



TRI-CITY WELLNESS CENTER

**MEDICAL OFFICE
FOR LEASE**

6260 El Camino Real | Carlsbad, CA 92009

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FEATURES



24,965 SF Class A medical office building



±2,000 RSF to ±4,685 RSF available for lease



Adjacent to the Tri-City Wellness Center



Remodeled lobby and common areas



Elevator-served



Excellent Access to I-5, Hwy-78 and Palomar Airport Road



Parking Ratio: 5:1000



DEMOGRAPHICS

2022 TOTAL POPULATION 

Mile 1: 5,616
 Mile 3: 70,291
 Mile 5: 233,743

2027 TOTAL POPULATION 

Mile 1: 5,798
 Mile 3: 70,626
 Mile 5: 234,789

POPULATION OVER 55 

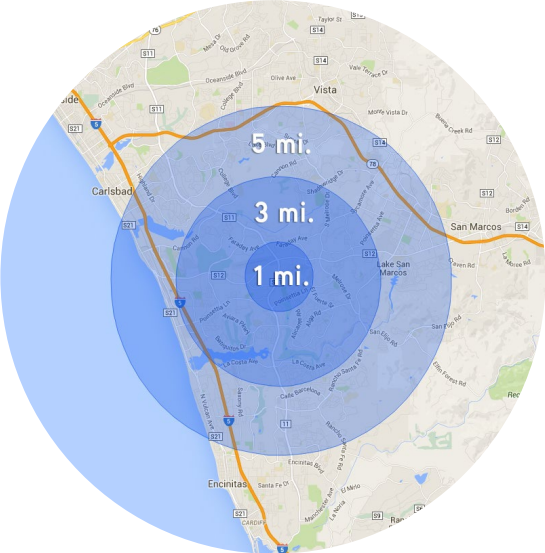
Mile 1: 28.9%
 Mile 3: 36.1%
 Mile 5: 32.6%

HOUSEHOLD INCOME 

Mile 1: \$169,990
 Mile 3: \$133,058
 Mile 5: \$116,422



28,360
 AVERAGE DAILY TRAFFIC COUNT ON EL CAMINO REAL AT METROPOLITAN ST



TRI-CITY MEDICAL CENTER



Tri-City Medical Center

Tri-City Wellness Center is an extension of Tri-City Medical Center (TCMC). TCMC is a full-service, general acute-care hospital with advanced clinical institutes for cardiovascular and orthopedic care. TCMC boasts over 700 practicing physicians in 60 unique specialties.

Known for their friendly service and knowledgeable staff, TCMC is recognized as a leader in advanced healthcare. TCMC currently serves San Diego County's coastal communities of Carlsbad, Oceanside and Vista, as well as the surrounding region.



TCWC is a 58,000 SF fitness center featuring an indoor pool, warm-water therapy pool and whirlpool, cushioned walk/jog indoor track, wellness spa with massage therapy, cafe, full service locker rooms with separate mens and womens dry saunas and individual personal training.

TCWC is focused on preventative health and wellness programs, essential to long term well-being. Limited memberships remain available.



TRI-CITY WELLNESS CENTER FLOOR 2 | AS-BUILT



| SUITE | RSF | AVAILABILITY | RENTAL RATE |
|-------|------------------------------------|--------------|----------------------------|
| 200 | 4,685 RSF (DIVISIBLE TO 2,000 RSF) | NOW | Please contact for details |

*SUITE 200 IS CURRENTLY IN SHELL CONDITION



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