

**NextMed**  
CARLSBAD

Owned by and for physicians  
Please inquire about ownership opportunities



6125, 6183 & 6185 Paseo Del Norte

**Class A Medical Offices**



AVAILABILITIES FROM 1,004 SF AND UP.  
PLEASE CONTACT US for MORE details.





# NextMed

CARLSBAD



## 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





Future mixed-use development

I-5

Carlsbad Ranch Corporate Center

Legoland

Flower Fields

Palomar Airport Road

Paso Del Norte

**NextMed**  
CARLSBAD

- 11
- 12
- 2
- 13
- 10
- 9
- 8
- 21
- 19
- 3
- 7
- 6
- 5
- 4
- 15
- 14
- 20
- 18
- 1





# 15-MINUTE DRIVE TIME RADIUS



**\$153K**

Average household income in 2022



**281K**

Population – 2022



**283K**

Population by 2027



**\$9.6K**

Annual Healthcare Spending  
per household



**54K**

Population age 65+



**79K**

Population age < 24

## AMENITIES

### RETAIL

1. Costco
2. Carlsbad Premium Outlets

### RESTAURANTS

3. Karl Struass Brewery
4. Tip Top Meats
5. Carl's Jr.
6. Taco Bell
7. Islands
8. TGI Friday's
9. Carlsbad Premium Outlets
10. Corner Bakery
11. King's Fish House
12. BJ's Restaurant and Brewhouse
13. PF Chang's
14. Veggie Grill
15. Burger Lounge

### BANKS

16. Comerica Bank
17. Bank of America
18. First National Trust Services

### HOTELS

19. Grand Pacific Palisades
20. Motel 6 Carlsbad East
21. Carlsbad by the Sea Resort



# practices + services at nextmed campus

## 6121

Carlsbad Surgery Center  
Orthopedic Specialists of North County  
OSNC Physical Therapy  
OSNC MRI  
Tri-City Health

## 6125

San Diego Orthobiologics Medical Group  
UMD Urgent Care  
Fertility Specialists Medical Group (FSMG)  
Sharp Mary Birch  
West Coast OB/GYN Inc.  
NextMed Group

## 6183

Carlsbad Eye Care  
HRC Fertility  
Montecatini  
Lightfully Behavioral Health  
VEBA Healthcare Solutions  
Qigenix

## 6185

Tri-City Health  
SimonMed Imaging  
United Medical Doctors  
UMD Surgery Center

6121

6125

**NextMed**  
CARLSBAD

6183

Parking  
Garage

6185



## AVAILABILITY



### 6125 PASEO DEL NORTE

Suite 140	2,012 SF	Ground Floor Built-Out Medical Space
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### 6183 PASEO DEL NORTE

Suite 140*	1,004 SF *Contiguous up to 2,289 SF	Ground Floor
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Suite 150*	1,285 SF *Contiguous up to 2,289 SF	Ground Floor
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Suite 200	4,285 SF	Available 1/1/2025
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Suite 280	1,962 SF	Flexible Floor Plan
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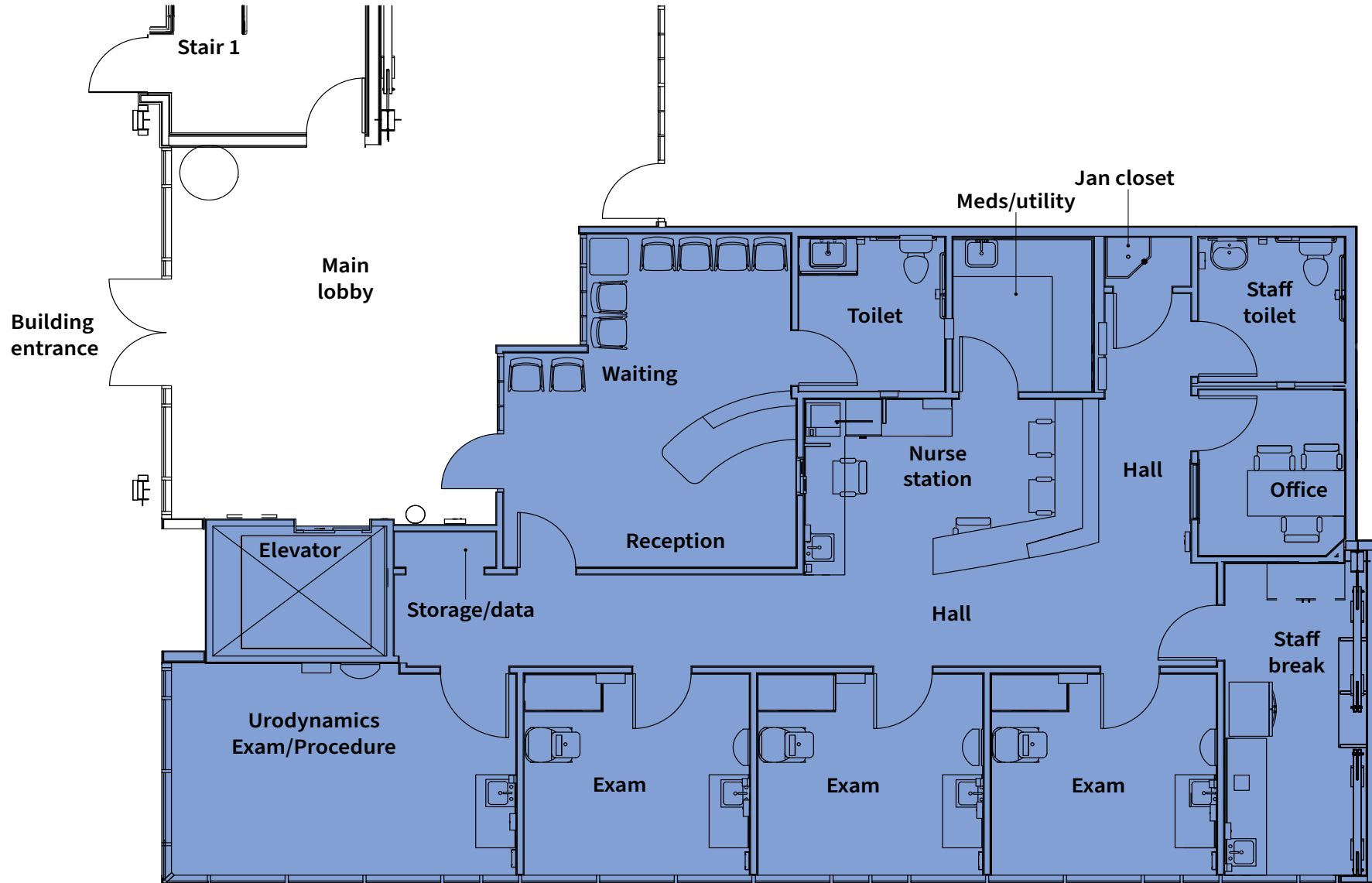
### 6185 PASEO DEL NORTE

Suite 200	22,264 SF (divisible to $\pm 8,000$ )	Entire 2nd Floor Available - Expansive Ocean Views
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6125 PASEO DEL NORTE | FIRST FLOOR

SUITE 140  
2,012 SF



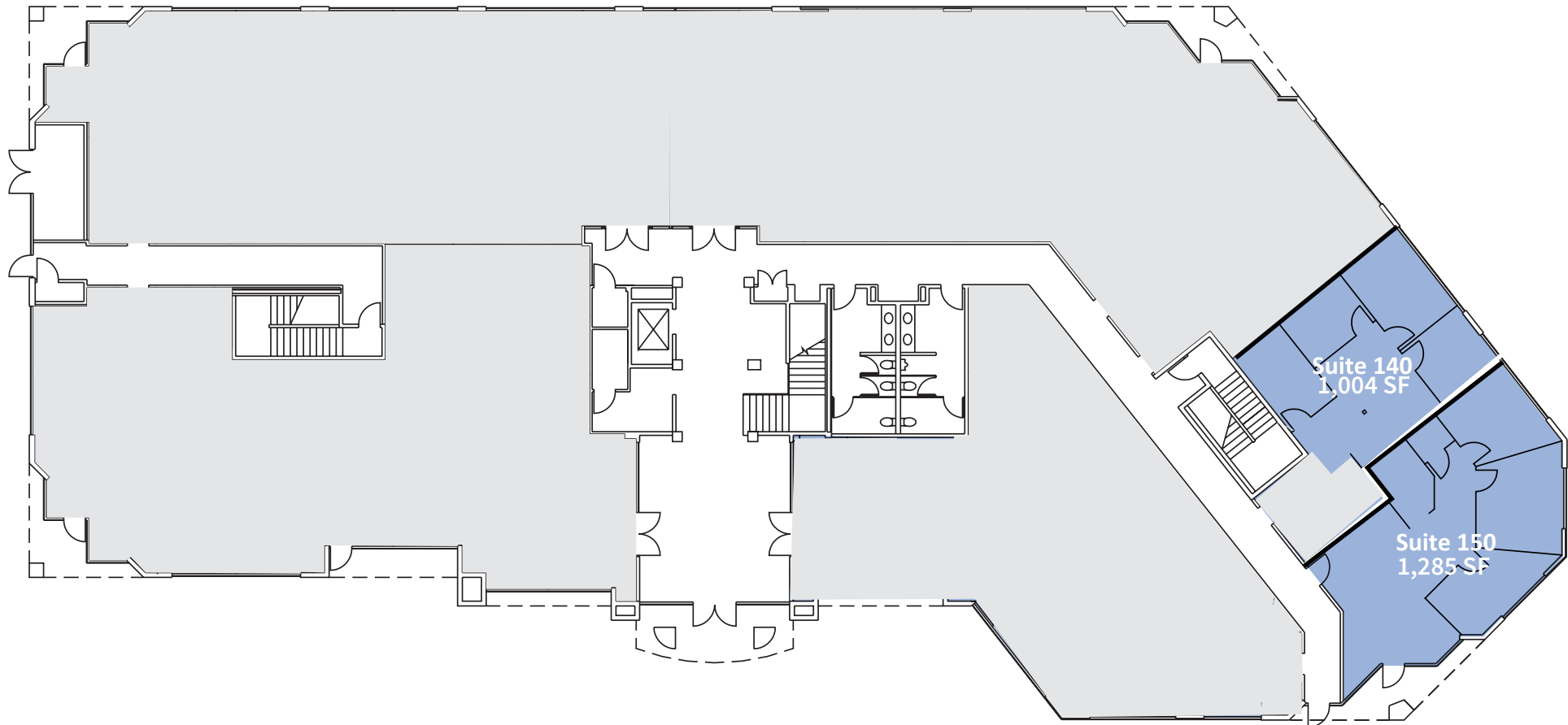


6183 PASEO DEL NORTE | FIRST FLOOR

SUITE 140: 1,004 SF

SUITE 150: 1,285 SF

\*CONTIGUOUS UP TO 2,289 SF

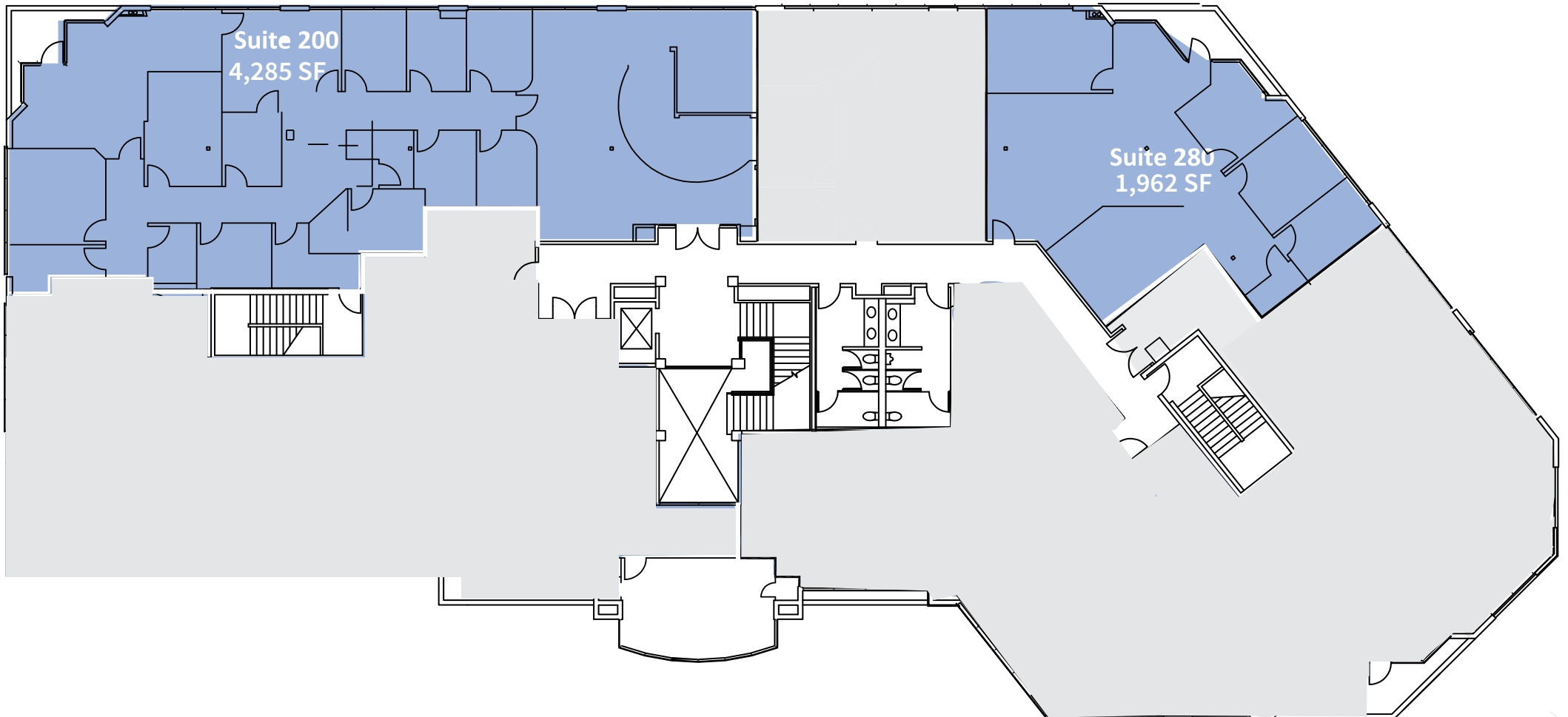




6183 PASEO DEL NORTE | SECOND FLOOR

SUITE 200: 4,285 SF - AVAILABLE 1/1/2025

SUITE 280: 1,962 SF





6185 PASEO DEL NORTE | SECOND FLOOR

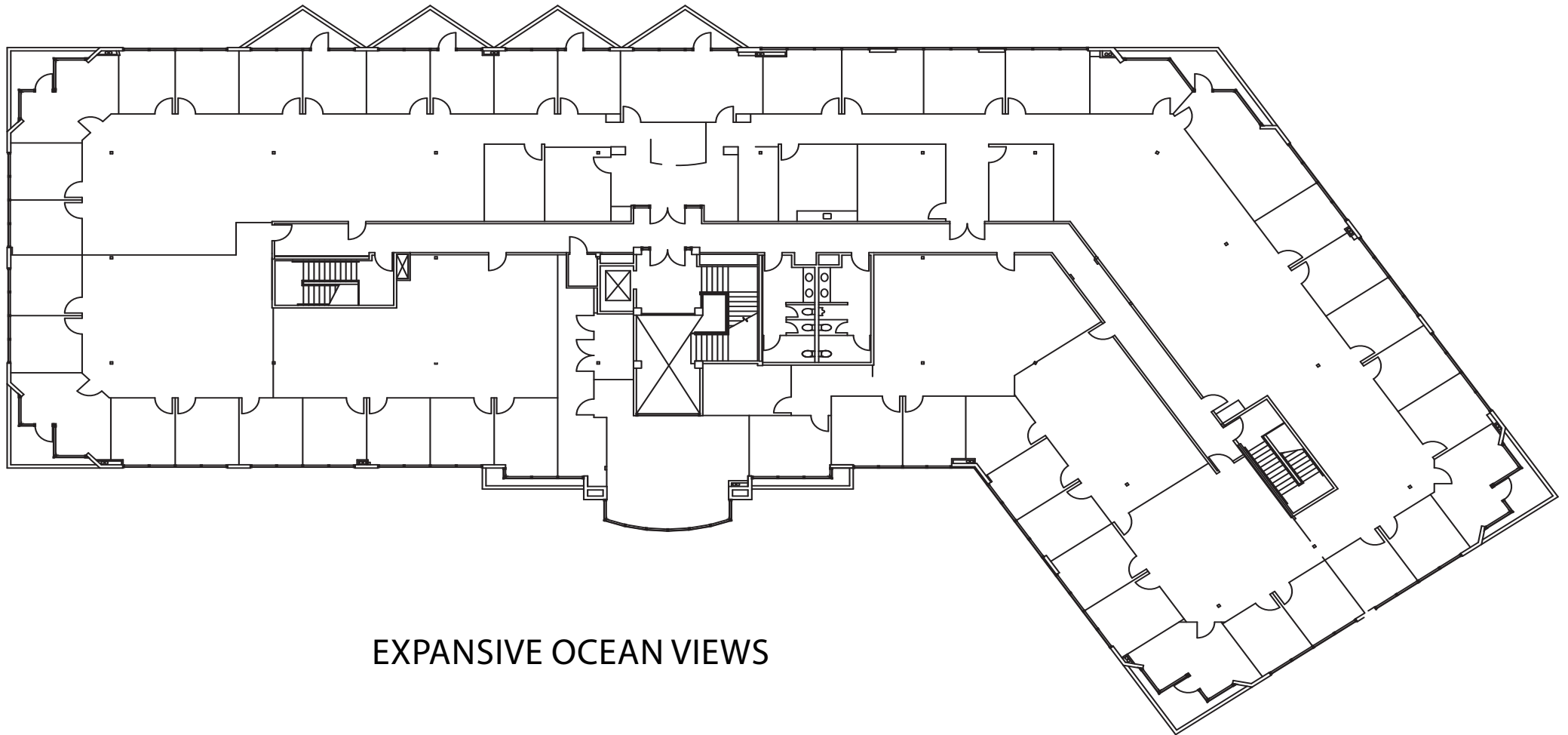
SUITE 200

22,264 SF - ENTIRE 2ND FLOOR

DIVISIBLE DOWN TO 8,000 SF



As Built Space Plan



EXPANSIVE OCEAN VIEWS



Another quality project brought to you by



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