

MEDICAL OFFICE SUITES AVAILABLE



SYCAMORE MEDICAL CENTER

902 SYCAMORE AVE | VISTA, CA



CBRE

PROPERTY HIGHLIGHTS



Location

Conveniently located near leading medical facilities and the North County 78 Corridor for easy access.



Utilities

Tenants handle in-suite janitorial services and pay for individually metered electricity.



Signage

Prime signage spots available on Sycamore Avenue.



Parking Ratio

Parking Ratio:
5.00 / 1,000 SF



New Ownership

Expertly managed and institutionally owned.



DEMOGRAPHICS



727,780
POPULATION



\$8,649.08
ANNUAL AVERAGE
HEALTHCARE SPENDING PER
HOUSEHOLD



18.1%
POPULATION AGED 65+



39.7
MEDIAN AGE

TRAFFIC COUNTS



30,379
CARS PER DAY
SYCAMORE AVE & WATSON WAY

**20 MINUTE
RADIUS DRIVE**



\$149,328
AVERAGE
HOUSEHOLD INCOME

INSURANCE COVERAGE

46%
PPO

20%
MEDICARE

18%
HMO

16%
OTHER

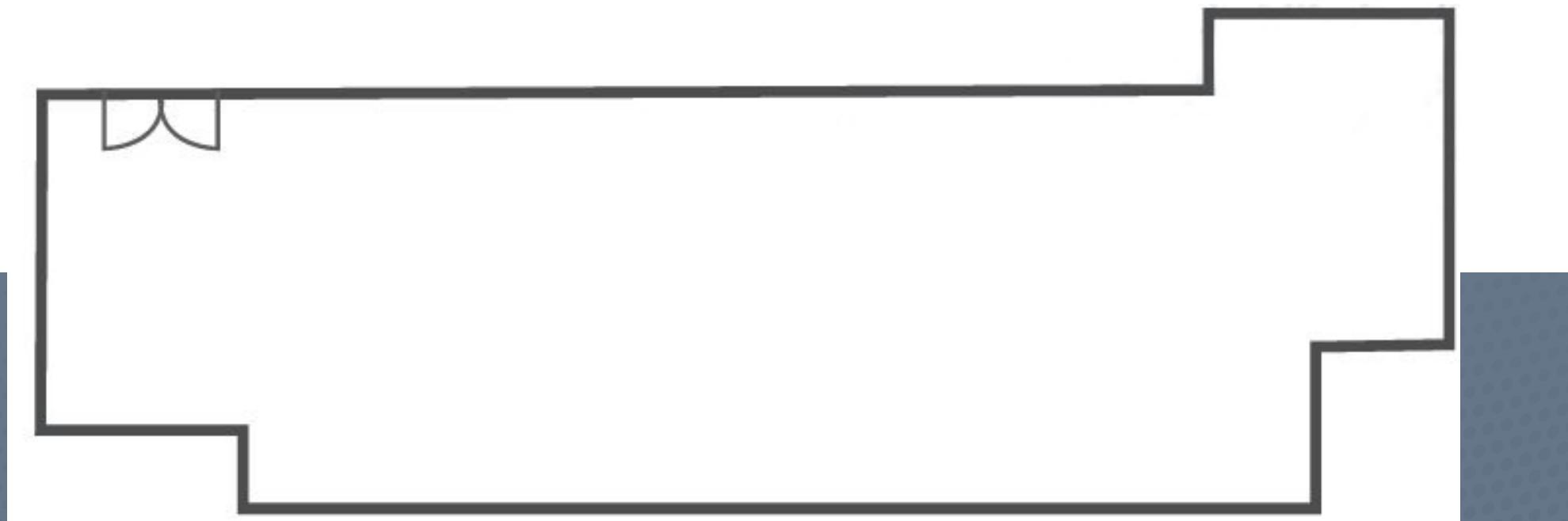




SYCAMORE
MEDICAL CENTER

SUITE 202

EXISTING FLOOR PLAN



Size

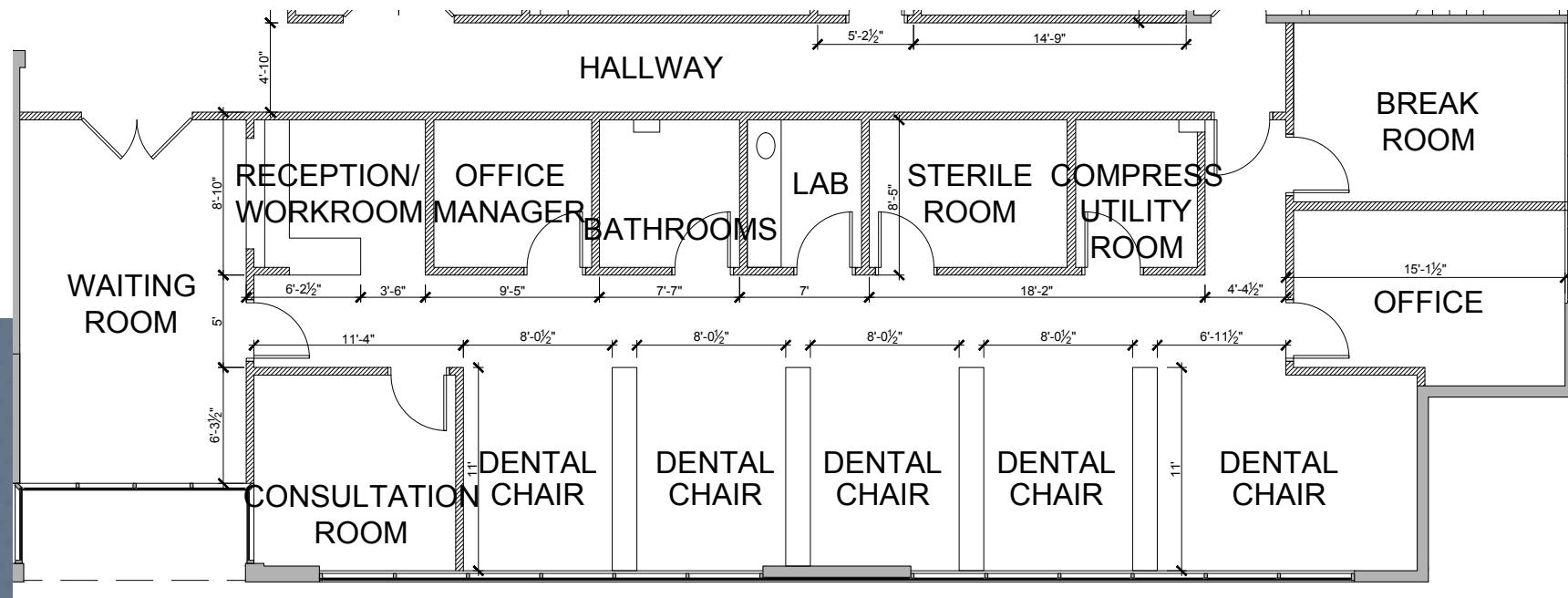
2,438 SF

Comments

Warm shell condition

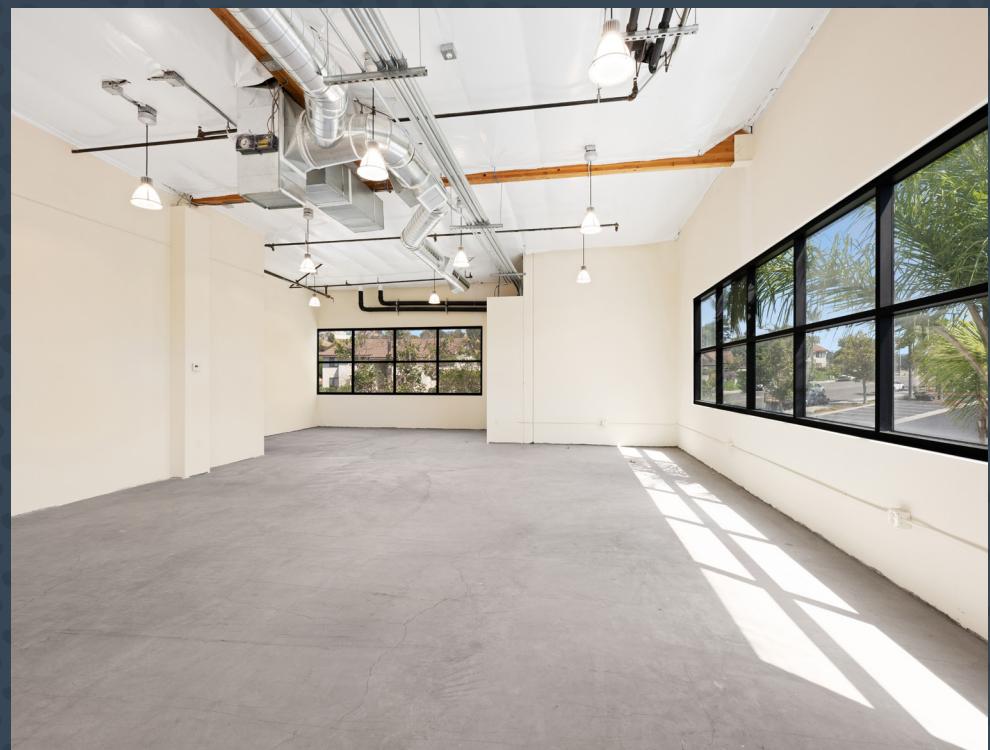
SUITE 202

HYPOTHETICAL DENTAL FLOOR PLAN



Size 2,438 SF

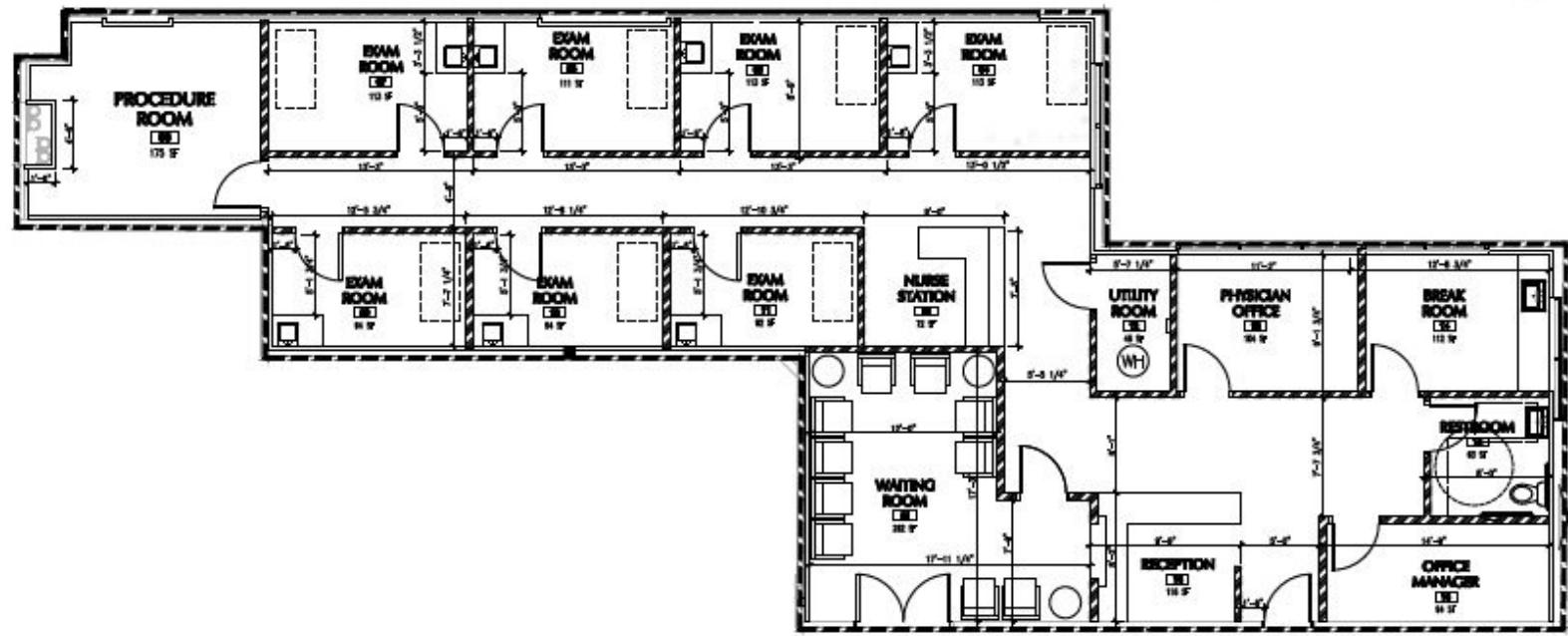
Comments Hypothetical Dental Floor Plan



SUITE 203

FLOOR PLAN

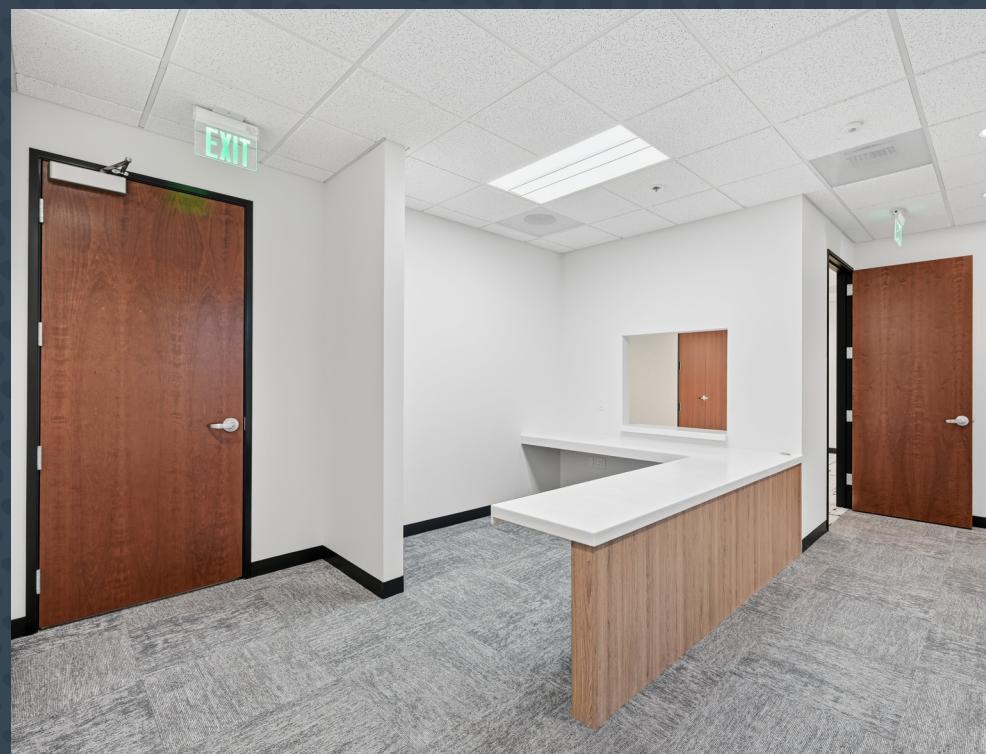
[Click Here for Virtual Tour](#)

**Size**

2,912 SF

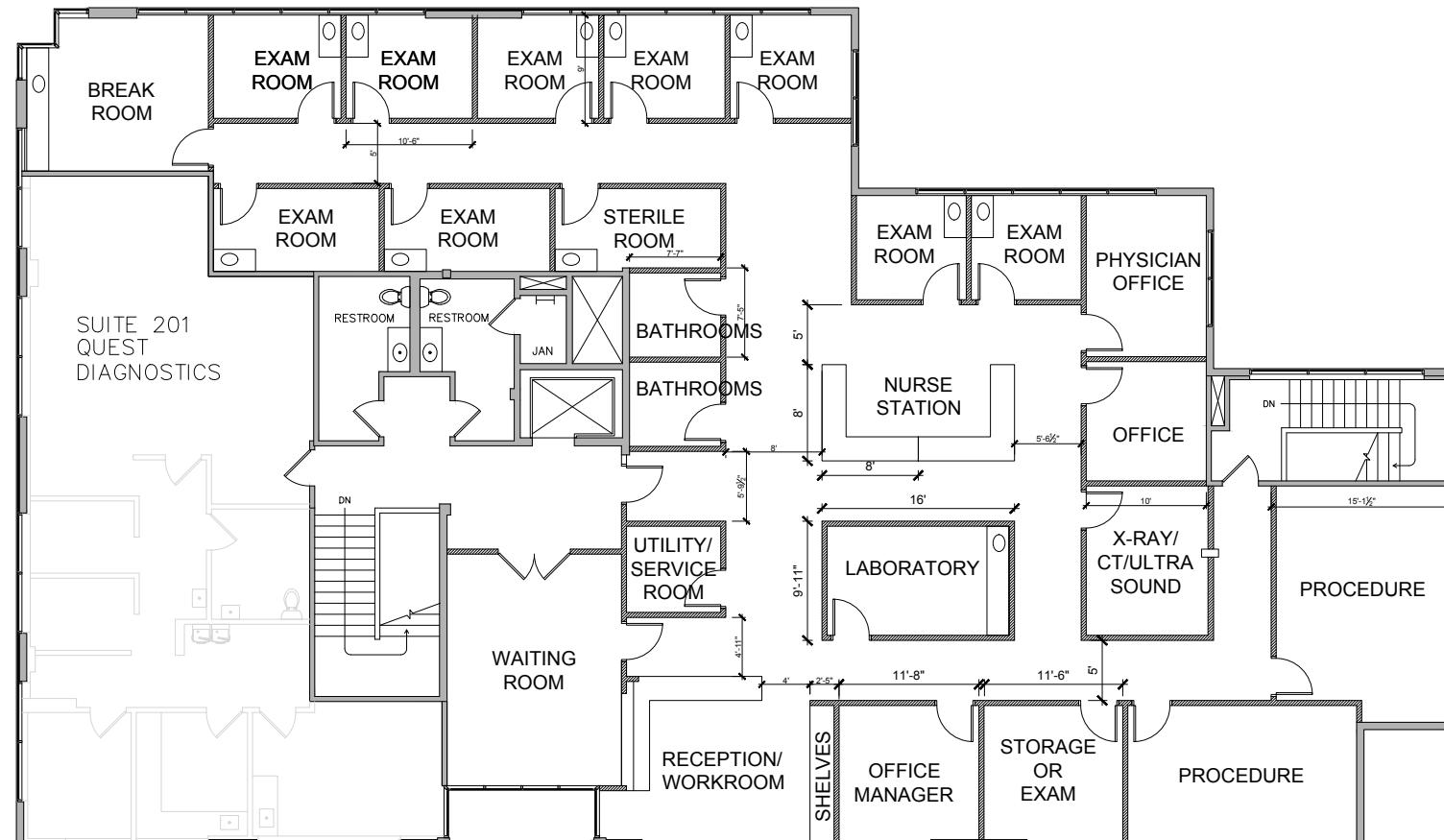
Comments

BRAND NEW SPEC SUITE - includes seven (7) exam rooms, one (1) procedure room, two (2) offices, storage room, nurse station, break room, in suite restroom, reception, and waiting room.



SUITE 202 & 203

HYPOTHETICAL FLOOR PLAN



Size

5,742 SF

Comments

Hypothetical Medical Office

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