

Tri-City Medical Arts Building

➤ MEDICAL OFFICE FOR LEASE



**MED
WEST**
REALTY

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161 Thunder Dr | Vista, CA



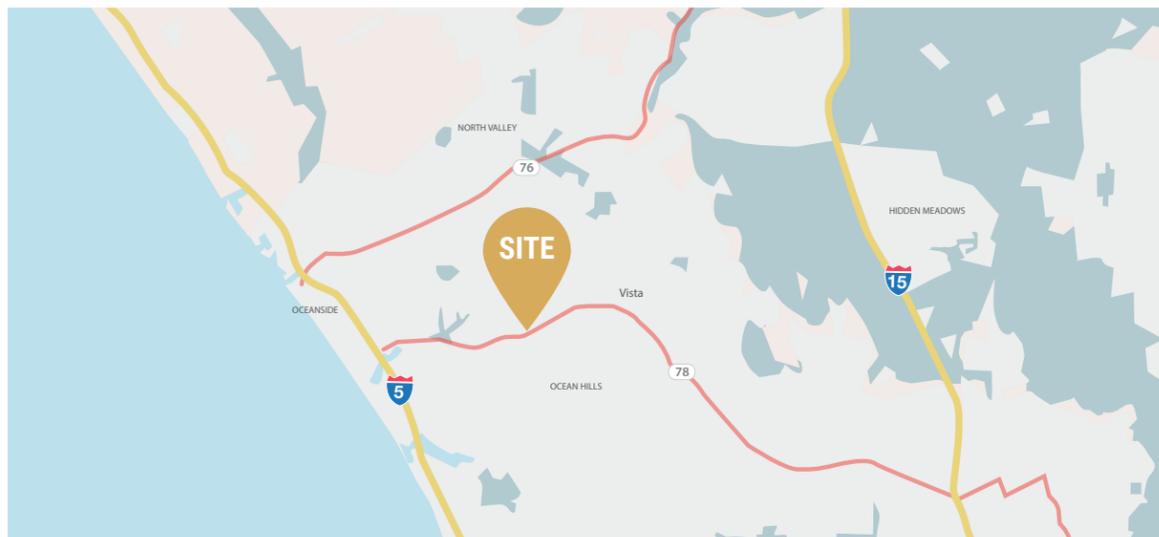
TRI-CITY MEDICAL ARTS BUILDING

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 Tri-City Medical Center. The building features multiple medical office suites ranging from 800 SF – 8,600 SF 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 Tri-City Medical Center, which is situated in the heart of Vista, California



✚ VISIBILITY

Building top signage to help amplify your brand in the North County San Diego community



✚ AMPLE PARKING

Ample retail-like parking with a drive-up and walk-in opportunity for patients and staff

Estimate 15 Min Drive

POPULATION ESTIMATES

144,400

>17 32,057

18-44 56,414

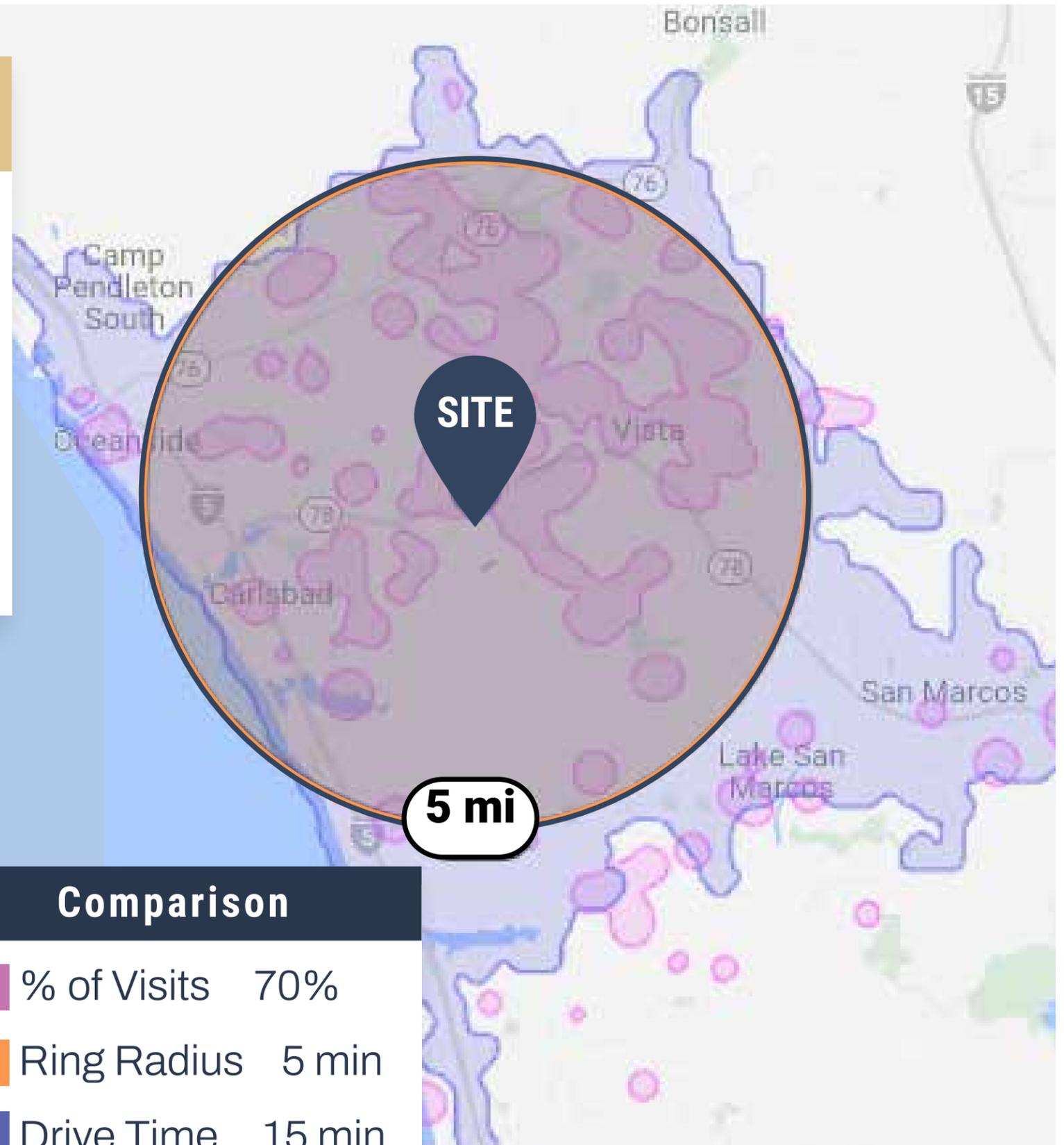
45-64 34,355

65+ 21,574

AVERAGE HOUSEHOLD INCOME

\$129,000.00

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

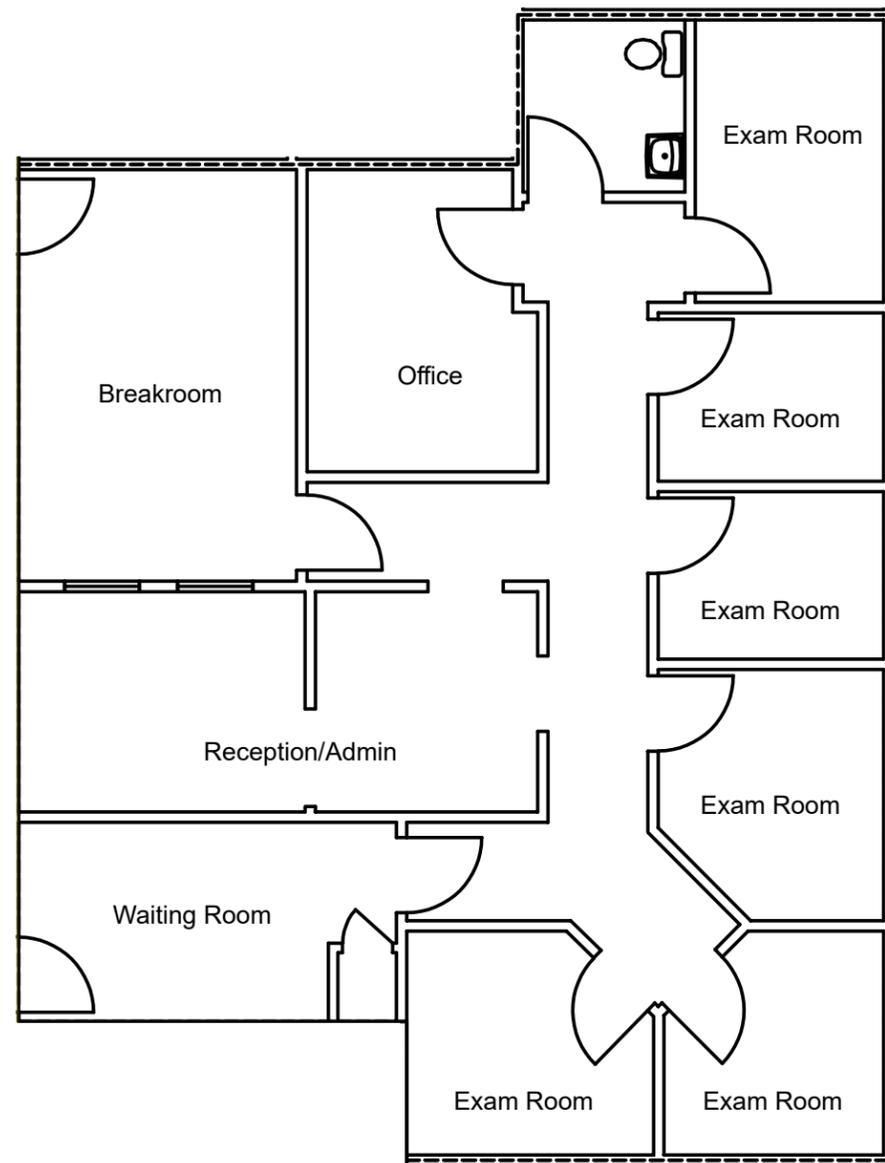
Comparison

 % of Visits 70%

 Ring Radius 5 min

 Drive Time 15 min

FLOOR PLAN - FIRST FLOOR



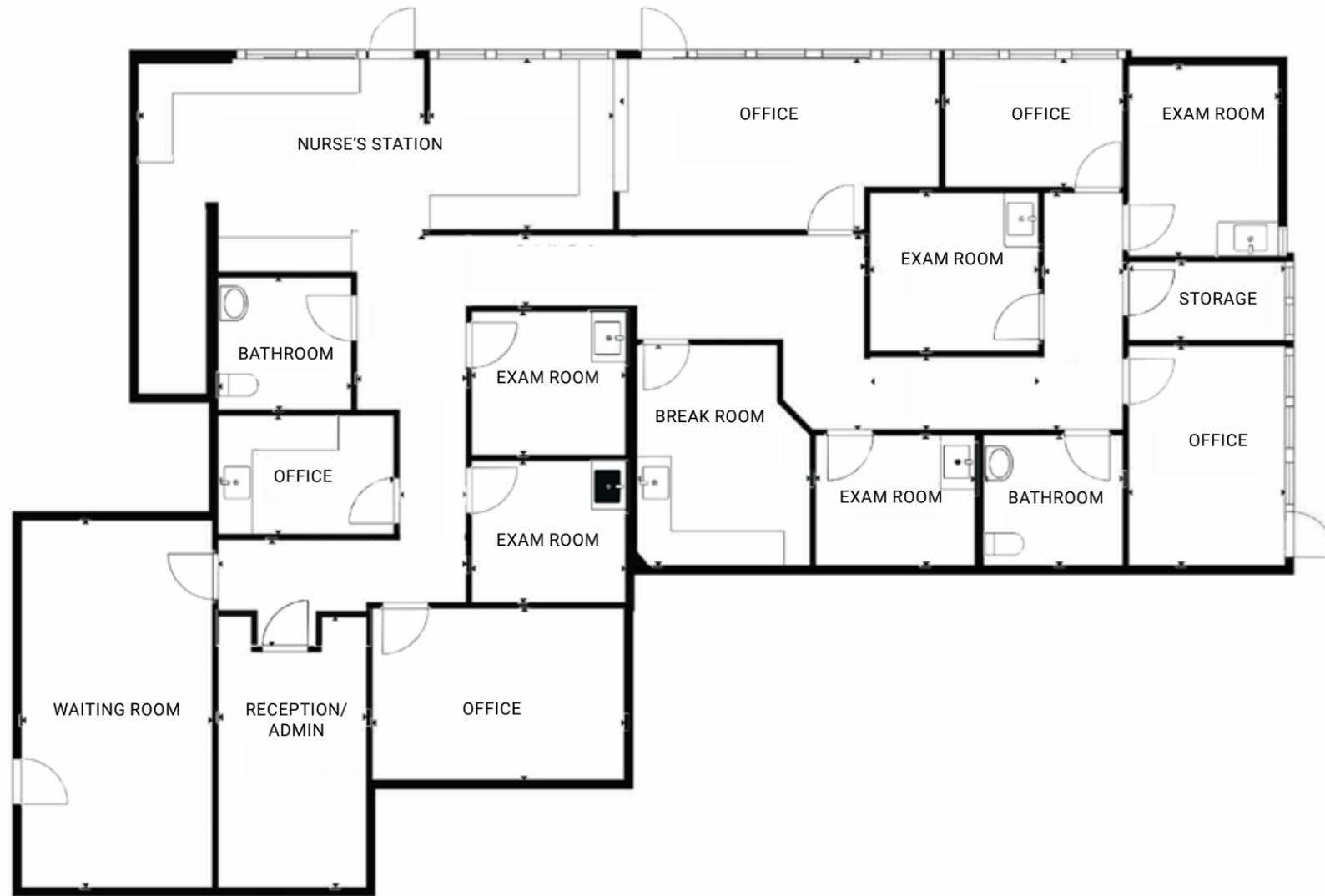
AVAILABLE SUITE

Suite 103 - 1,531 SF
(Contiguous with Suite 106 - 4,214 SF)

SUITE DESCRIPTION

6 Exam Rooms, Private Office,
Restroom, Breakroom,
Waiting Room, and
Reception/Admin

FLOOR PLAN - FIRST FLOOR



AVAILABLE SUITE

Suite 106 - 2,683 RSF
(Contiguous with Suite 103 - 4,214 RSF)

SUITE DESCRIPTION

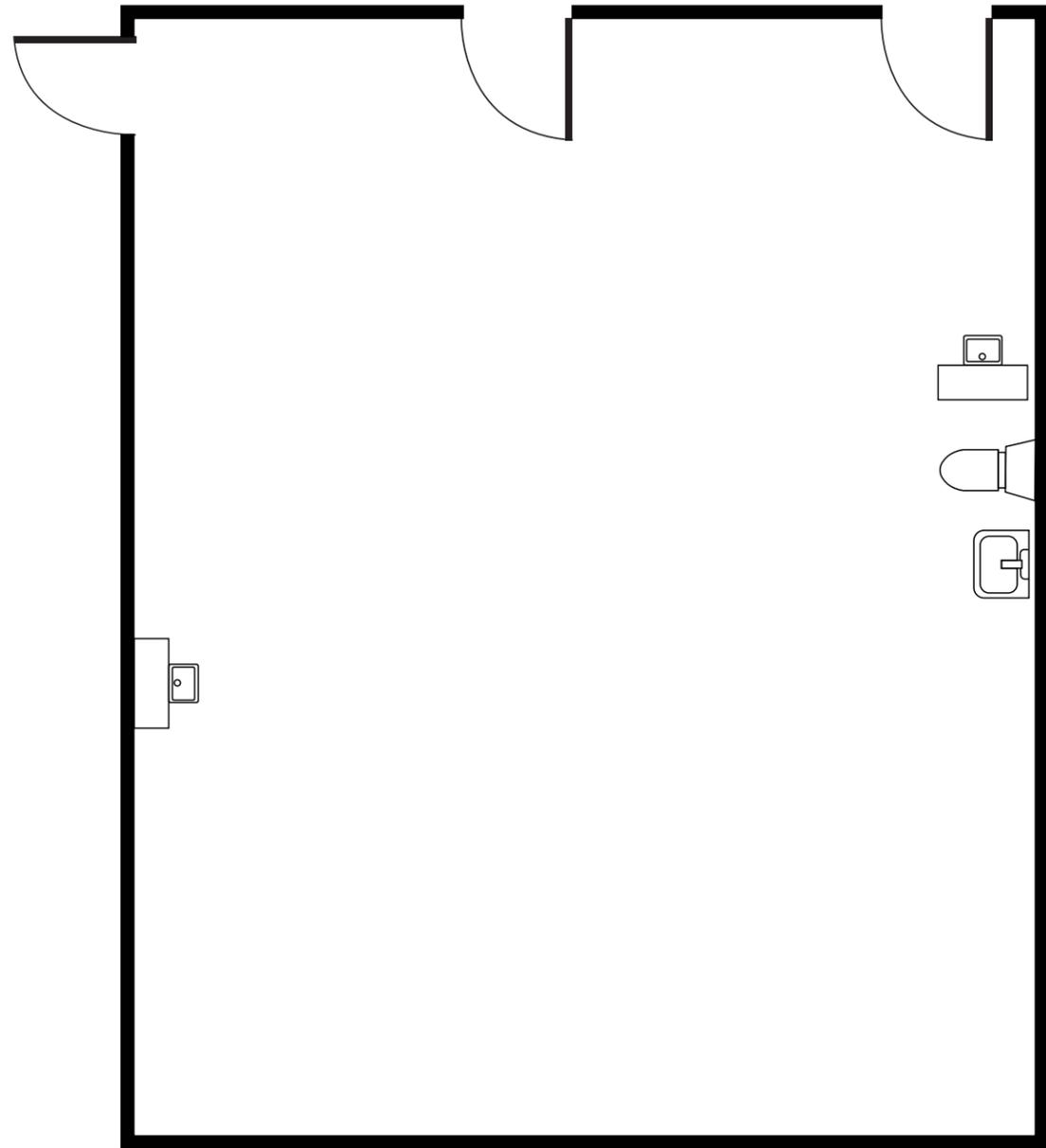
- Waiting Room, Reception/Admin, 6 Exam Rooms, 2 Doctor's Offices, 2 In-Suite Restrooms, Breakroom, and 2 Storage Rooms

Explore Space



CLICK

FLOOR PLAN - SECOND FLOOR

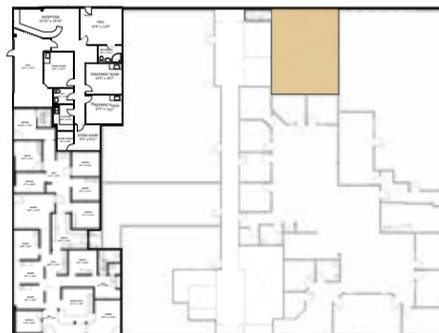


AVAILABLE SUITE

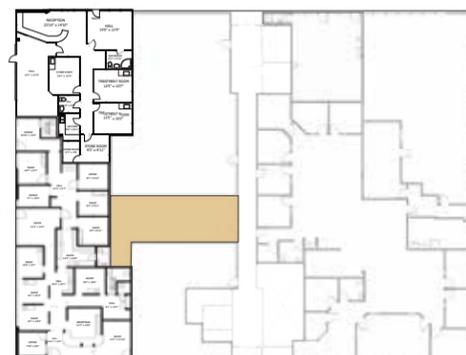
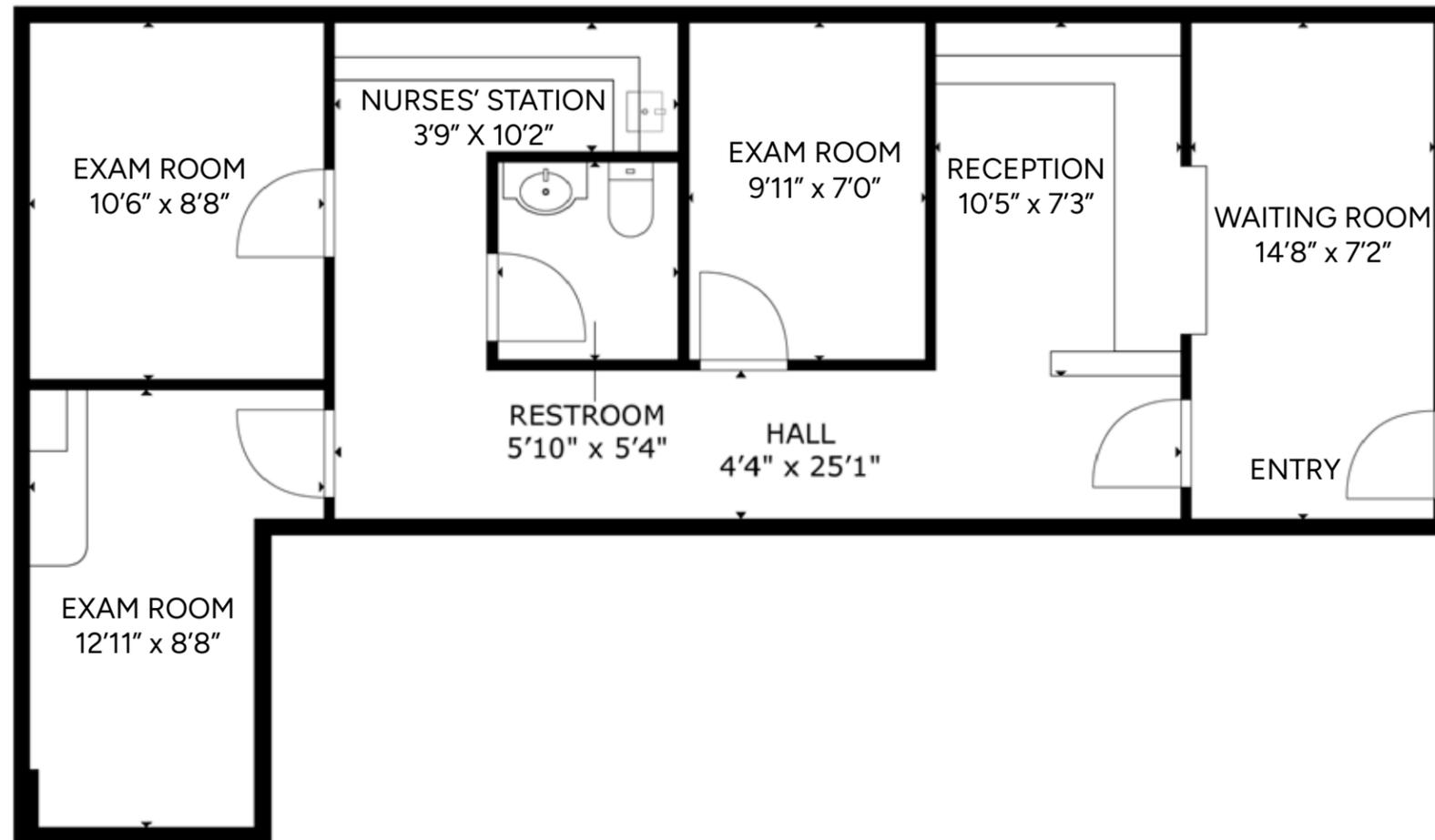
Suite 203 - 812 RSF

SUITE DESCRIPTION

Open Build-out



FLOOR PLAN - SECOND FLOOR



AVAILABLE SUITE

Suite 209 - 764 RSF

SUITE DESCRIPTION

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

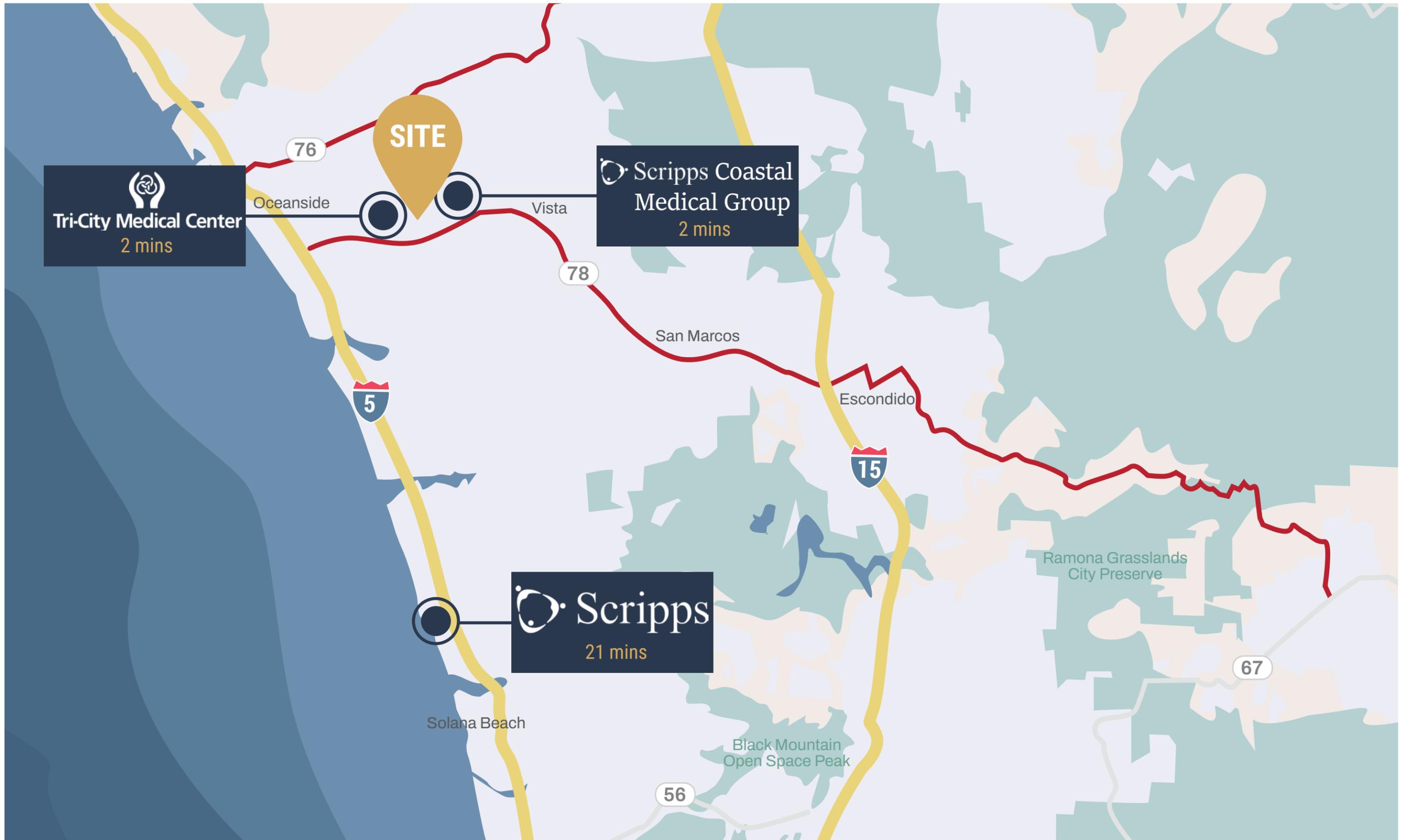
Explore Space



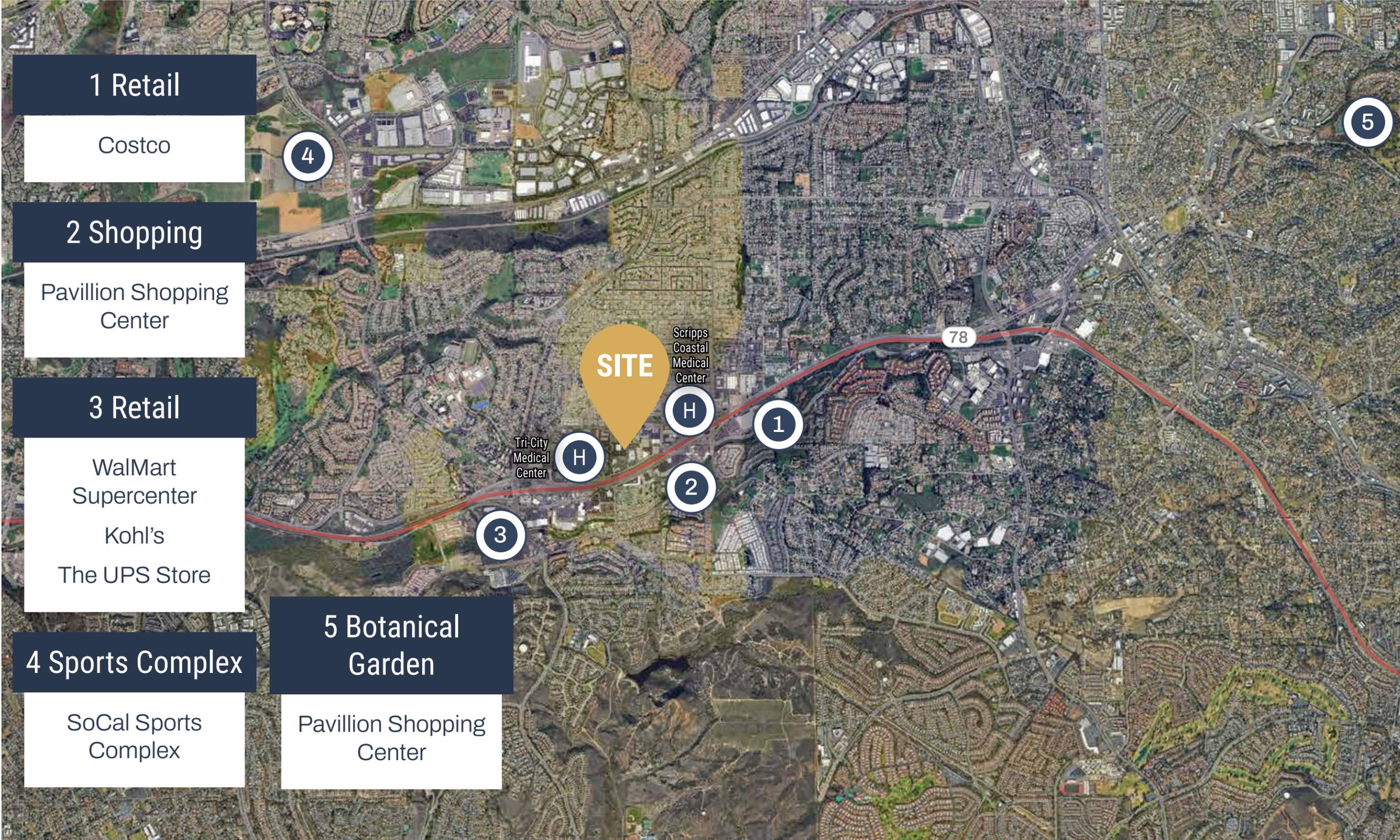
CLICK



LOCAL HOSPITAL DISTANCE MAP



AMENITIES AROUND THE PROPERTY



1 Retail

Costco

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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