

# North Coast Medical Plaza

6010 Hidden Valley Road, Carlsbad, CA 92011



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 **VIEW LISTING**

- Two-story, ENERGY STAR® labeled medical office building with renovated common areas
- Located minutes from I-5 with excellent visibility along Palomar Airport Road
- Onsite services include advanced imaging, neurology, dermatology, and pain management specialties
- Ample surface parking walking distance to coastal dining and retail amenities
- Located in affluent North County with strong household income
- Generous Tenant Improvement allowance and flexible terms

# Modern North County medical office with premier visibility and specialty care on-site.

POPULATION (5-MILE RADIUS)

176,672

AVERAGE HOUSEHOLD INCOME (5-MILE RADIUS)

\$182,461

PERCENT OF POPULATION INSURED (5-MILE RADIUS)

98.5%

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VIEW MAP

| NEARBY HOSPITALS                       | DISTANCE | DRIVE TIME |
|--|----------|------------|
| 1. Scripps Memorial Hospital Encinitas | 7.4 mi   | 14 min     |
| 2. Camp Pendleton Hospital             | 8.7 mi   | 13 min     |
| 3. Tri-City Medical Center             | 9.2 mi   | 17 min     |



## SURROUNDING POINTS OF INTEREST

- California State University San Marcos
- McClellan-Palomar Airport
- Camp Pendleton
- Lego Land California
- La Marea Senior Living
- ProActive Physical Therapy