

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



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.

BUILDING FEATURES



Parking Ratio:
5.7 Stalls : 1,000 RSF



Utilities:
Separately Metered

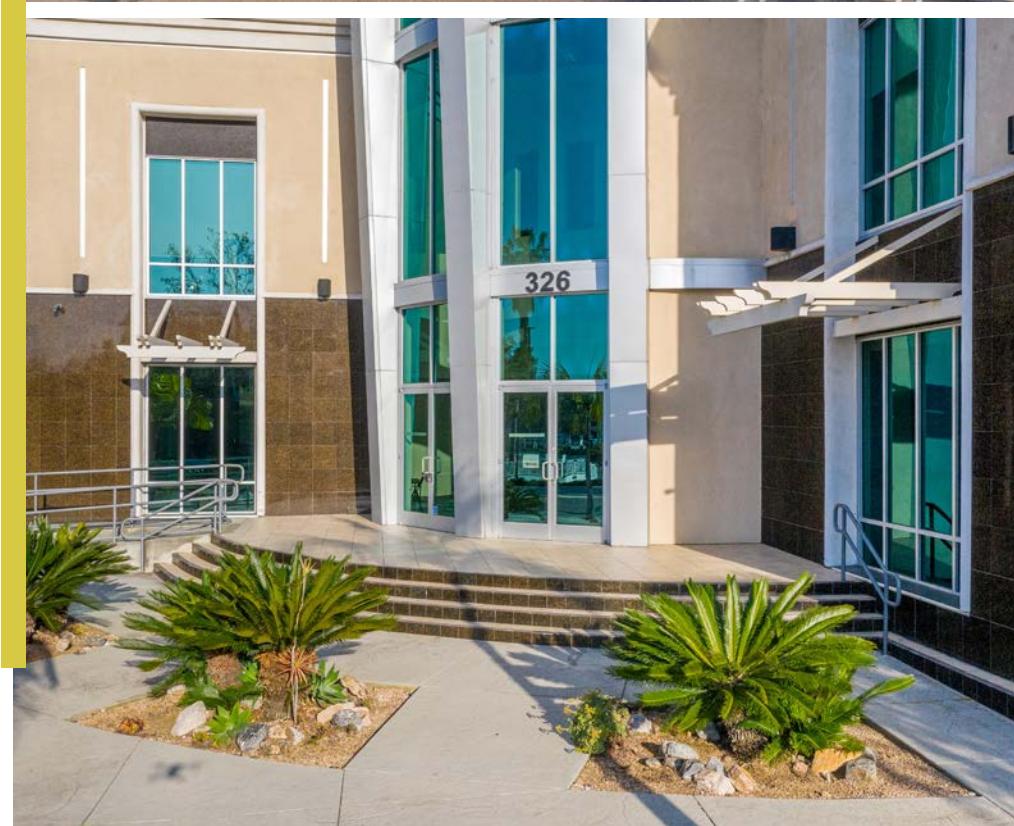


Prominent Location at Lighted Intersection with Starbucks and Other Retail Amenities within Walking Distance



Highly Visible Monument Signage Opportunity

*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

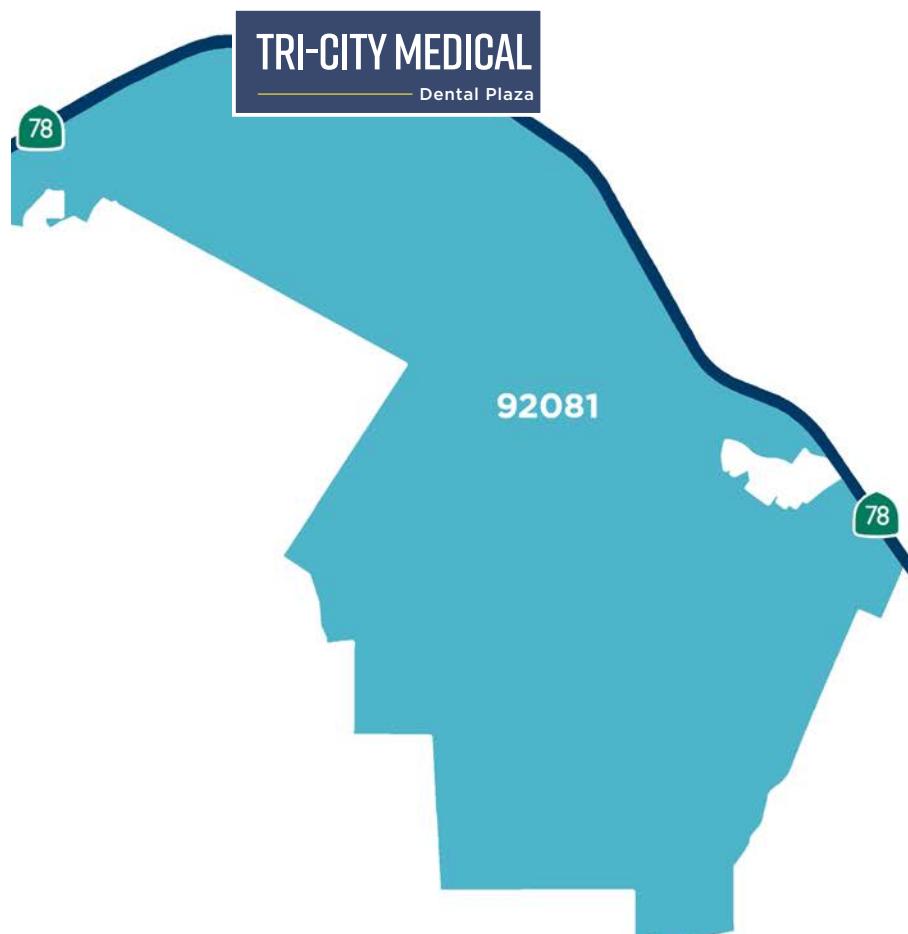
16%

OTHER



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%

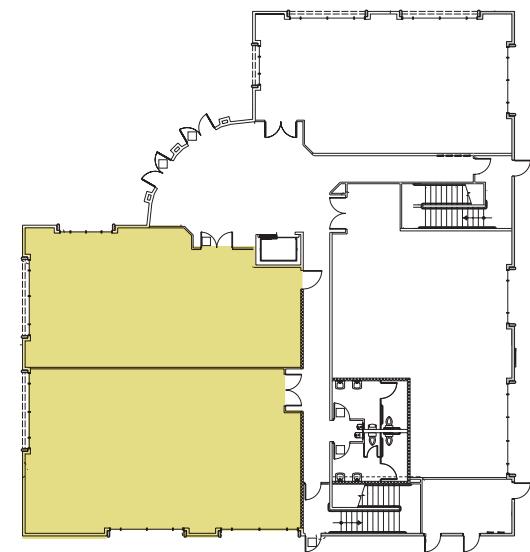
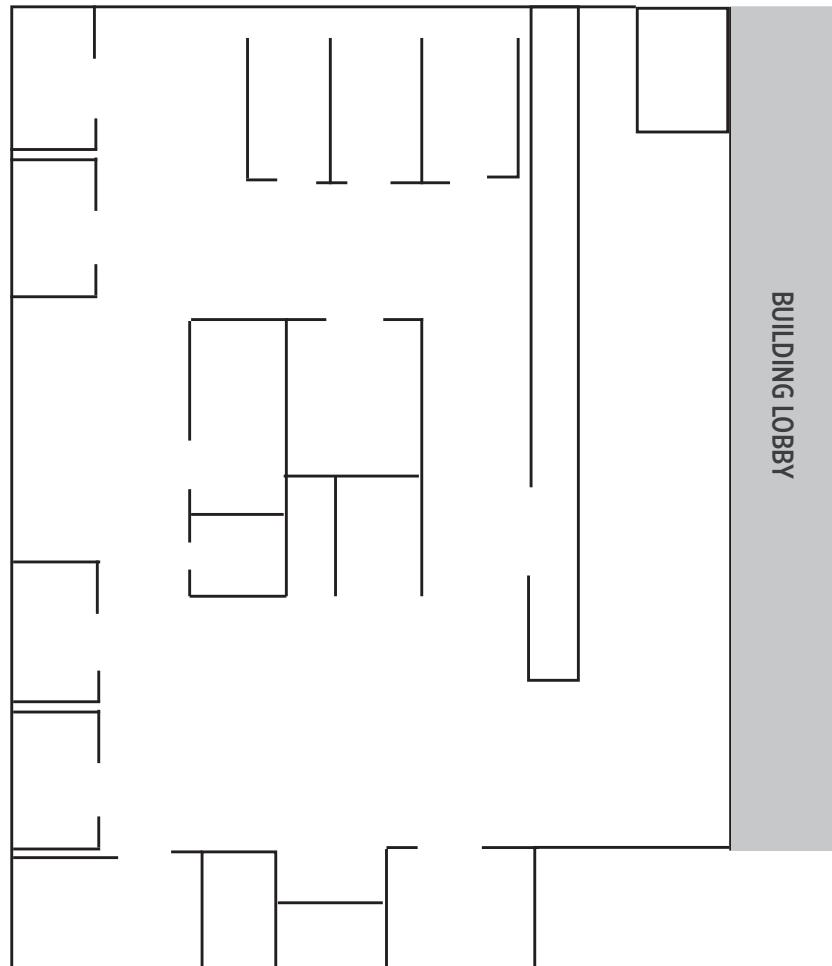


Market Scenario Planner displays the types of services patients in your market are expected to use and allows projections to be customized according to five key growth drivers; disease prevalence, care management, insurance, readmissions and technology shifts. The above data is representative of 326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

SUITE A

VIRTUAL TOUR 

EXISTING FLOOR PLAN



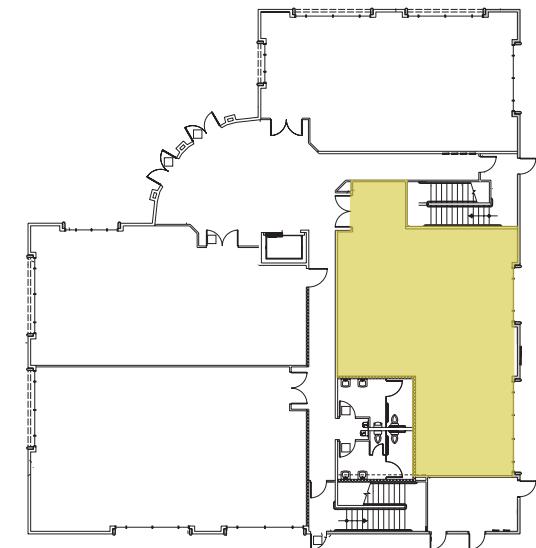
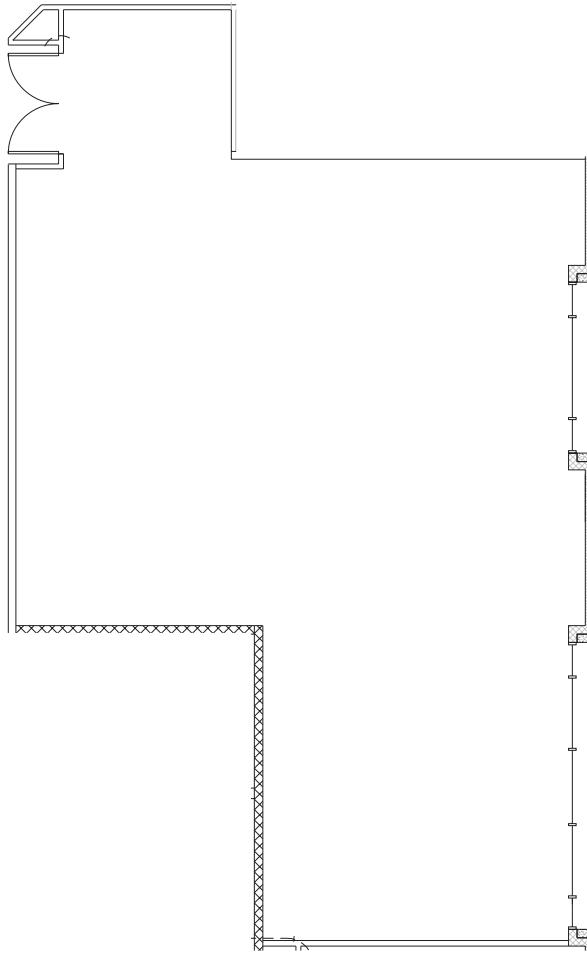
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SUITE B

[VIRTUAL TOUR](#)

EXISTING FLOOR PLAN



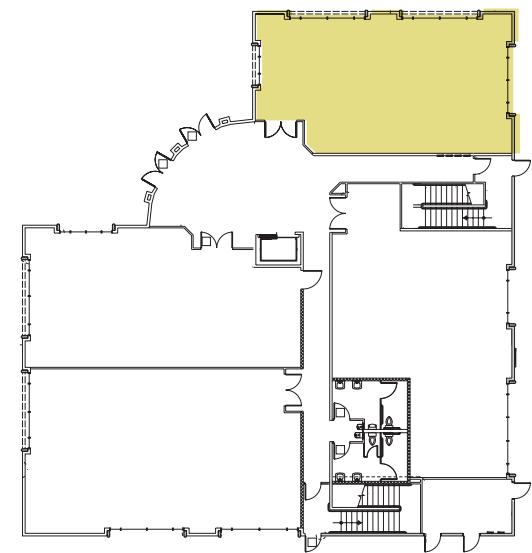
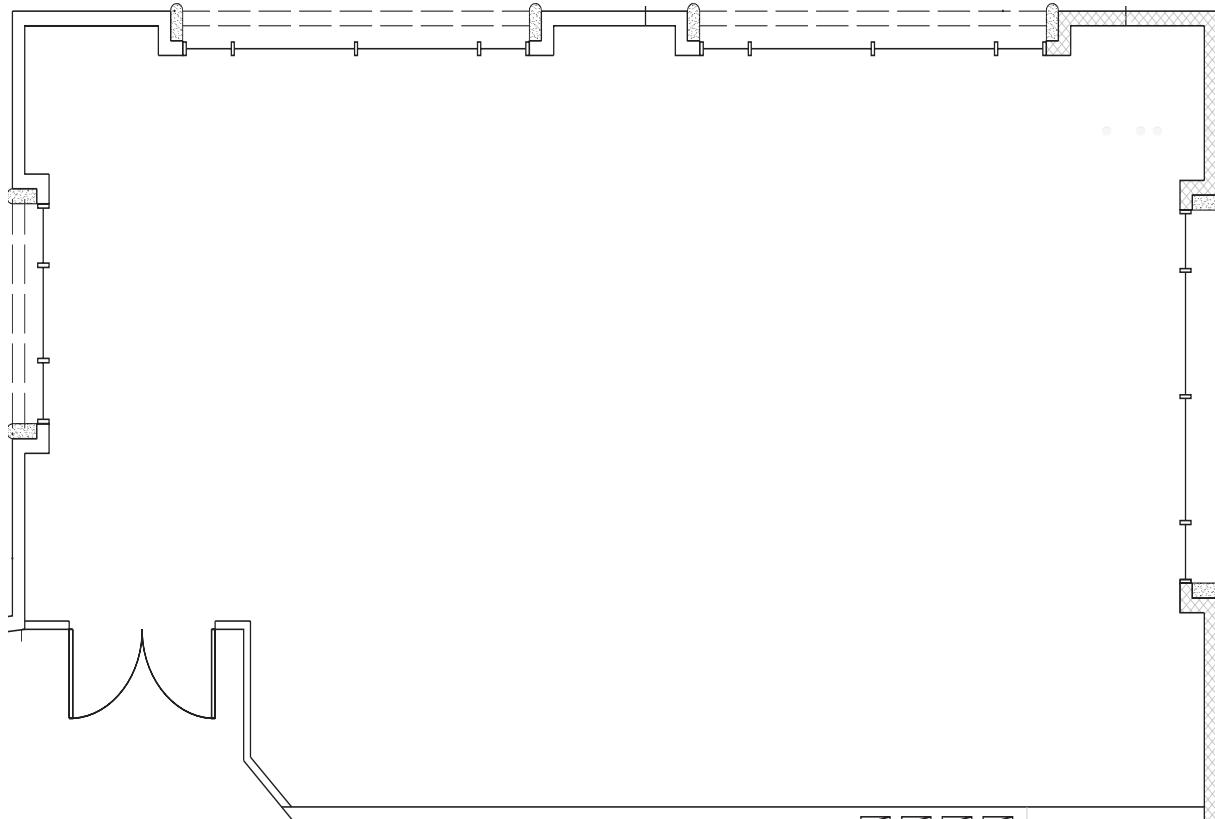
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SUITE C

VIRTUAL TOUR 

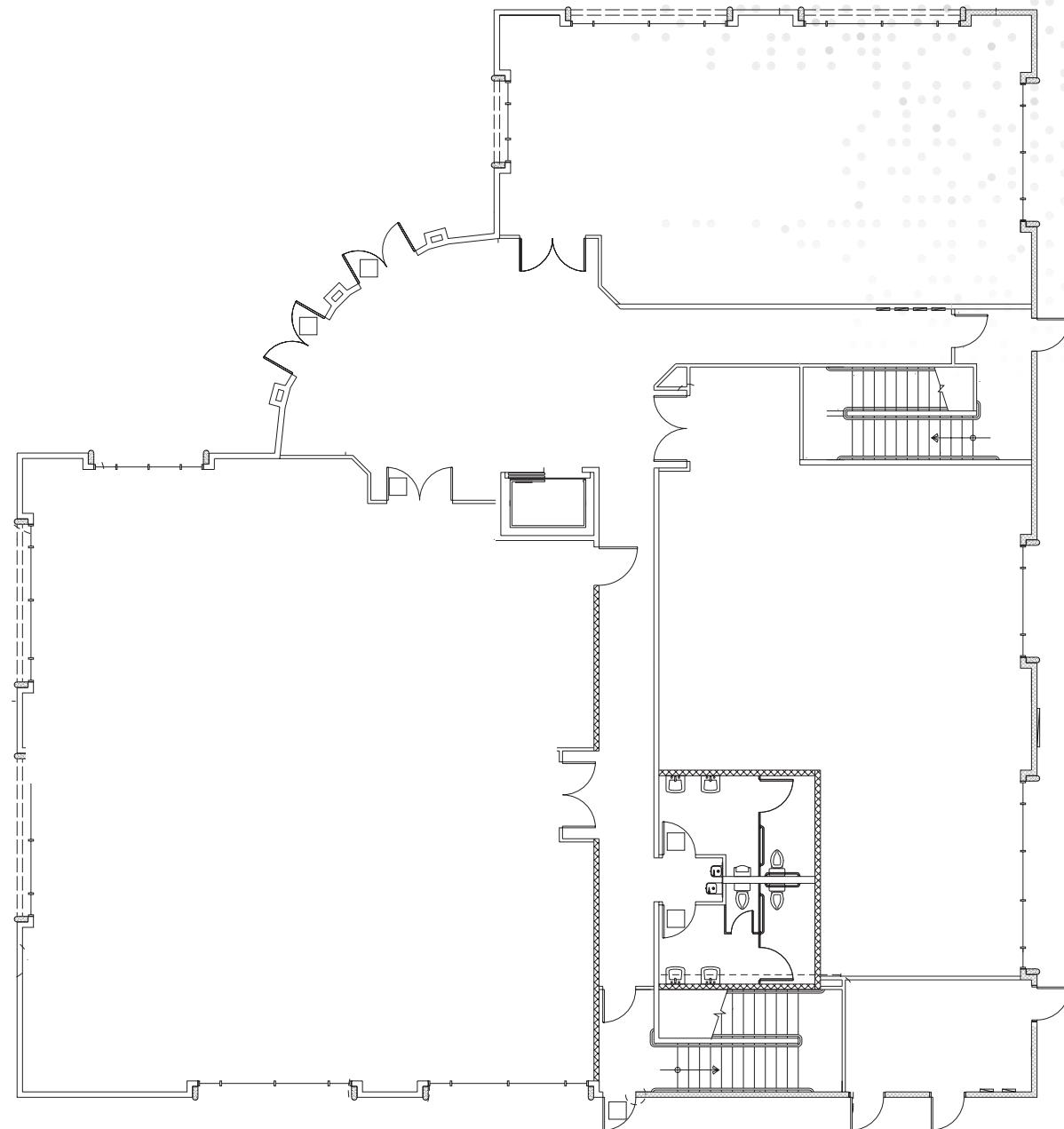
EXISTING FLOOR PLANS



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FIRST FLOOR



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Dental Plaza

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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