

Tri-City Medical Arts Building

✚ MEDICAL SUITES FOR LEASE



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**161 Thunder Dr
Vista, CA**



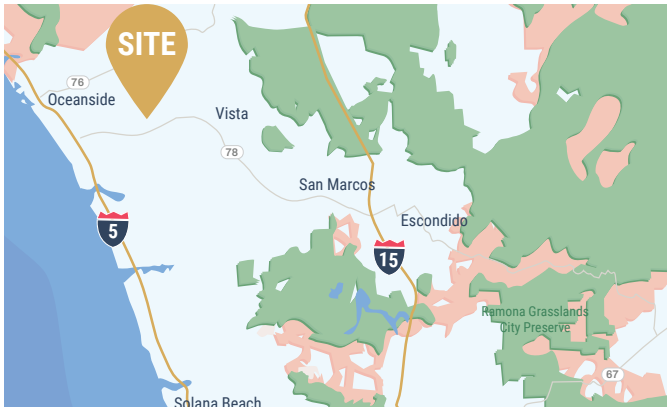
TRI-CITY MEDICAL ARTS BUILDING

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 Sharp Tri-City Medical Center. The building features multiple medical office suites 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 Sharp Tri-City Medical Center, which is situated in Oceanside bordering Vista, California



VISIBILITY

- Monument signage to help amplify your brand in the North County San Diego community



BUILDING HIGHLIGHTS

- Ample retail-like parking with a drive-up and walk-in opportunity for patients and staff
- Parking provided at 6.5 / 1,000 RSF

Estimate 15 Min Drive

POPULATION ESTIMATES

454,299

>17 101,512

18-44 169,405

AVERAGE HOUSEHOLD INCOME

\$133,418.03

45-64 112,391

65+ 70,991

Data Source:  **Placer.ai**

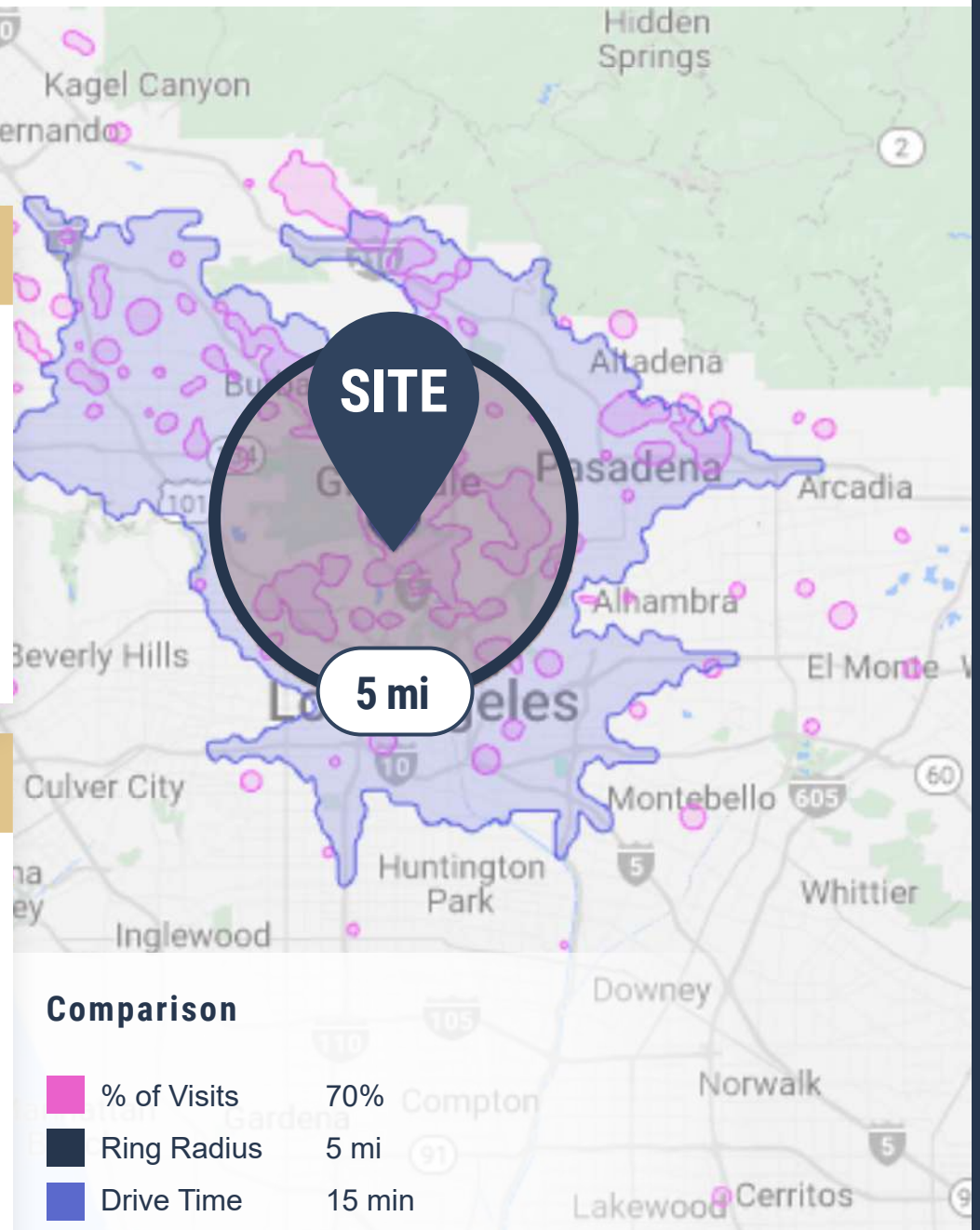
PAYOR MIX Within 15 Min Drive

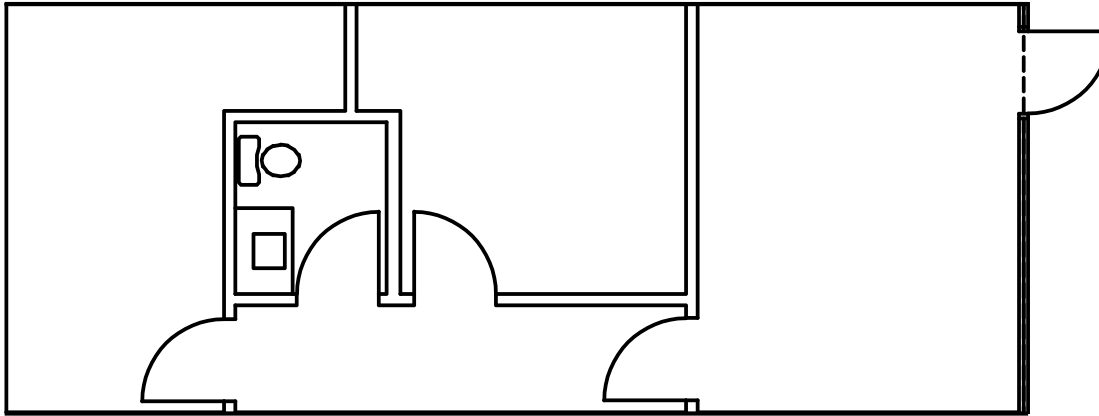
COMMERCIAL	8.6%
EMPLOYER BASED	49.7%
GOVERNMENT	26.2%
MULTIPLE	7.3%
SELF PAY	8.2%

Data Source:  **Placer.ai**

Comparison

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



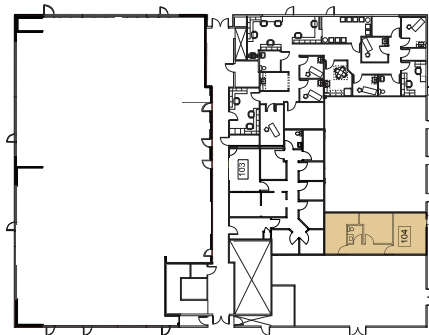


AVAILABLE SUITE

Suite 104 - 643 SF

SUITE DESCRIPTION

Waiting Room, In-Suite
Restroom, and 2 Exam Rooms



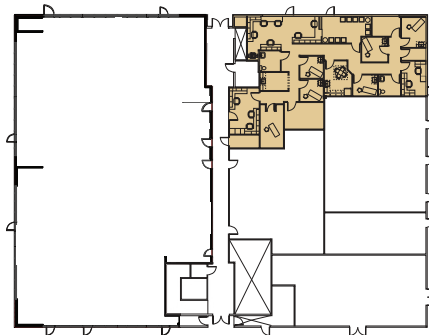
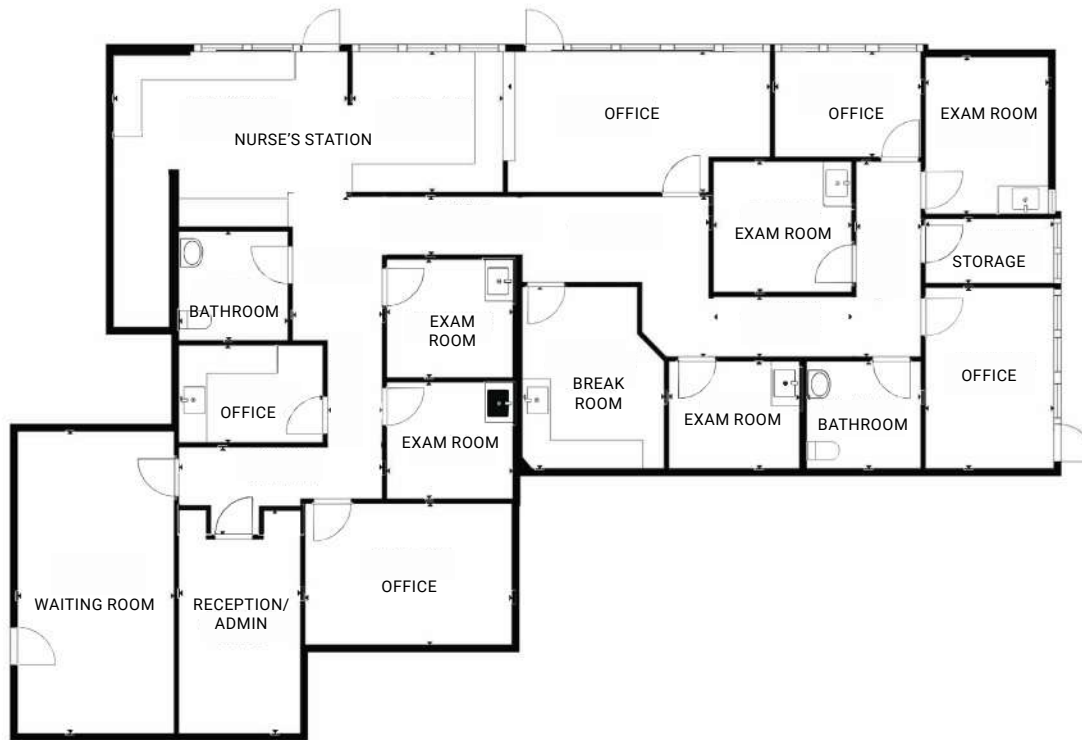
**161 Thunder Dr
Vista, CA**

AVAILABLE SUITE

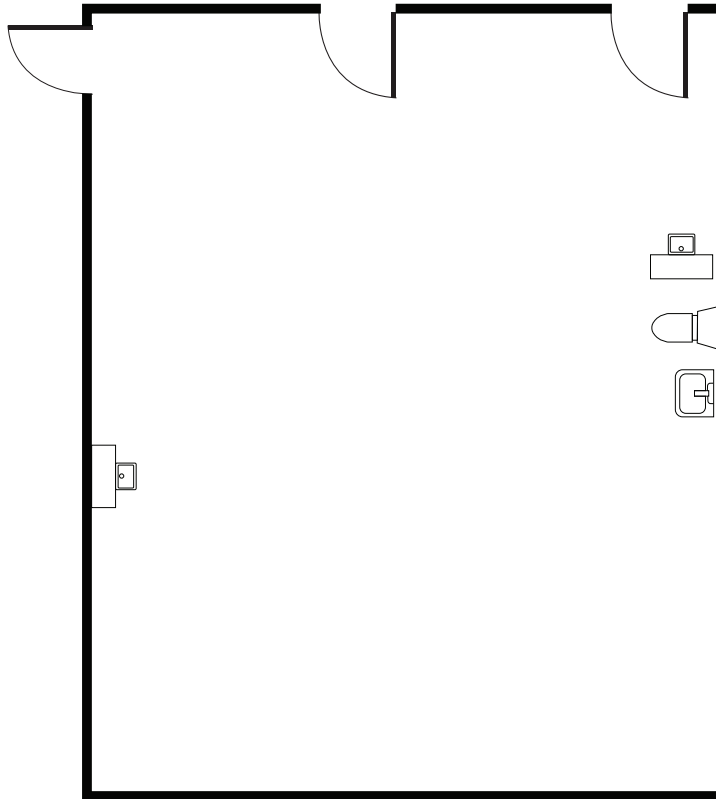
Suite 106 - 2,683 RSF

SUITE DESCRIPTION

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



**161 Thunder Dr
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AVAILABLE SUITE

Suite 203 - 812 RSF

SUITE DESCRIPTION

Open Build-out



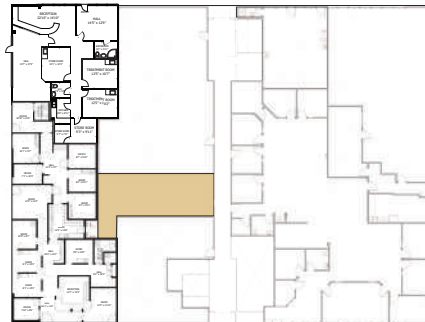
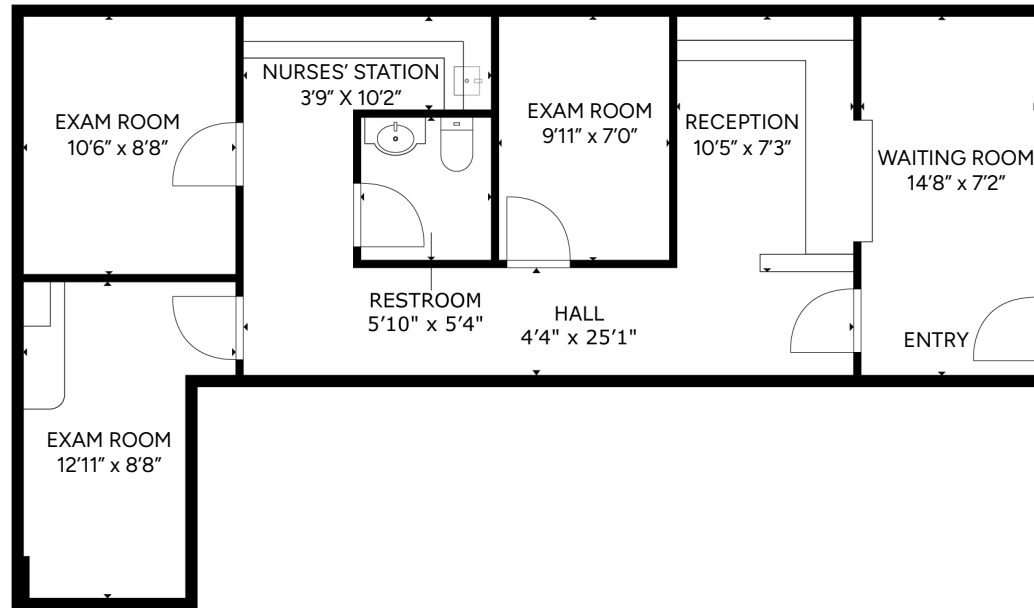
**161 Thunder Dr
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AVAILABLE SUITE

Suite 209 - 764 RSF

SUITE DESCRIPTION

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

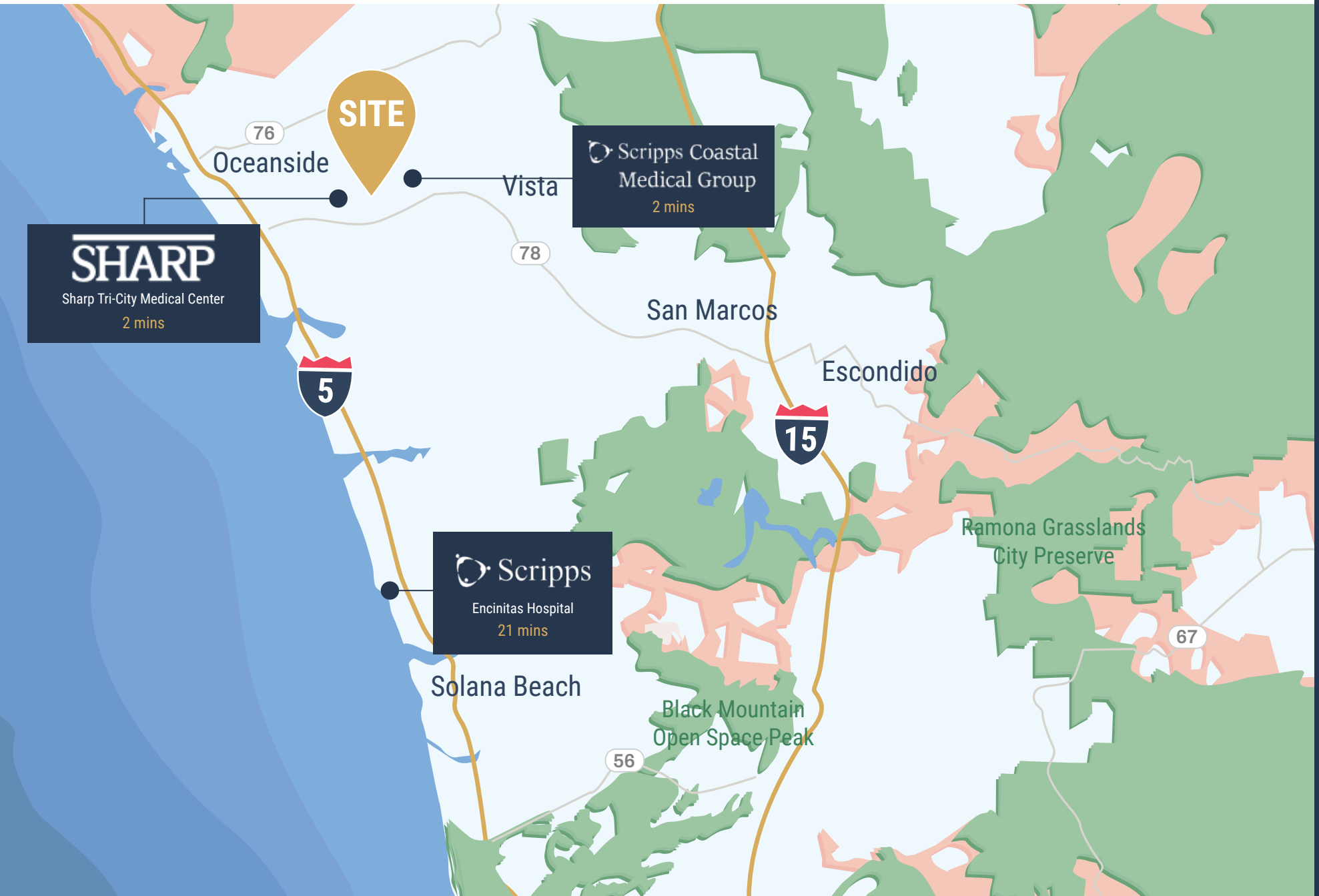


Virtual Floor Plan
CLICK OR SCAN

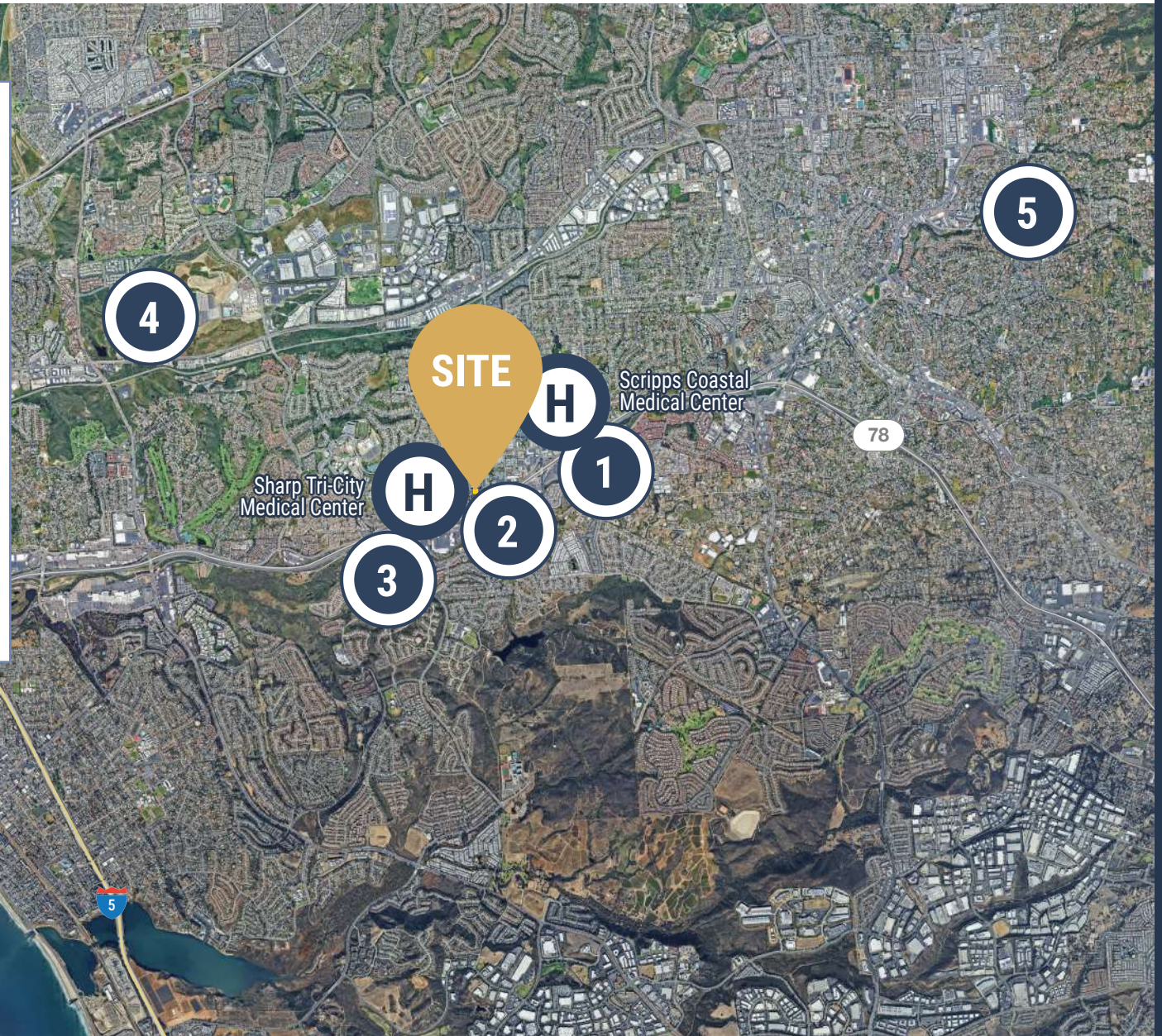


161 Thunder Dr
Vista, CA





- ① Retail
Cost Co
- ② Shopping
Pavillion Shopping Center
- ③ Retail
Walmart
Supercenter
Kohl's
The UPS Store
- ④ Sports Complex
SoCal Sports Complex
- ⑤ Botanical Garden
Pavillion Shopping Center





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