

COMING SOON

TRI-CITY OUTPATIENT BUILDING

+ Brand New Medical Office for Lease



MED
WEST
REALTY

Lease with Confidence, Choose MedWest

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DELIVERING IN 2025
161 Thunder Drive, Vista, CA



+ Brand New 7,000 RSF



- +** **Single Story Medical Office Building**
- +** Building is located across the street from Tri-City Medical Center, which is situated in the heart of Vista, California
- +** Ample retail-like parking with a drive-up and walk-in opportunity for patients and staff
- +** Building top signage to help amplify your brand in the North County San Diego community

Estimate 15 Min Drive

POPULATION ESTIMATES

144,400

>17 yo	32,057
18-44 yo	56,414
45-64 yo	34,355
65+ yo	21,574

AVERAGE HOUSEHOLD INCOME

\$129,000.00

Data Source:  Placer.ai

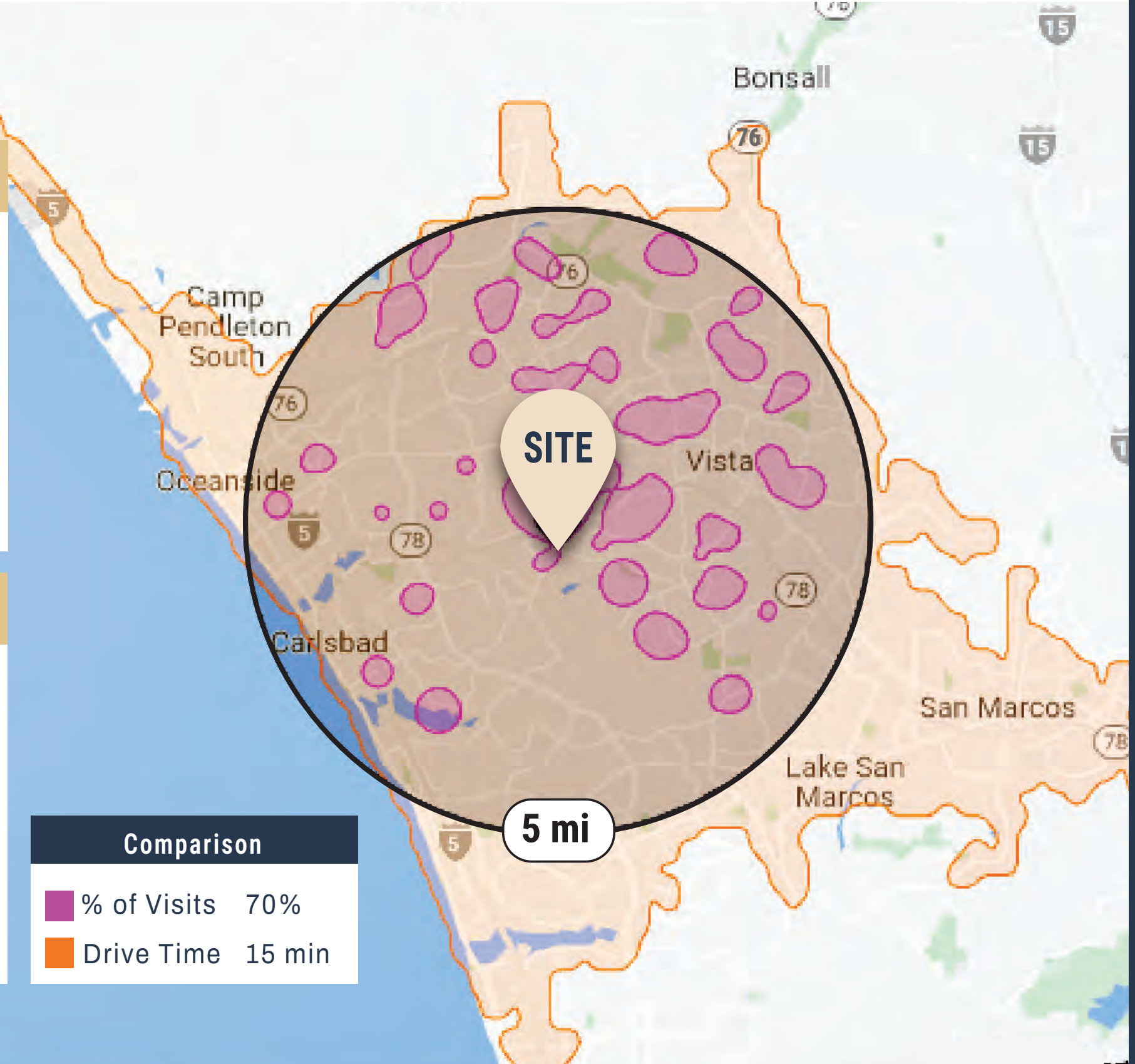
PAYOR MIX Within 5 Mile Radius

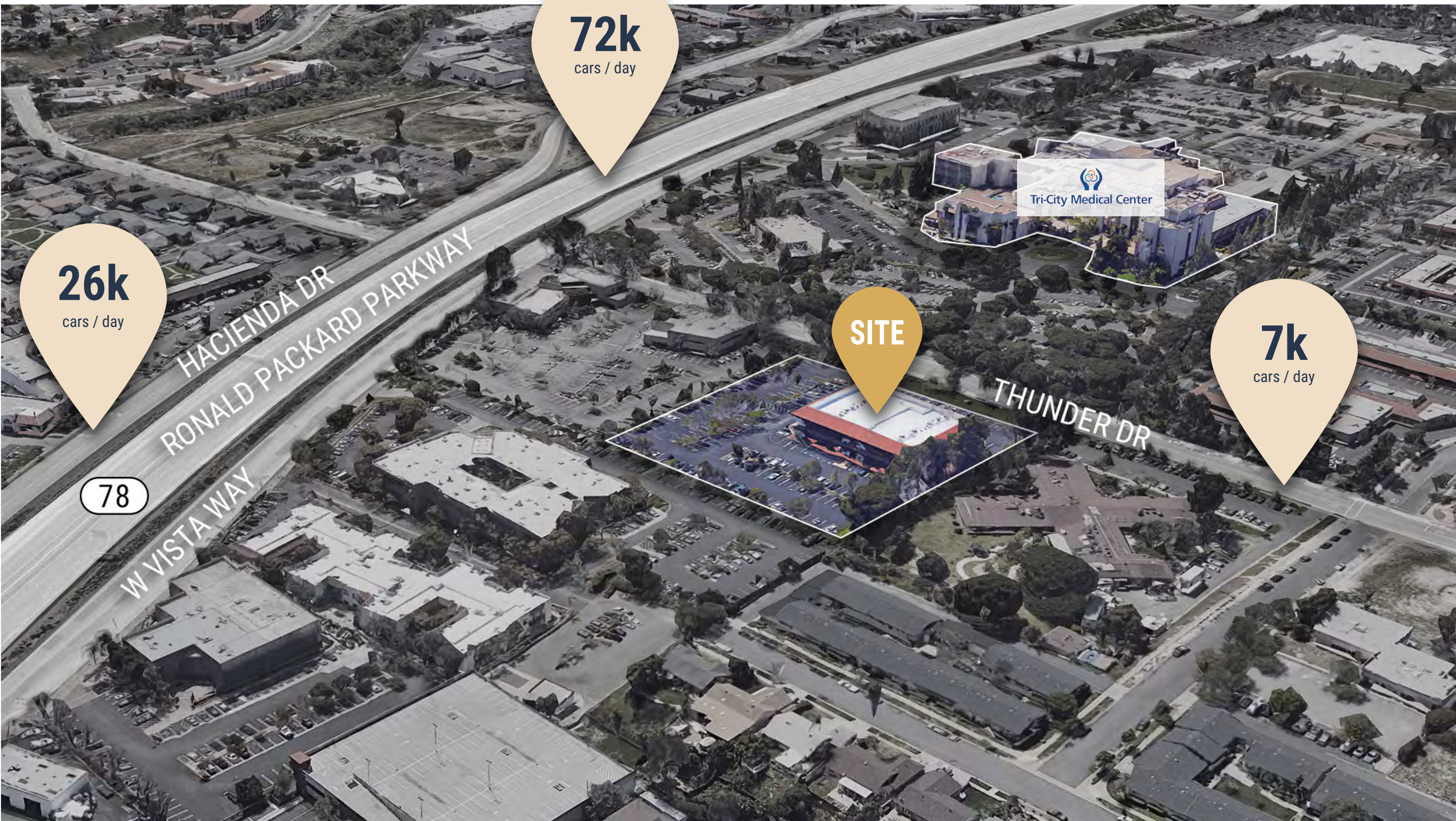
COMMERCIAL	6.4%
EMPLOYER BASED	48.9%
GOVERNMENT	26.9%
MULTIPLE	17.7%

Data Source:  revista.med

Comparison

 % of Visits	70%
 Drive Time	15 min





72k
cars / day

26k
cars / day

7k
cars / day

SITE

Tri-City Medical Center

78

HACIENDA DR
RONALD PACKARD PARKWAY
W VISTA WAY

THUNDER DR



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