

LOS COCHES VILLAGE MEDICAL CENTER

3257 CAMINO DE LOS COCHES
CARLSBAD, CALIFORNIA 92009



FULLY IMPROVED MEDICAL &
DENTAL SUITES

** 50% base rent abatement for year 1 for all new leases signed with a minimum 120 month lease term. Valid if signed before 12/31/24.
Excludes renewals and expansion of existing tenants.*

CBRE

PROPERTY HIGHLIGHTS

- Turn-Key Medical Suite Available for Lease
- Located in The Beautiful Coastal Town of Carlsbad, Ca, Los Coches Village Medical Center is a 21,838 Rentable Square Foot, Two Story, Multi-Tenant, Class "A", Medical/Office Building
- Rated for Surgery Centers
- Central Restrooms and Elevators
- Parking Ratio of Approx. 5:1,000 USF – Covered Parking Available
- Centrally Located between Scripps Encinitas, Tri City, Scripps La Jolla and Palomar Pomerado
- Located Adjacent to Extremely Busy ±67,000 SF Sprouts Farmers Market Anchored Shopping Center with Close Proximity to Encinitas Ranch Shopping Center and The Forum
- Near La Costa Canyon High School with Over 2,000 Students, Faculty and Staff
- \$133,517 Average Household Income within 3-Mile Radius
- Fantastic Visibility, With Over 42,000 Cars Per Day at The Heavily Trafficked Signalized Intersection of Rancho Santa Fe Road and Camino De Los Coches

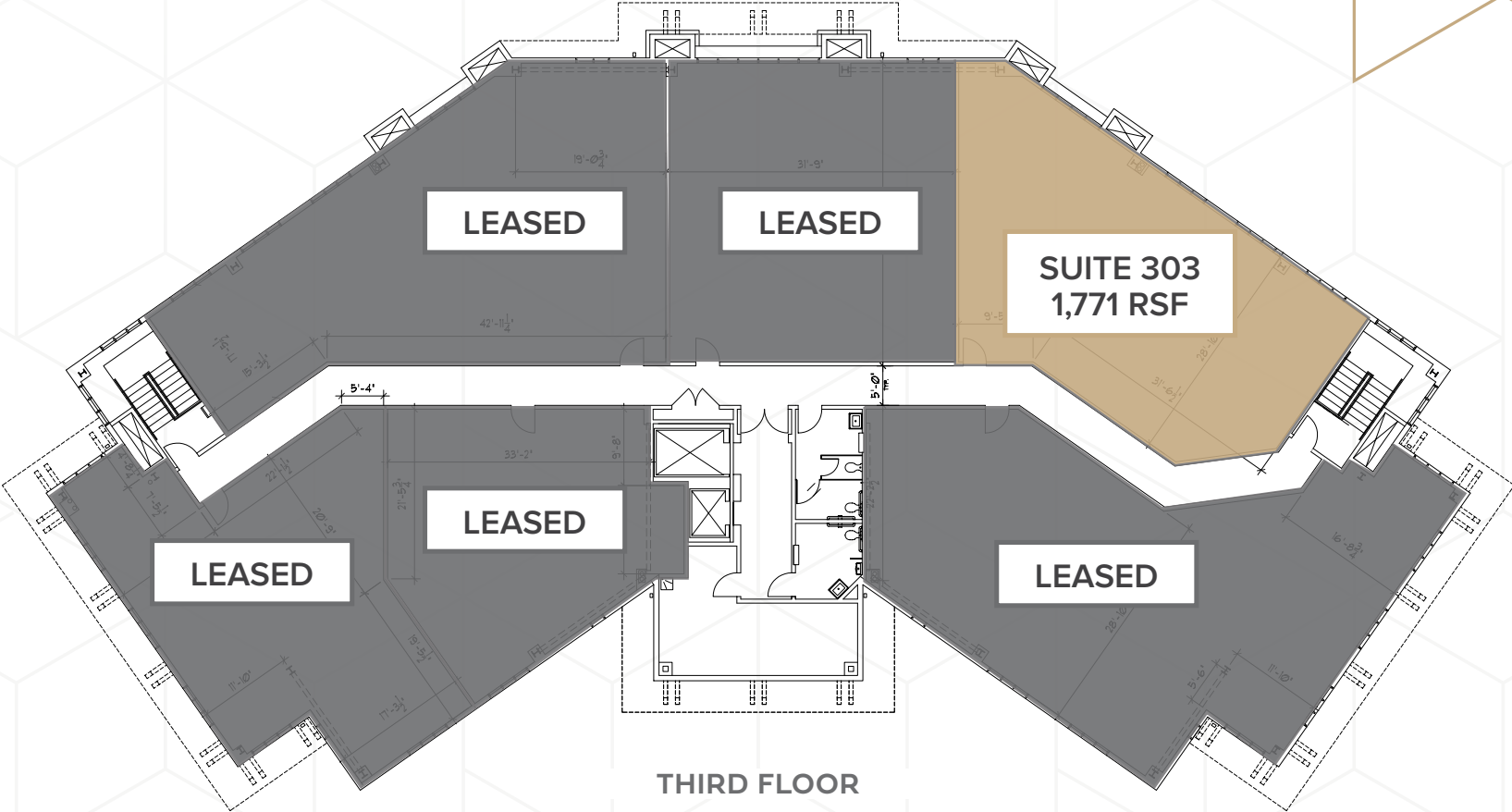


AVAILABILITY

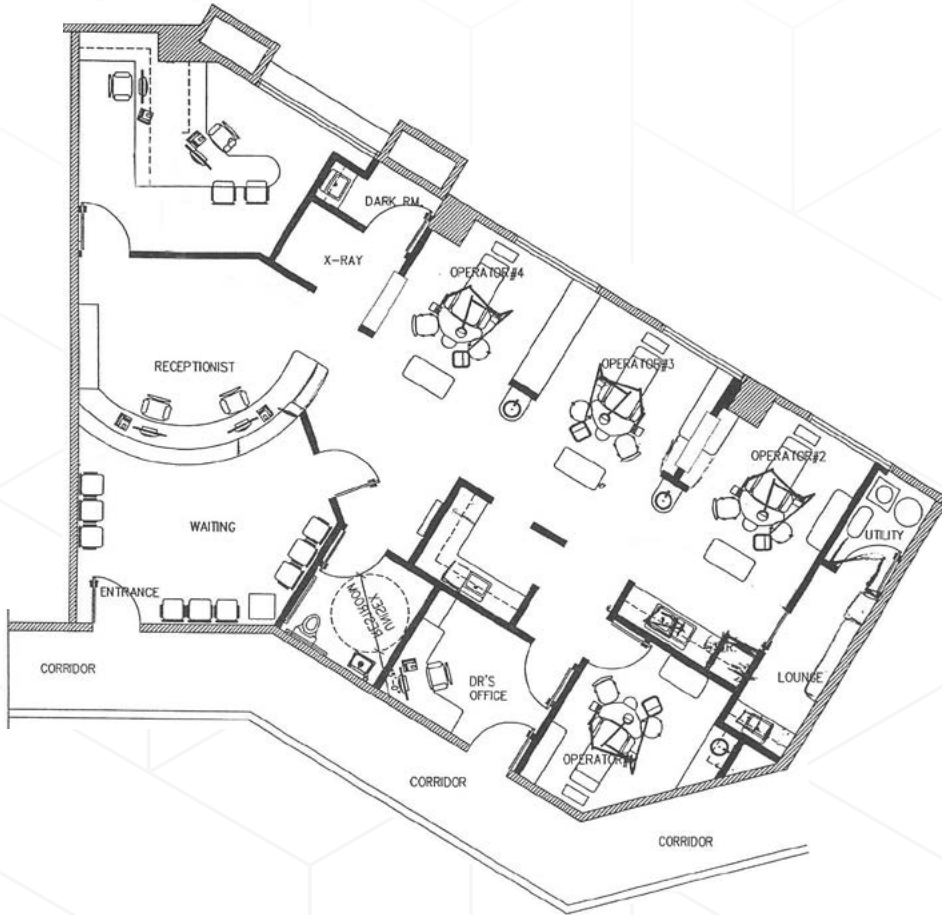
THIRD FLOOR

| SUITE | RSF | RATE/RSF | AVAILABLE |
|-------|-------|-------------|-----------|
| 303 | 1,771 | Negotiable* | Now |

* 50% base rent abatement for year 1 for all new leases signed with a minimum 120 month lease term. Valid if signed before 12/31/24. Excludes renewals and expansion of existing tenants.



AVAILABILITY



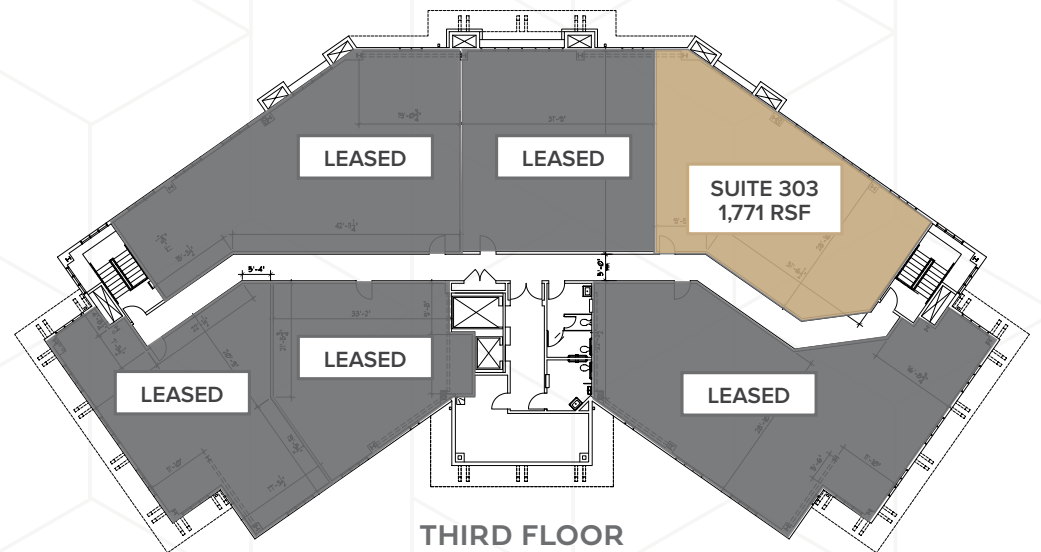
SUITE 303

1,771 RSF

Lease Rate: Negotiable *

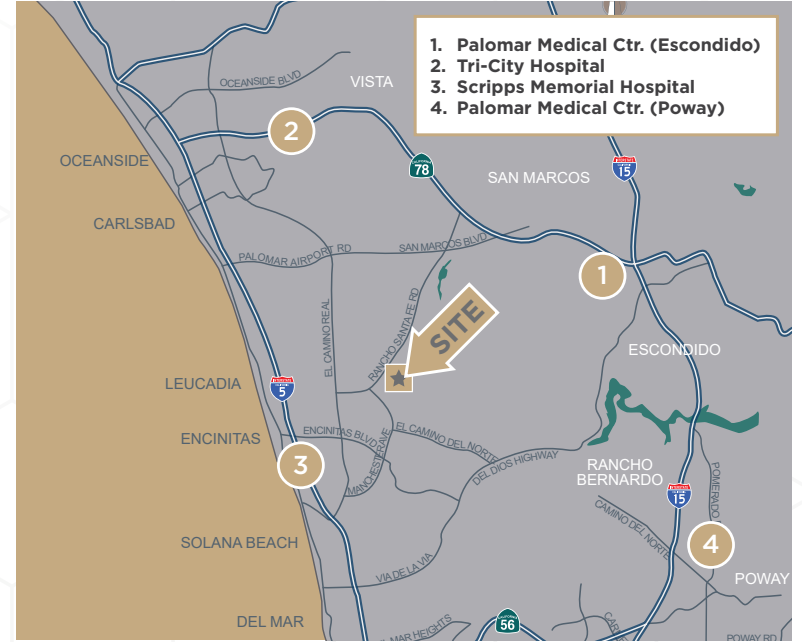
FULLY IMPROVED MEDICAL/FULLY IMPROVED DENTAL SUITE

Reception and Waiting Room, 4 Operating Rooms,
Large Lab Area, and Server/Storage Room

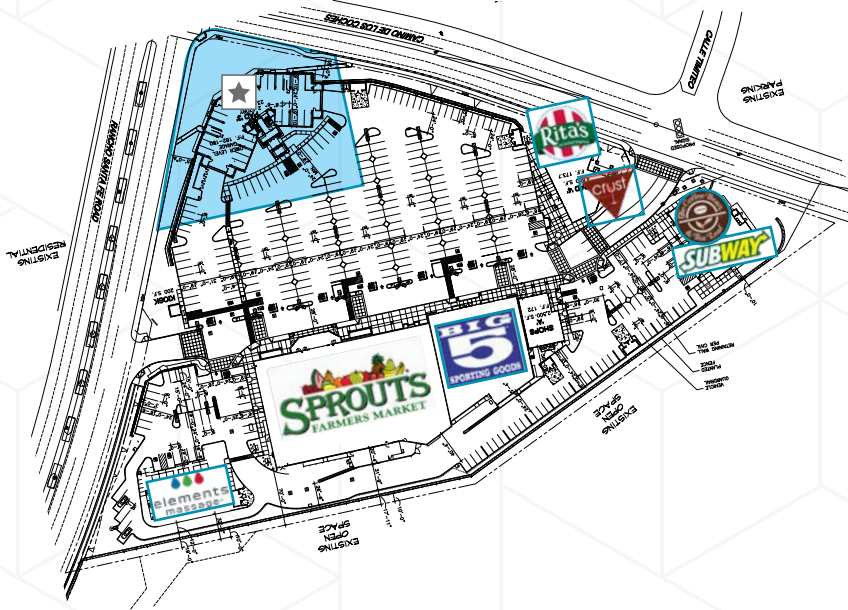


THIRD FLOOR

LOCATION



LOS COCHES VILLAGE SHOPPING CENTER



LOS COCHES VILLAGE MEDICAL CENTER

3257 CAMINO DE LOS COCHES
CARLSBAD, CALIFORNIA 92009



FOR MORE INFORMATION, CONTACT

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