

Valley Parkway Health Center

488 E Valley Parkway, Escondido, CA 92025



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VP | LEASING

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 **VIEW LISTING**

- Four-story, Class A medical office building totaling 70,305 RSF with unique architectural design
- Positioned along Valley Parkway with convenient access to I-15 and Hwy 78 and visibility to 27,500+ daily vehicles
- Recent capital improvements including new EMS system, lighting upgrades, and asphalt resurfacing
- Located one mile from Escondido Transit Center and proximate to downtown amenities
- Strong healthcare tenancy with Scripps Health affiliation and diverse medical specialties
- Generous Tenant Improvement allowance and flexible terms

Modern Class A medical office building with strong clinical synergy and patient draw.

POPULATION (5-MILE RADIUS)

200,589

AVERAGE HOUSEHOLD INCOME (5-MILE RADIUS)

\$129,964

PERCENT OF POPULATION INSURED (5-MILE RADIUS)

96.9%

488 E VALLEY PARKWAY, ESCONDIDO, CA 92025

VIEW MAP

NEARBY HOSPITALS	DISTANCE	DRIVE TIME
1. Palomar Medical Center	3.2 mi	10 min
2. Scripps Memorial Hospital Encinitas	12.5 mi	24 min
3. Camp Pendleton Hospital	22.0 mi	27 min



SURROUNDING POINTS OF INTEREST

- California State University San Marcos
- McClellan-Palomar Airport
- Neighborhood Healthcare Institute of Health
- Camp Pendleton
- Mershops North County Mall
- City of Escondido Transit Hub