



FOR LEASE

6250 El Camino Real

Carlsbad, CA 92009

Tri-City Wellness Center
Class A Medical Office Building

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Property Highlights

- 58,000 SF, two-story, Class-A medical office building
- 5,000 RSF to 24,000 RSF available for lease
- Excellent access to I-5, Hwy-78 and Palomar Airport Rd
- Former wellness center
- Elevator-served building
- Parking Ratio: 5:1,000 with EV charging stations

Lease Rate: Call Brokers



Population

5,457
1 Miles

68,913
3 Miles

228,097
5 Miles



Daytime Population

14,333
1 Miles

103,198
3 Miles

256,152
5 Miles



Households

1,895
1 Miles

27,747
3 Miles

87,195
5 Miles



Household Income

\$194,577
1 Miles

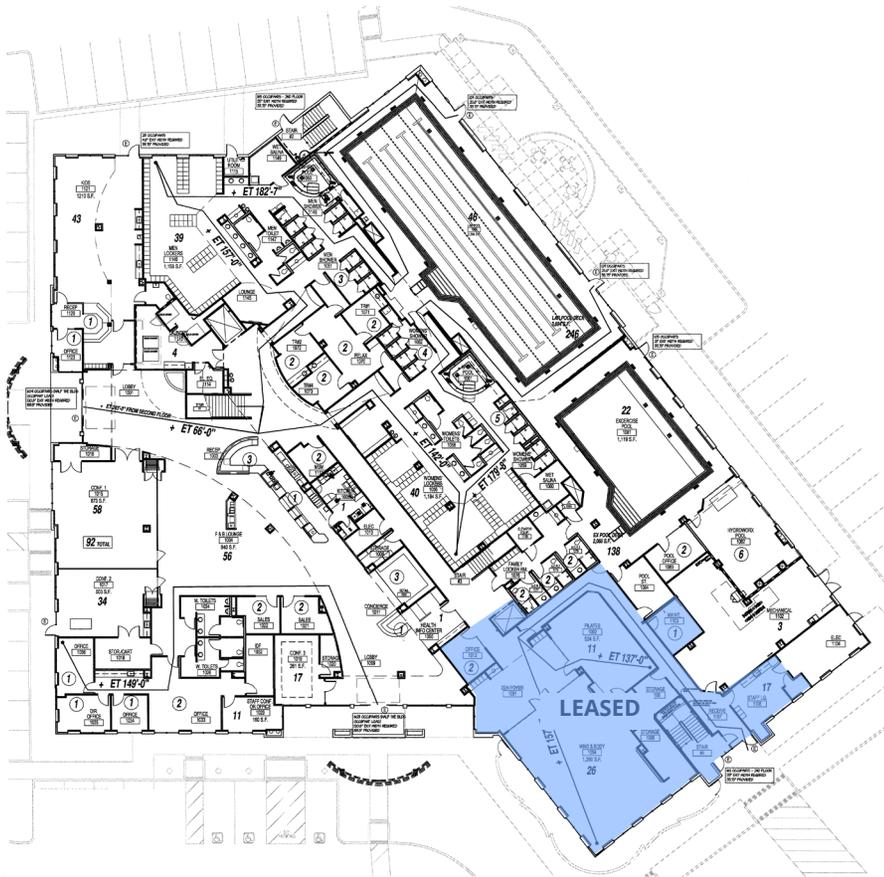
\$200,055
3 Miles

\$182,654
5 Miles

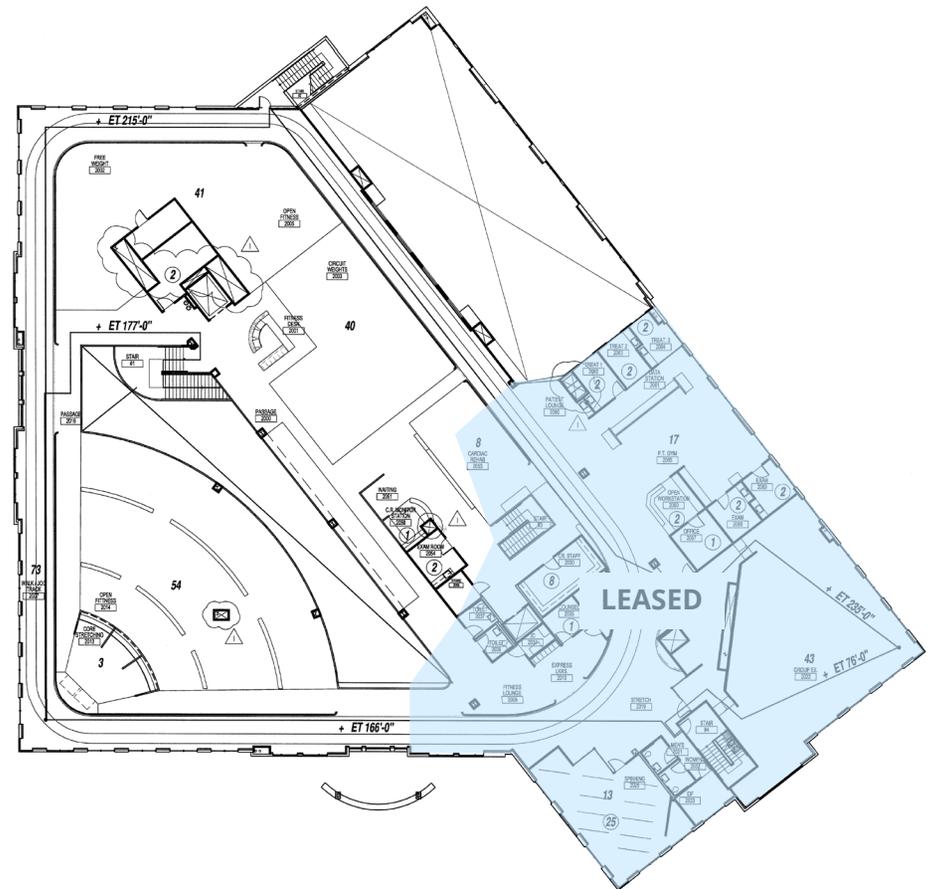
**Demographic Values for 2025*

Floor Plan

First Floor
24,000 SF Available



Second Floor
20,000 SF Available



*Can be demised to approximately 5,000 SF

Tri-City Wellness Center

Healthcare & Wellness Hub

Tri-City Wellness Center is an extension of Tri-City Medical Center (TCMC). TCMC is a full-service, general acute-care hospital with advanced clinical institutes for cardiovascular and orthopedic care. TCMC boasts over 700 practicing physicians in 60 unique specialties.

Known for their friendly service and knowledgeable staff, TCMC is recongized as a leader in advanced healthcare. TCMC currently serves San Diego County's coastal communities of Carlsbad, Oceanside and Vista, as well as the surrounding region.

TCWC is a 58,000 SF fitness center featuring an indoor pool, warm-water therapy pool and whirlpool, cushioned walk/jog indoor track, wellness spa with massage therapy, cafe, full service locker rooms with separate mens and womens dry saunas and individual personal training.

TCWC is focused on preventative health and wellness programs, essential to long term well-being. Limited memberships remain available.



Tri-City Medical Center





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