

# Tri-City Medical Arts Building

**+** MEDICAL OFFICE FOR LEASE



Lic # 02161402

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**161 Thunder Dr | Vista, CA**



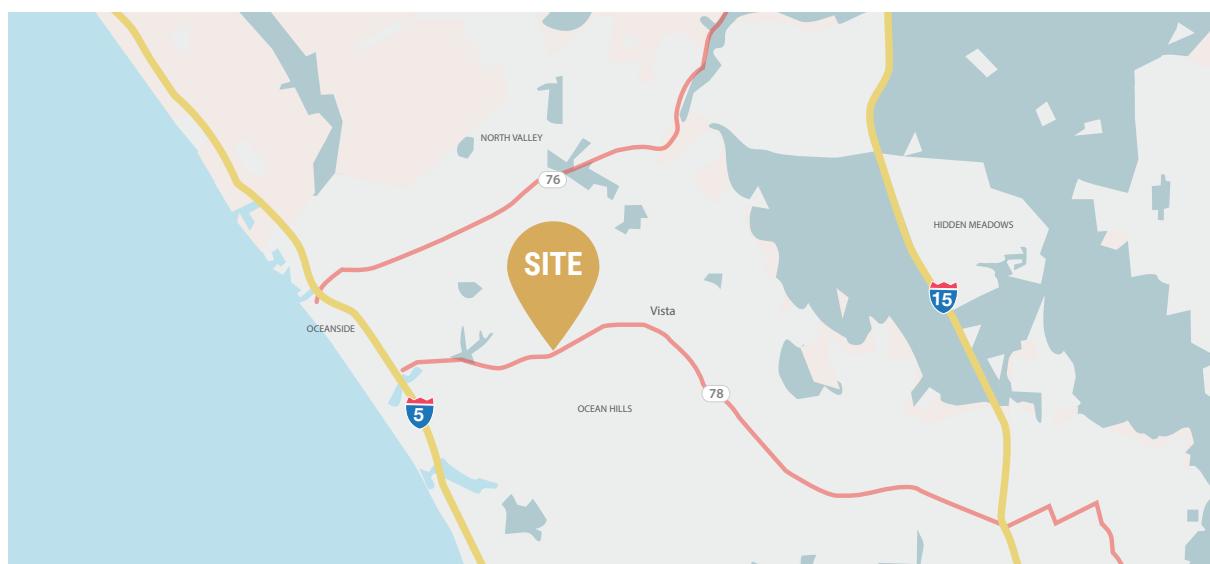
# TRI-CITY MEDICAL ARTS BUILDING

The Tri City Medical Arts building is located at 161 Thunder Drive in Vista, CA . This medical office building offers over 30,000 SF of prime medical office space across the street from the renowned Tri-City Medical Center. The building features multiple medical office suites ranging from 800 SF – 8,600 SF with abundant window lines, multiple entrance options, and large open floorplans, providing an ideal environment for medical practices. Vista and Oceanside, part of the vibrant North County San Diego region, are known for their growing populations of young families and retirees, creating a strong demand for quality healthcare services. The North County San Diego region continues to see significant growth in the medical sector, making this location highly desirable for healthcare providers. With its strategic location, modern amenities, and proximity to a major medical center, 161 Thunder Drive is well-positioned to meet the needs of a growing and diverse population.



## PROMINENT LOCATION & ACCESSIBILITY

Building is located across the street from Tri-City Medical Center, which is situated in the heart of Vista, California



## VISIBILITY

Building top signage to help amplify your brand in the North County San Diego community



## AMPLE PARKING

Ample retail-like parking with a drive-up and walk-in opportunity for patients and staff

## Estimate 15 Min Drive

## POPULATION ESTIMATES

**144,400**

## AVERAGE HOUSEHOLD INCOME

**\$129,000.00**

>17	32,057
18-44	56,414
45-64	34,355
65+	21,574

Data Source:  Placer.ai

## PAYOR MIX Within 5 Mile Radius

COMMERCIAL 6.4%

EMPLOYER BASED 48.9%

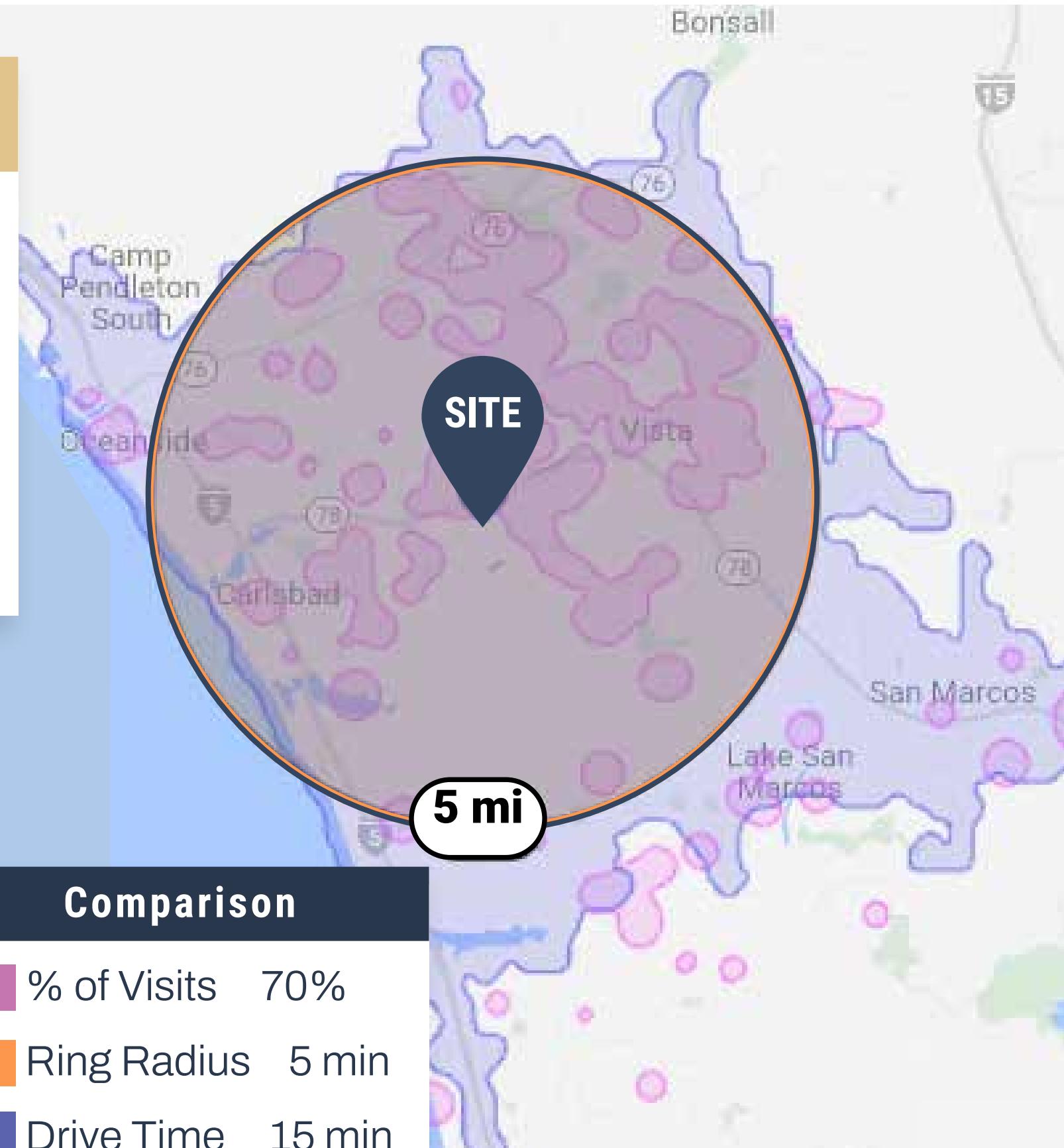
GOVERNMENT 26.9%

MULTIPLE 17.7%

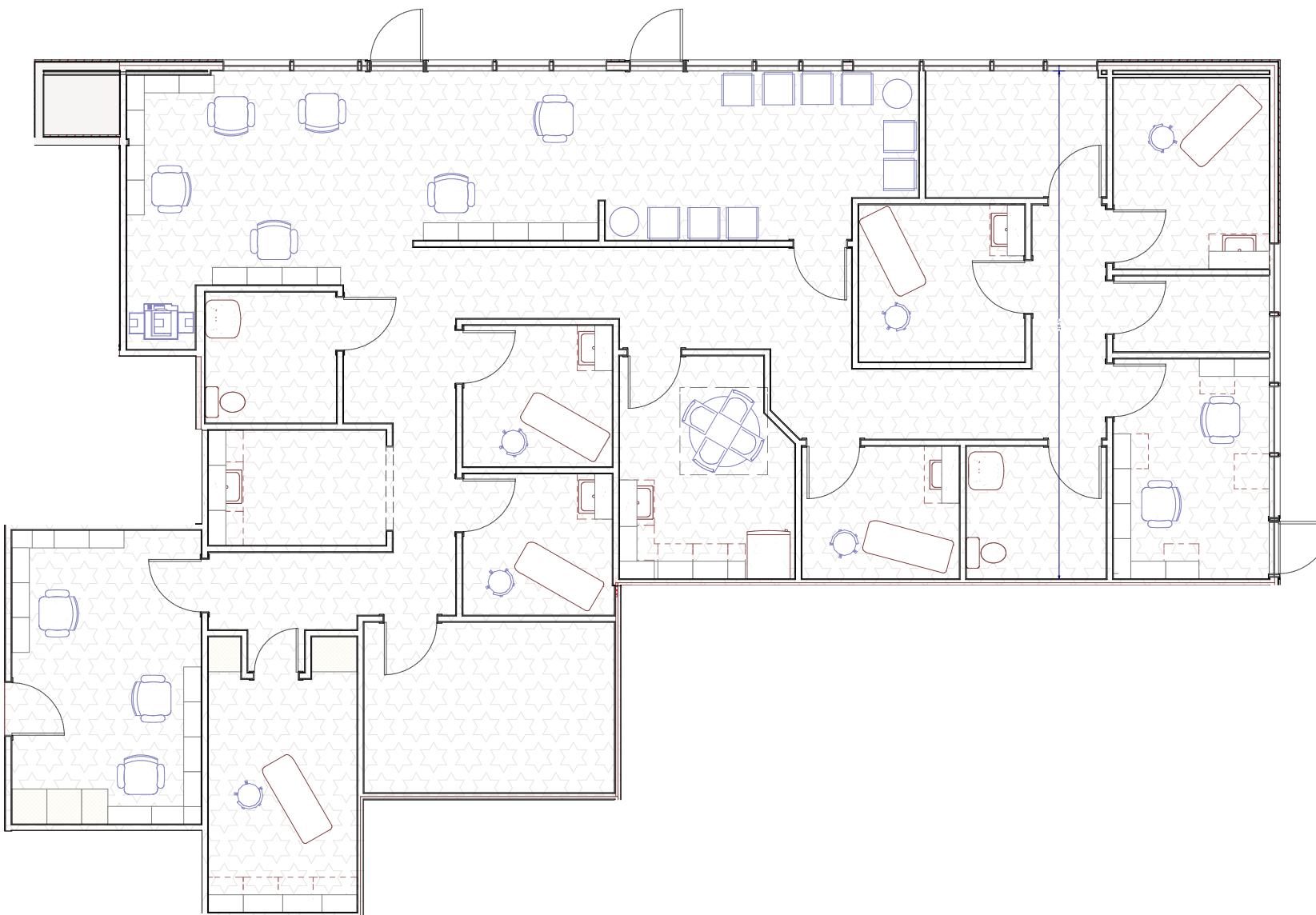
Data Source: 

## Comparison

- % of Visits 70%
- Ring Radius 5 min
- Drive Time 15 min



# FLOOR PLAN - FIRST FLOOR



## AVAILABLE SUITE

Suite 106 - 2,683 RSF

(Contiguous with Suite 108 - 11,730 RSF)

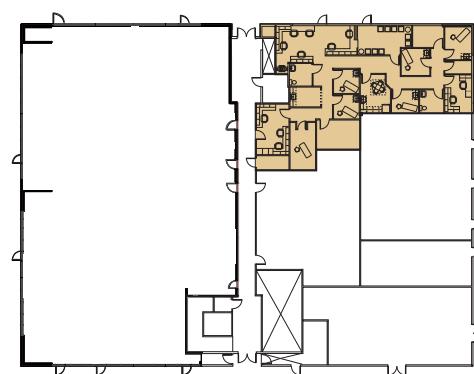
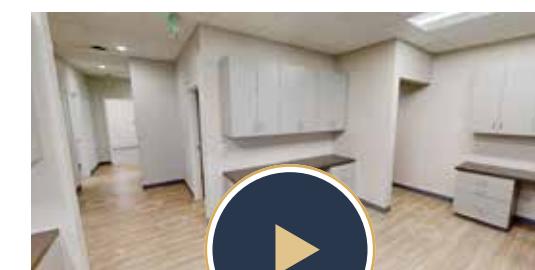
## SUITE DESCRIPTION

Waiting Room, Reception/Admin, 6 Exam Rooms, 2 Doctor's Offices, 2 In-Suite Restrooms, Breakroom, and 2 Storage Rooms

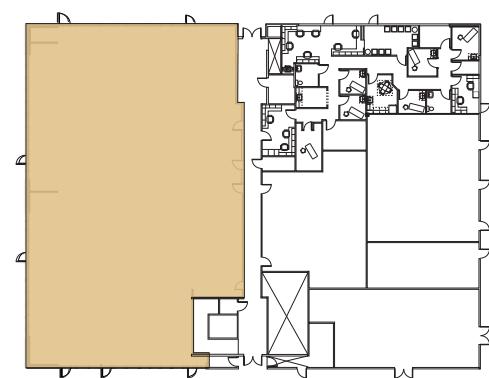
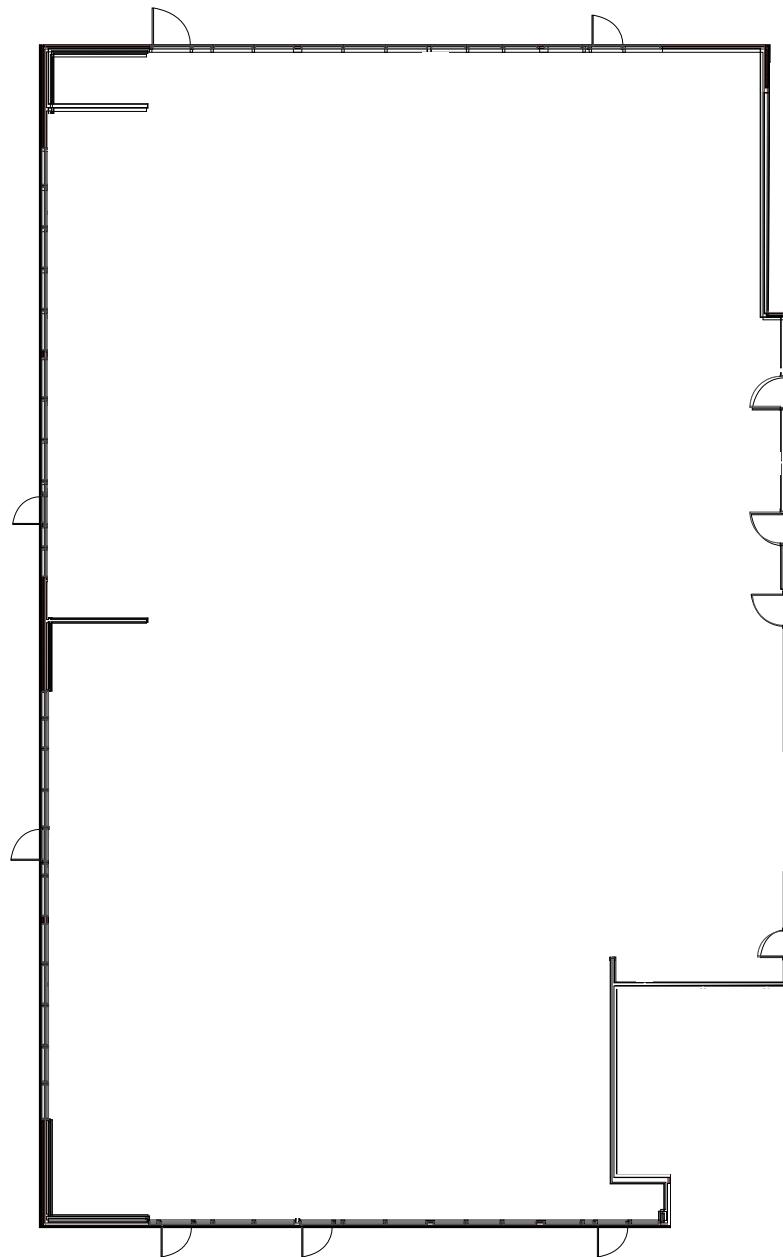
## LEASE RATE

\$2.40 NNN

## Explore Space



## FLOOR PLAN - FIRST FLOOR



### AVAILABLE SUITE

Suite 108 - 8,647 RSF  
(Contiguous with Suite 106 - 11,730 RSF)

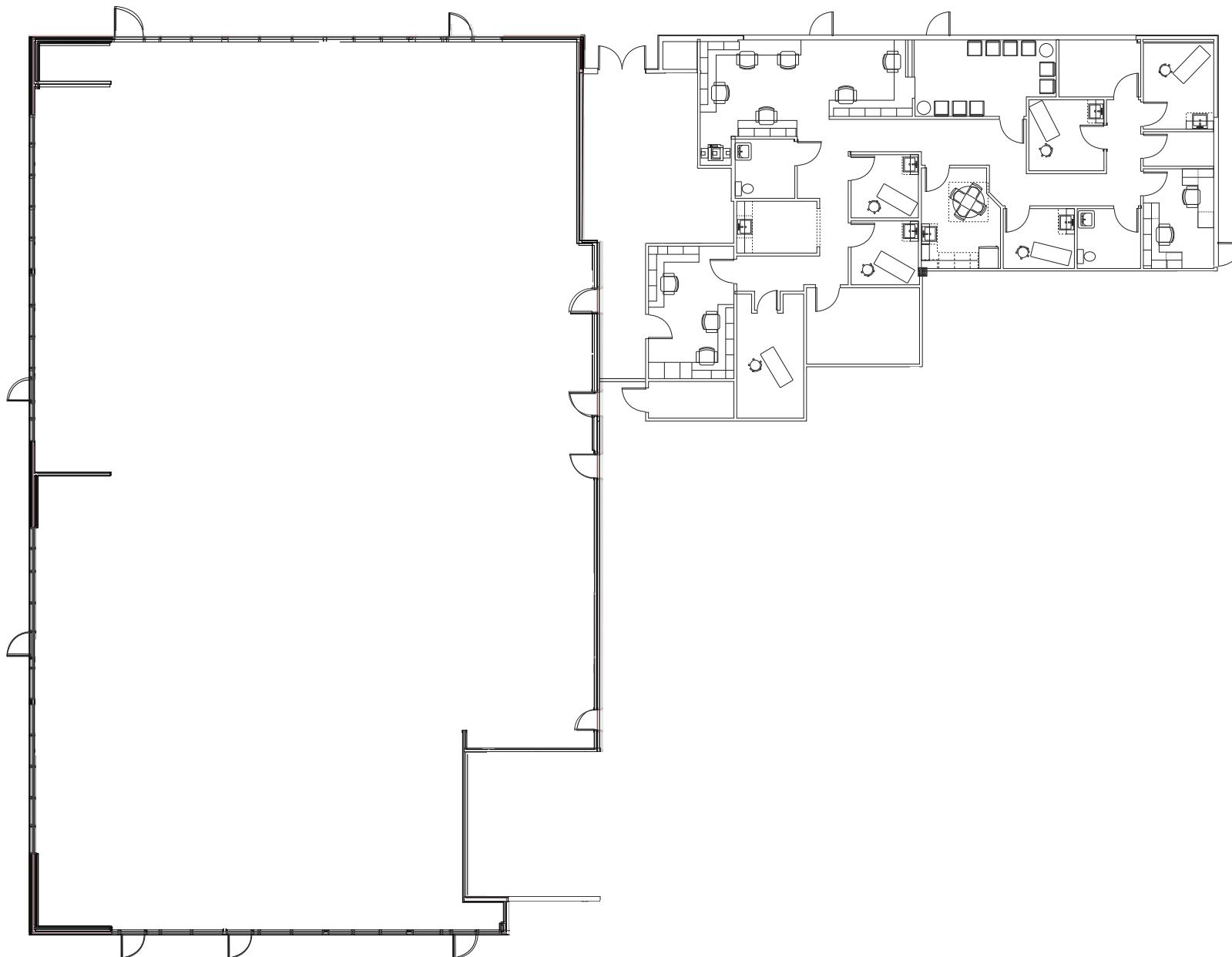
### SUITE DESCRIPTION

Shell Space  
Ready for Tenant's Customization

### LEASE RATE

\$2.40 NNN

## FLOOR PLAN - FIRST FLOOR



### AVAILABLE SUITE

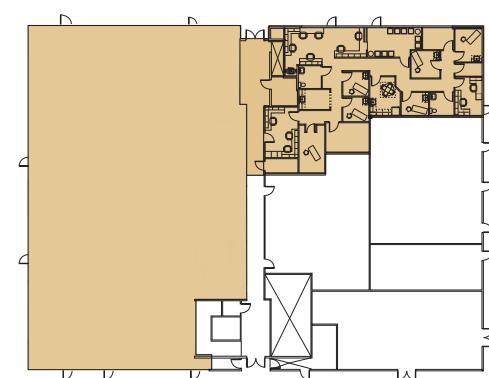
Suite 106 + 108 - 11,730 RSF

### SUITE DESCRIPTION

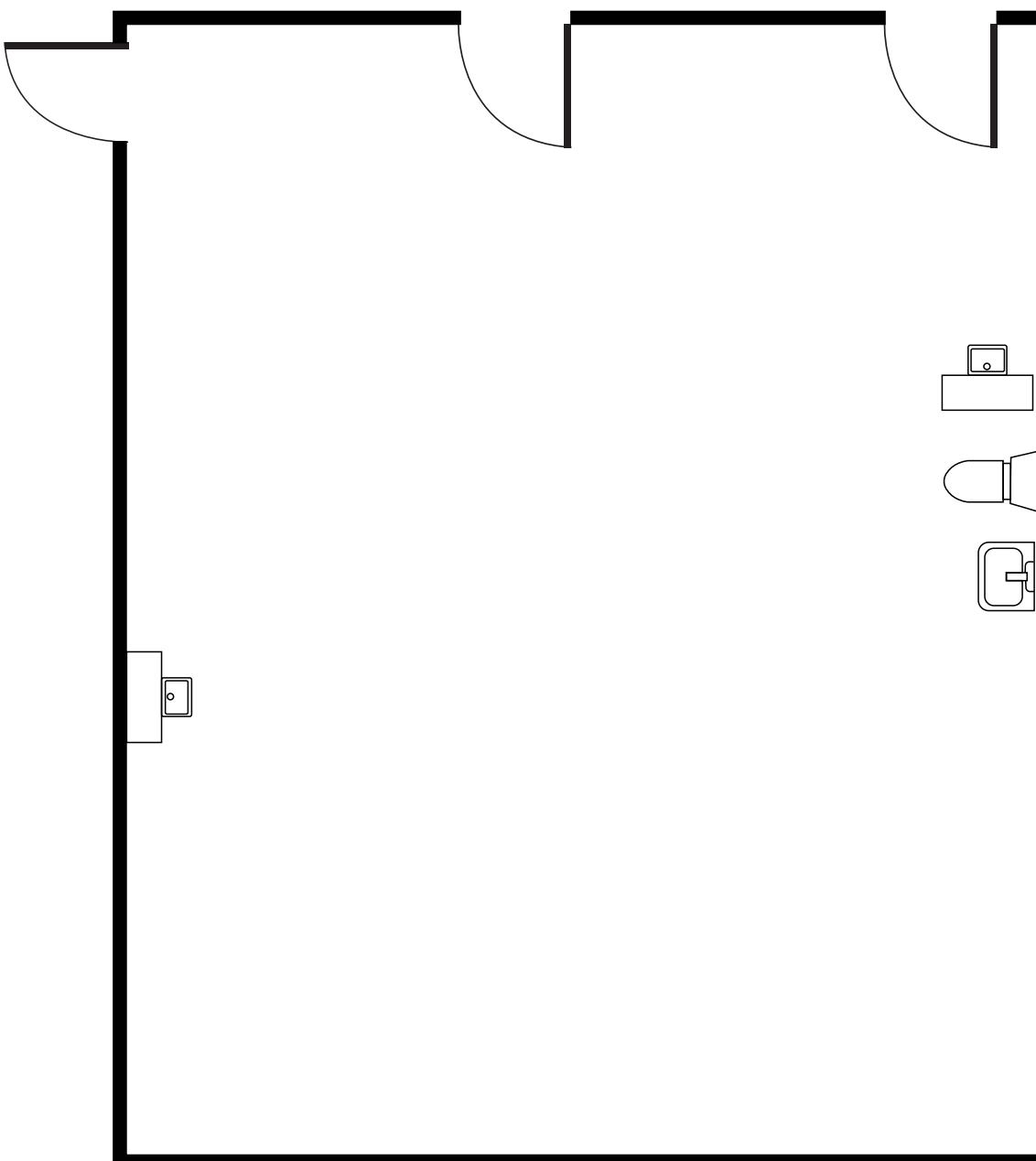
Rare opportunity to get over 10,000 RSF on the ground floor in Vista, CA. The suite is partially built out, with the remaining suite in grey shell condition. Perfect opportunity for customization for the doctor's practice.

### LEASE RATE

\$2.40 NNN



## FLOOR PLAN - SECOND FLOOR



### AVAILABLE SUITE

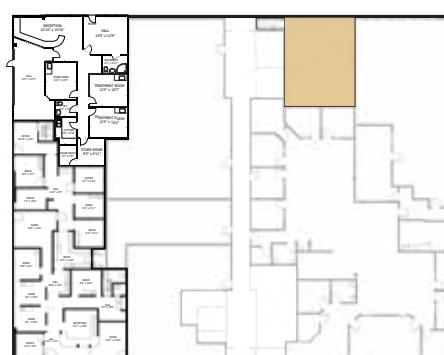
Suite 203 - 812 RSF

### SUITE DESCRIPTION

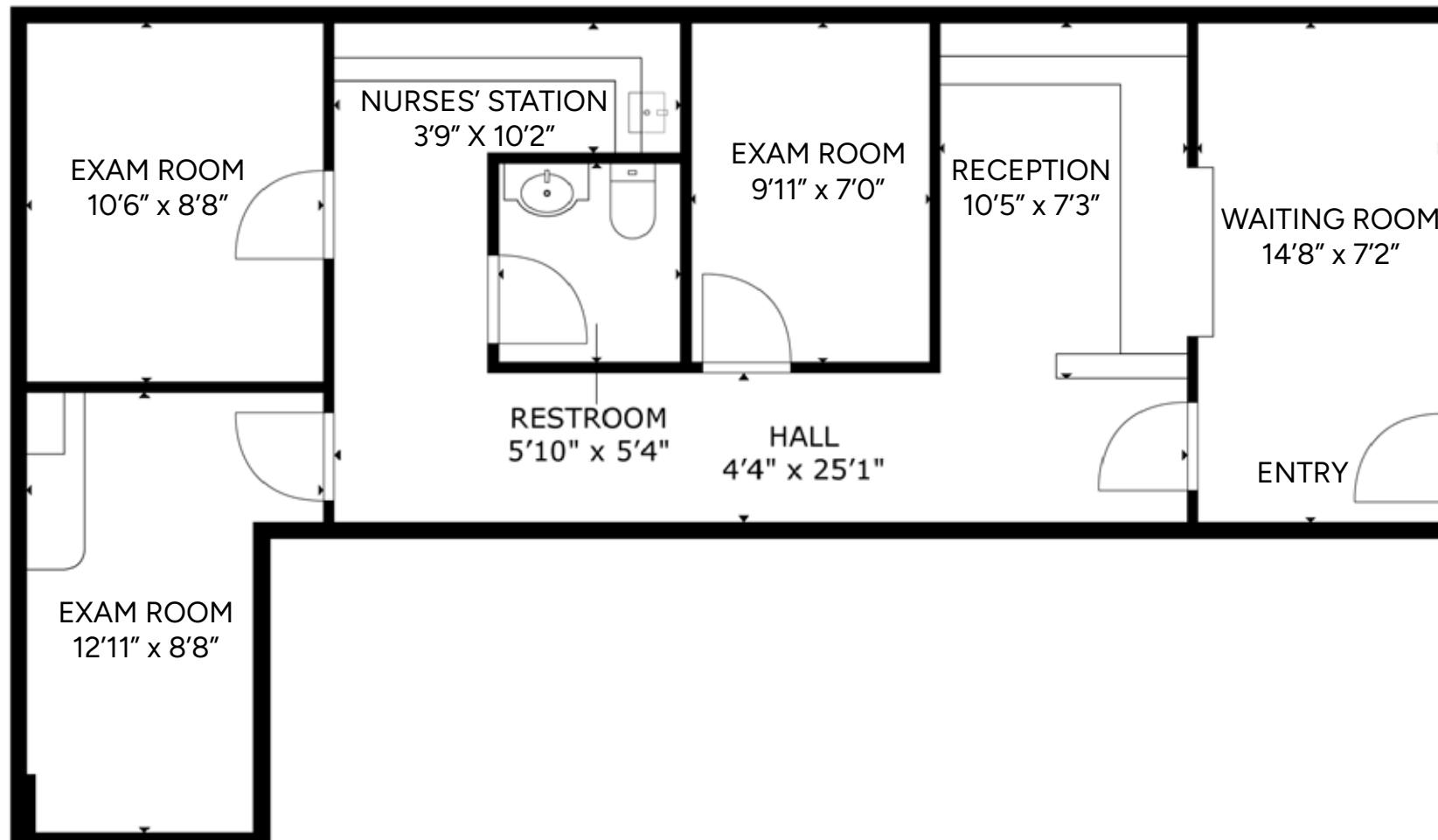
Open Build-out

### LEASE RATE

\$2.40 NNN



## FLOOR PLAN - SECOND FLOOR



### AVAILABLE SUITE

Suite 209 - 764 RSF

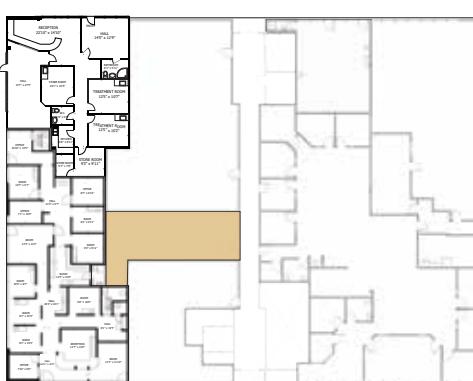
### SUITE DESCRIPTION

Waiting Room, Reception/Admin, 3 Exam Rooms, In-Suite Restroom, and Nurses' Station

### LEASE RATE

\$2.40 NNN

### Explore Space



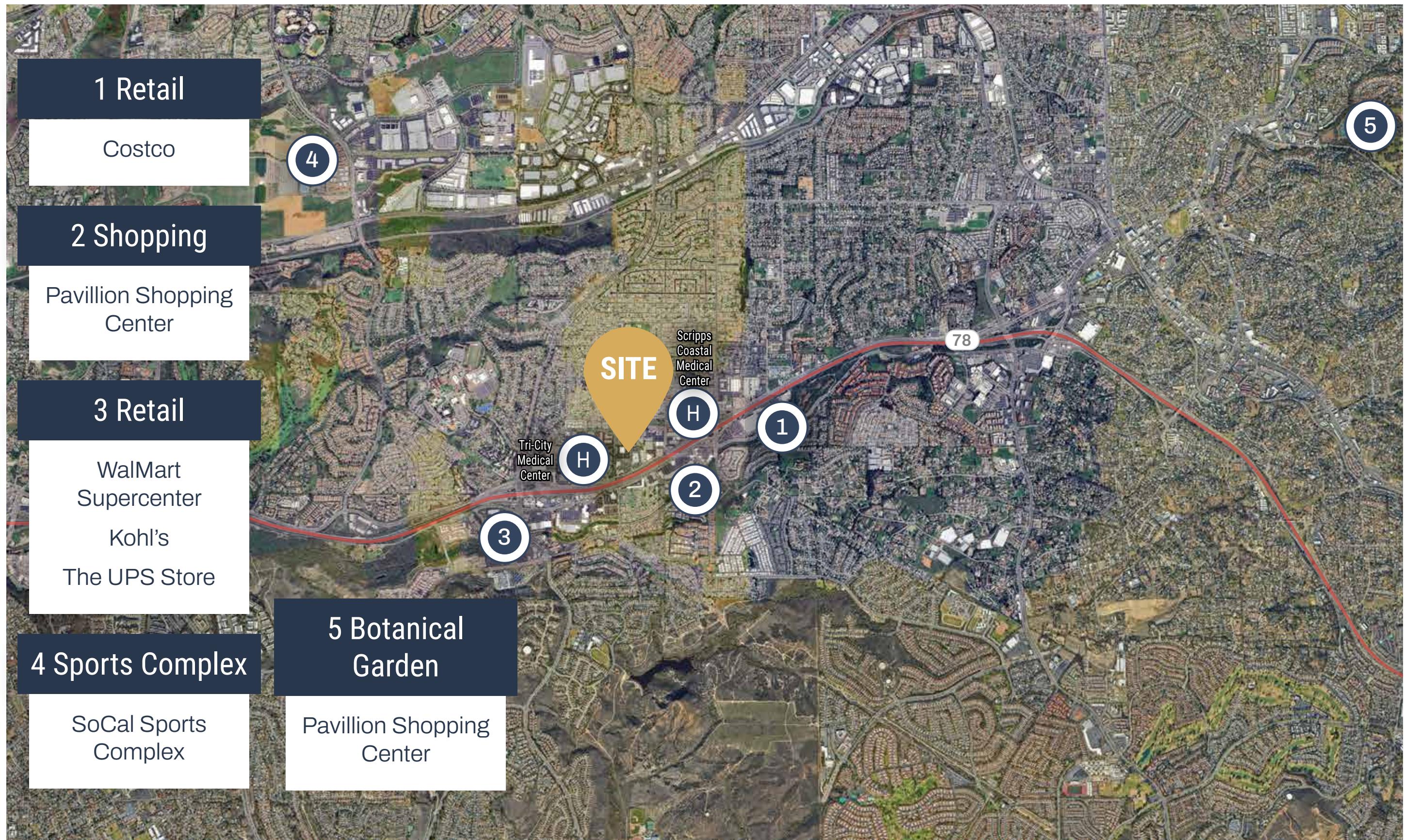
AERIAL



## LOCAL HOSPITAL DISTANCE MAP



## AMENITIES AROUND THE PROPERTY





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