

# 3907 Waring Road

➤ MEDICAL OFFICE FOR LEASE



**MED  
WEST**  
REALTY

Lic # 02161402

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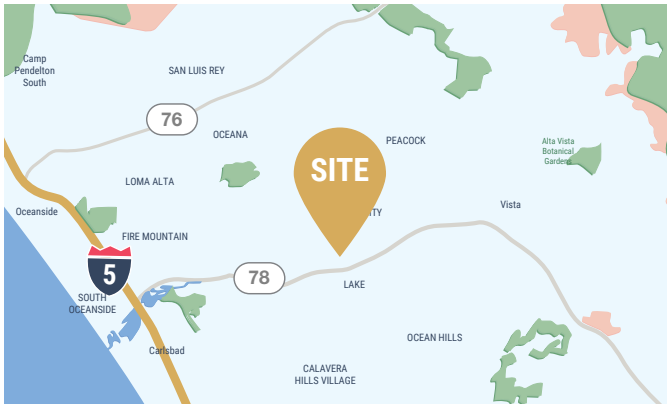
**Oceanside, CA**



## 3907 WARING ROAD

Strategically located along Waring Road in Oceanside, this medical office building offers healthcare providers a highly visible and accessible opportunity within one of North San Diego County's most dynamic and growing healthcare markets. The property benefits from convenient access to Interstate 5 and Highway 76, providing seamless connectivity for patients traveling from Oceanside, Carlsbad, Vista, and the surrounding communities.

Positioned in close proximity to Tri-City Medical Center, the property is ideally suited to support strong referral relationships and a steady, established patient base — making it an exceptional opportunity for medical professionals seeking to establish or expand a practice in the heart of Oceanside's thriving medical corridor.



## PROMINENT LOCATION & ACCESSIBILITY

- Building is located adjacent to Tri-City Medical Center
- Easy access to 78 Freeway
- Vista, Oceanside and San Marcos submarkets are easily accessible



## 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



## BUILDING HIGHLIGHTS

- 10,075 SF – medical office building
- Institutionally owned and operated
- Building has strong ecosystems 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

## Estimate 15 Min Drive

### POPULATION ESTIMATES

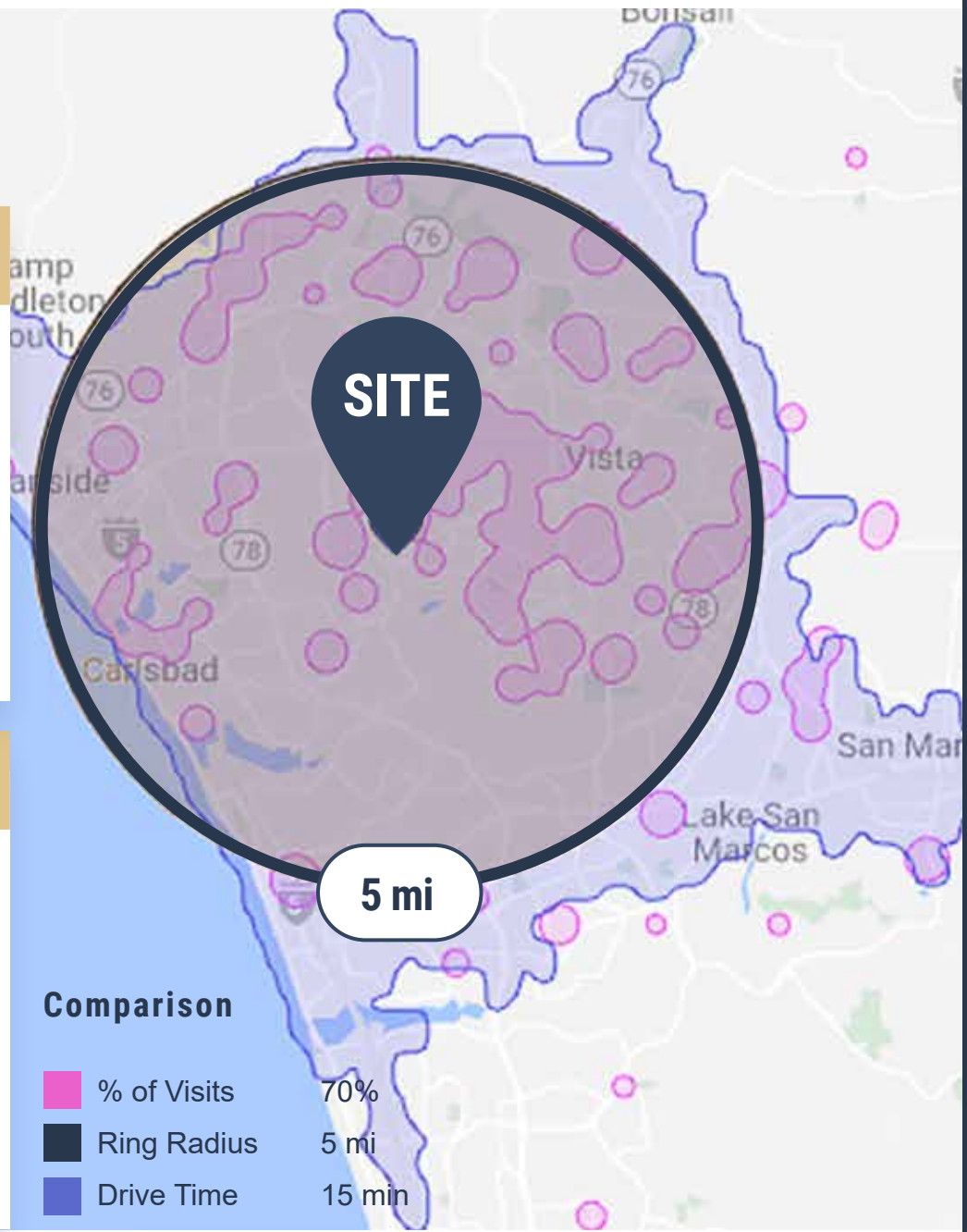
<b>144,400</b>	>17	32,057
	18-44	56,414
AVERAGE HOUSEHOLD INCOME	45-64	34,355
<b>\$129,000.00</b>	65+	21,574

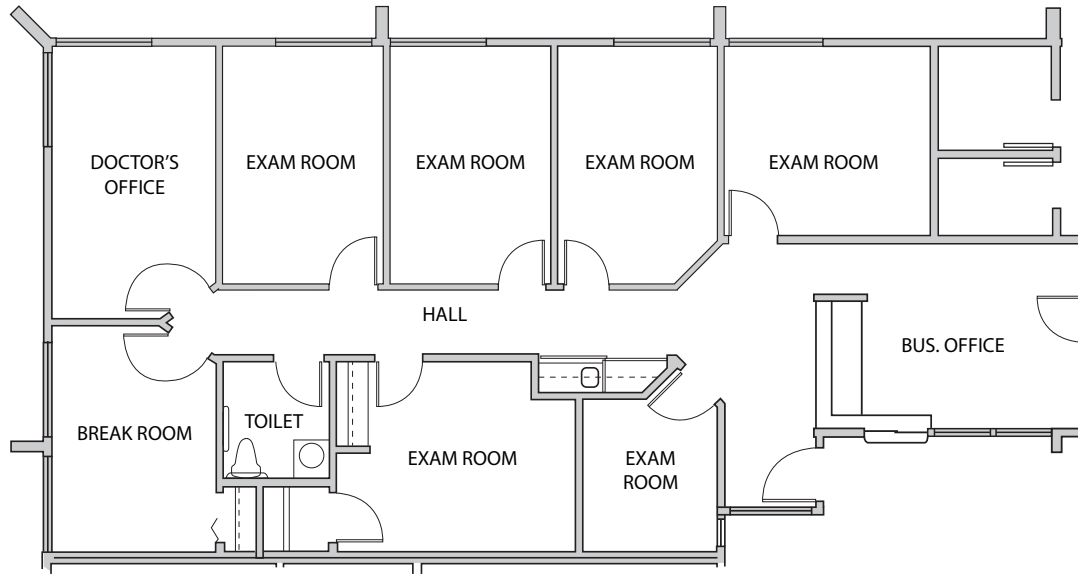
Data Source:  **Placer.ai**

## PAYOR MIX Within 15 Min Drive

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

Data Source:  **revista med**





## AVAILABLE SUITE

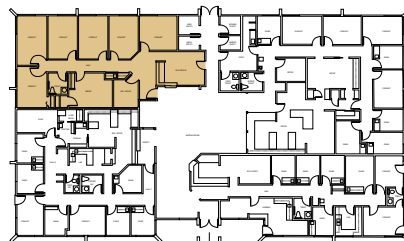
Suite 3 - 2172 RSF

## SUITE DESCRIPTION

6 Exam Rooms, Doctor's Office, Waiting Room, In-Suite Bathroom, Breakroom, Reception

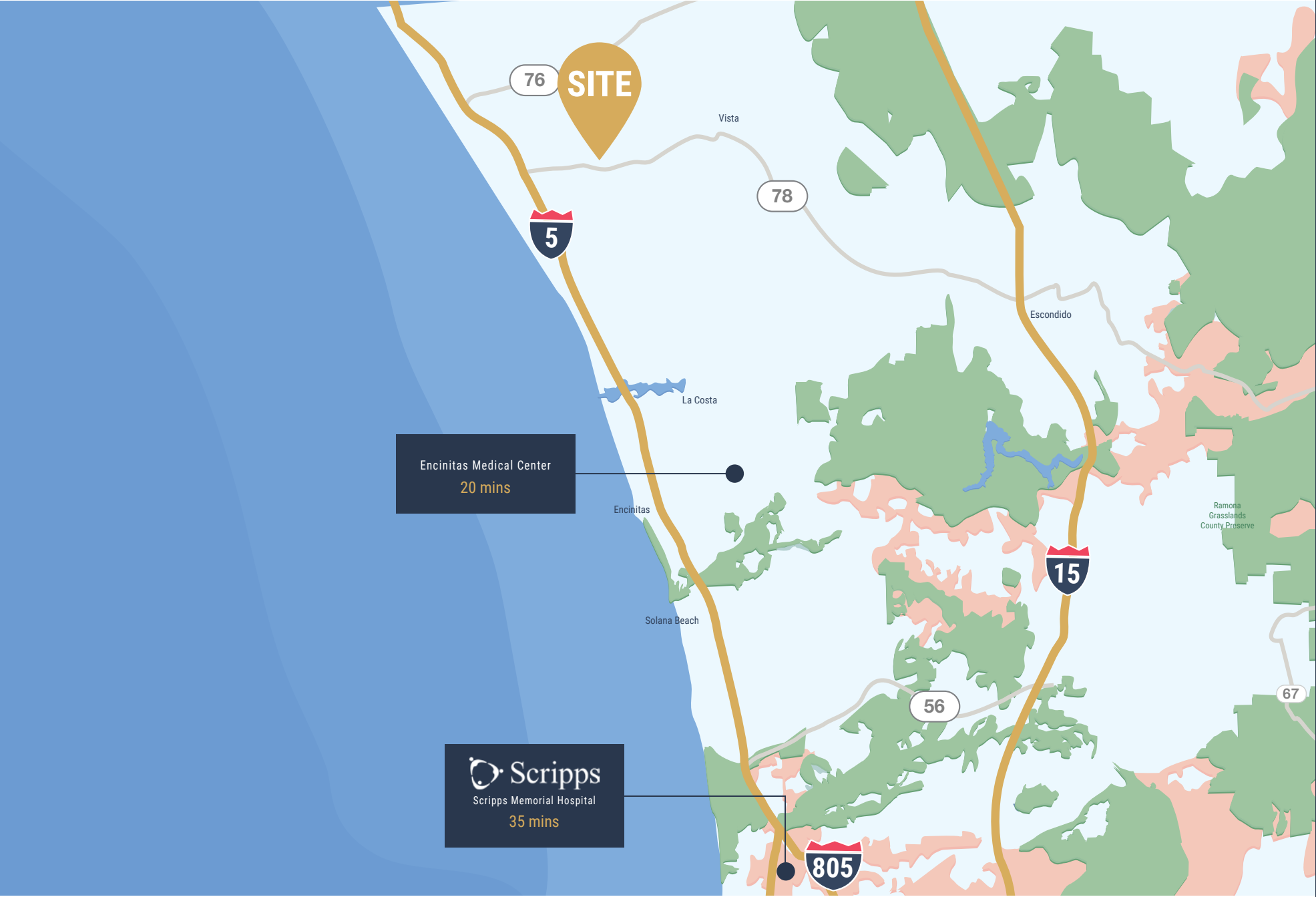
## Explore Space

CLICK OR SCAN

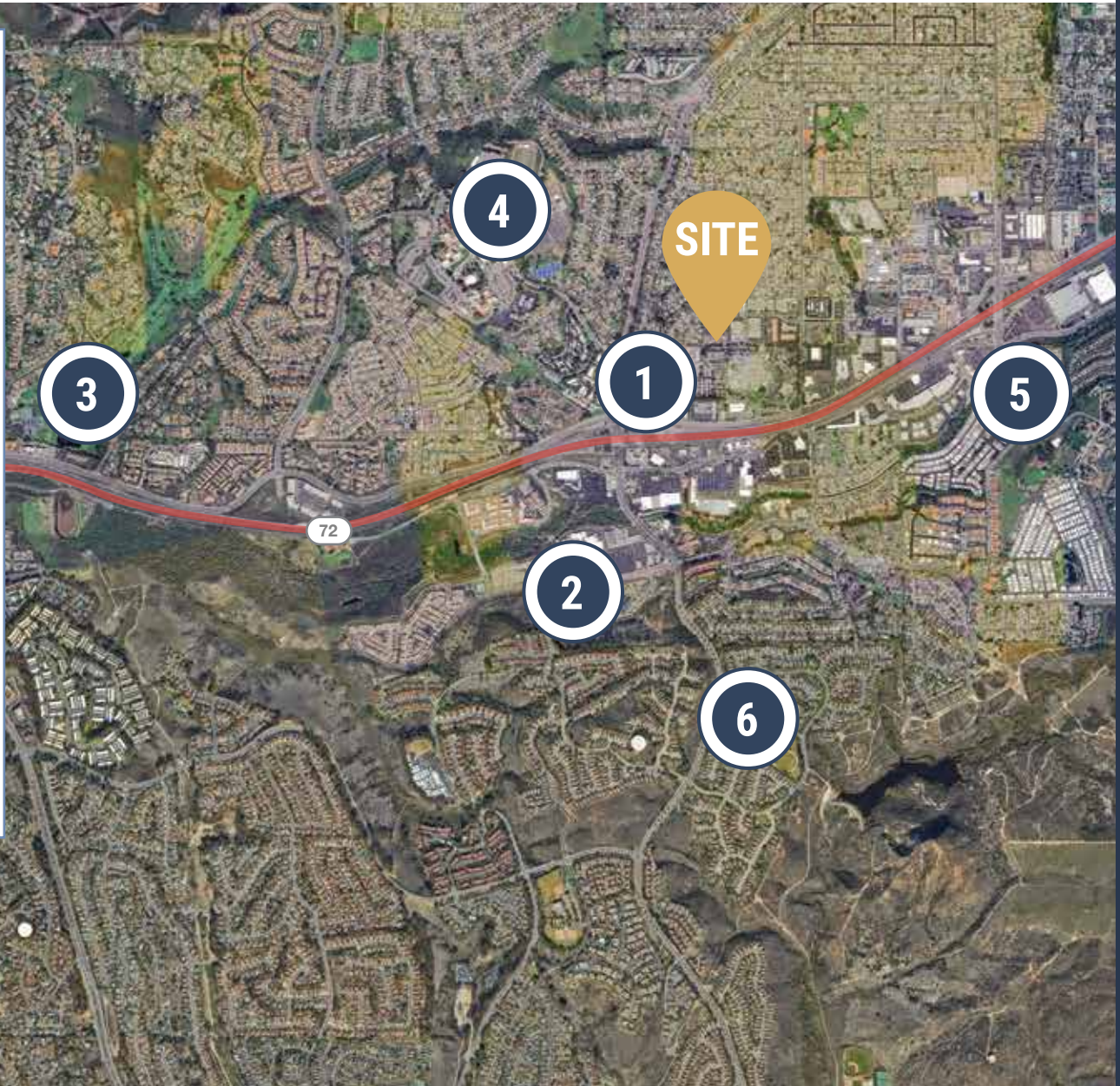




# LOCAL HOSPITAL DISTANCE MAP



- 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 El Camino Country Club
- ④ MiraCosta College
- ⑤ Retail
  - Costco
- ⑥ Clavera Hills Middle School





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