



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.

2095 W VISTA WAY | VISTA, CA 92083

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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





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**

- 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



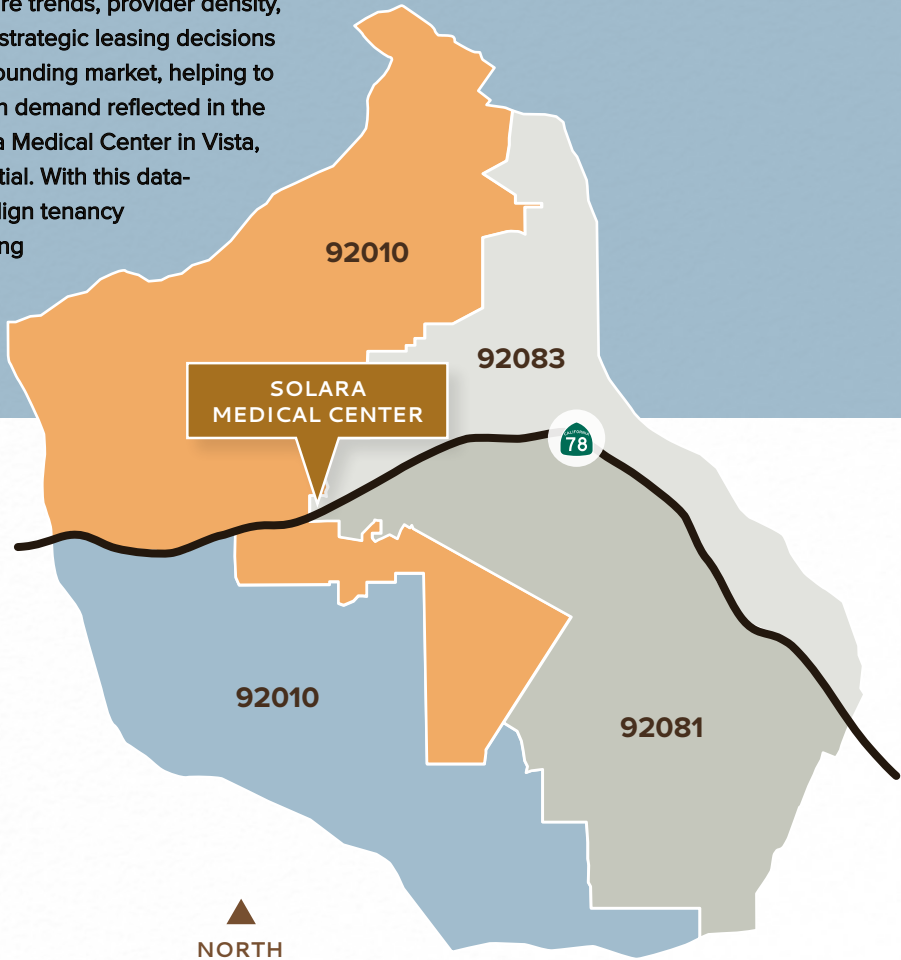


PATIENT DEMAND FORECAST SOLARA MEDICAL CENTER

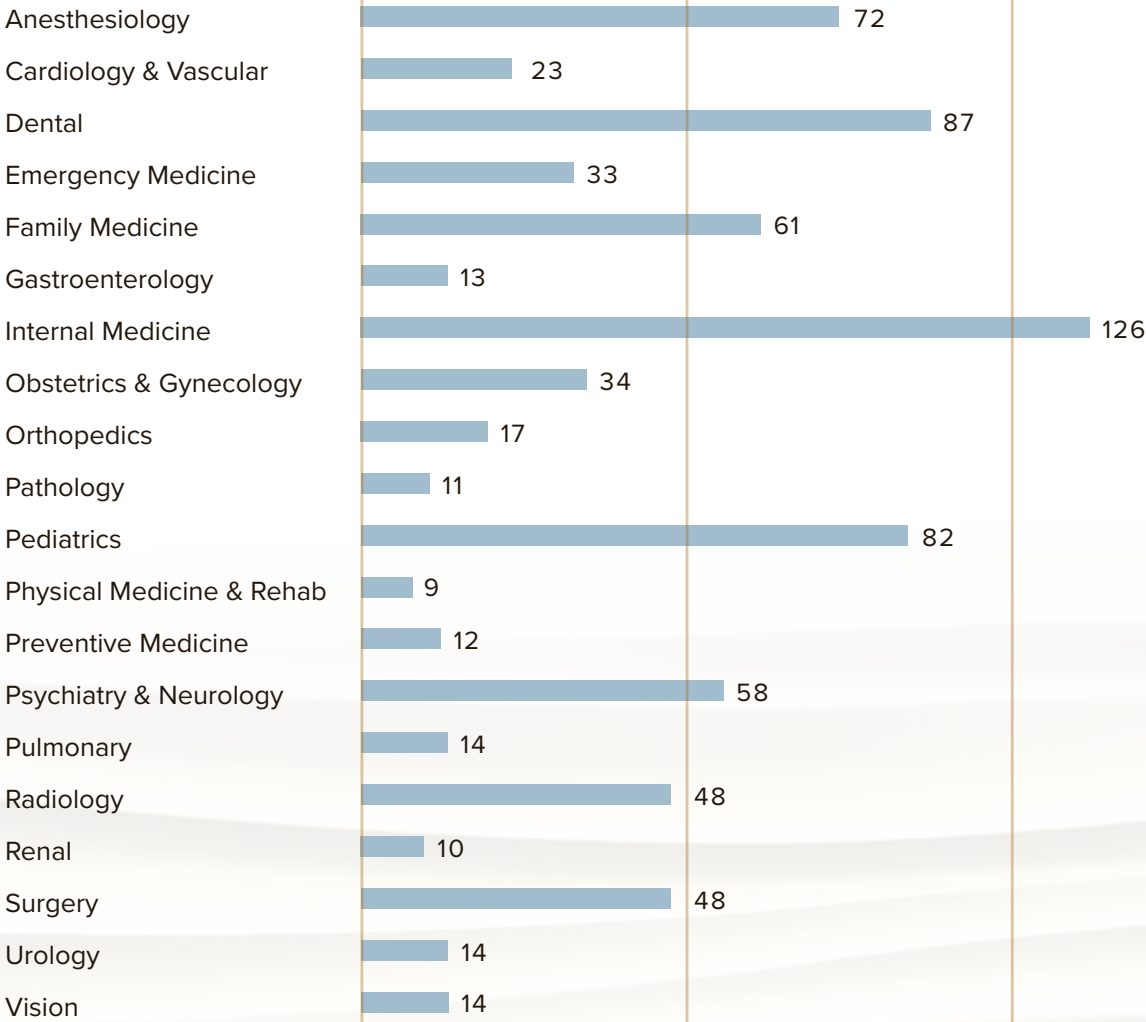
revista_{med}

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)



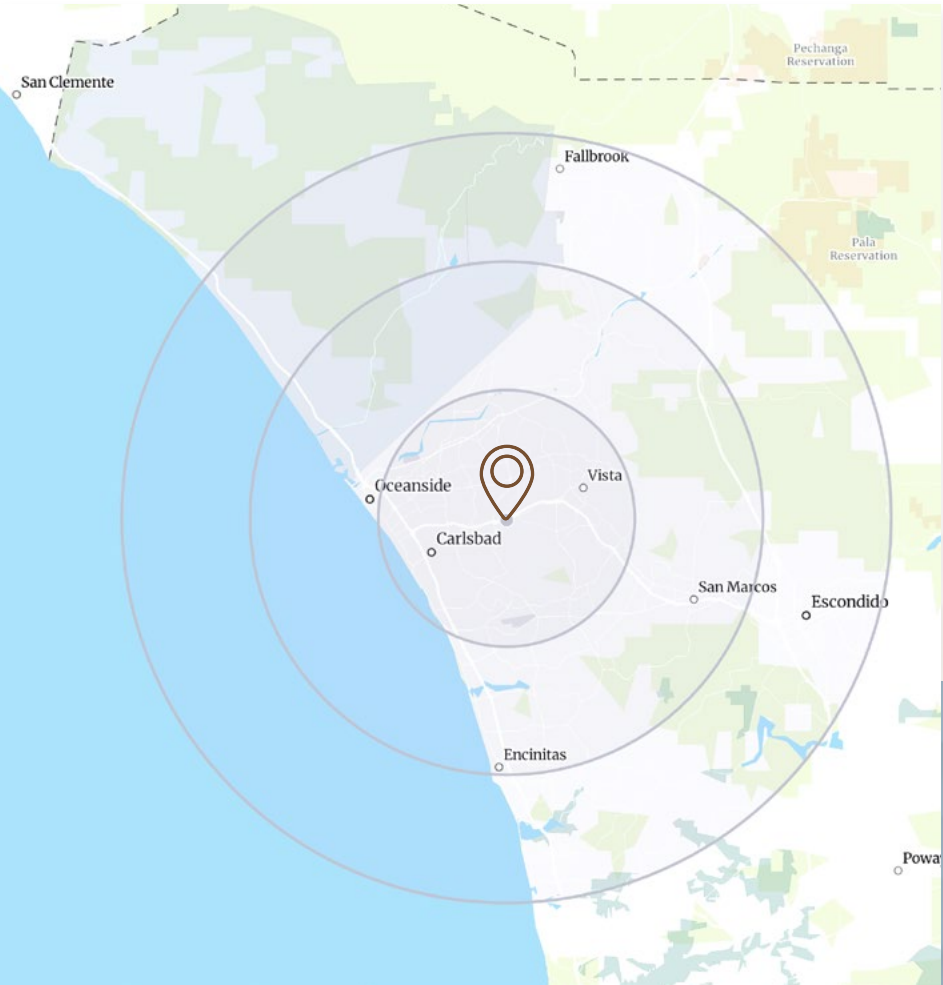
SERVICE
LINES



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 Total Population

Mile 5	311,964
Mile 10	585,627
Mile 15	863,064

2030 Total Population

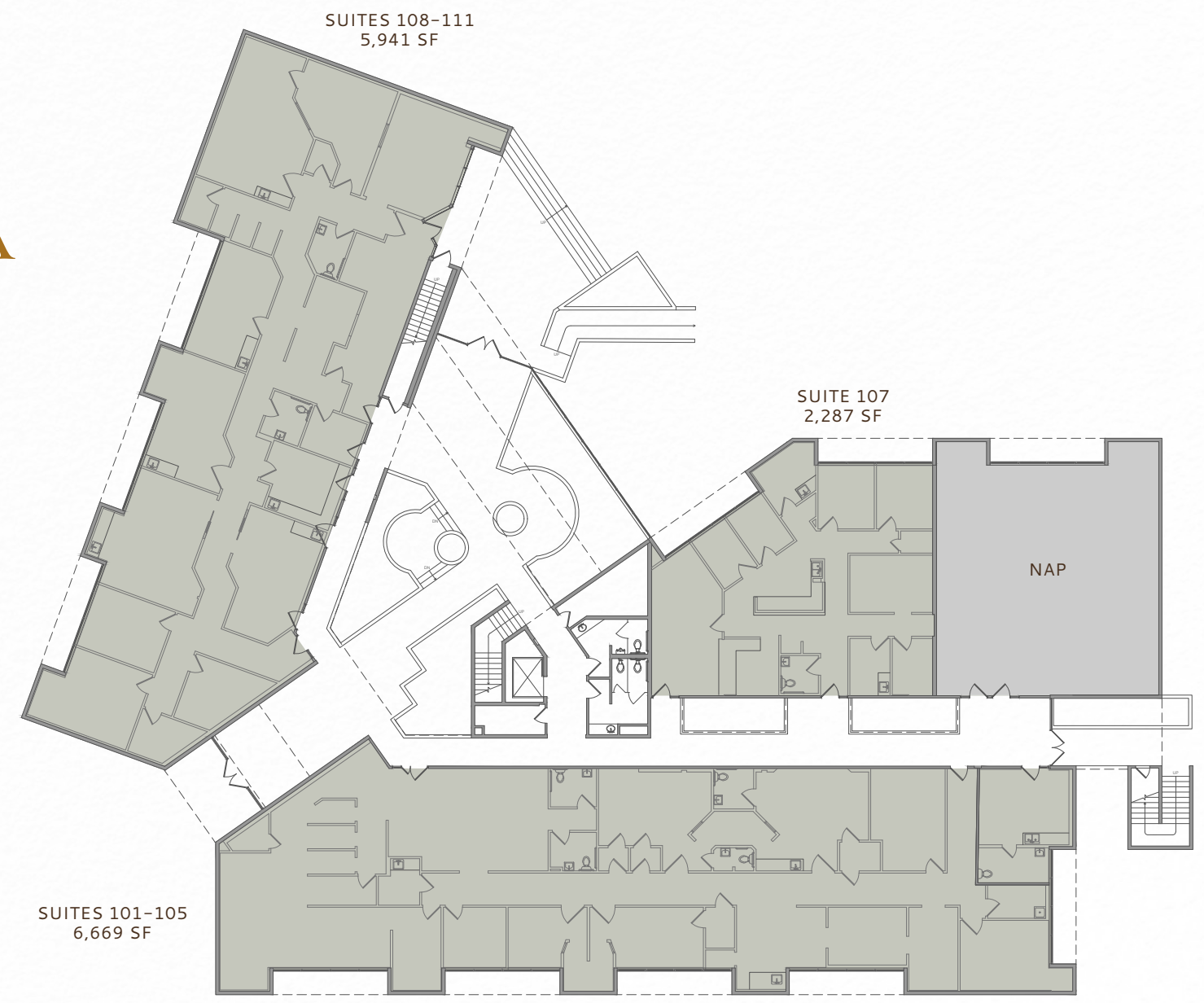
Mile 5	315,407
Mile 10	591,154
Mile 15	869,208

2025 Population Over 50

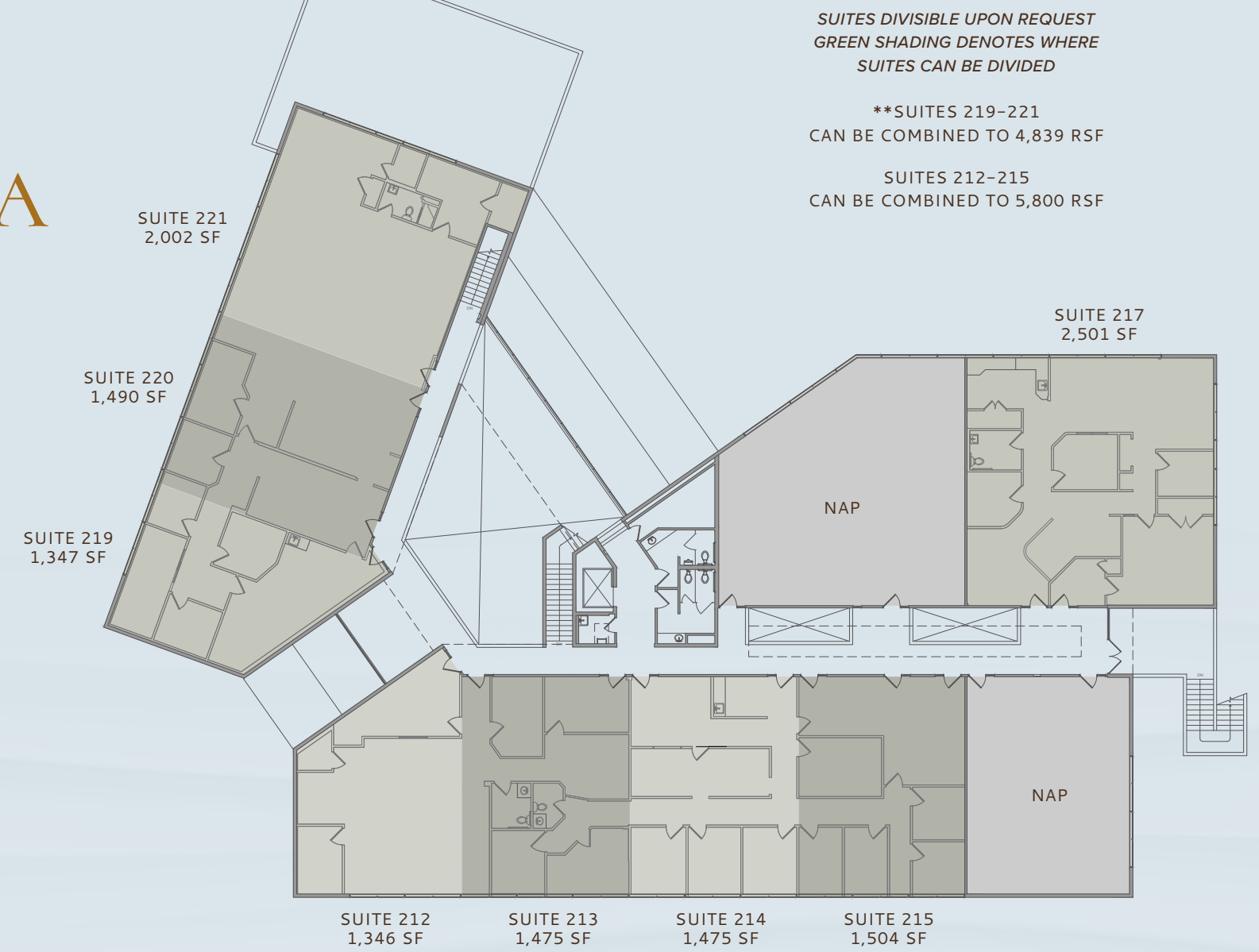
Mile 5	36%
Mile 10	36.1%
Mile 15	36.1%

2025 Average Household Income

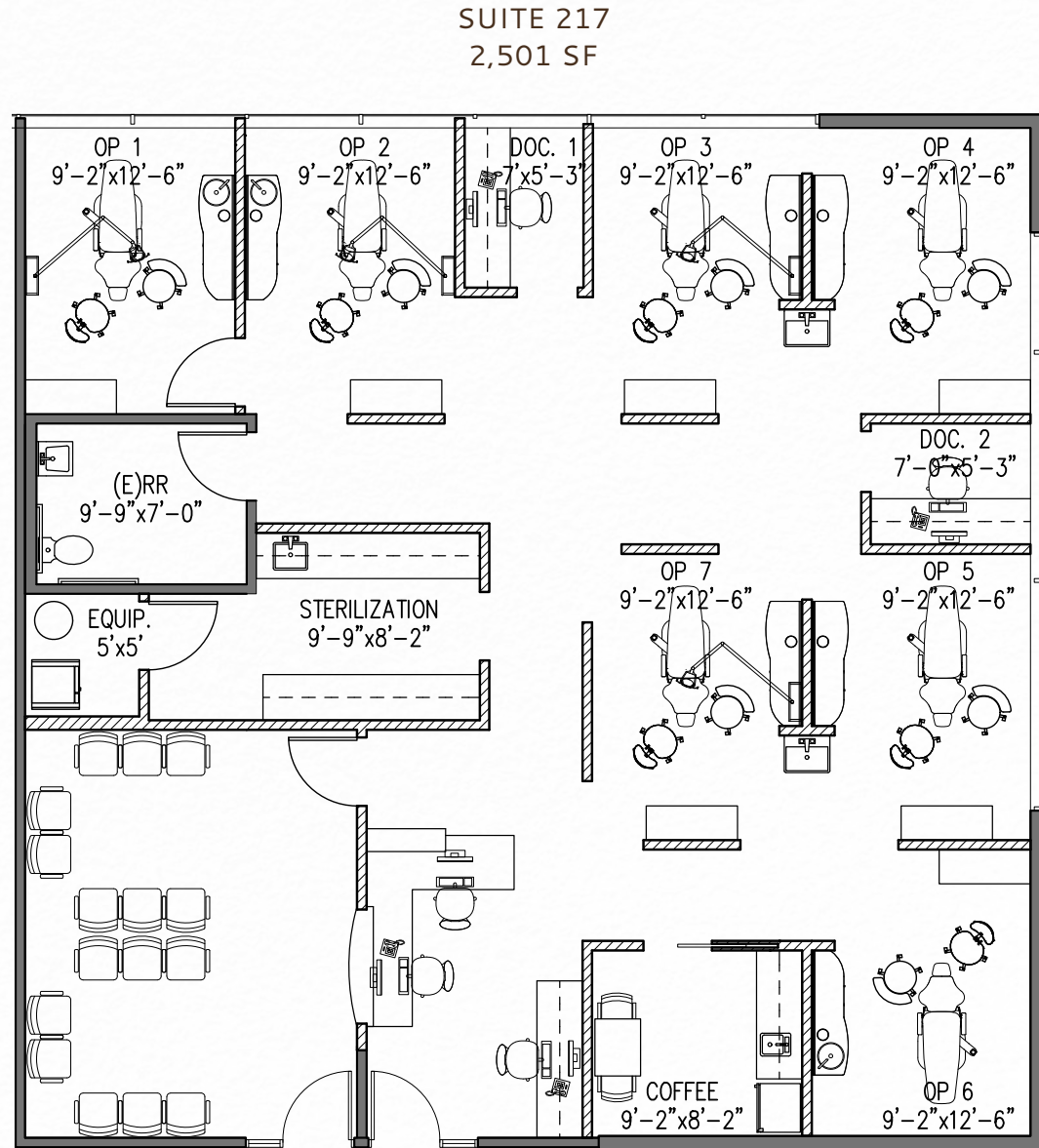
Mile 5	\$136,783
Mile 10	\$155,820
Mile 15	\$156,740



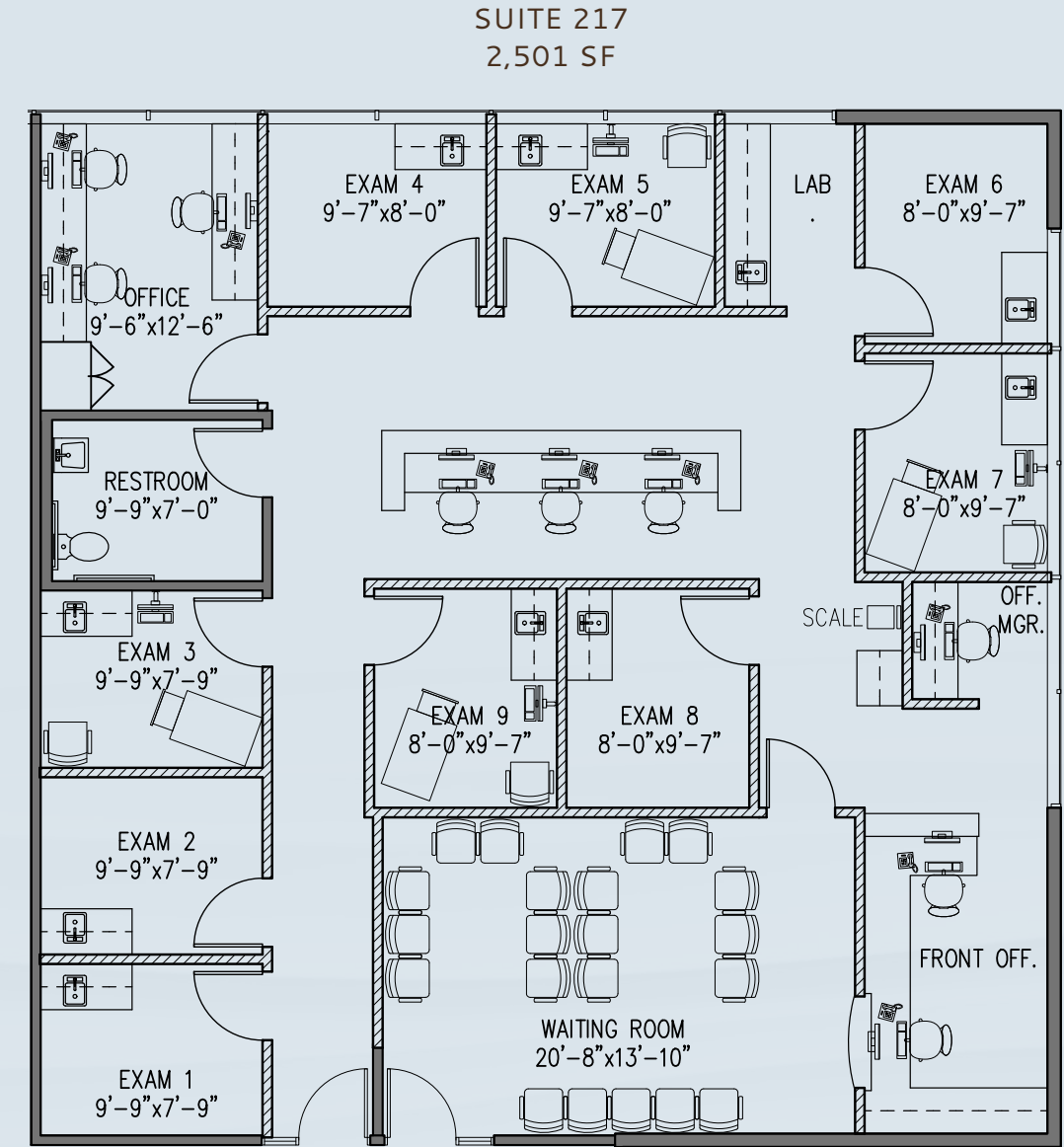
FLOORPLAN FIRST FLOOR



FLOORPLAN SECOND FLOOR



CONCEPTUAL DENTAL PLAN



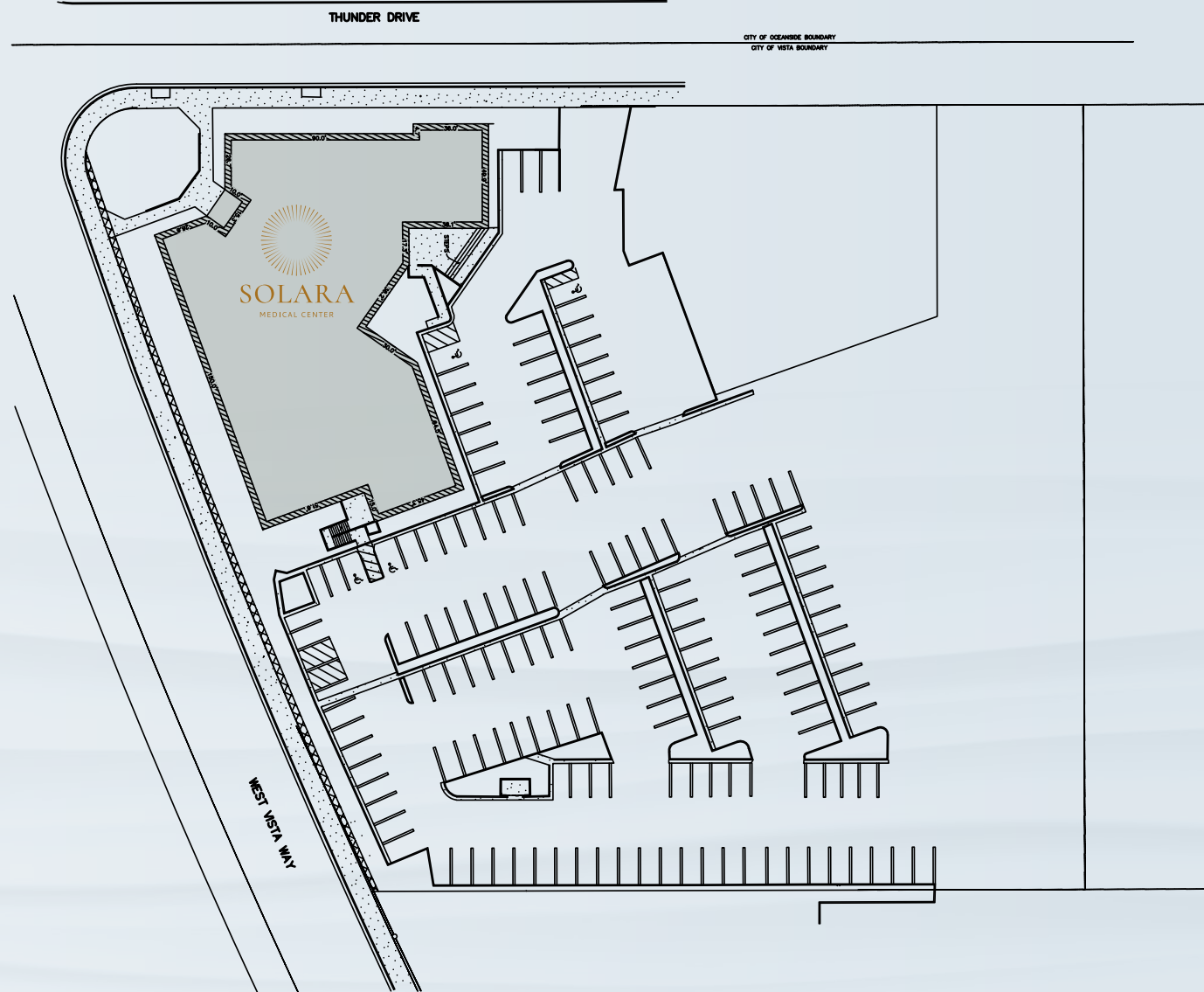
CONCEPTUAL MEDICAL PLAN

PRE-RENOVATION PHOTOS





SITE PLAN SOLARA MEDICAL CENTER





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