

# 3907 WARING ROAD

✚ MEDICAL OFFICE FOR LEASE



Lease with Confidence, Choose MedWest

**Kellie Hill Galligan**

LIC#01923075

(858) 461-8776

Kellie@MedWestRealty.com

**Andrea Firtel**

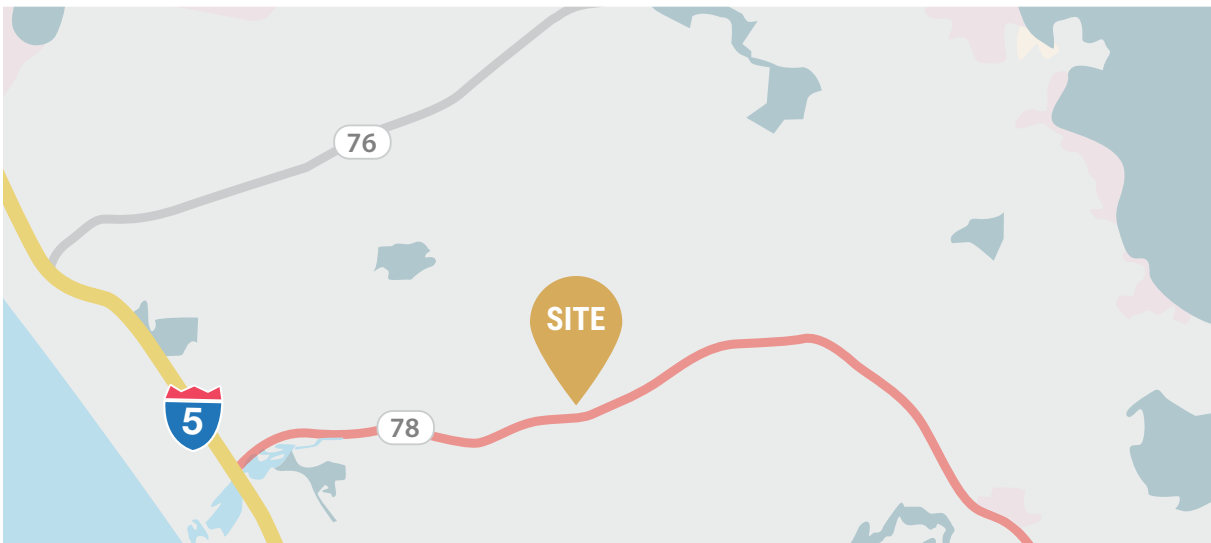
LIC#02153481

(858) 337-8262

Andrea@MedWestRealty.com

**Oceanside, CA**





## ✚ 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

## ✚ SHARED LOBBY

Building has strong eco systems 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

## ✚ EASE OF ACCESS

Building is located adjacent to Tri-City Medical Center

Easy access to 78 Freeway

Vista, Oceanside and San Marcos submarkets are easily accessible

### 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%

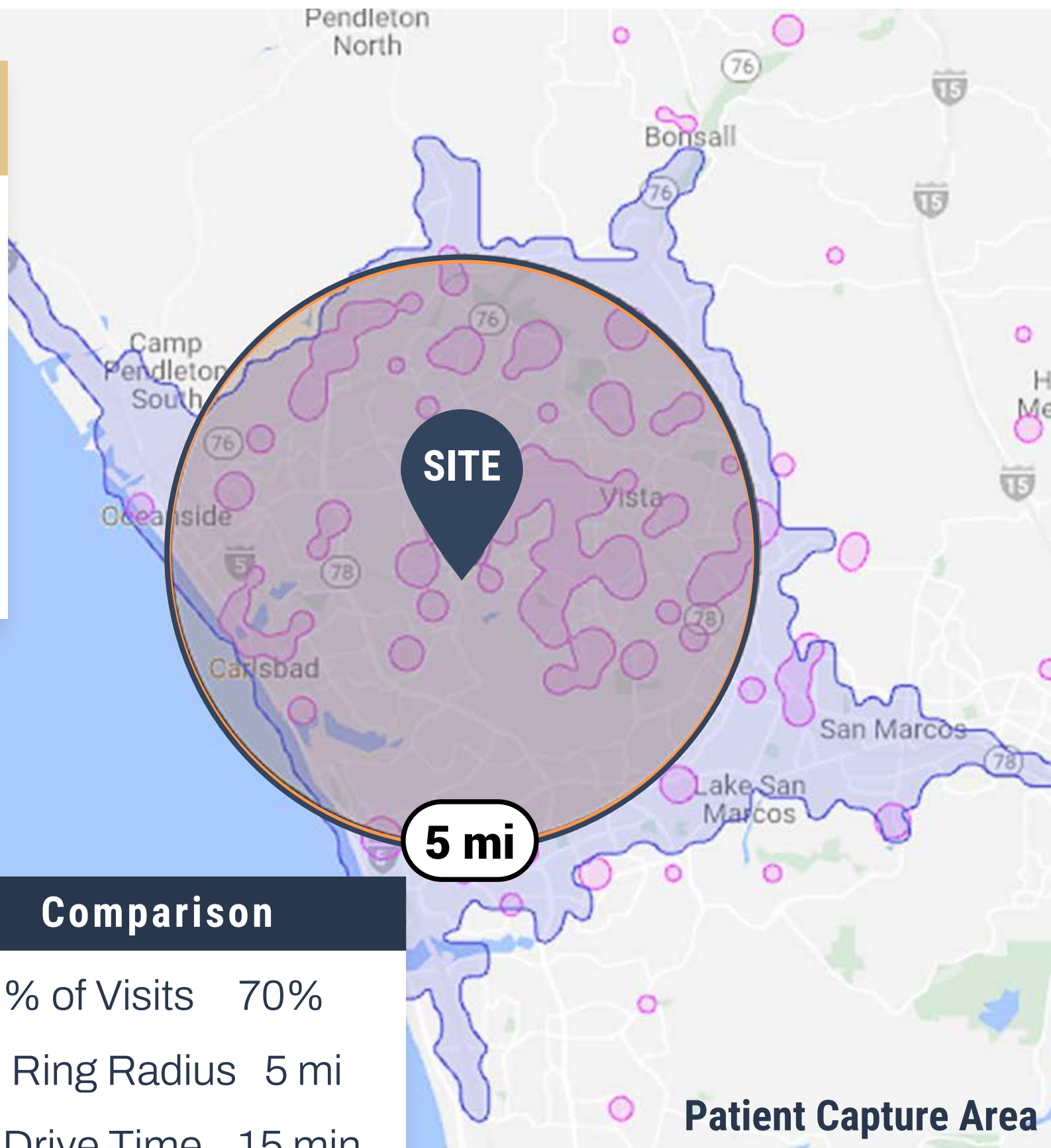
Data Source:  revista med

### Comparison

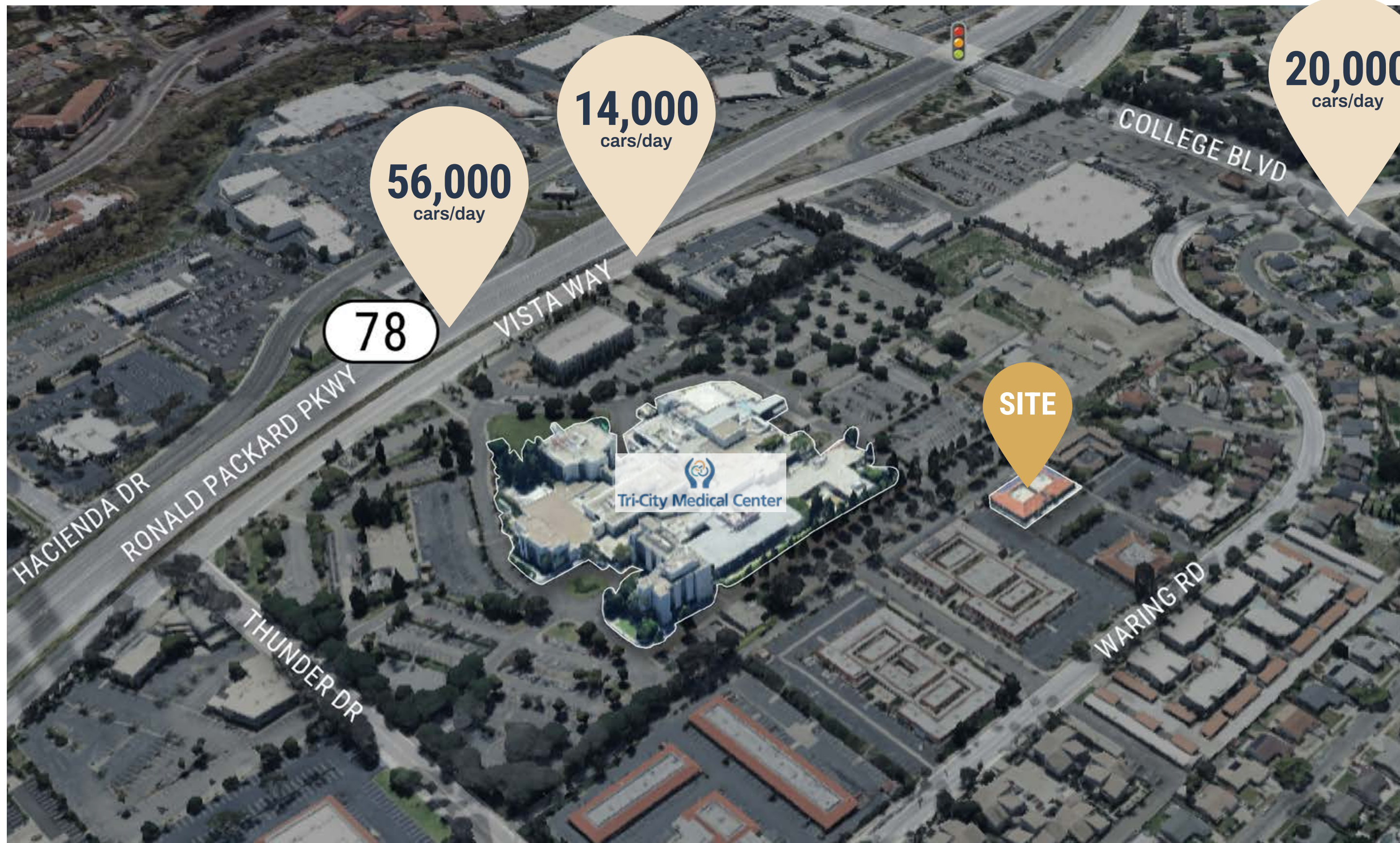
 % of Visits 70%

 Ring Radius 5 mi

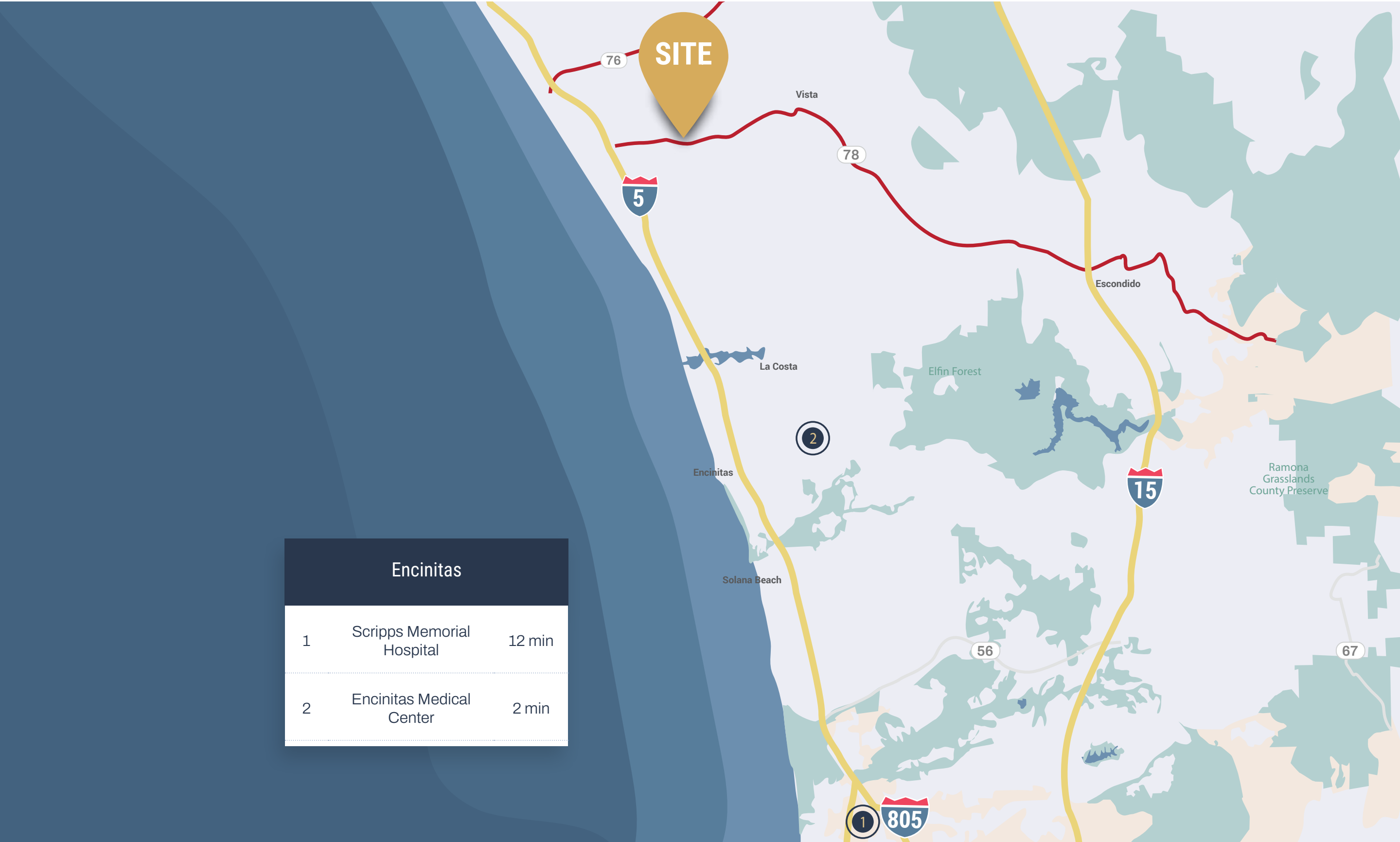
 Drive Time 15 min

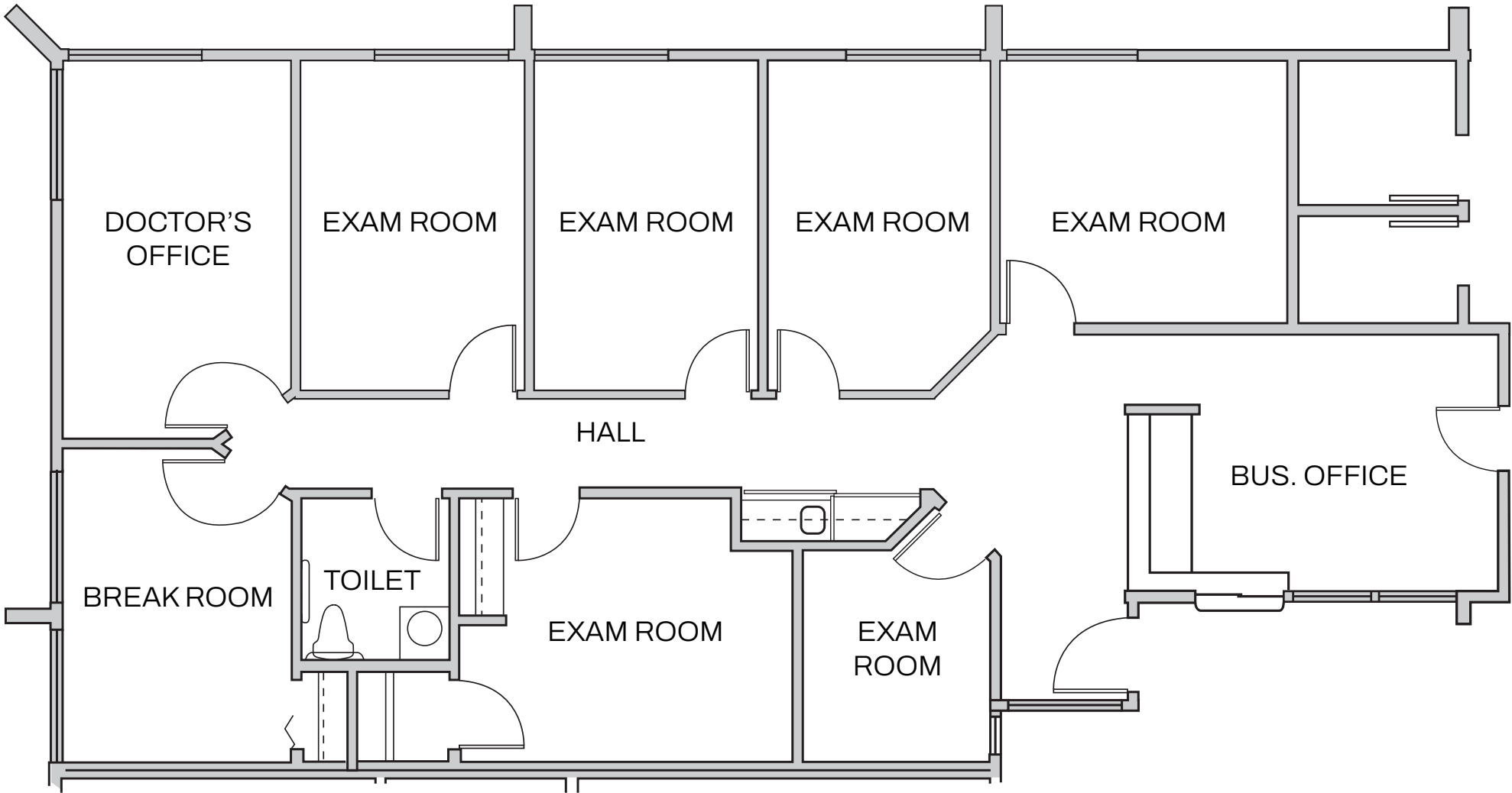












CURRENT AVAILABILITIES

AVAILABLE SUITE	RSF
-----------------	-----

Suite 3	2,172
---------	-------

SUITE DESCRIPTION

6 Exam Rooms

Doctor's Office

Waiting Room

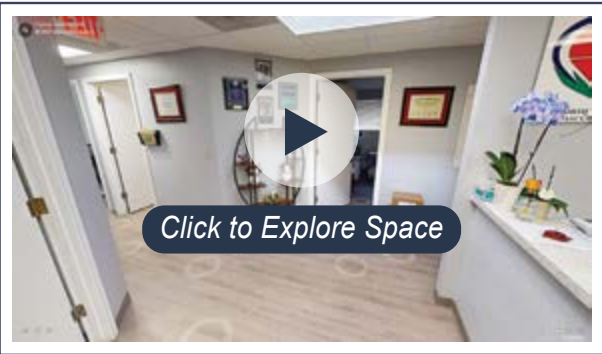
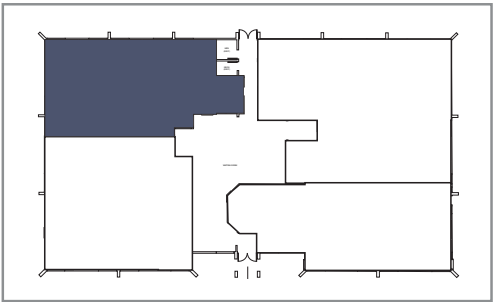
In-Suite Bathroom

Breakroom

Reception

LEASE RATE

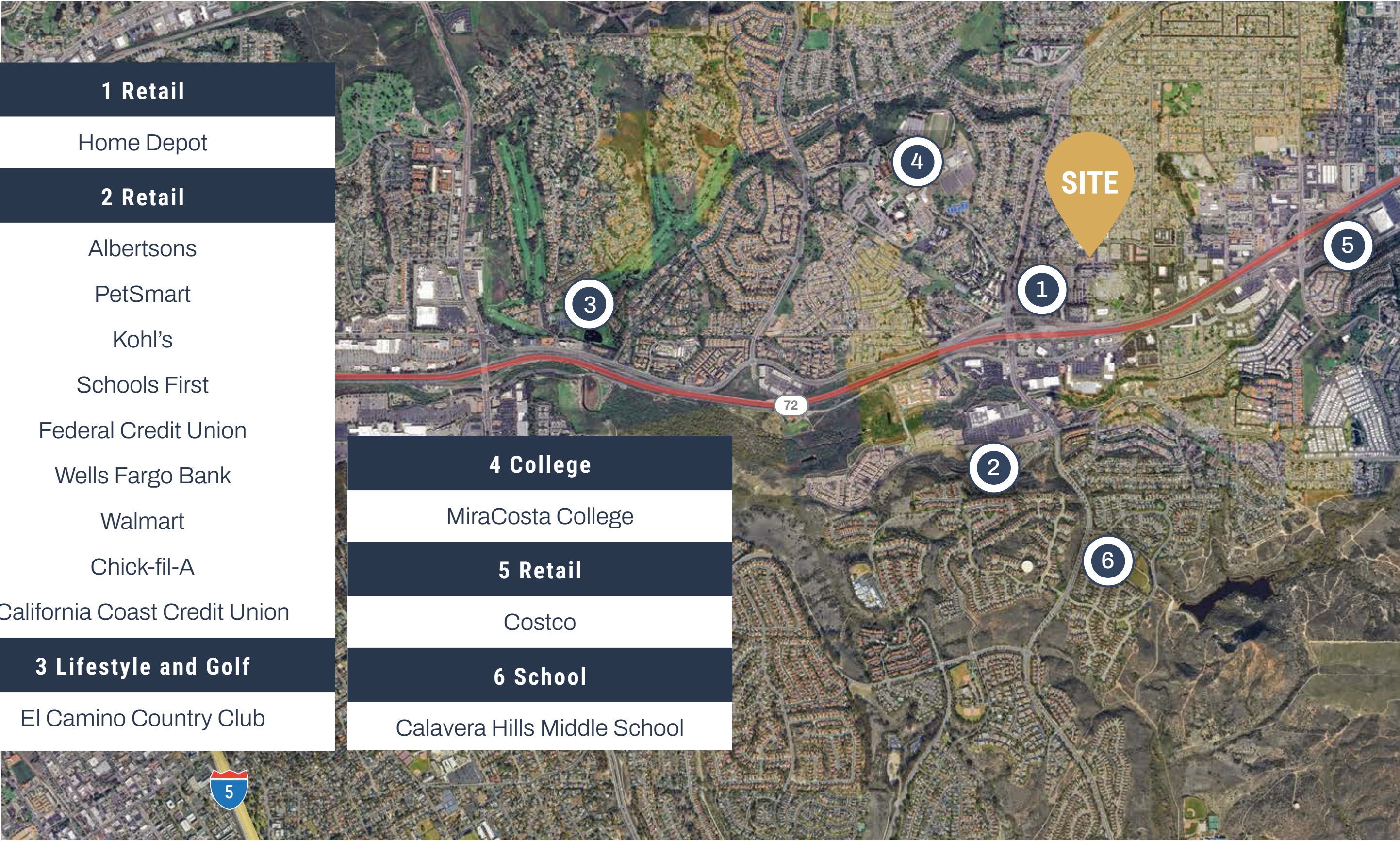
\$2.35 NNN





- 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 Lifestyle and Golf**  
El Camino Country Club

- 4 College**  
MiraCosta College
- 5 Retail**  
Costco
- 6 School**  
Calavera Hills Middle School







Lease with Confidence, Choose MedWest

**Kellie Hill Galligan**

LIC#01923075

(858) 461-8776

Kellie@MedWestRealty.com

**Andrea Firtel**

LIC#02153481

(858) 337-8262

Andrea@MedWestRealty.com

**Oceanside, CA**