

# Tri-City Medical Arts Building

161 Thunder Drive, Vista, CA 92083



Kellie Hill  
(858) 461 - 8776 | LIC#01923075  
Kellie@MedWestRealty.com

Medical Suites for Lease

# Tri-City Medical Arts Building

161 Thunder Drive, Vista, CA 92083

## FEATURES

- The property is located in a Prime location, situated in the heart of Vista, and across the street from **Tri City Hospital** with easy accessibility off of the 78 Freeway.
- Ample Parking with retail-like location of drive, park, and walk in. Medical suite entrances conveniently placed with direct access to patient parking.
- On-site pharmacy to help provide additional convenience for patients.
- Competitive lease rates with flexible terms to accommodate the needs of medical professionals.



# Tri-City Medical Arts Building

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AERIAL VIEW:



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## SITE PLAN:

THUNDER DR

161  
Thunder Drive



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## FLOOR PLAN

1st Floor

## AVAILABLE SUITE

Suite 108 - 8,647 RSF

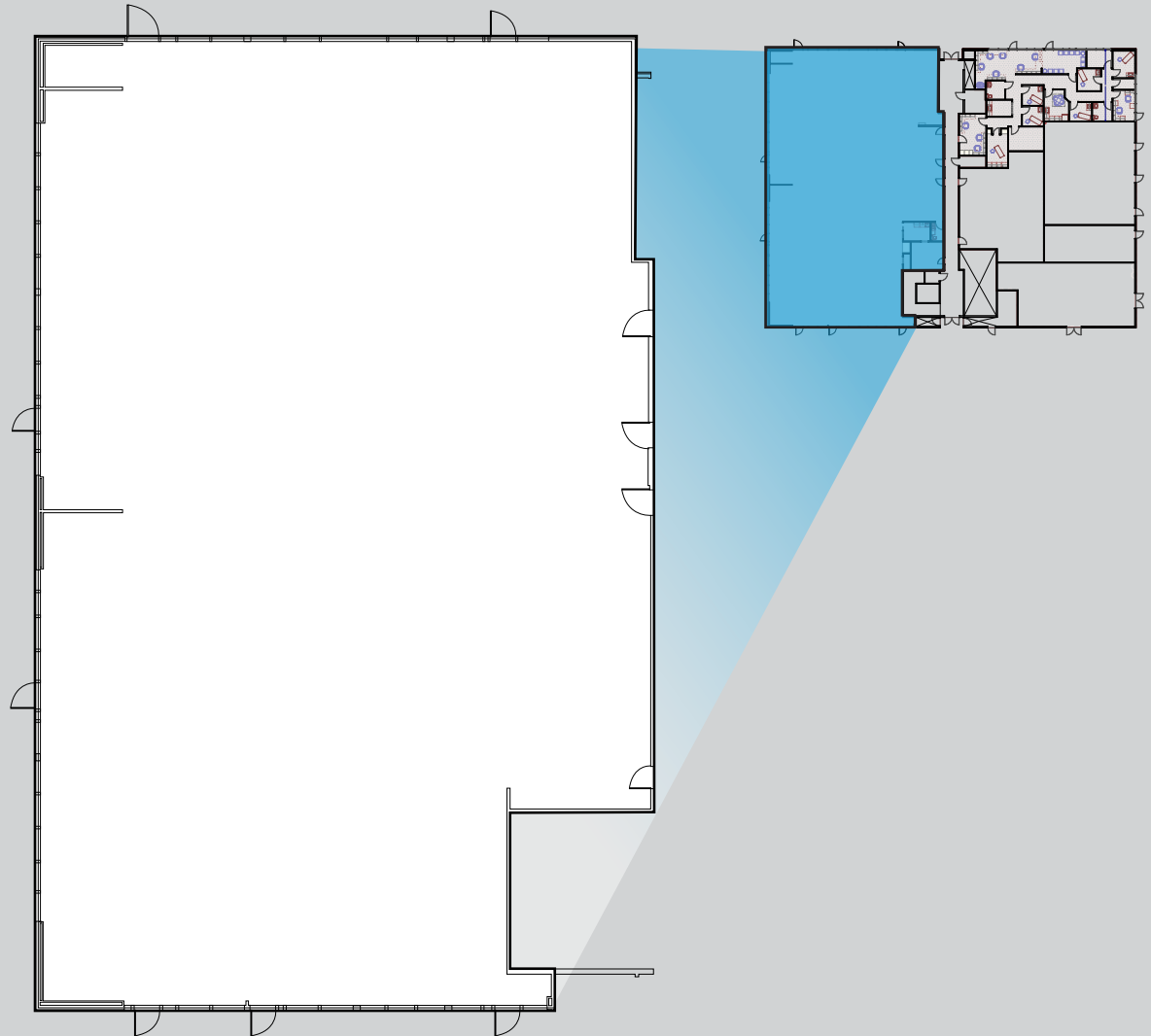
## SUITE DESCRIPTION

Shell Space.

Ready for Tenant's customization.

## LEASE RATE

\$2.35 NNN



# Tri-City Medical Arts Building

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## FLOOR PLAN

2nd Floor

## AVAILABLE SUITE

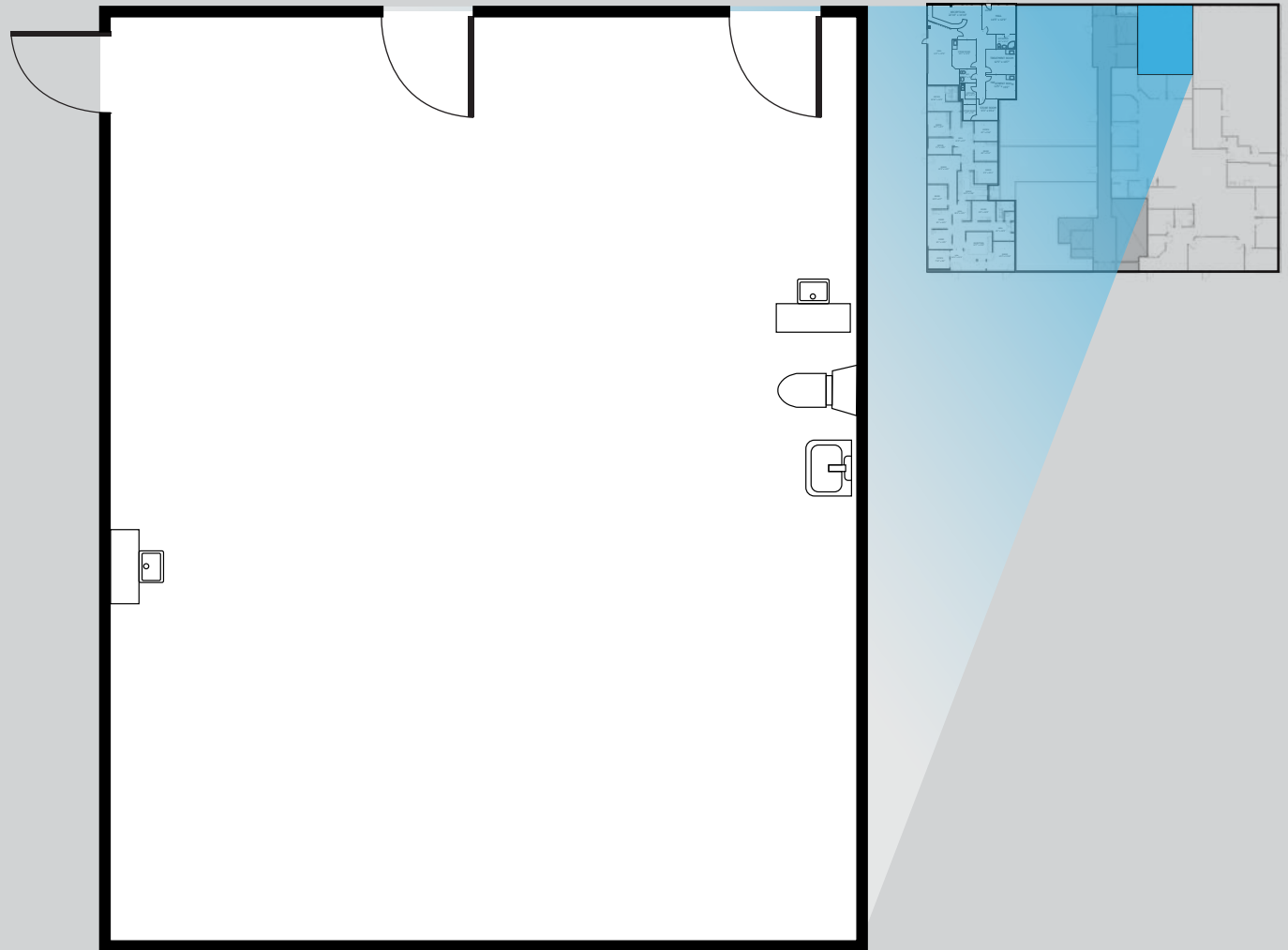
Suite 203 - 812 RSF

## SUITE DESCRIPTION

Open build-out

## LEASE RATE

\$2.35 NNN



# Tri-City Medical Arts Building

161 Thunder Drive, Vista, CA 92083

## FLOOR PLAN

2nd Floor

## AVAILABLE SUITE

Suite 208 - 2,599 RSF

(Contiguous up to 4,350 rsf)

## SUITE DESCRIPTION

Existing dental build-out.

10 Exam Rooms, 3 Doctor's Offices,  
In-Suite Restrooms, Reception/Admin

## LEASE RATE

\$2.35 NNN



# Tri-City Medical Arts Building

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## FLOOR PLAN

2nd Floor

## AVAILABLE SUITE

Suite 210 - 1,751 RSF

(Contiguous up to 4,350 rsf)

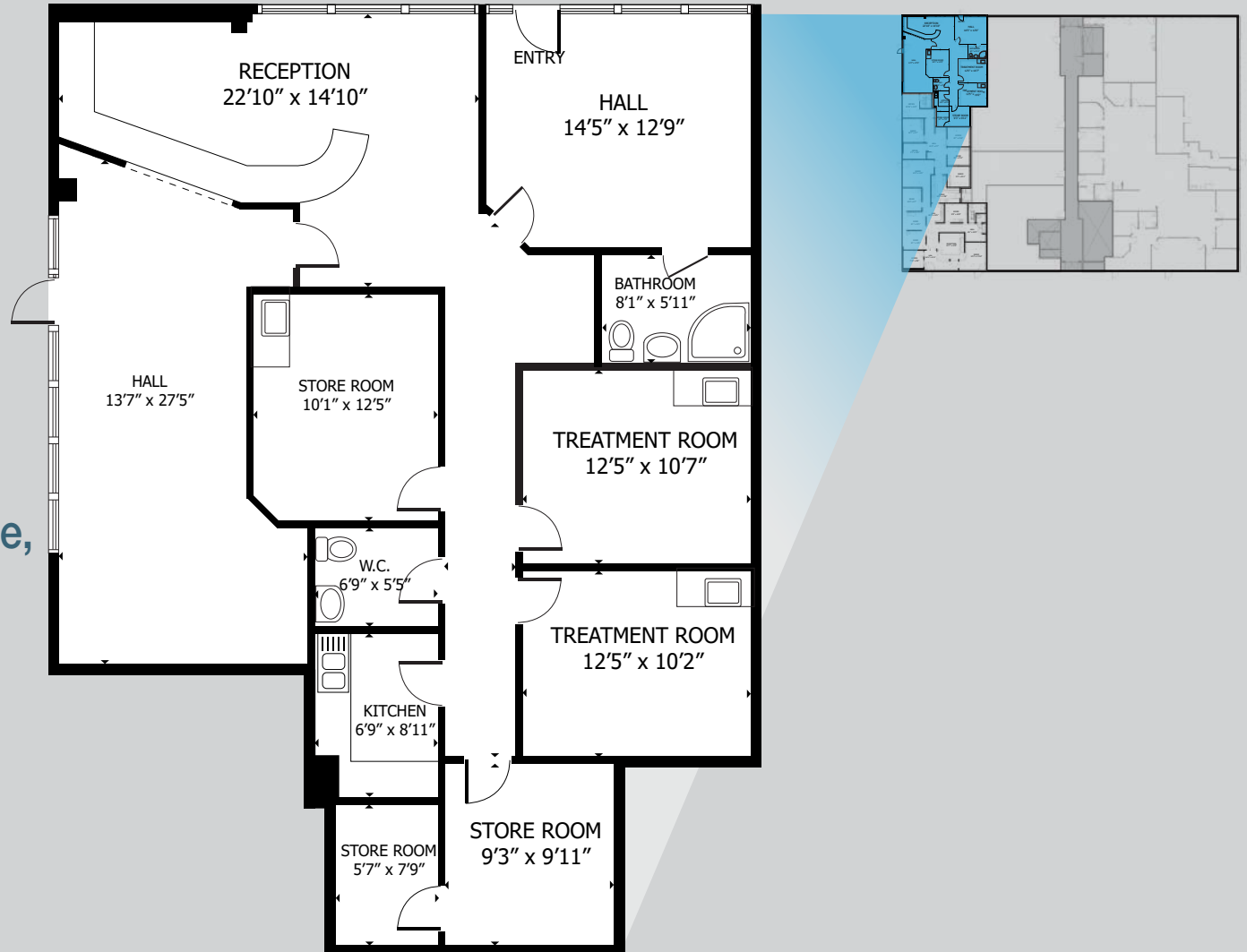
## SUITE DESCRIPTION

Existing medical build-out

2 Treatment Rooms, Storage,  
Reception/Admin,

## LEASE RATE

\$2.35 NNN





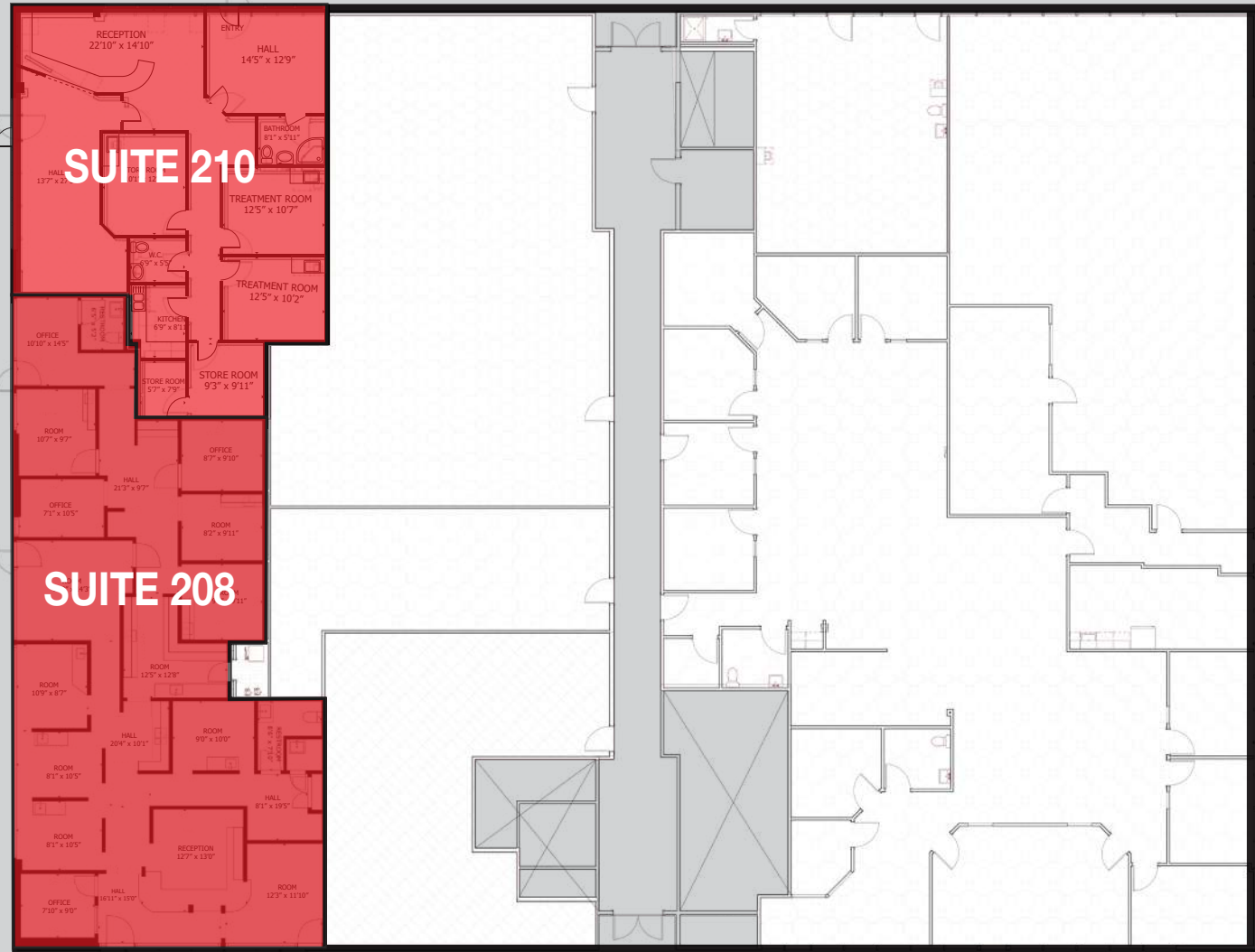
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## SECOND FLOOR

CONTIGUOUS SUITES	RSF
208	2,599
210	1,751

**\*Can be combined to Total 4,350 RSF**



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## AMENITIES AROUND THE PROPERTY

 SHOPPING



Tri-City Medical Center



TRI-CITY MEDICAL ARTS BUILDING

Ronald Packard Parkway

78

S21



San Diego Fwy

 FITNESS & LEISURE

**181 Fitness**

 HOTELS

 DINING

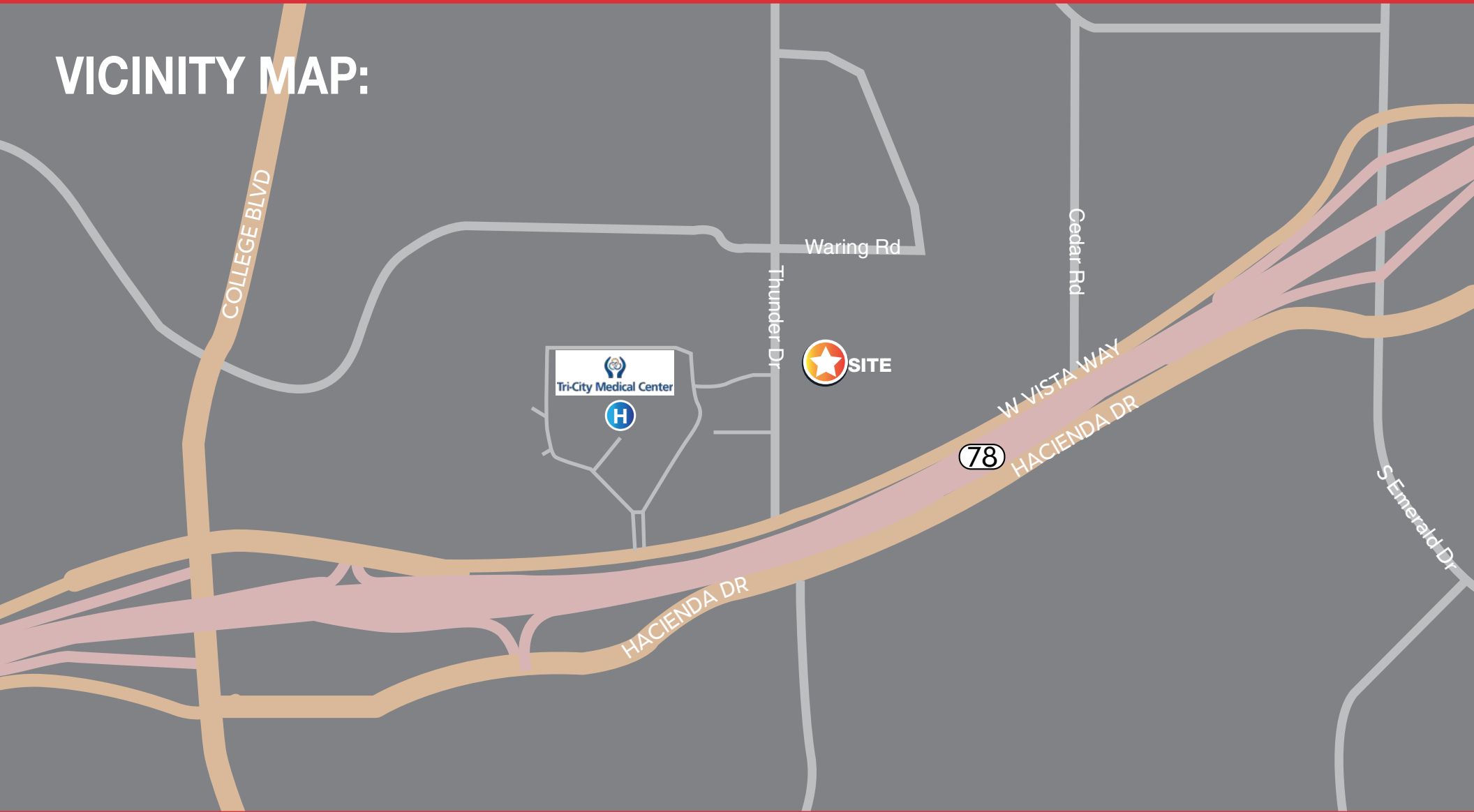
modern italian kitchen

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## VICINITY MAP:



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## DRIVE TIME ANALYSIS

