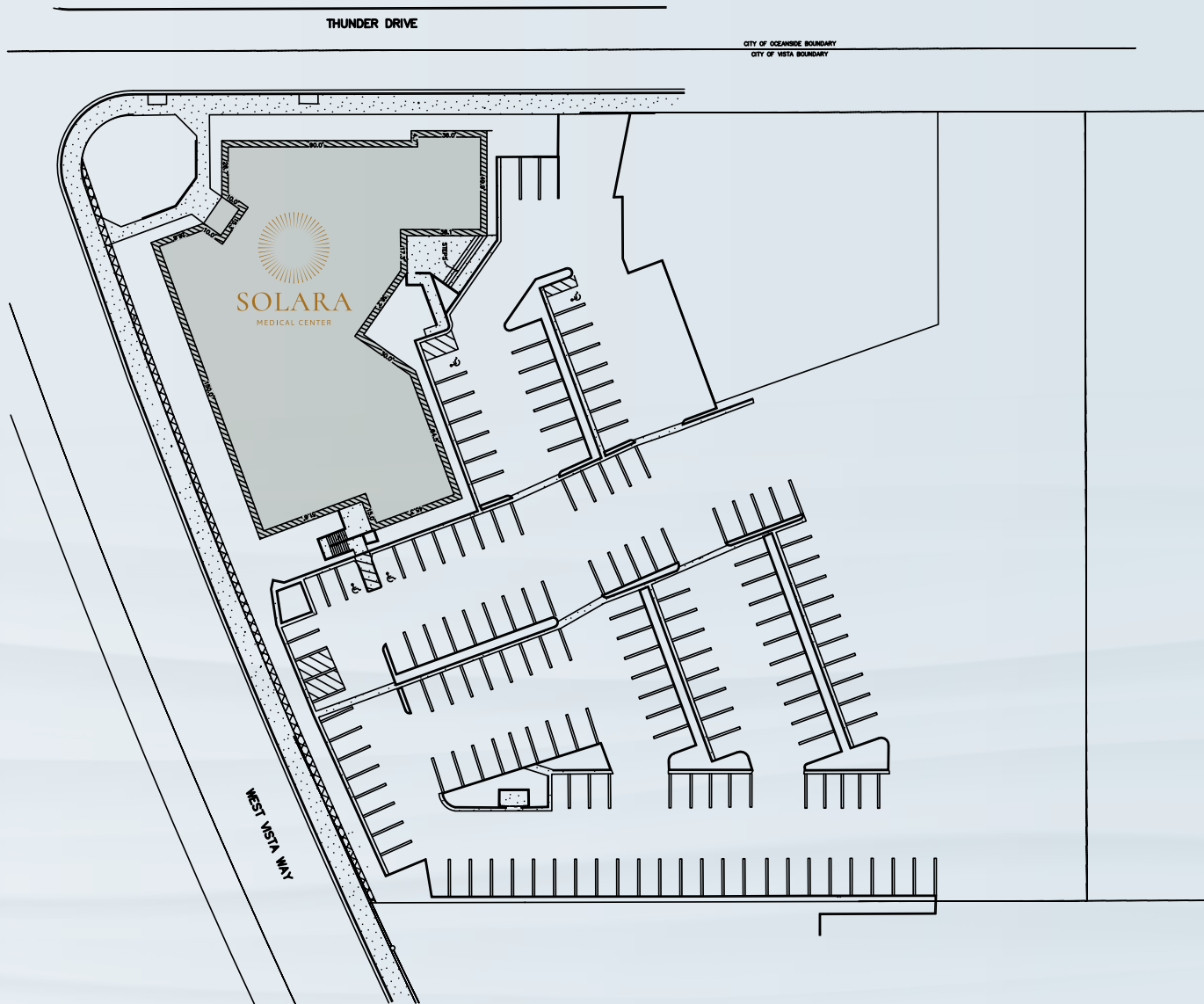






# SITE PLAN

## SOLARA MEDICAL CENTER







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