

FOR SALE or LEASE

2,071 SQ. Ft. MEDICAL OFFICE

REduced to
BELOW MARKET
\$512,000
FINANCING AVAILABLE



[CLICK HERE FOR VIRTUAL TOUR!](#)

TRI CITY MEDICAL

2023 W. Vista Way, Suite H, Vista, California 92083

Horizon Resources, Inc.
2011 Palomar Airport Road, Suite 308
Carlsbad, California 92011
Office: (760) 692-5205
www.HorizonResourcesInc.com

Dave Morris
(619) 962-2200
Dave@HorizonResourcesInc.com
BRE #01969962

Ken Rogers
(858) 334-8550
Ken@HorizonResourcesInc.com
BRE #01244817


HORIZON
RESOURCES, INC.
COMMERCIAL REAL ESTATE

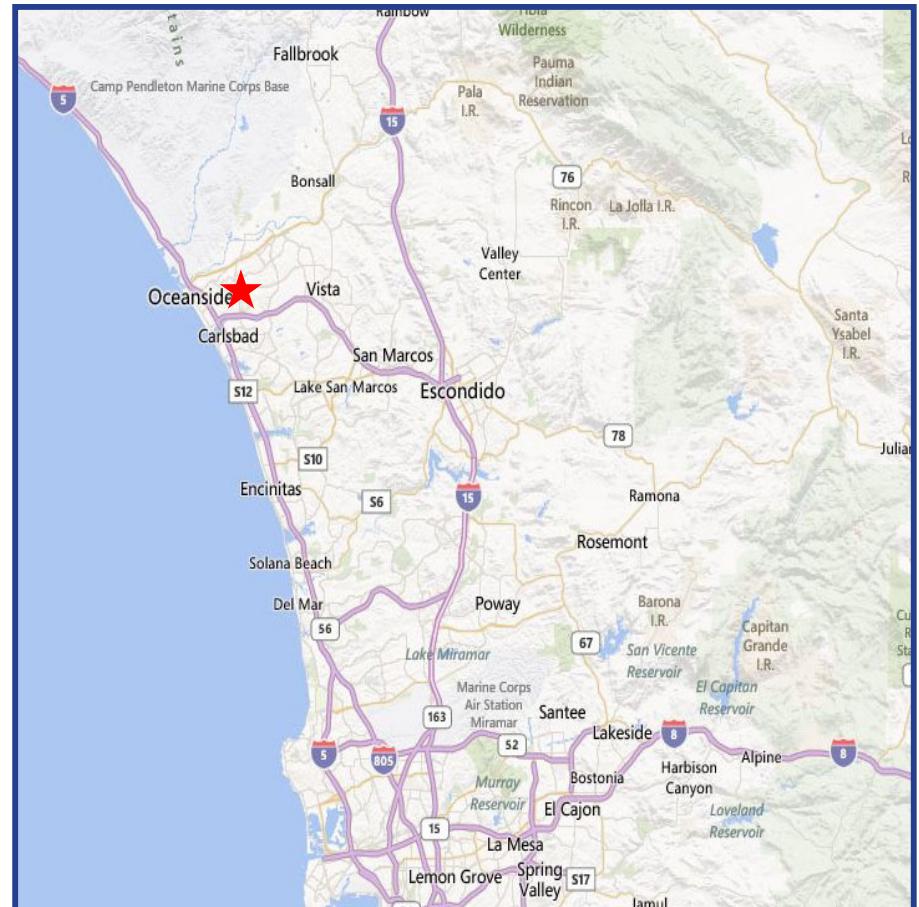


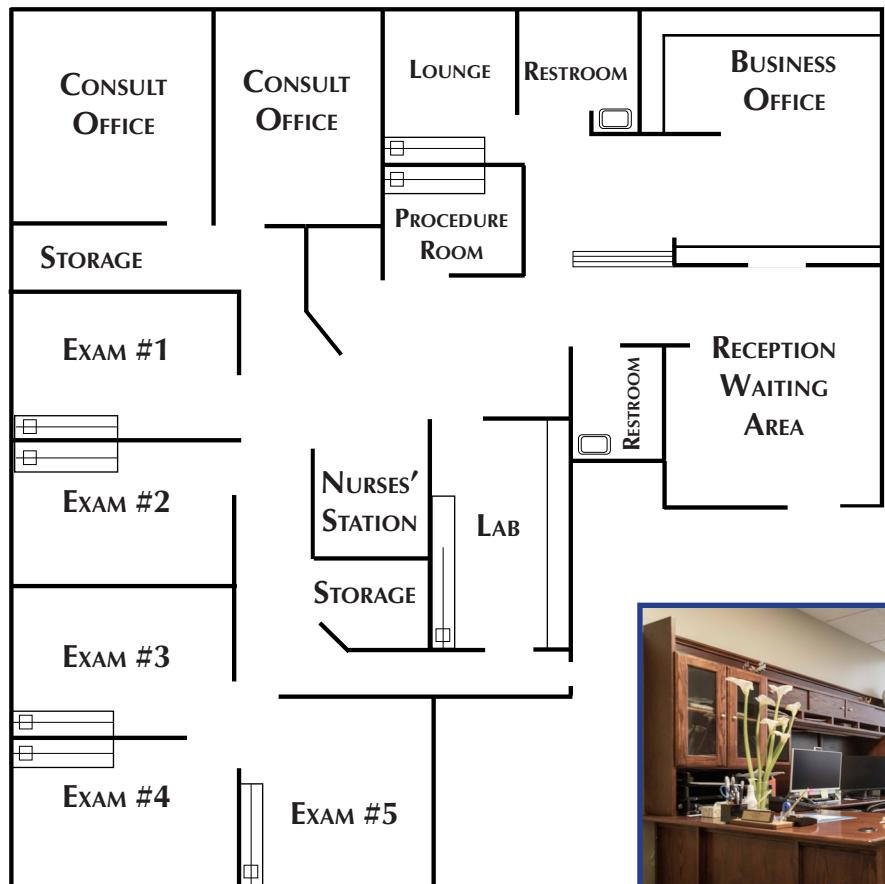
PROPERTY DESCRIPTION

- Located within walking distance to Tri City Hospital
- Elevator served two story building with secured subterranean physician parking
- Fourteen physician offices comprising 28,587 square feet
- Secured building with 24/7 access
- Frontage road to Hwy. 78 and close proximity to Interstate 5
- Abundant restaurants and shopping nearby
- Building shower on-site
- Ample patient parking

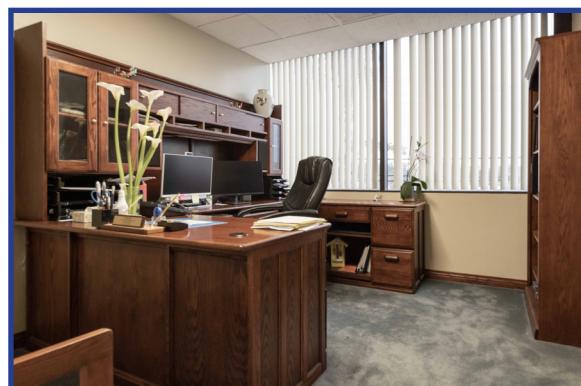
SUITE DESCRIPTION

- 2,071 sq. ft. suite - perfect for one to two physicians
- Nicely designed suite with hardwood type flooring & accented walls
- Full length windows on south side of the suite
- Suite includes ample waiting room, reception/business office, nurse's station, five exam rooms and two consult offices
- Patient and private entrances
- Two restrooms
- Lab, records storage, private waiting room and miscellaneous storage area





NOT TO SCALE



RECEPTION



WAITING ROOM



NURSES' STATION



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SPECIALTIES

Facial plastic surgery

Hip Replacement

Children's Orthopedics

Pain management

Oral surgery

Your Specialty Here

ENT-Otolaryngologist

Family medicine

Periodontics & implants

General dentistry

Infusion therapy



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NURSES' STATION



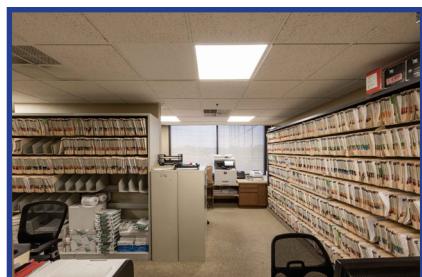
WAITING/RECEPTION



CONSULT OFFICE



LAB



FILE ROOM



EXAM #1



EXAM #2



EXAM #3



EXAM #4



Tri-City Medical Center

Tri-City Medical



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