

STRATEGIC



North County's Most Affluent Demographics \$98,614 Avg Household Income in a 5-Mile Radius

ACCESSIBLE



1 Mile from Interstate 5

202,572 Households Within 20-Minute Drive

VISIBLE DO



363 Feet Linear Frontage on Palomar Airport Road 43,492 Cars per Day

**CBRE** 

WWW.NORTHCOASTMEDICALPLAZA.COM



# PROJECT FEATURES



Newly renovated common areas

5:1,000 ample parking and great visibility

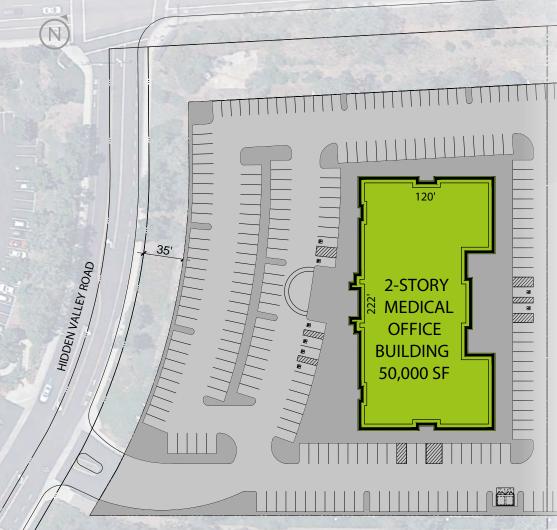
Close to Scripps Encinitas and Tri-City Medical Center

Minutes to I-5



PALOMAR AIRPORT ROAD

# SITE PLAN







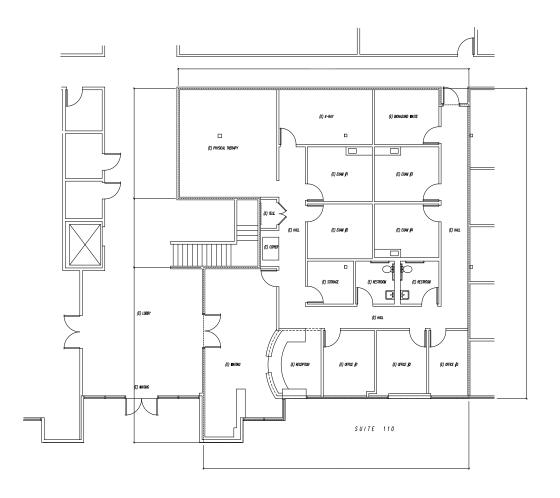
# AVAILABLE SPACES

6010 HIDDEN VALLEY ROAD IMMEDIATE AVAILABILITY

### PHASE 1-6010 HIDDEN VALLEY ROAD

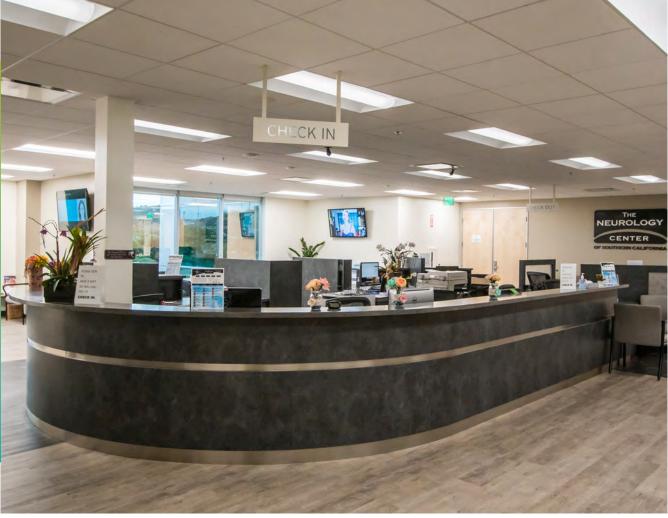
Suite	RSF	Available	Lease Rate
110	3,782	12/01/2022	Negotiable





SUITE 110







## AREA **AMENITIES**

## BANKS

- 1. Comerica Bank
- 2. Bank of America
- 3. First National Trust Services

## HOTELS

- 4. Grand Pacific Palisades
- 5. Motel 6 Carlsbad East
- 6. Carlsbad by the Sea Resort

## RESTAURANTS

- 9. Karl Strauss Brewery
- 10. Tip Top Meats
- 11. Carl's Jr.
- 12. Taco Bell
- 13. Islands
- 14. TGI Friday's
- 15. Carlsbad Premium Outlets Restaurants
- 16. Corner Bakery
- 17. King's Fish House
- 18. BJ's Restaurant and Brewhouse



