

MEDICAL OFFICE  
SUITES FOR  
LEASE

Tri-City  
**Medical  
Park**



3231 WARING COURT | OCEANSIDE, CA

# KEY FEATURES



## PRIME LOCATION

Conveniently located off of Highway 78 and College Avenue



## PARKING AND ACCESS

Ample patient and staff parking



## MEDICAL CAMPUS

Close proximity to Tri-City Medical Campus



## SIGNAGE

Building signage available

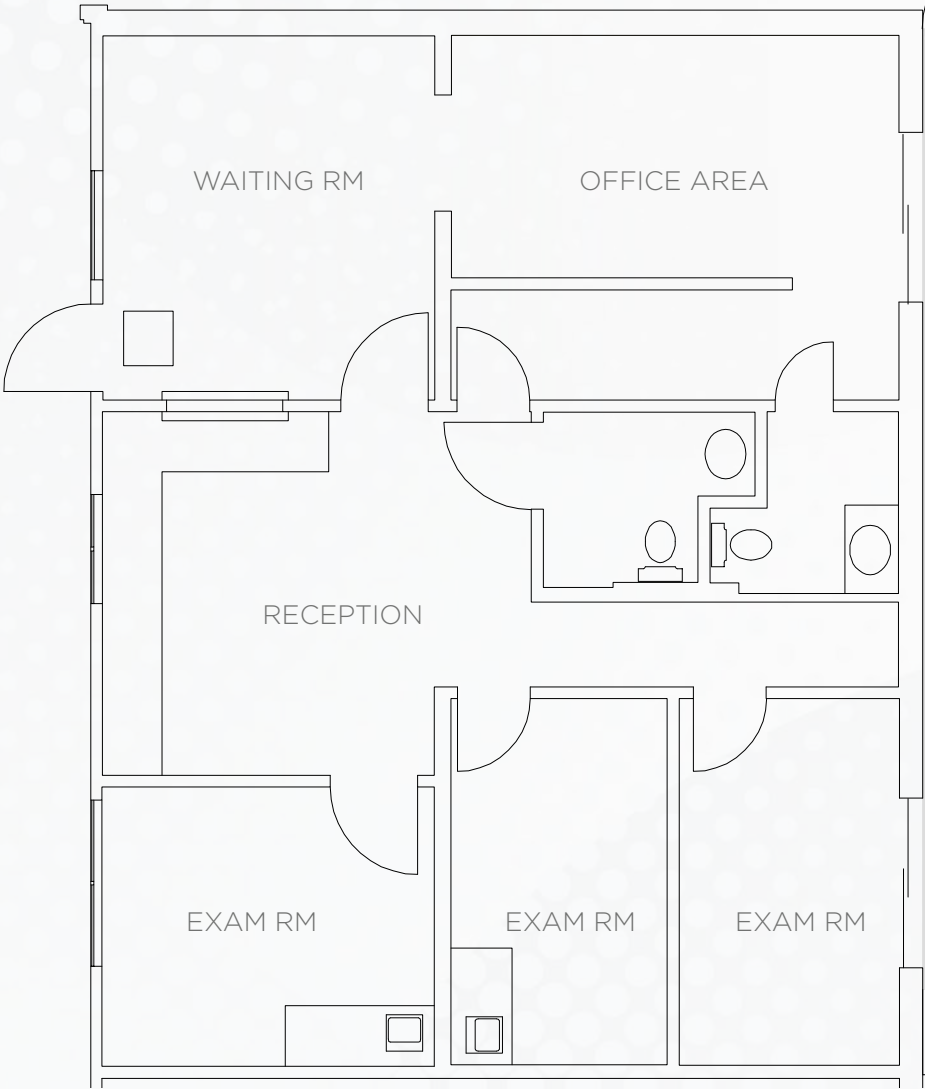


# AVAILABILITIES

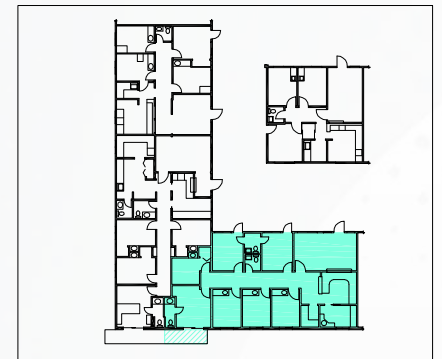
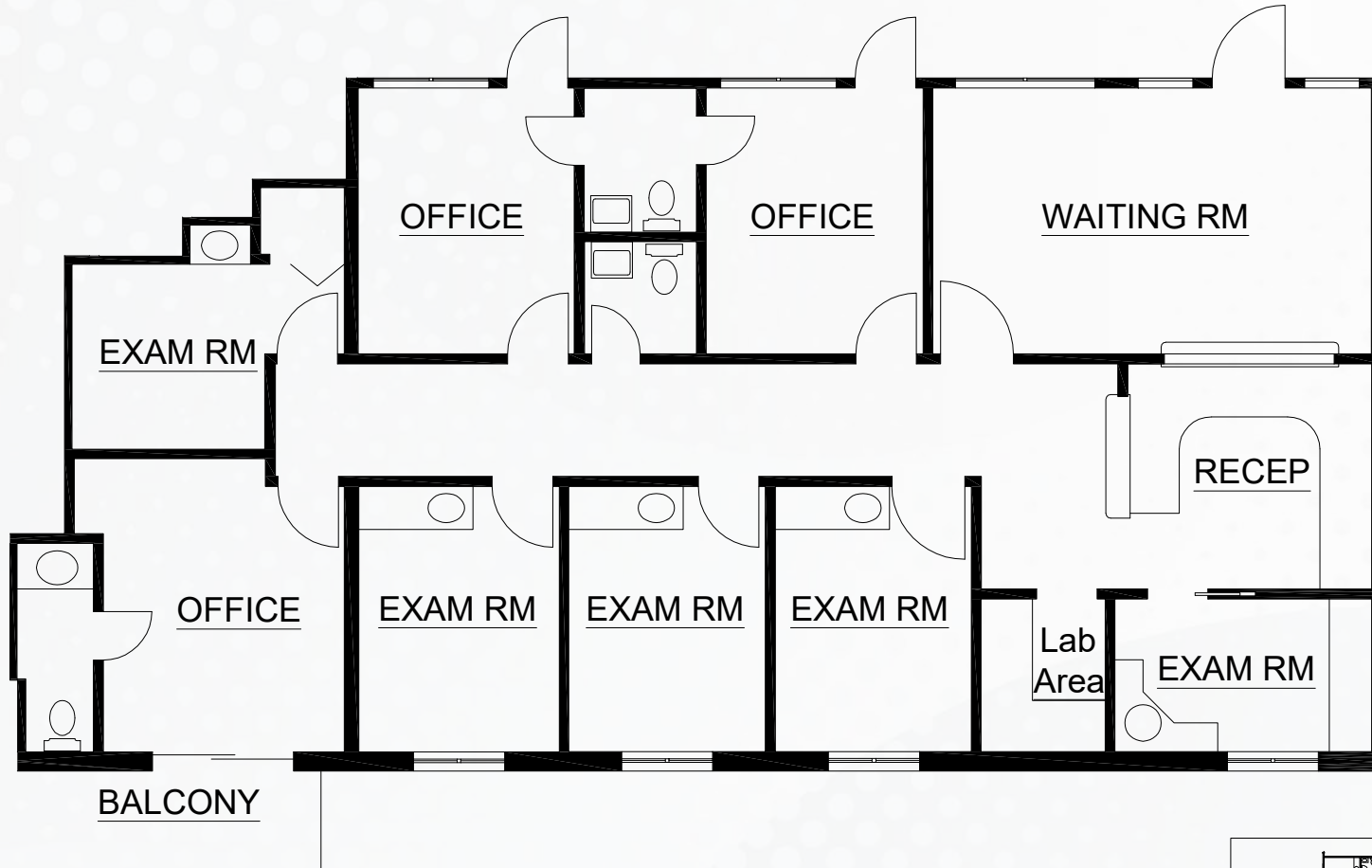
Suite	Size	Rate	Comments
A	1,049 SF	\$2.50/SF NNN	Existing medical improvements with 3 exam rooms, 1 reception, waiting room/office
D	1,479 SF	\$2.50/SF NNN	Existing medical improvements with 5 exam rooms, 3 offices, lab, waiting room/reception
G	784 SF	\$2.50/SF NNN	Existing medical improvements with 2 exam rooms, 1 office, lab, waiting room/reception
P	873 SF	\$2.50/SF NNN	Existing medical improvements with 2 exam rooms, 2 offices, 1 lab, waiting room/reception



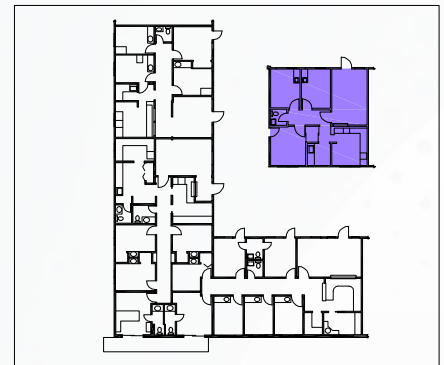
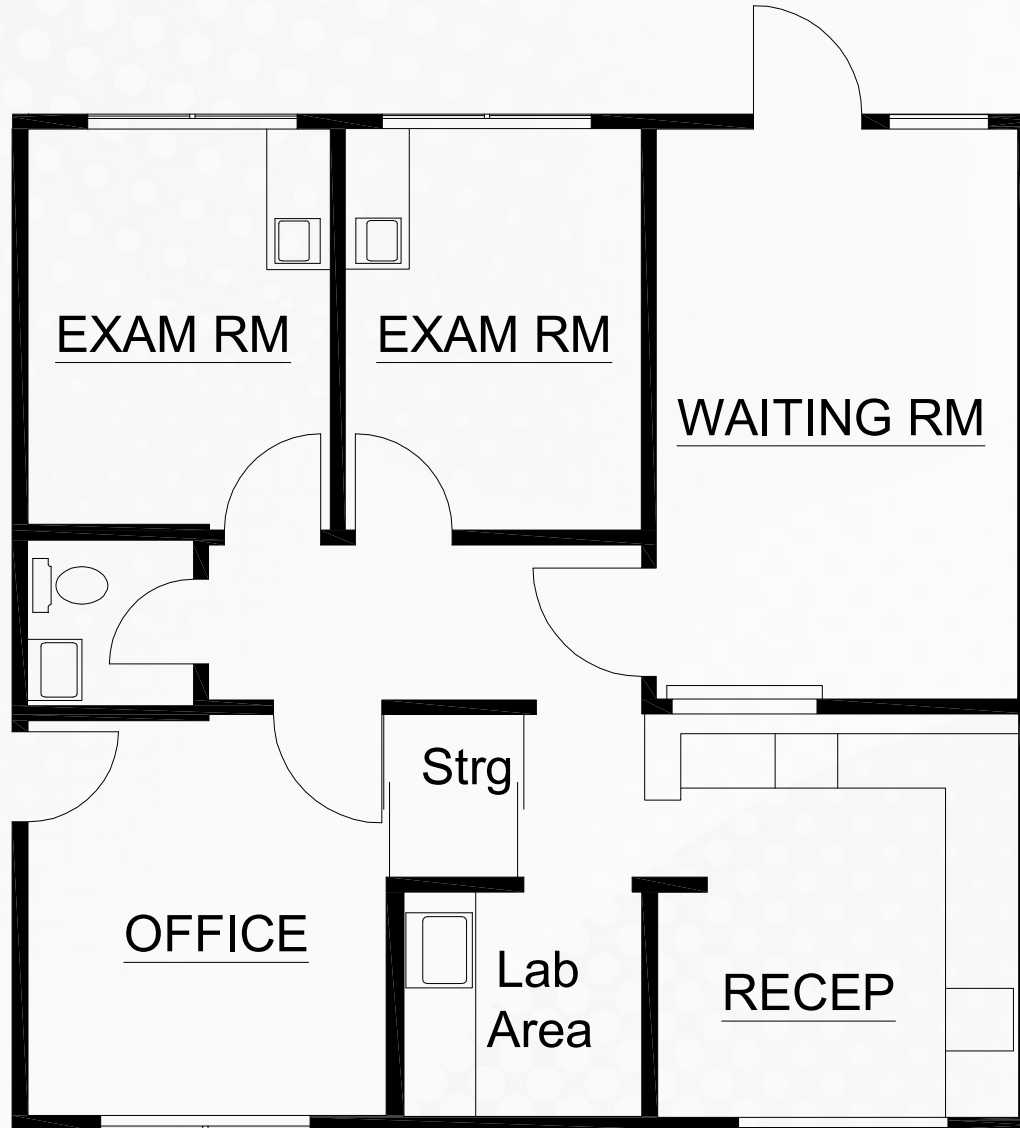
SUITE A  
1,049 sq. ft.



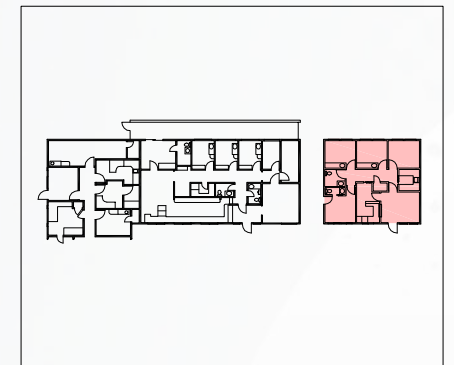
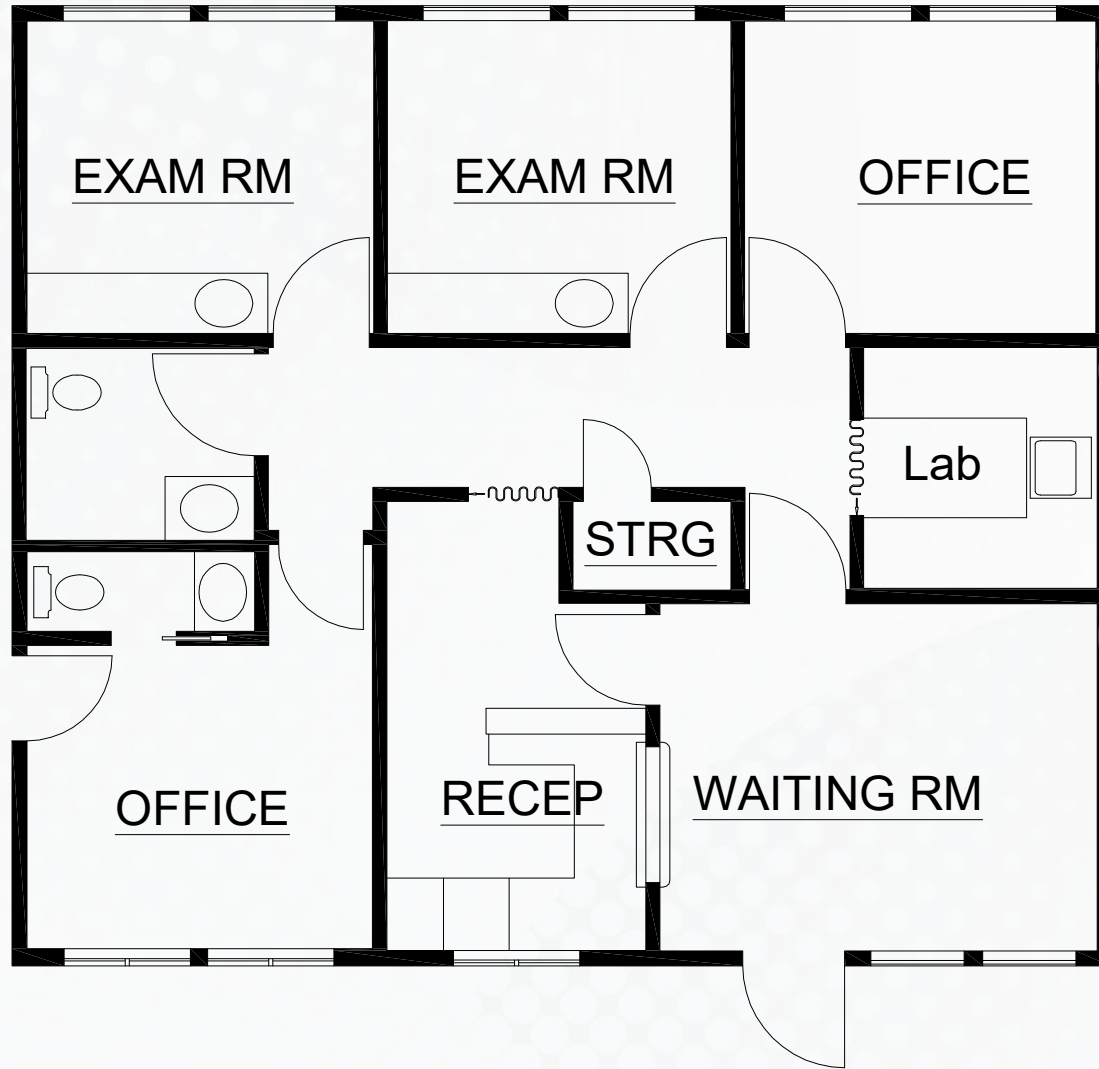
SUITE D  
1,479 sq. ft.



SUITE G  
784 sq. ft.



SUITE P  
873 sq. ft.



# DEMOGRAPHICS

## OCEANSIDE DEMOGRAPHICS

### POPULATION

**172,199**

total population

**\$103,633**

avg. household income

**55 - 64**

fastest growing  
age segment

**15%**

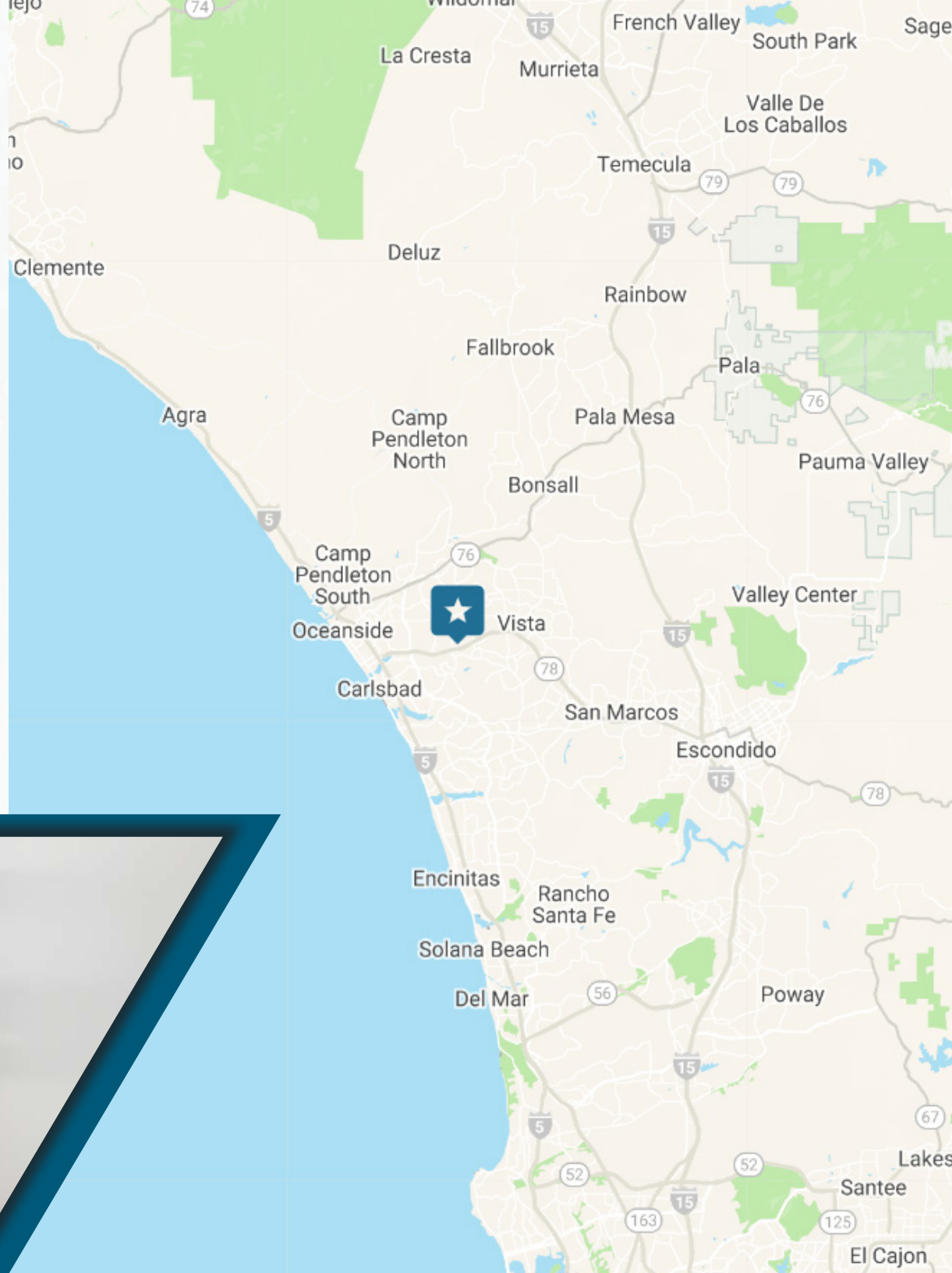
65% or older (senior)

**89.6%**

has health insurance  
under the age of 65

**40.4**

average age



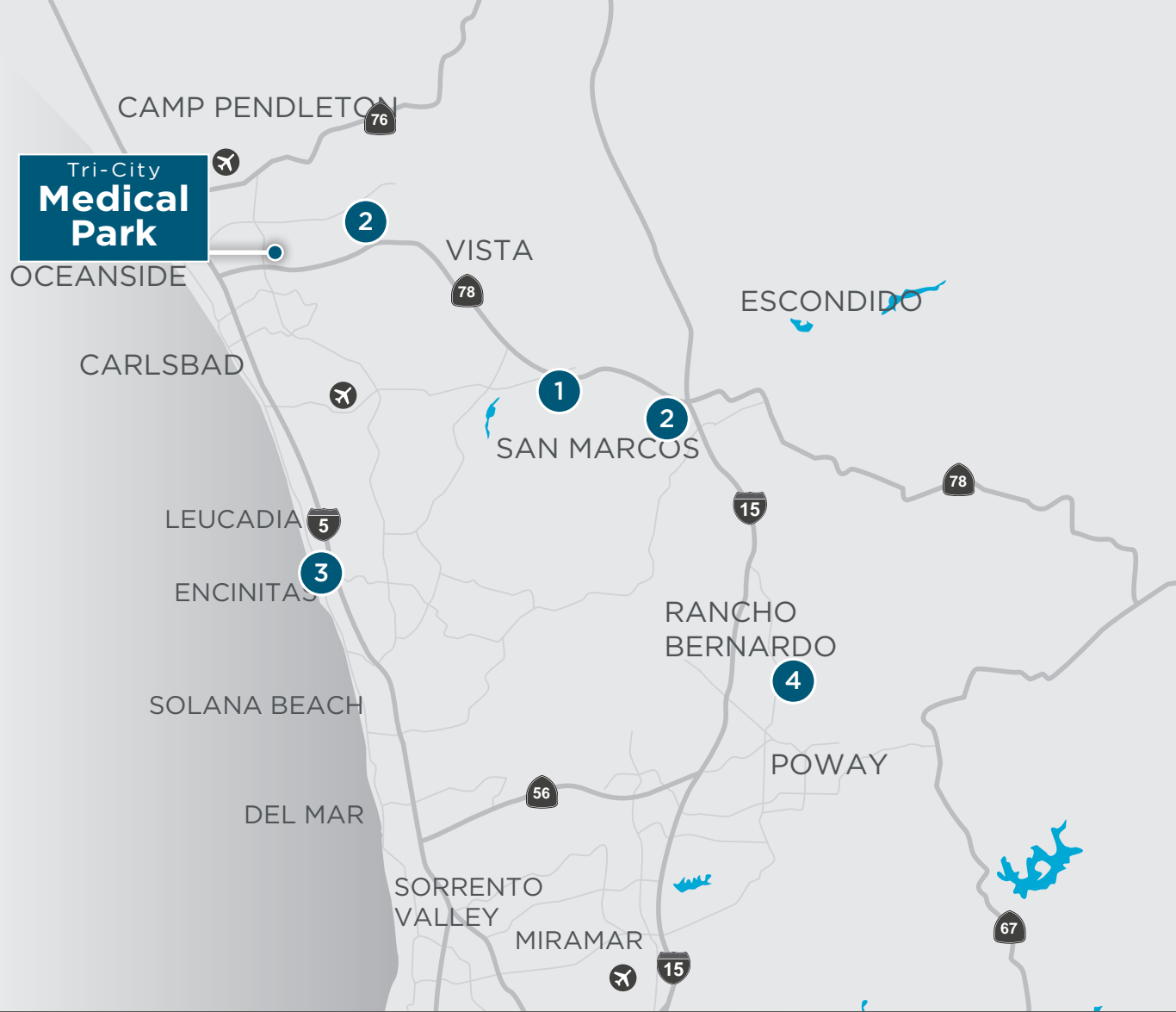
# SPECIALTY DEMAND ANALYSIS



Service Line	2022 Volume	2027 Volume	2032 Volume	5 Yr Growth
Endocrinology	1,597	1,981	2,251	24.0%
Psychiatry	102,523	121,516	125,506	18.5%
Spine	1,533	1,787	1,962	16.6%
Physical Therapy/Rehabilitation	197,259	228,118	257,953	15.6%
Vascular	12,836	14,686	16,436	14.4%
Orthopedics	23,153	26,313	29,079	13.6%
Ophthalmology	68,878	77,990	86,205	13.2%
Cardiology	75,808	85,781	93,258	13.2%
Pain Management	8,791	9,936	10,751	13.0%
Podiatry	13,106	14,796	16,250	12.9%
Lab	341,810	382,904	415,424	12.0%
Miscellaneous Services	163,520	180,848	199,431	10.6%
ENT	24,867	27,375	29,787	10.1%
Nephrology	4,061	4,421	4,727	8.9%
Evaluation and Management	795,208	853,160	928,787	7.3%
Neurology	13,143	14,001	14,822	6.5%
Trauma	5,891	6,261	6,660	6.3%
Radiology	232,741	246,536	262,361	5.9%
Oncology	11,668	12,352	13,051	5.9%
Dermatology	34,116	36,084	37,832	5.8%
Gastroenterology	18,739	19,748	20,404	5.4%
General Surgery	4,688	4,921	5,097	5.0%
Cosmetic Procedures	6,069	6,337	6,466	4.4%
Urology	7,789	8,116	8,338	4.2%
Gynecology	7,483	7,505	7,516	0.3%



Market Scenario Planner displays the types of services patients in your market are expected to use and allows projections to be customized according to five key growth drivers; disease prevalence, care management, insurance, readmissions and technology shifts. The above data is representative of Tri-City Medical Park which includes areas within a five mile radius.



- 1** Distance to **KAISER PERMANENTE SAN MARCOS**: 15 minutes
- 2** Distance to **PALOMAR HOSPITAL ESCONDIDO**: 18 minutes
- 3** Distance to **SCRIPPS MEMORIAL ENCINITAS**: 19 minutes
- 4** Distance to **PALOMAR MEDICAL CENTER POWAY**: 29 minutes

# Tri-City Medical Park



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