



ON-CAMPUS at Tri-City Medical Center



› MEDICAL OFFICE SPACE FOR LEASE

4002 Vista Way • Oceanside

FOR MORE DETAILS, CONTACT:

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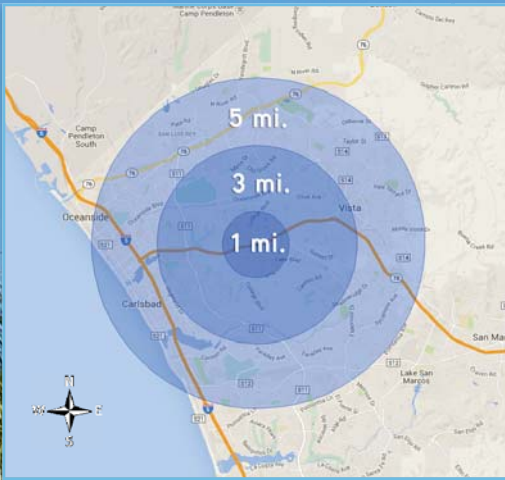
Tri-City On-Campus Medical Office

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BUILDING FEATURES

- › 57,476 SF, 3-Story Class A Medical Office Building
- › Unique on-campus location @Tri-City Medical Center
- › Excellent visibility from the 78 Freeway
- › Convenient access for both patients and providers
- › Brand new, LEED Design construction (completed in 2013)
- › "OSHPD3" building envelope
- › Free surface parking
- › Space available from 5,000 - Entire Building
- › Call for terms and to schedule a tour





Tri-City Medical Center

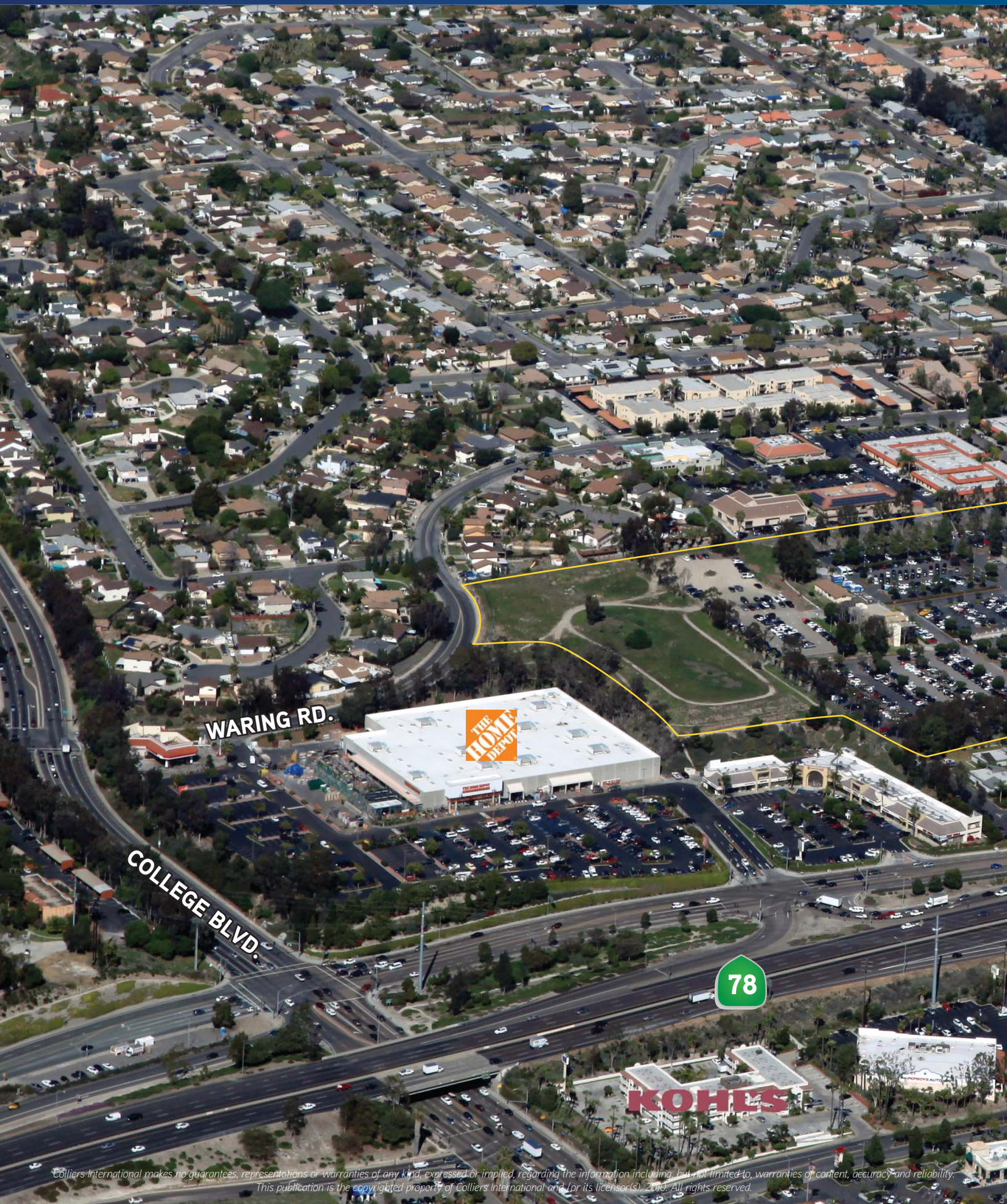
Opened in 1961, Tri-City Medical Center (TCMC) is a full-service, acute-care hospital with two advanced clinical institutes for cardiovascular and orthopedic care. TCMC has 397-beds and over 500 physicians practicing in 60 specialties. TCMC serves San Diego County's coastal communities of Carlsbad, Oceanside and Vista, as well as the surrounding region. TCMC is administered by the Tri-City Healthcare District, a California Hospital District.

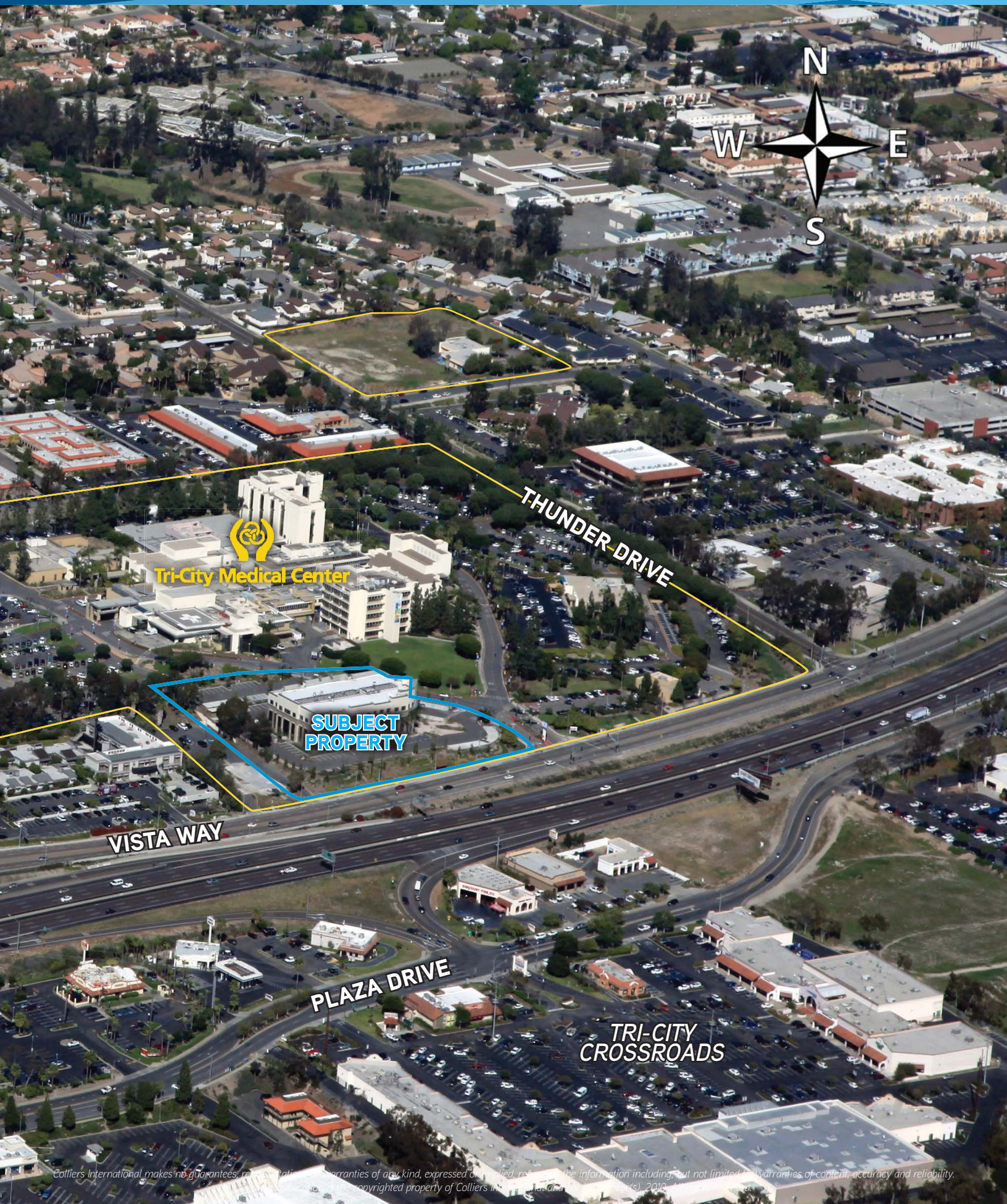
DEMOGRAPHICS

	1 mile	3 miles	5 miles
2015 Population	19,639	116,942	313,413
2020 Projection	20,627	122,439	328,777
Growth 2015-2020	5.03%	4.70%	4.90%
% of Population +55	28.97%	30.30%	26.72%
2015 Est. Average Age	37.9	39.2	37.4
Avg. HH Income	\$60,040	\$75,823	\$73,096



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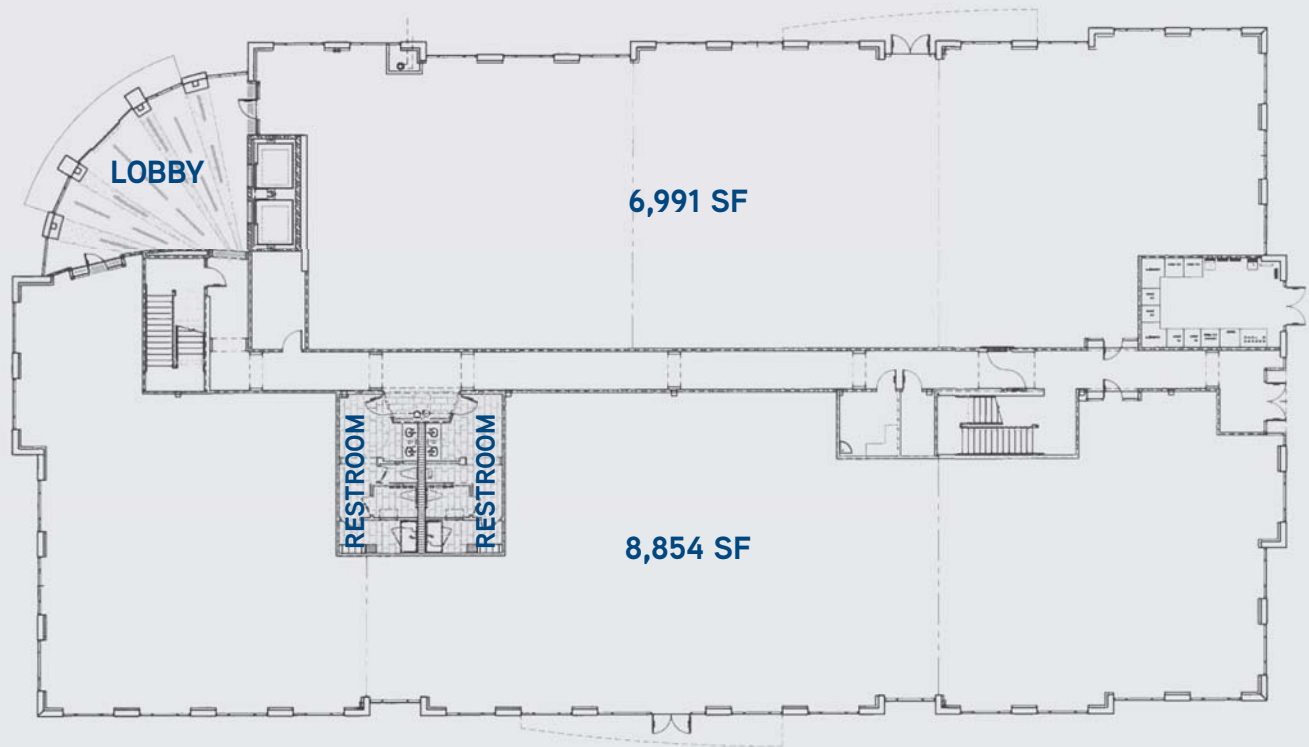


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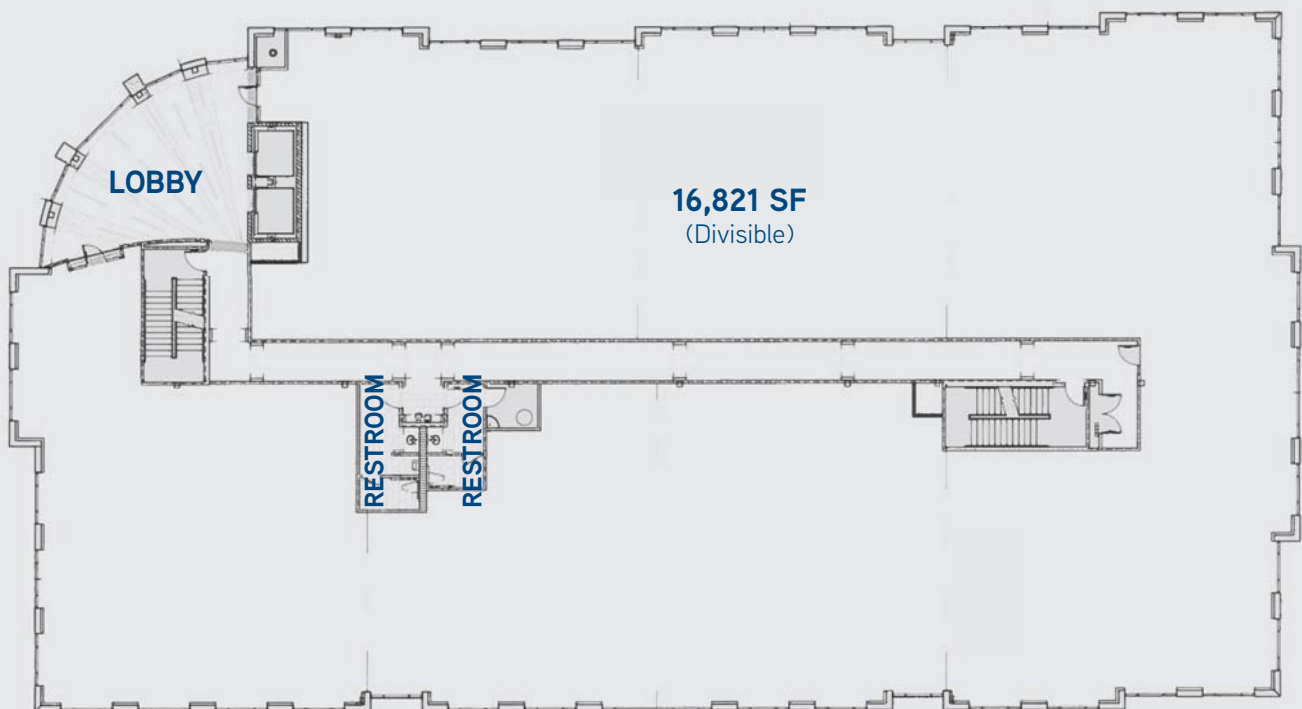
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FLOOR PLANS:

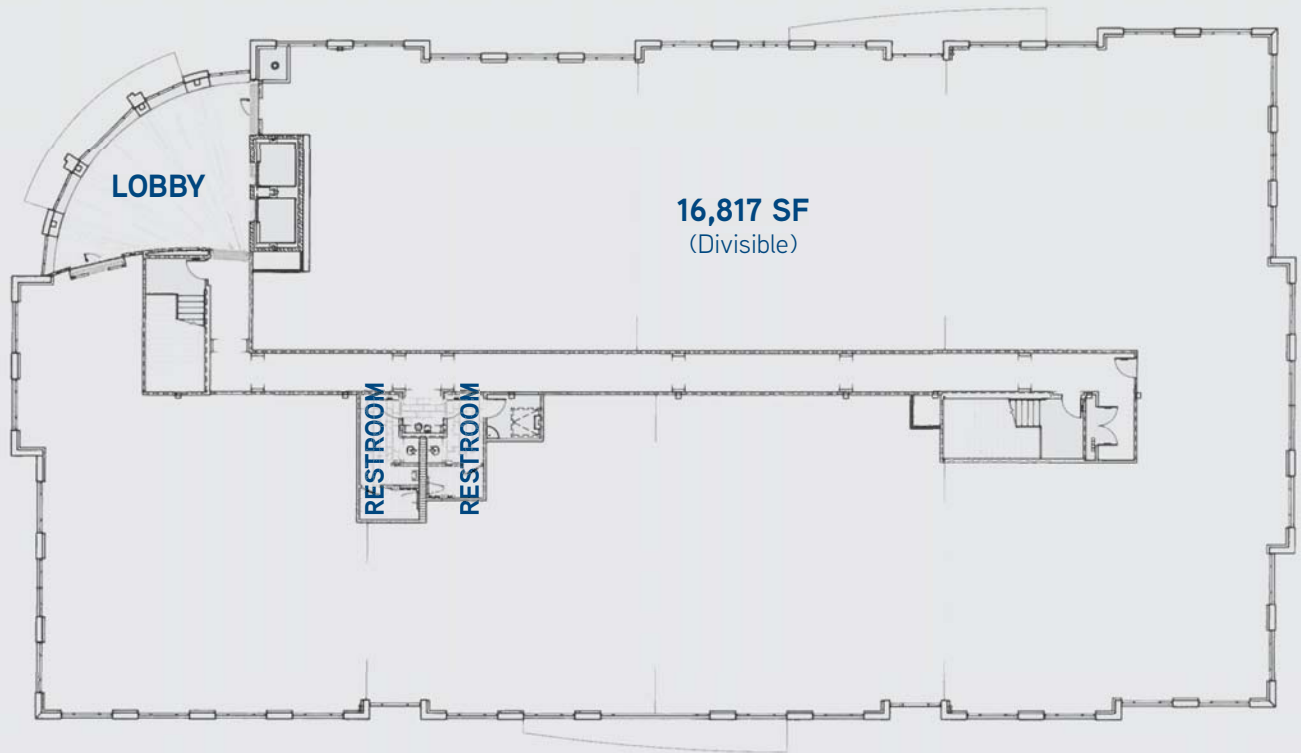
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR





Accelerating success.

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