

TRI-CITY MEDICAL

Dental Plaza

MEDICAL OFFICE SUITES FOR LEASE

326 SOUTH MELROSE DRIVE
VISTA, CA 92081

\$100/SF TIA*

**based on ten year lease term*



BUILDING FEATURES



Parking Ratio:
5.7 Stalls : 1,000 RSF



Utilities:
Separately Metered



Prominent Location at Lighted Intersection with Starbucks and Other Retail Amenities within Walking Distance



Highly Visible Monument Signage Opportunity

AVAILABILITIES:

SUITE	SIZE	RATE	CONTIGUOUS	COMMENTS
A	3,257 SF	\$2.50/SF NNN	7,138 SF	Existing medical/dental buildout. Former Urgent care space that has been converted to the current dental use. Option to combine with either/both other suites on the first floor for a full first floor opportunity.
B	1,656 SF	\$2.50/SF NNN	7,138 SF	In cold shell condition. Floor to ceiling windows with abundant natural lighting. Great opportunity for a practice that wants to build out their space exactly as they want with a generous TI offering. Option to combine with either/both other suites on the first floor for a full first floor opportunity.
C	1,392 SF	\$2.50/SF NNN	7,138 SF	In cold shell condition. Floor to ceiling windows with abundant natural lighting. Great opportunity for a practice that wants to build out their space exactly as they want with a generous TI offering. Option to combine with either/both other suites on the first floor for a full first floor opportunity.

*Approximate Nets \$0.52/SF





PROJECT AERIAL



COMPELLING DEMOGRAPHICS



645,926

POPULATION



\$8,560.10

ANNUAL AVERAGE
HEALTHCARE SPENDING PER
HOUSEHOLD



16.3%

POPULATION AGED 65+



36.7

MEDIAN AGE

TRAFFIC COUNTS



30,688

CARS PER DAY

S Melrose Drive & Hacienda
Drive

**20 MINUTE
DRIVE RADIUS**



\$132,861

AVERAGE
HOUSEHOLD INCOME

INSURANCE COVERAGE

46%

PPO

18%

HMO

20%

MEDICARE

16%

OTHER



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RESTAURANTS

1. Island Restaurant Vista
2. Jack in the Box
3. Rosa's Kitchen
4. Thai One On
5. Carl's Jr.
6. El Pollo Loco
7. Oggi's Vista
8. Original Pancake House Vista
9. The Fry Fix
10. Rubio's Coastal Grill
11. Sky sushi
12. Jersey Mike's Subs
13. Lucky Chinese Kitchen
14. Wingstop
15. Pam's Donuts and Frozen Yogurt
16. Zappy Pizza

RETAIL

1. Food4Less
2. Gamestop
3. Petco
4. North County Regional Center
5. STIIZY Vista
6. CVS Drug store
7. Vista Farmers Market
8. FedEx Office Print & Ship Center

RECREATION

1. LA Fitness

HOTELS

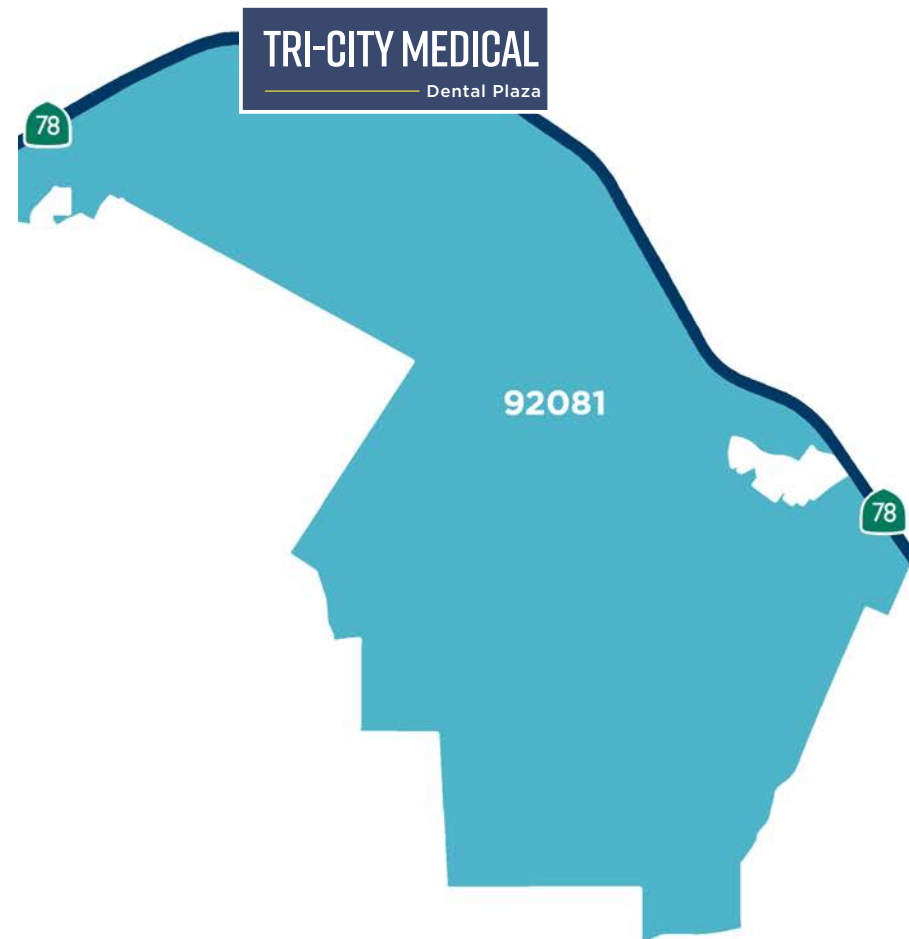
1. Vista Inn

EDUCATION

1. Breeze Hill Elementary School

PATIENT DEMAND FORECAST

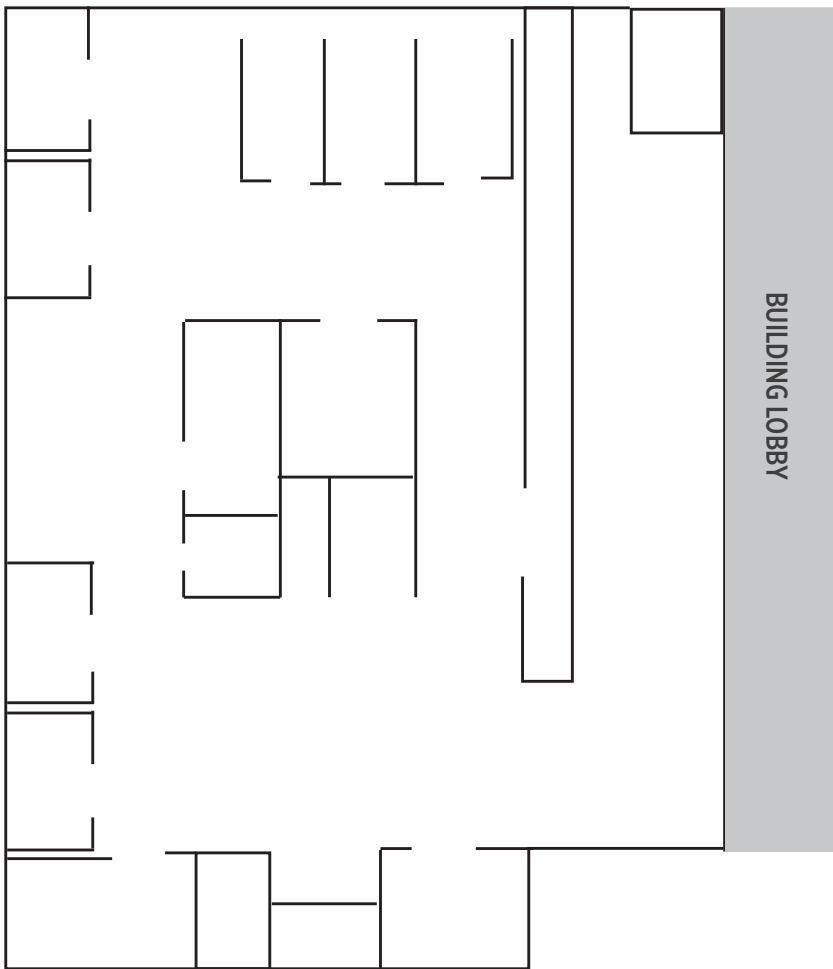
SERVICE LINE	2022 VOLUME	2027 VOLUME	2032 VOLUME	5 YR GROWTH	10 YR GROWTH
Endocrinology	2,331	2,870	3,232	23.1%	38.6%
Psychiatry	151,457	177,919	181,611	17.5%	19.9%
Spine	2,232	2,583	2,811	15.7%	25.9%
Physical Therapy/Rehabilitation	288,310	330,959	370,661	14.8%	28.6%
Vascular	18,661	21,207	23,578	13.6%	26.3%
Orthopedics	33,791	38,101	41,744	12.8%	23.5%
Cardiology	110,267	123,934	133,857	12.4%	21.4%
Ophthalmology	100,419	112,838	123,862	12.4%	23.3%
Pain Management	12,794	14,358	15,412	12.2%	20.5%
Podiatry	19,144	21,467	23,477	12.1%	22.6%



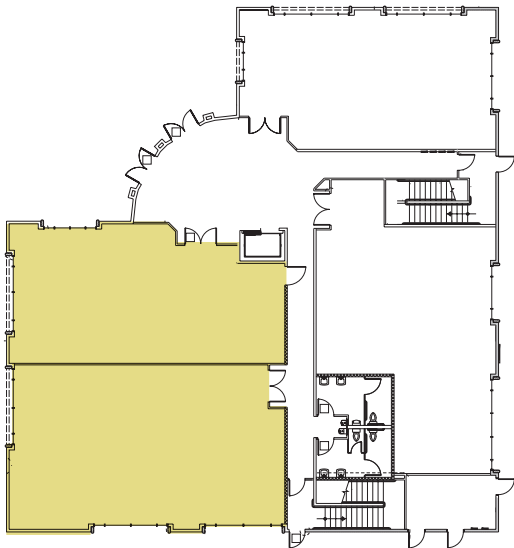
Market Scenario Planner displays the types of services patients in your market are expected to use and allows projections to be customized according to five key growth drivers; disease prevalence, care management, insurance, readmissions and technology shifts. The above data is representative of 326 S Melorse Drive which includes areas in zip code 92081.

SUITE A

EXISTING FLOOR PLAN



VIRTUAL TOUR



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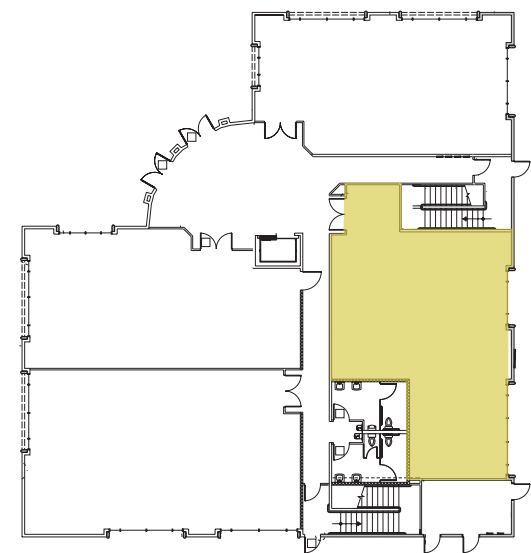
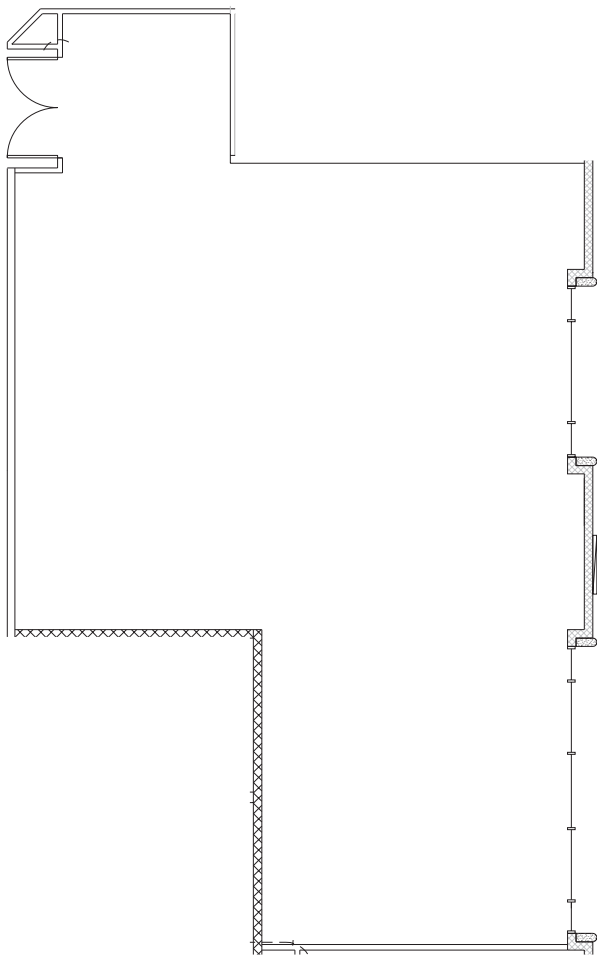
*Approximate Nets \$0.52/SF

SUITE B

VIRTUAL TOUR



EXISTING FLOOR PLAN



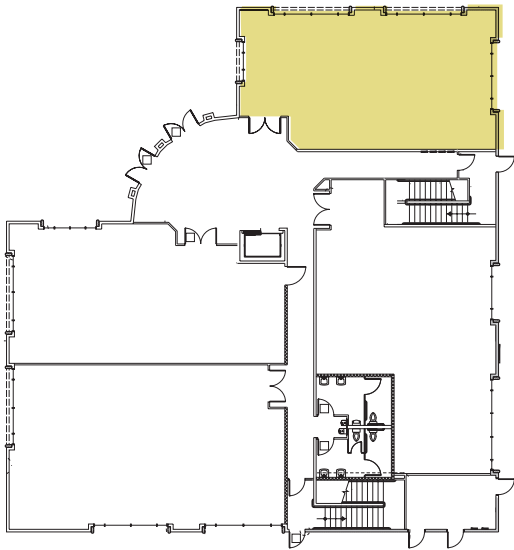
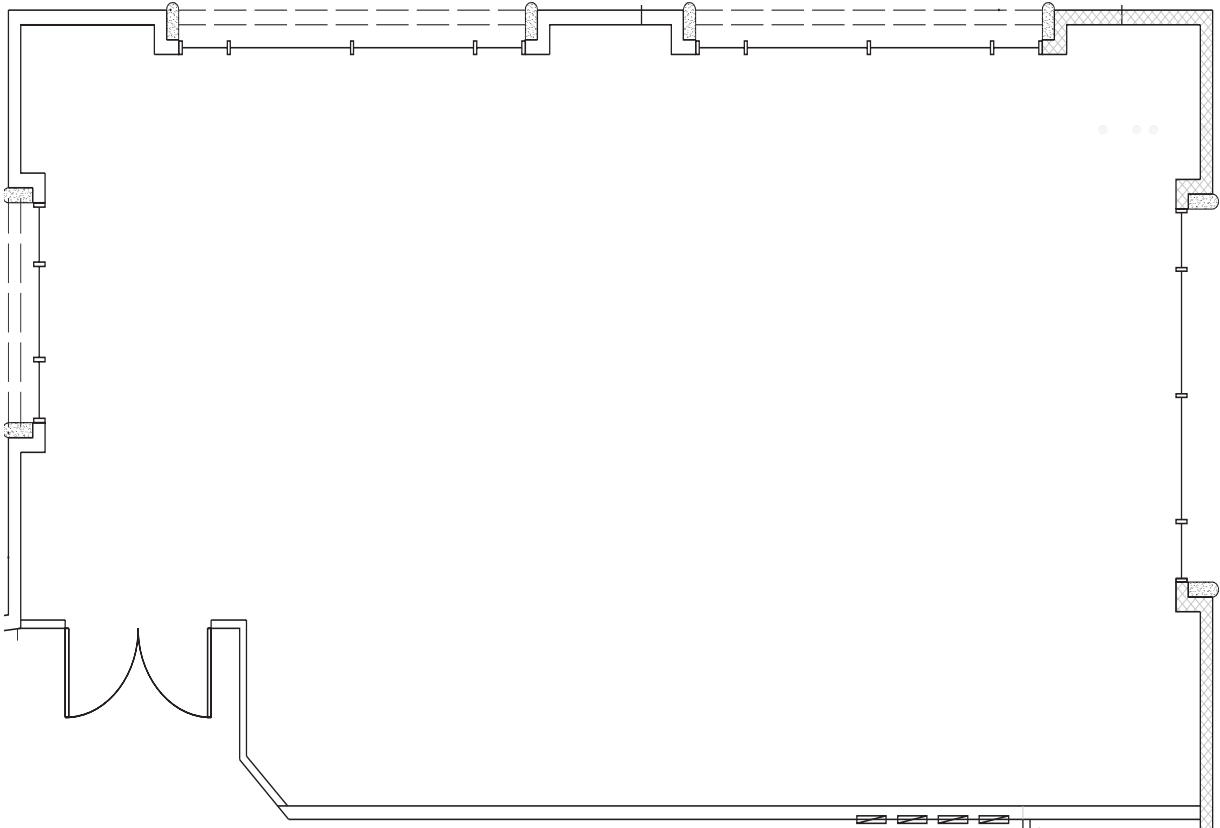
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SUITE C

EXISTING FLOOR PLANS

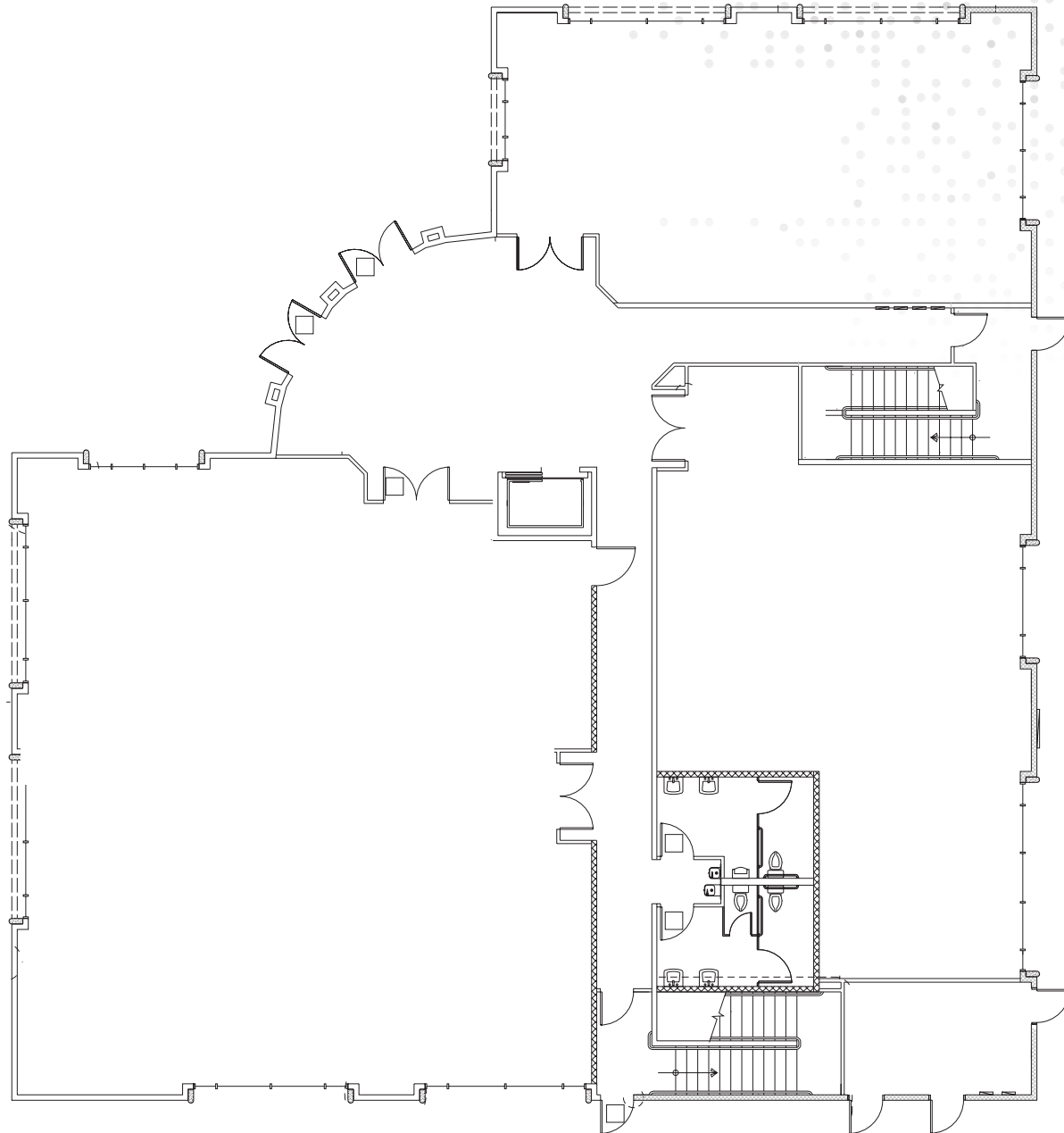
VIRTUAL TOUR



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FIRST FLOOR



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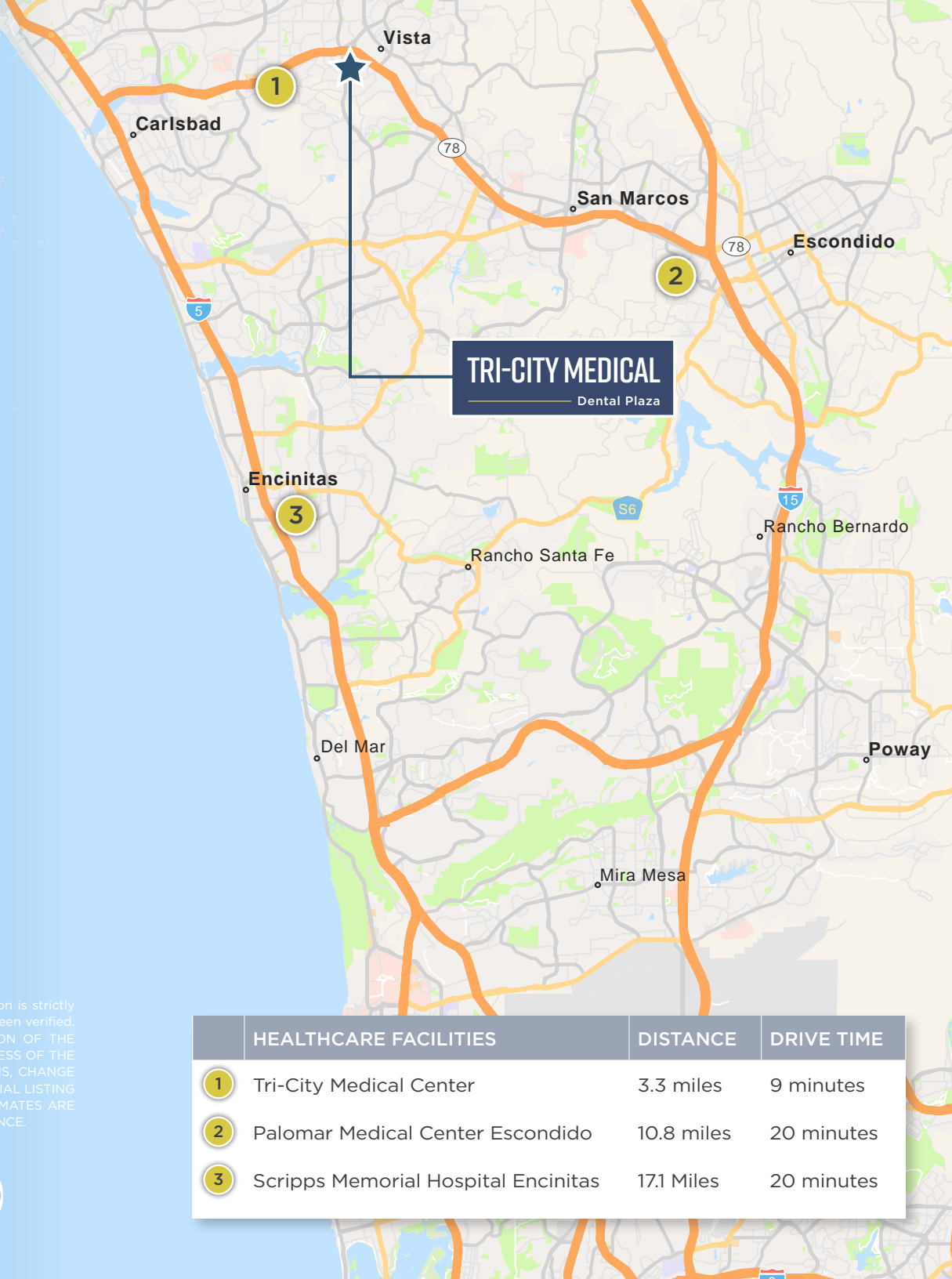
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	HEALTHCARE FACILITIES	DISTANCE	DRIVE TIME
1	Tri-City Medical Center	3.3 miles	9 minutes
2	Palomar Medical Center Escondido	10.8 miles	20 minutes
3	Scripps Memorial Hospital Encinitas	17.1 Miles	20 minutes