



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

## 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 reimagined 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.

SOLARA MEDICAL CENTER: 2095 W VISTA WAY, VISTA CA 92083



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



MED-CARE PHARMACY

WEST

- 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



### 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

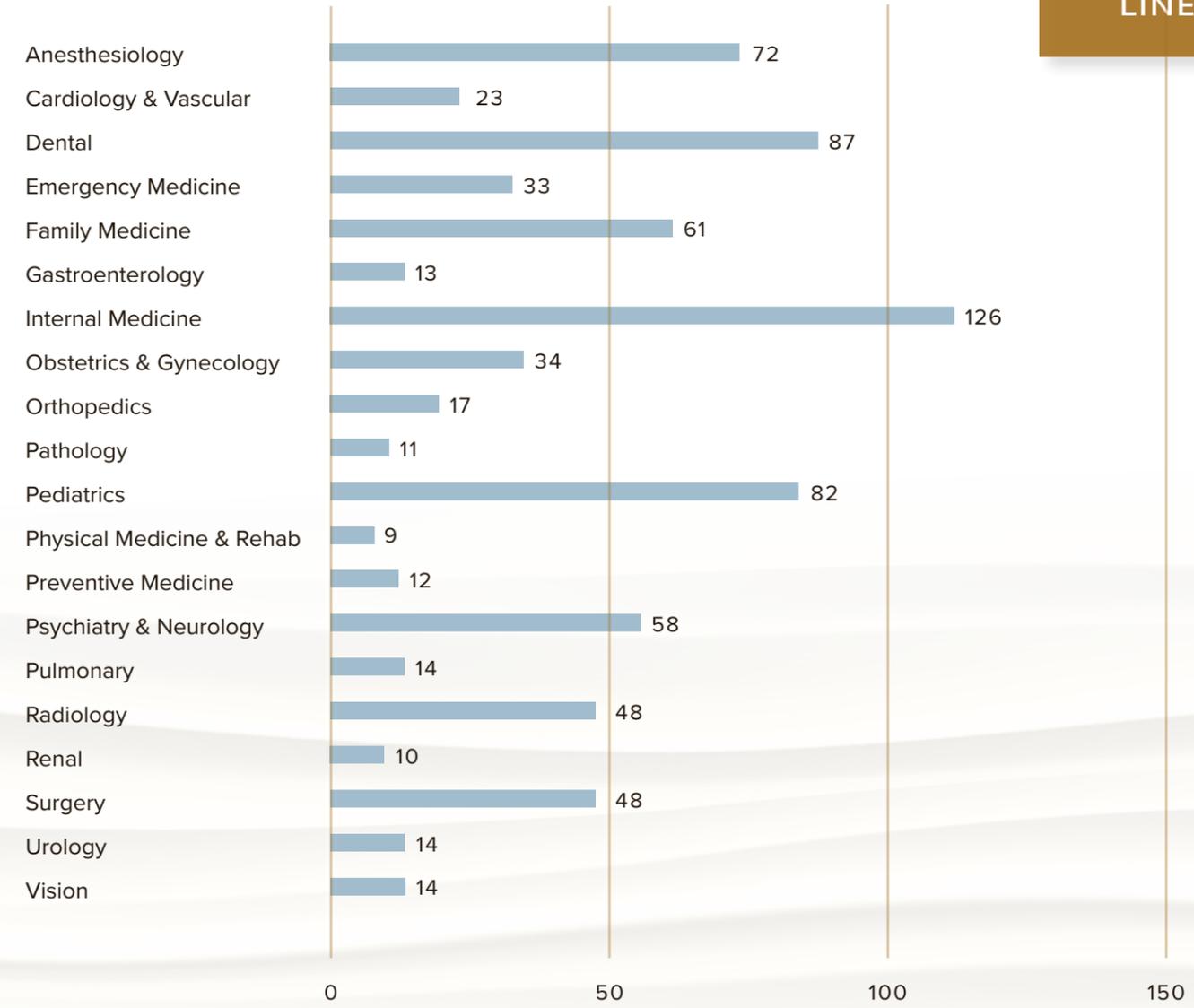
revista<sub>med</sub>

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)



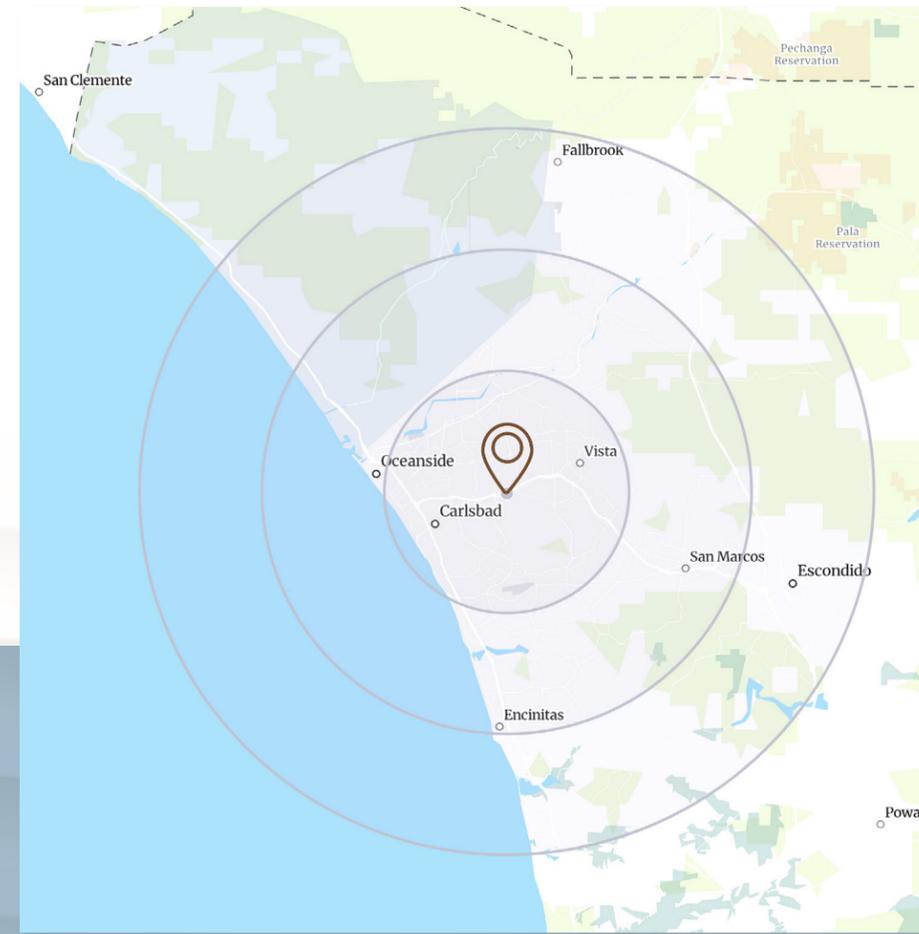
SERVICE  
LINES



POST-RENOVATION CONCEPT DRAWING - LOBBY - SUBJECT TO CHANGE

## DISCOVER THE DETAILS

YOUR PRACTICE, PERFECTLY POSITIONED



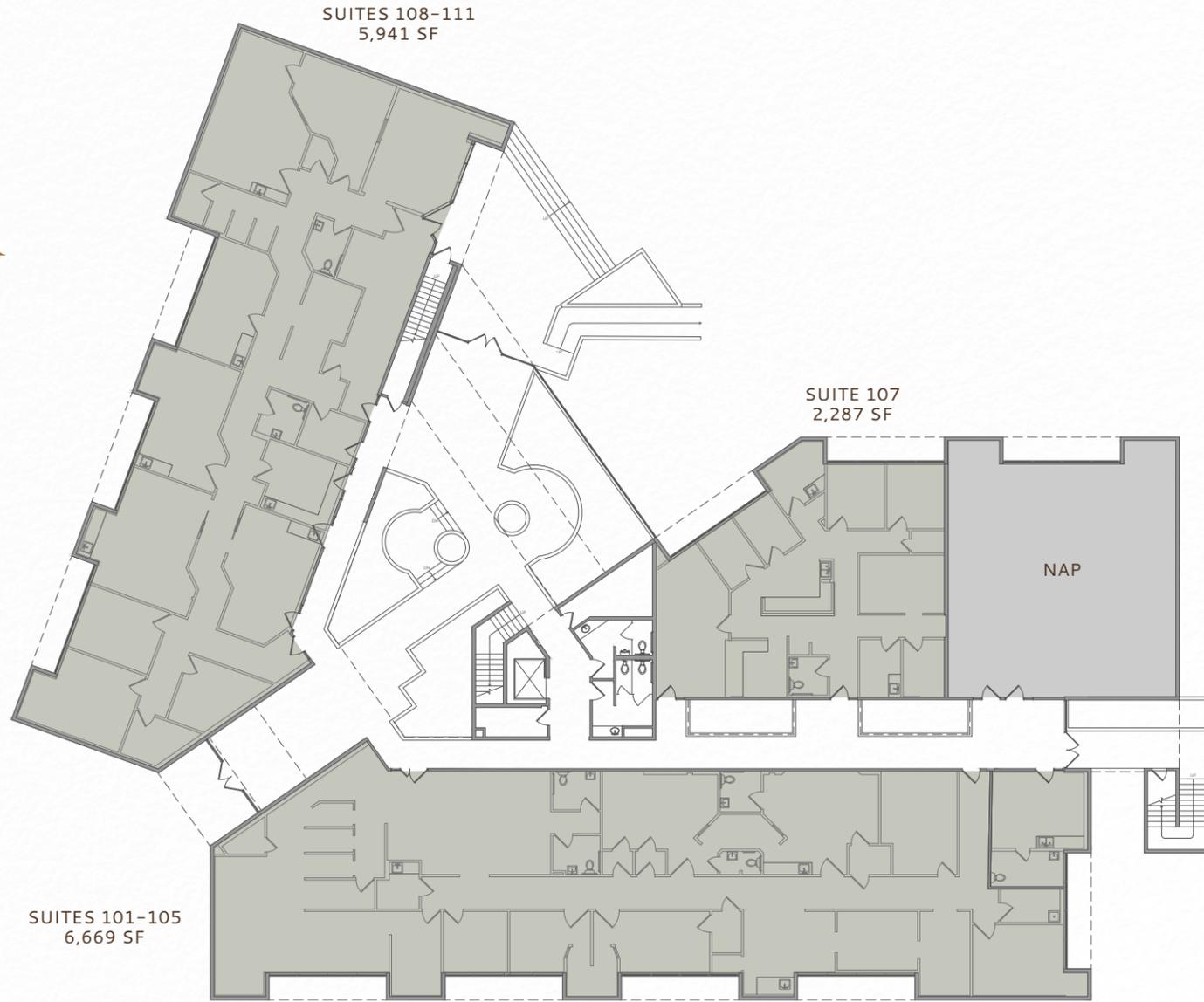
# 129,000

Average Daily  
Traffic Count at  
Highway 78  
& W Vista Way

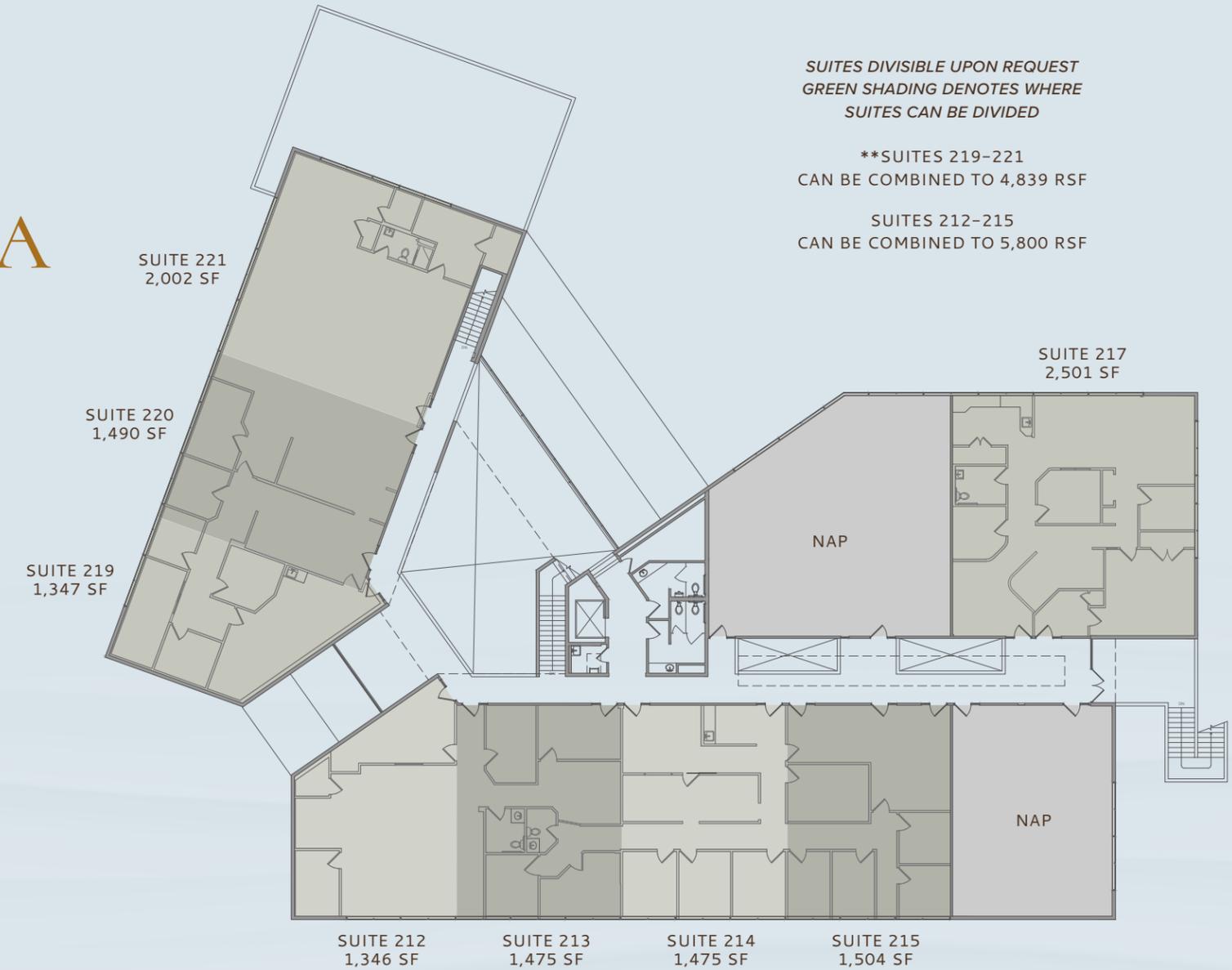
### AT THE CENTER OF A THRIVING PATIENT BASE

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

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

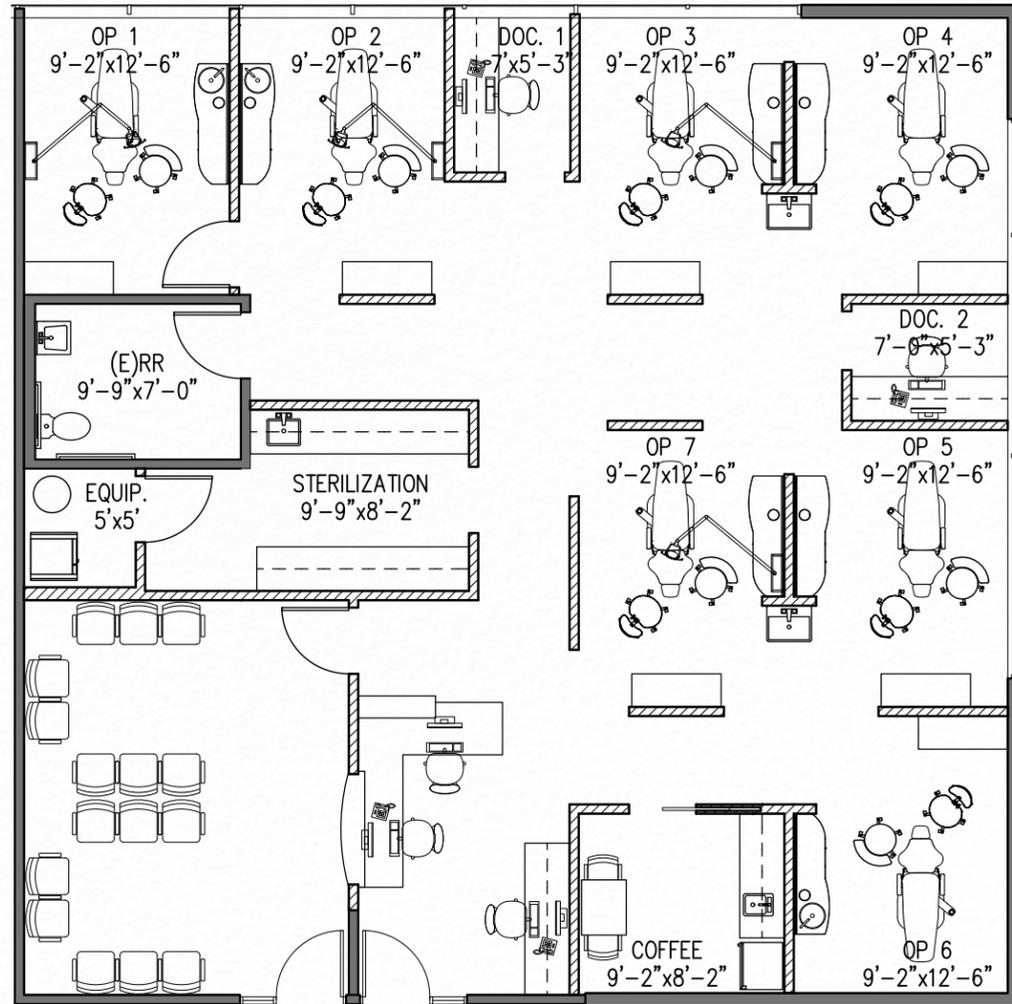


**FLOORPLAN FIRST FLOOR**



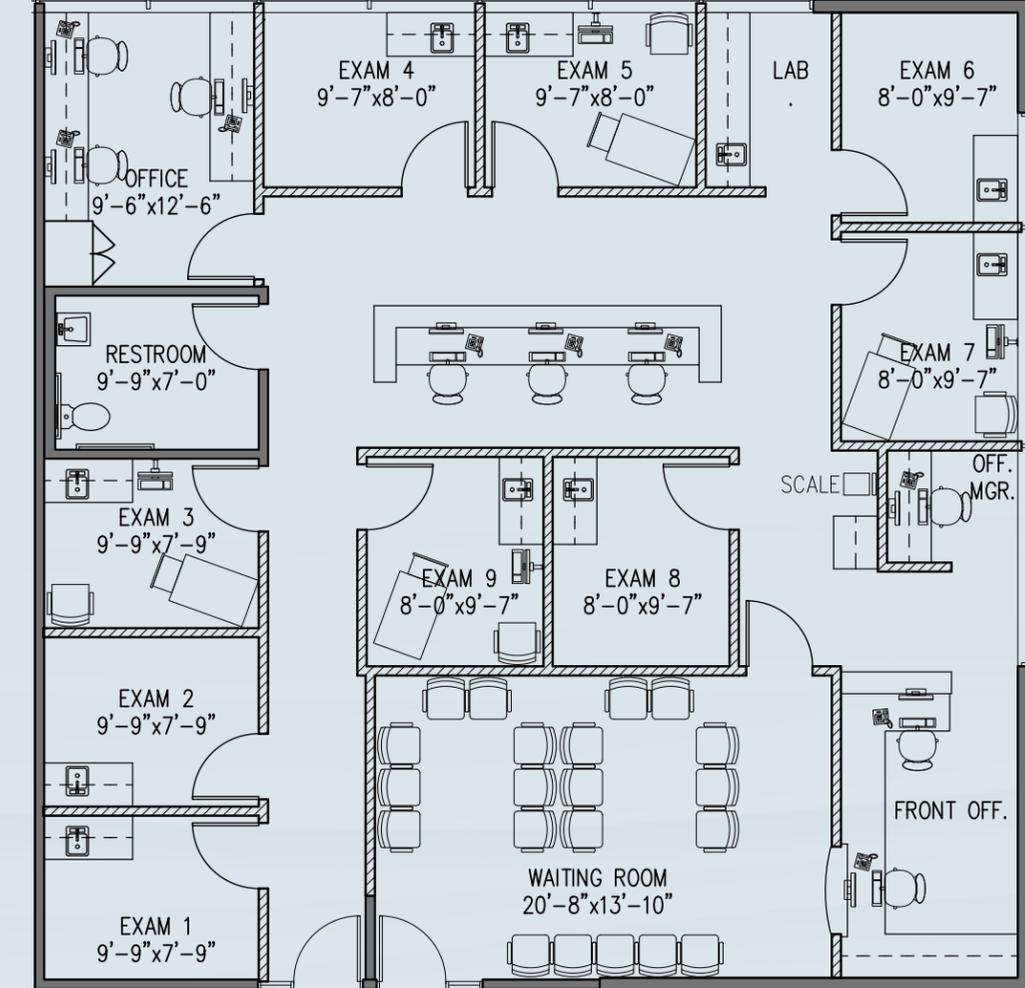
**FLOORPLAN SECOND FLOOR**

SUITE 217  
2,501 SF



**CONCEPTUAL DENTAL PLAN**

SUITE 217  
2,501 SF



**CONCEPTUAL MEDICAL PLAN**



CLICK TO SEE  
VIRTUAL FLOORPLAN

PRE-RENOVATION PHOTOS





# SITE PLAN SOLARA MEDICAL CENTER





## CONTACT

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