

3907 WARING ROAD

✚ MEDICAL OFFICE FOR LEASE



**MED
WEST**
REALTY

Lease with Confidence, Choose MedWest

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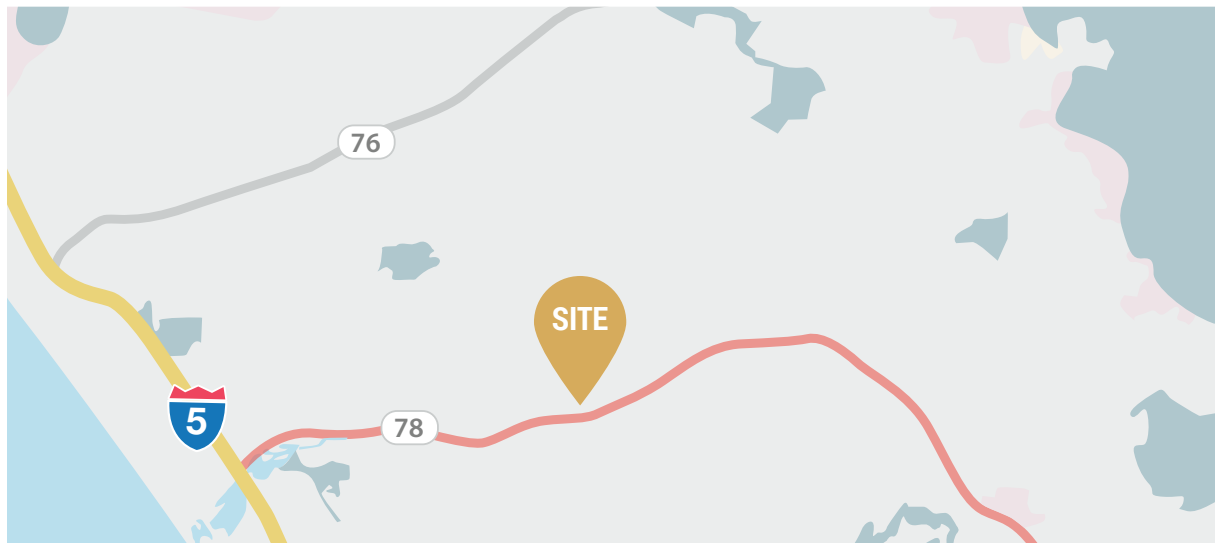
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+

SUITE AMENITIES

Single story medical office suite

Abundant natural light with suite due to ample windows and skylights

Upgraded finishes that are easily re purposed

+

SHARED LOBBY

Building has strong eco systems of healthcare providers with a strong referral network

Large shared lobby helps drive referrals and allows for patients to wait in comfortable area prior to their appointment

+

EASE OF ACCESS

Building is located adjacent to Tri-City Medical Center

Easy access to 78 Freeway

Vista, Oceanside and San Marcos submarkets are easily accessible

Estimate 15 Min Drive

POPULATION ESTIMATES

144,400

AVERAGE HOUSEHOLD INCOME

\$129,000.00

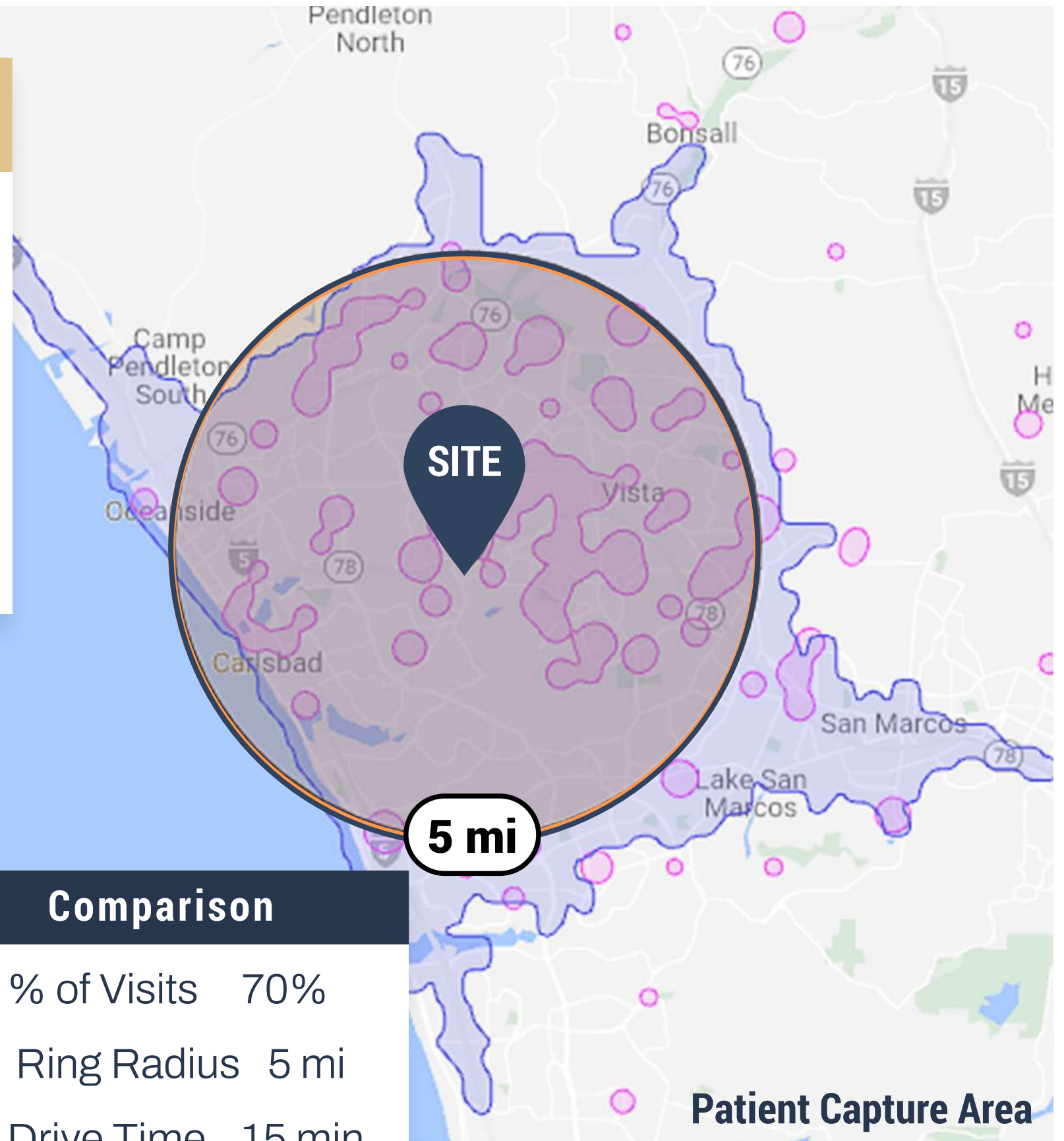
>17	32,057
18-44	56,414
45-64	34,355
65+	21,574

Data Source:  Placer.ai




PAYOR MIX Within 5 Mile Radius

COMMERCIAL	6.4%
EMPLOYER BASED	48.9%
GOVERNMENT	26.9%
MULTIPLE	17.7%

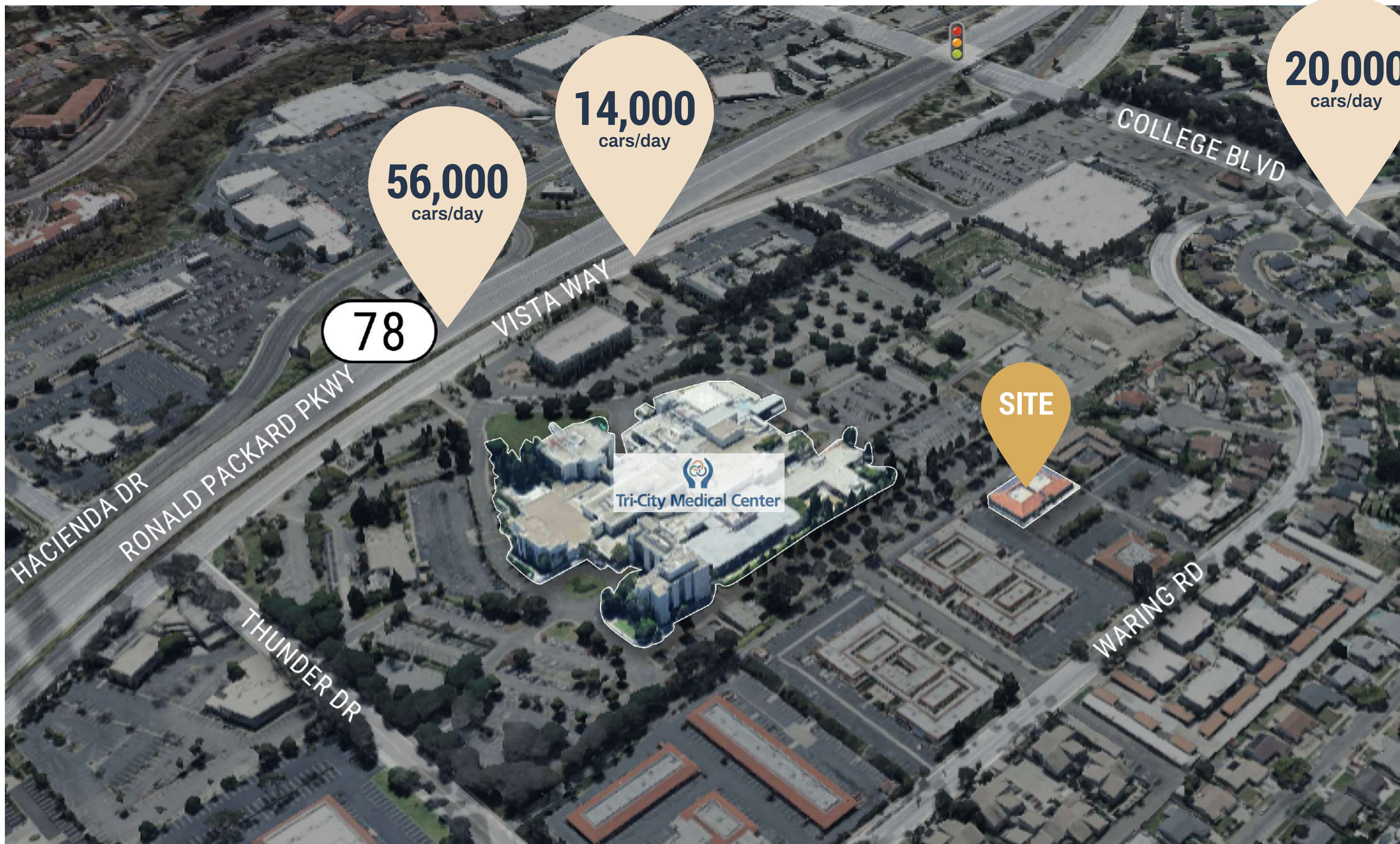
Data Source:  revista med



Comparison

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

Patient Capture Area



56,000
cars/day

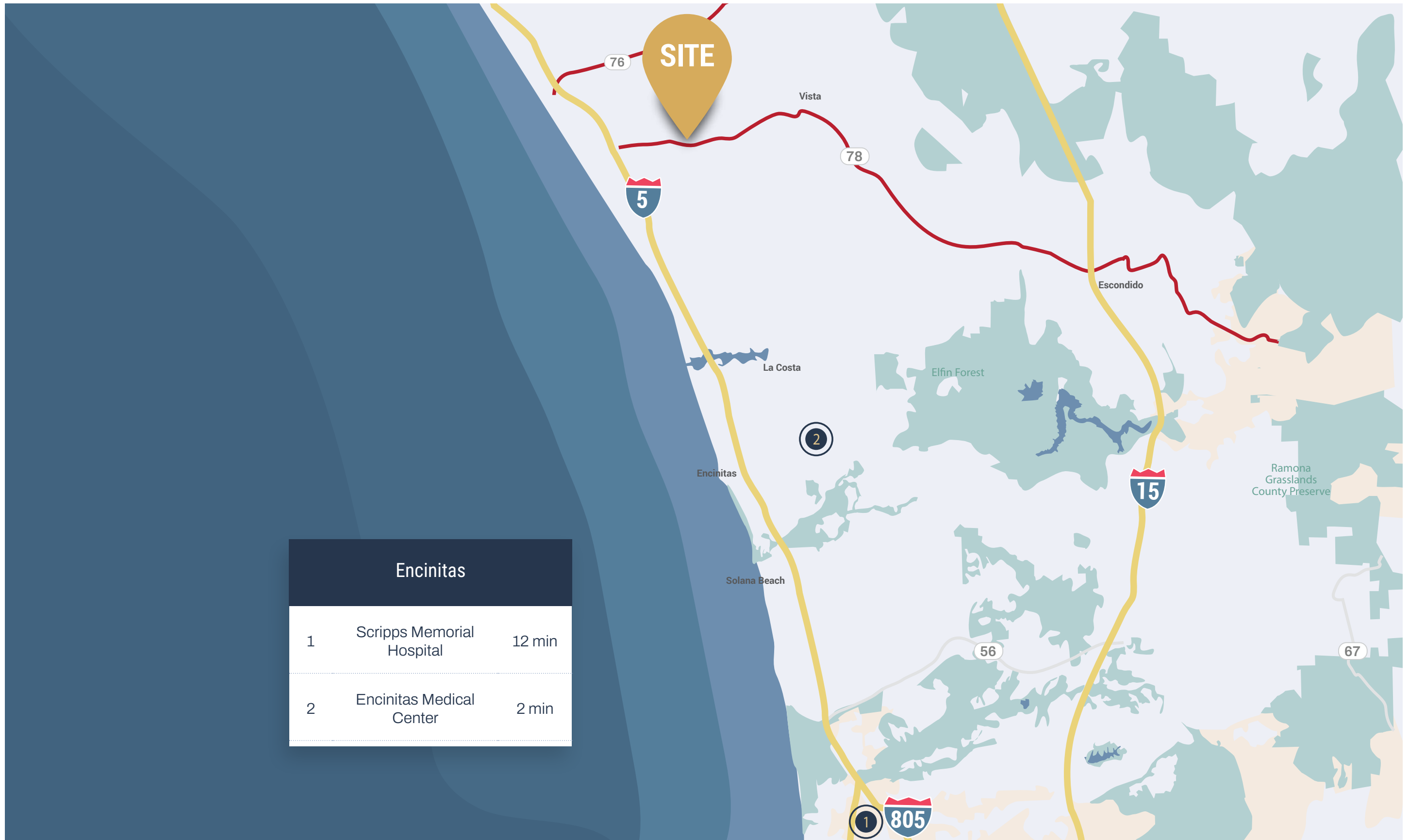
14,000
cars/day

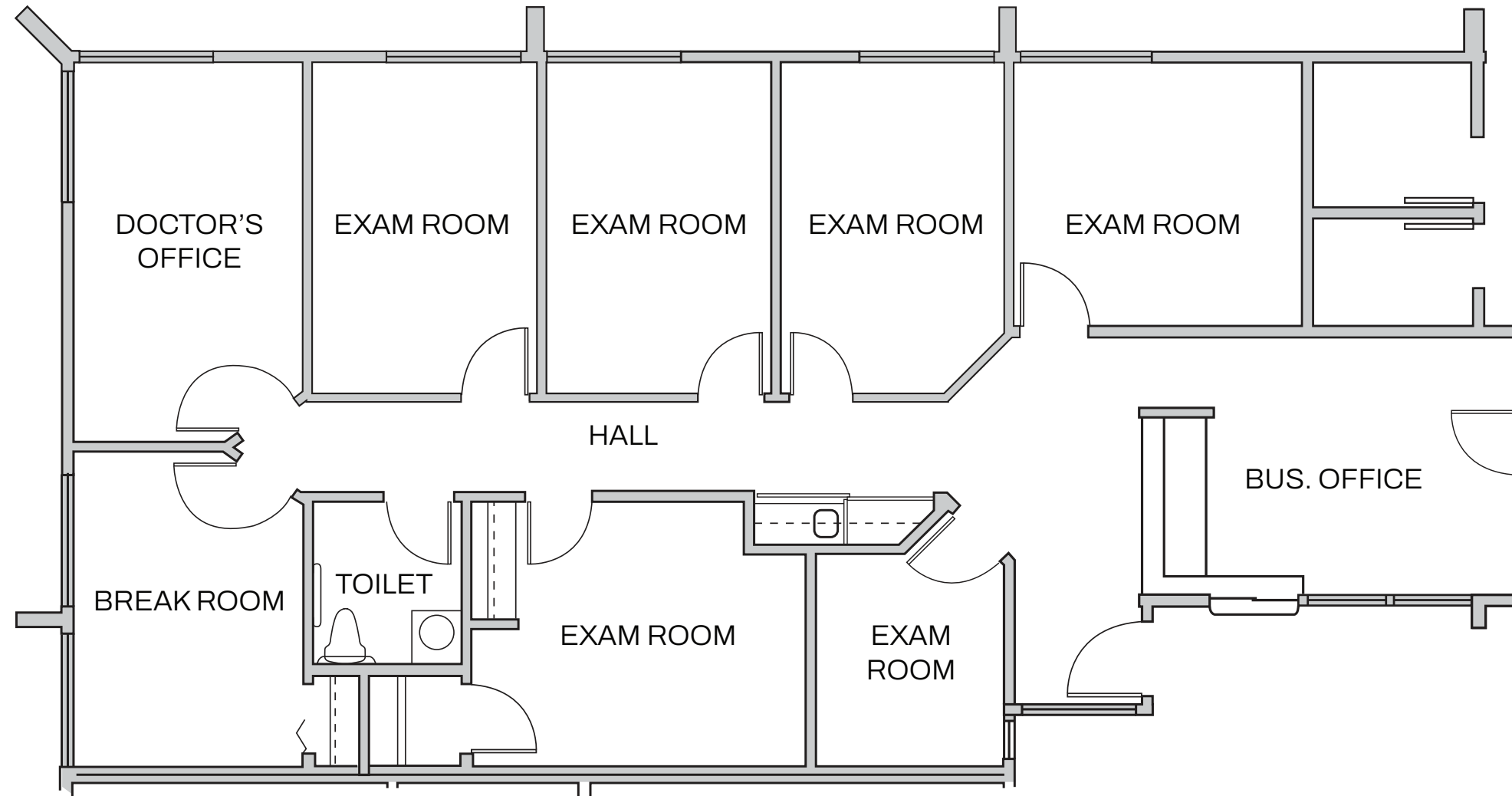
20,000
cars/day

78

SITE

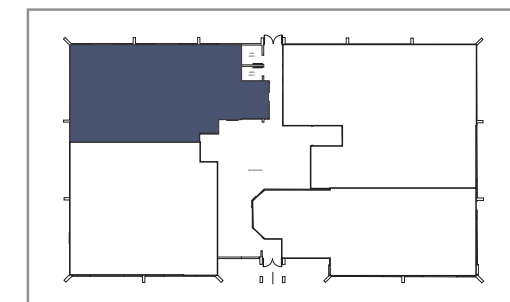

Tri-City Medical Center

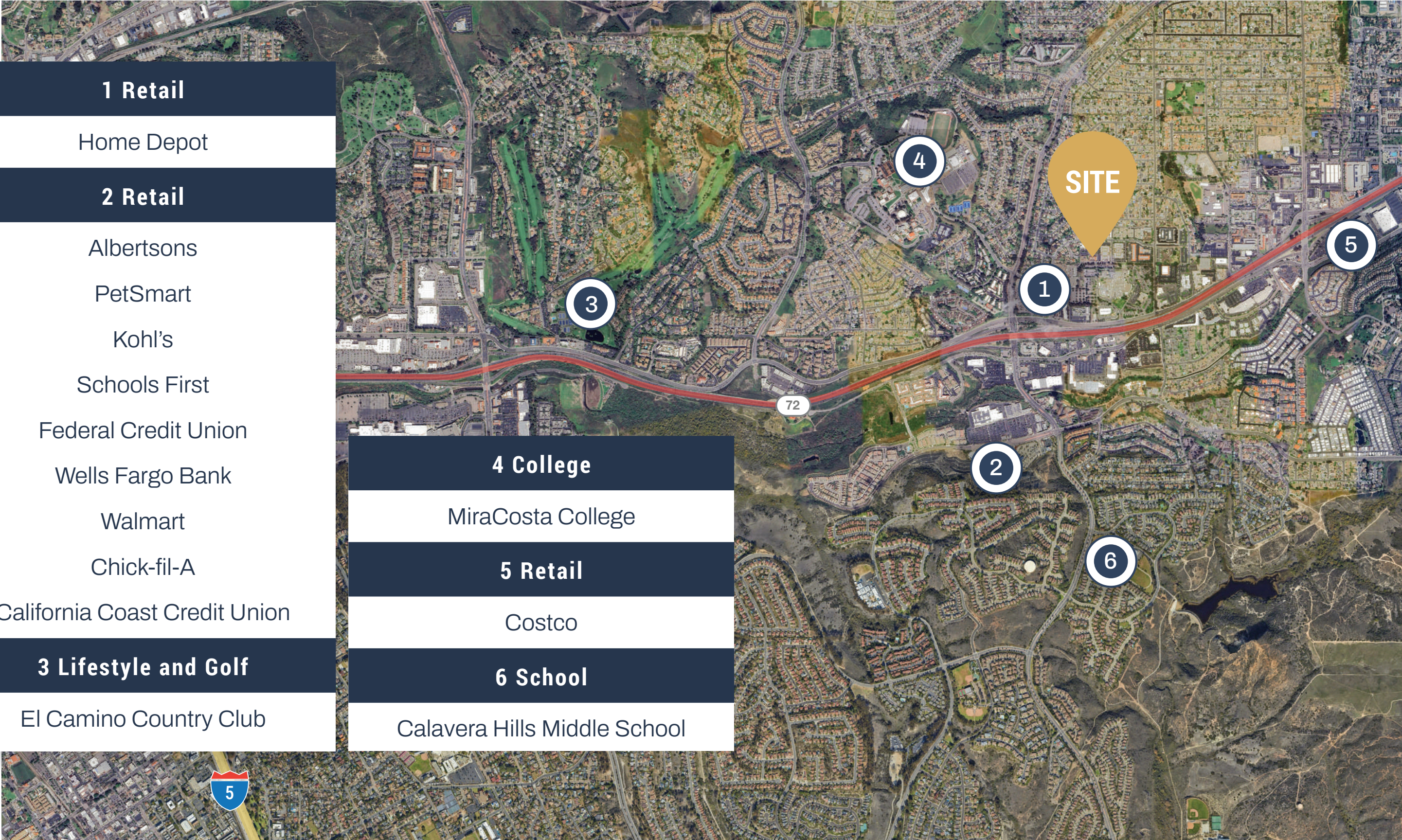




CURRENT AVAILABILITIES

AVAILABLE SUITE	RSF
Suite 3	2,172 - 7,894
SUITE DESCRIPTION	
6 Exam Rooms	
Doctor's Office	
Waiting Room	
In-Suite Bathroom	
Breakroom	
Reception	
LEASE RATE	
\$2.35 NNN	





1 Retail

Home Depot

2 Retail

Albertsons

PetSmart

Kohl's

Schools First

Federal Credit Union

Wells Fargo Bank

Walmart

Chick-fil-A

California Coast Credit Union

3 Lifestyle and Golf

El Camino Country Club

4 College

MiraCosta College

5 Retail

Costco

6 School

Calavera Hills Middle School



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