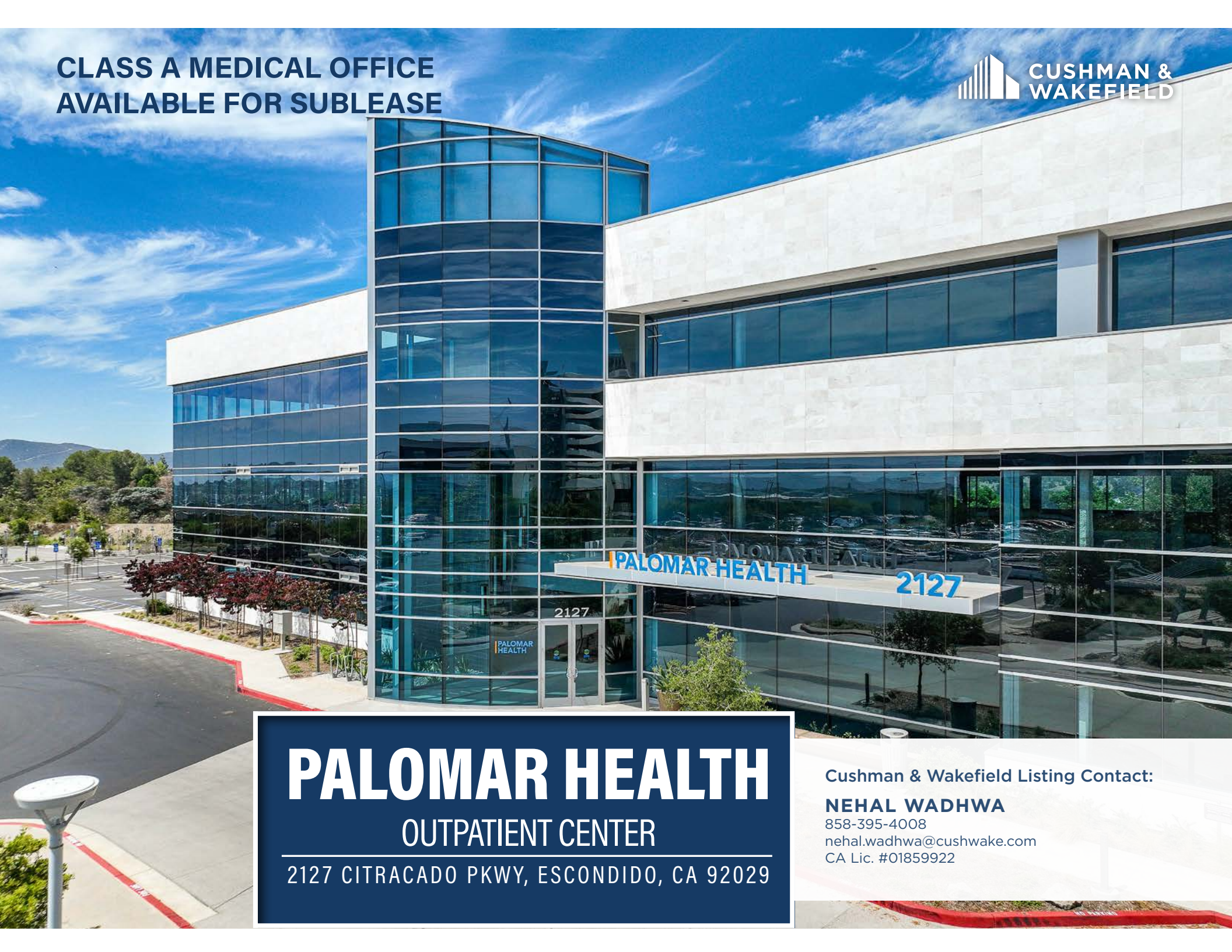


**CLASS A MEDICAL OFFICE
AVAILABLE FOR SUBLEASE**



PALOMAR HEALTH

OUTPATIENT CENTER

2127 CITRACADO PKWY, ESCONDIDO, CA 92029

Cushman & Wakefield Listing Contact:

NEHAL WADHWA

858-395-4008

nehal.wadhwa@cushwake.com

CA Lic. #01859922

PALOMAR HEALTH

OUTPATIENT CENTER

PALOMAR HEALTH

288-bed general acute care hospital Facility Services:

- Emergency Services
- Trauma Center
- Cardiology and Cardiac Catheterization
- Birth Center
- Vascular Services
- Neurosciences Services
- Interventional Radiology
- Rehabilitation Services
- Medical Oncology
- GYN Oncology Surgery



2125 CITRACADO PKWY

- 75,000 RSF (Completed in 2018)
- Fully leased

2130 CITRACADO PKWY

- 80,000 RSF (Completed in 2021)
- Fully leased

2127 CITRACADO PKWY

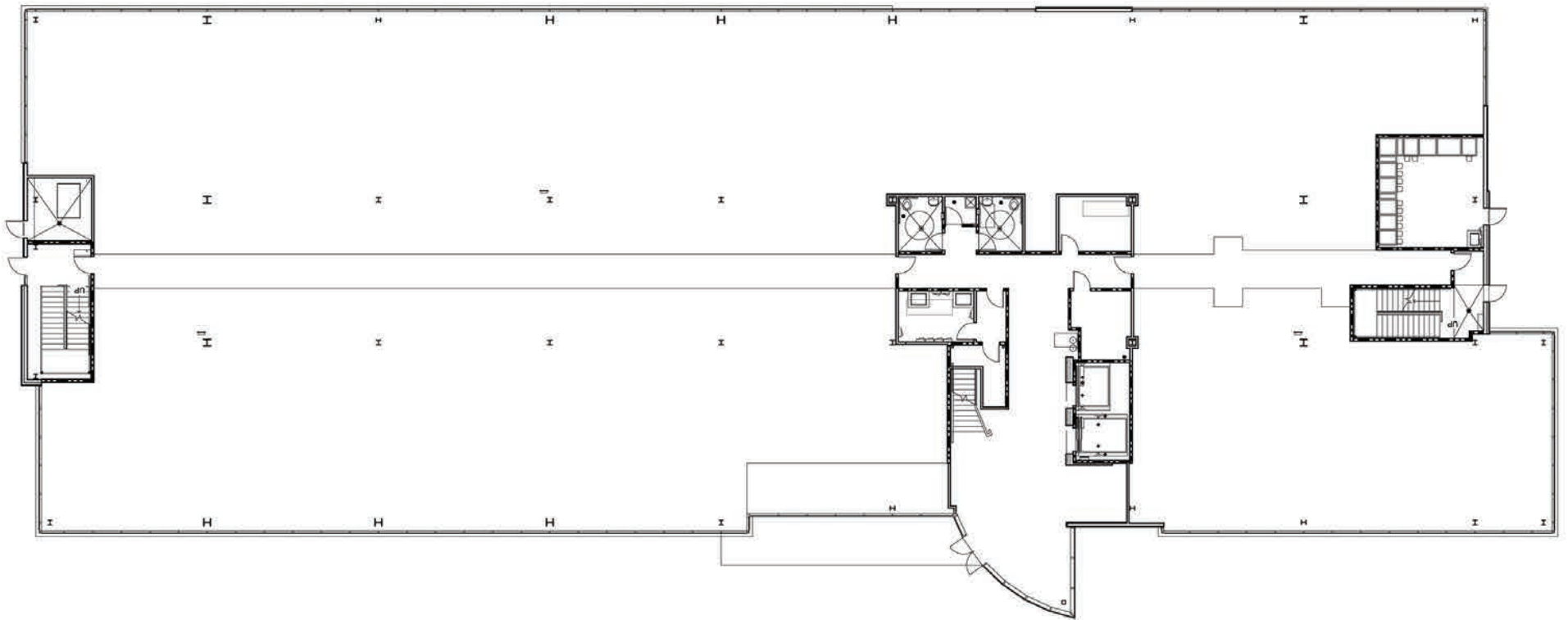
- 75,000 RSF (Completed in 2022)
- 1,500-75,000 RSF available
- Rental rate and TI allowance negotiable

PALOMAR HEALTH OUTPATIENT CENTER

2127 CITRACADO PKWY

1st Floor

- 25,000 SF divisible to +/- 1,500 SF
- Rental rate and TI allowance negotiable

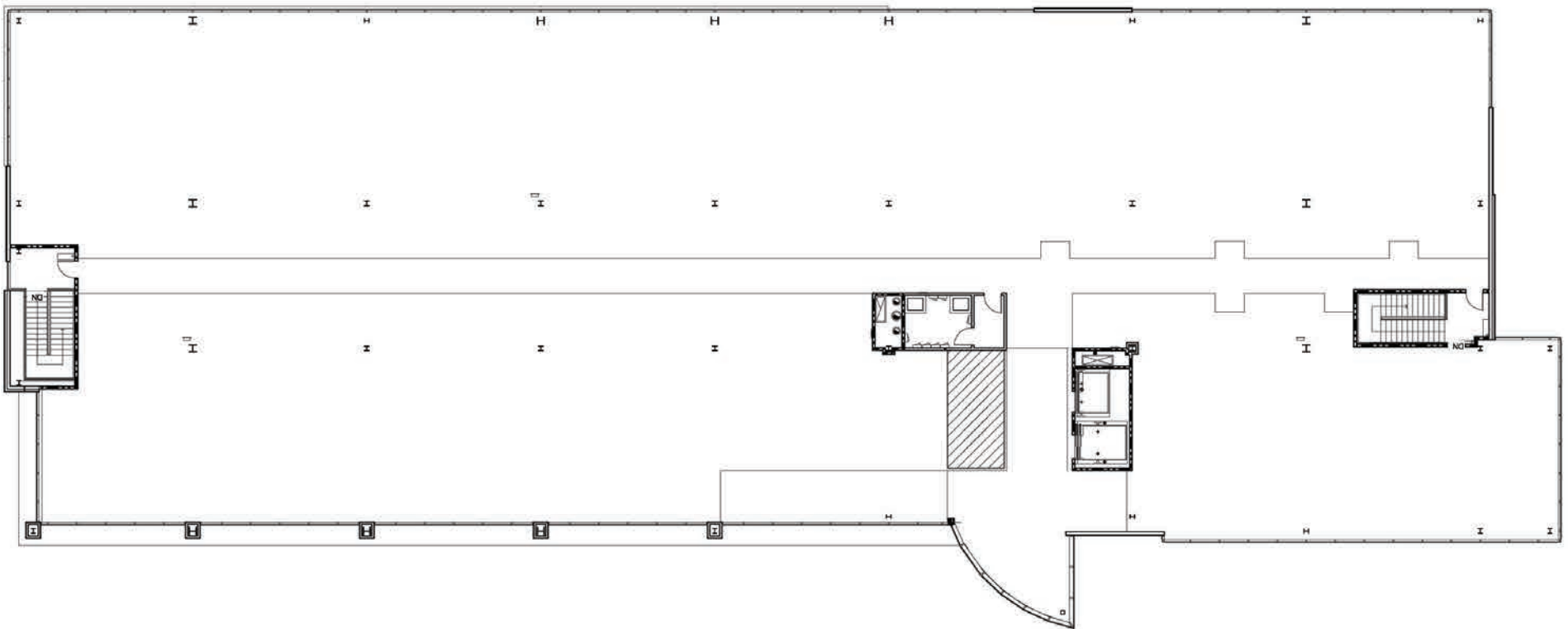


PALOMAR HEALTH OUTPATIENT CENTER

2127 CITRACADO PKWY

2nd Floor & 3rd Floor

- 25,000 SF divisible to +/- 1,500 SF
- Rental rate and TI allowance negotiable



Patient Demand Forecast



A map showing ZIP codes within a 5-mile radius of a central point in San Antonio, Texas. The central point is marked with a blue star. The map is divided into two main regions: a light blue region (inner 5-mile radius) and a light orange region (outer 5-mile radius). The ZIP codes are labeled as follows:

- Light Blue Region (Inner 5-mile radius):** 92026, 92027, 92025, 92029, 92067, 92096, 92078, 92069.
- Light Orange Region (Outer 5-mile radius):** 92082, 92026, 92069, 92084, 92078, 92091, 92067, 92127, 92128, 92064, 92129.

A red line indicates the 5-mile radius. A blue line represents a major road, and a blue shield with the number 15 indicates Interstate 15.

PALOMAR HEALTH

OUTPATIENT CENTER



DRIVE TIME 	10 MINUTES	20 MINUTES	30 MINUTES
Population	86,747	494,533	1,168,285
Median Age	33.9	36.5	37.9
Avg. Household Income	\$83,082	\$110,186	\$128,338

PALOMAR HEALTH — OUTPATIENT CENTER



PALOMAR HEALTH

OUTPATIENT CENTER



PALOMAR HEALTH OUTPATIENT CENTER

2127 CITRACADO PKWY, ESCONDIDO, CA 92029

PALOMAR HEALTH
OUTPATIENT CENTER

Citracado Extension

Citracado Extension

For more information, please contact:

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