

3907 WARING RD MEDICAL OFFICE FOR LEASE



KELLIE HILL

(858) 461 - 8776 | LIC#01923075

Kellie@MedWestRealty.com

BRIAN GALLIGAN

(619) 921 - 9642 | LIC#00827206

BG@MedWestRealty.com

Oceanside, CA 92056

PROPERTY FEATURES

SUITE AMENITIES

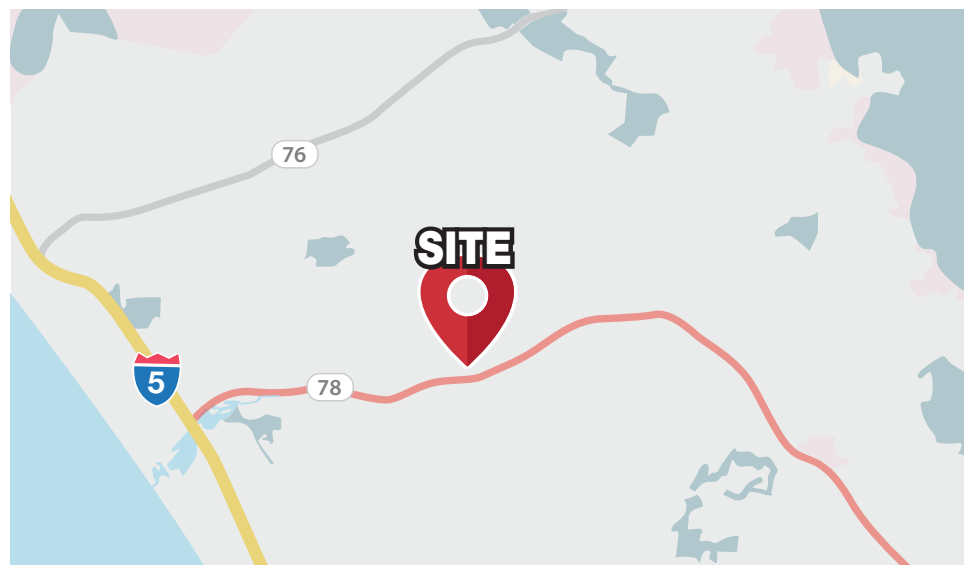
- Single story medical office suite
- Abundant natural light within suite due to ample windows and skylights
- Upgraded finishes that are easily re purposed

SHARED LOBBY

- Building has strong eco systems of healthcare providers with a strong referral network
- Large shared lobby helps drive referrals and allows for patients to wait in comfortable area prior to their appointment

EASE OF ACCESS

- Building is located adjacent to Tri-City Medical Center
- Easy access to 78 Freeway
- Vista, Oceanside and San Marcos submarkets are easily accessible



DEMOGRAPHICS & DRIVETIME

DEMOGRAPHICS

Estimate 15 Min Drive



POPULATION ESTIMATES	144,400
AVERAGE HOUSEHOLD INCOME	\$129,000.00

POPULATION

Estimate 15 Min Drive



>17	32,057
18-44	56,414
45-64	34,355
65+	21,574

Data Source: Placer.ai

PAYOR MIX

Within 5 Mile Radius

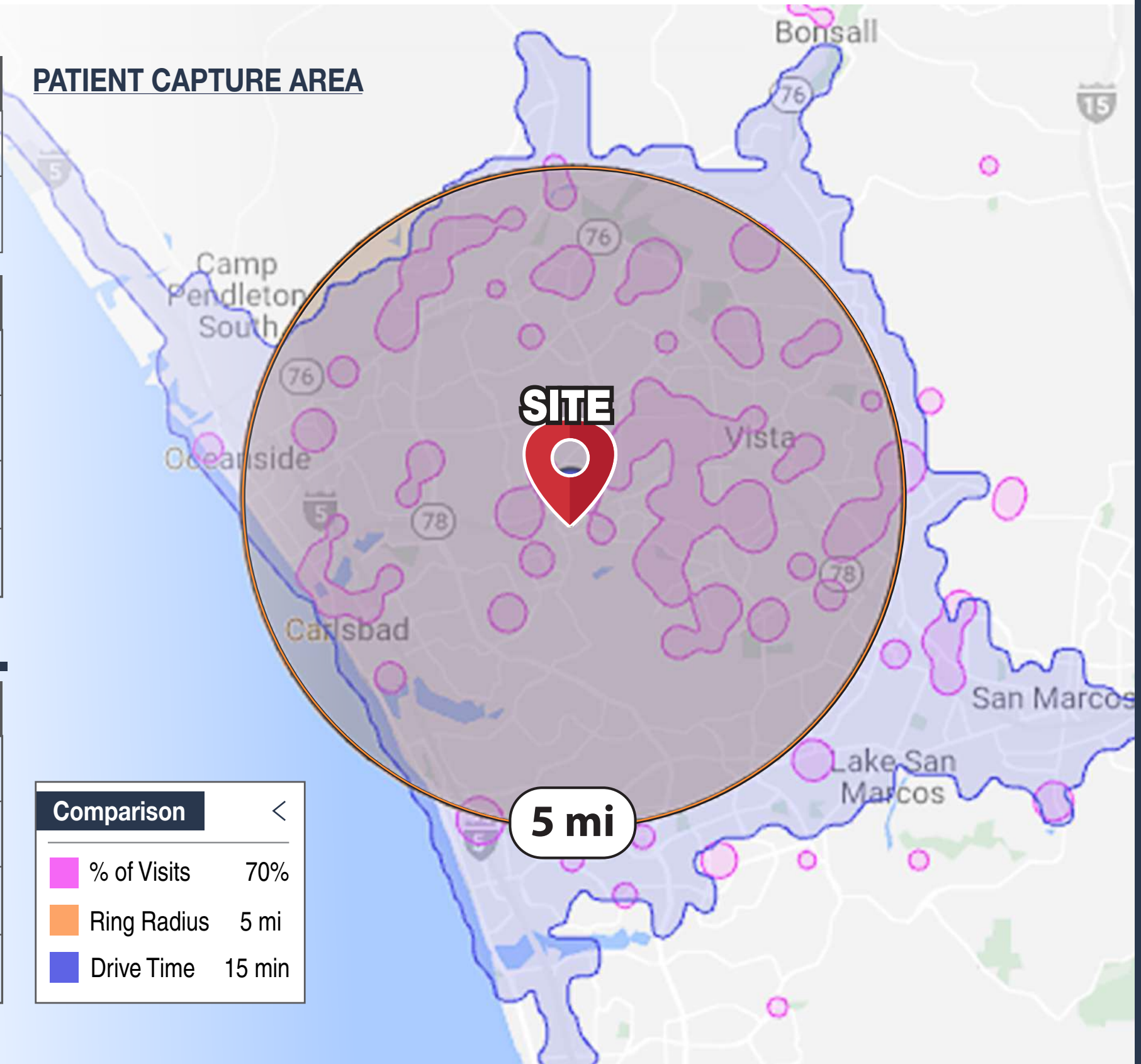


COMMERCIAL	6.4%
EMPLOYER BASED	48.9%
GOVERNMENT	26.9%
MULTIPLE	17.7%

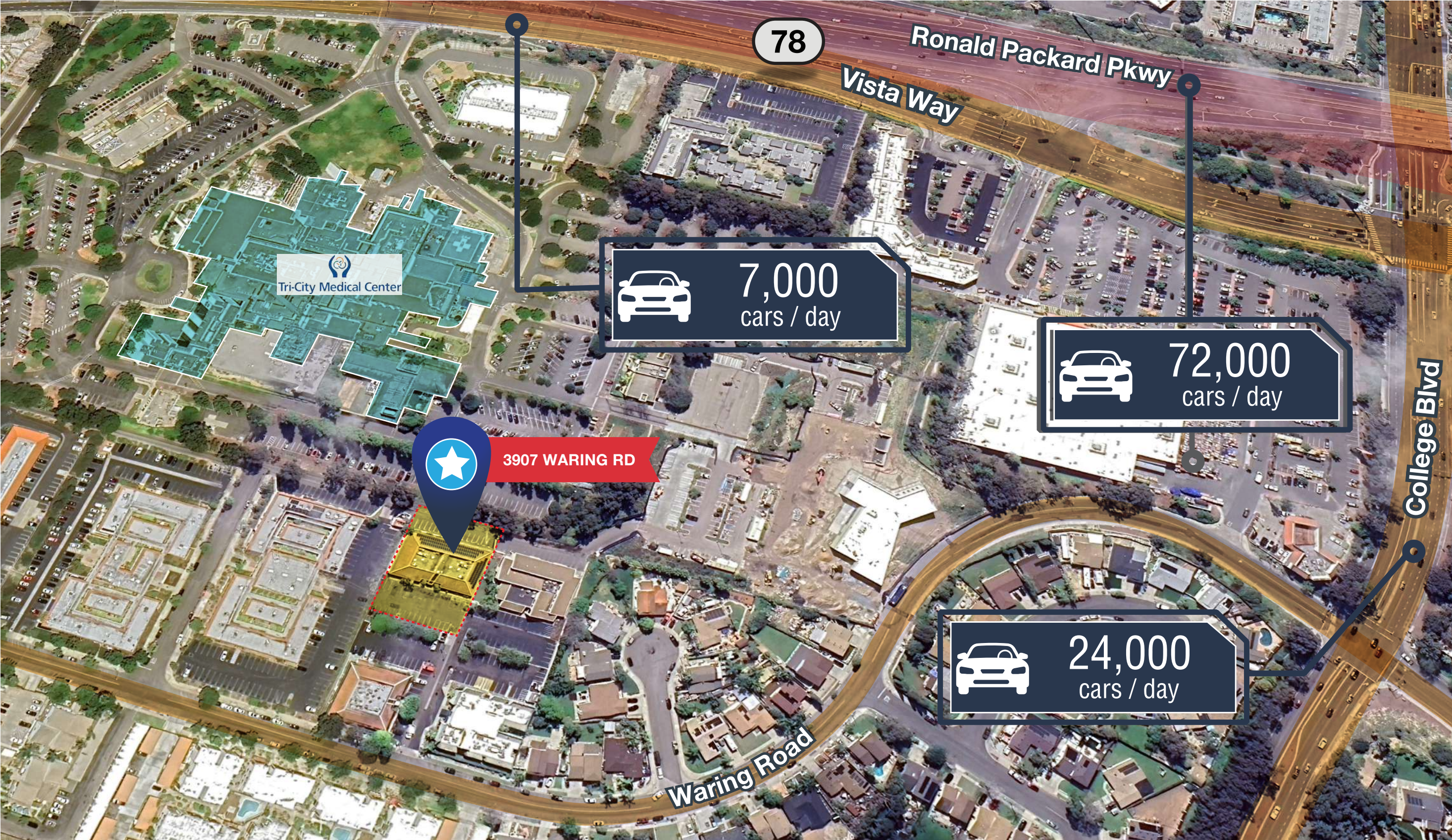
Data Source: revista.med

PATIENT CAPTURE AREA

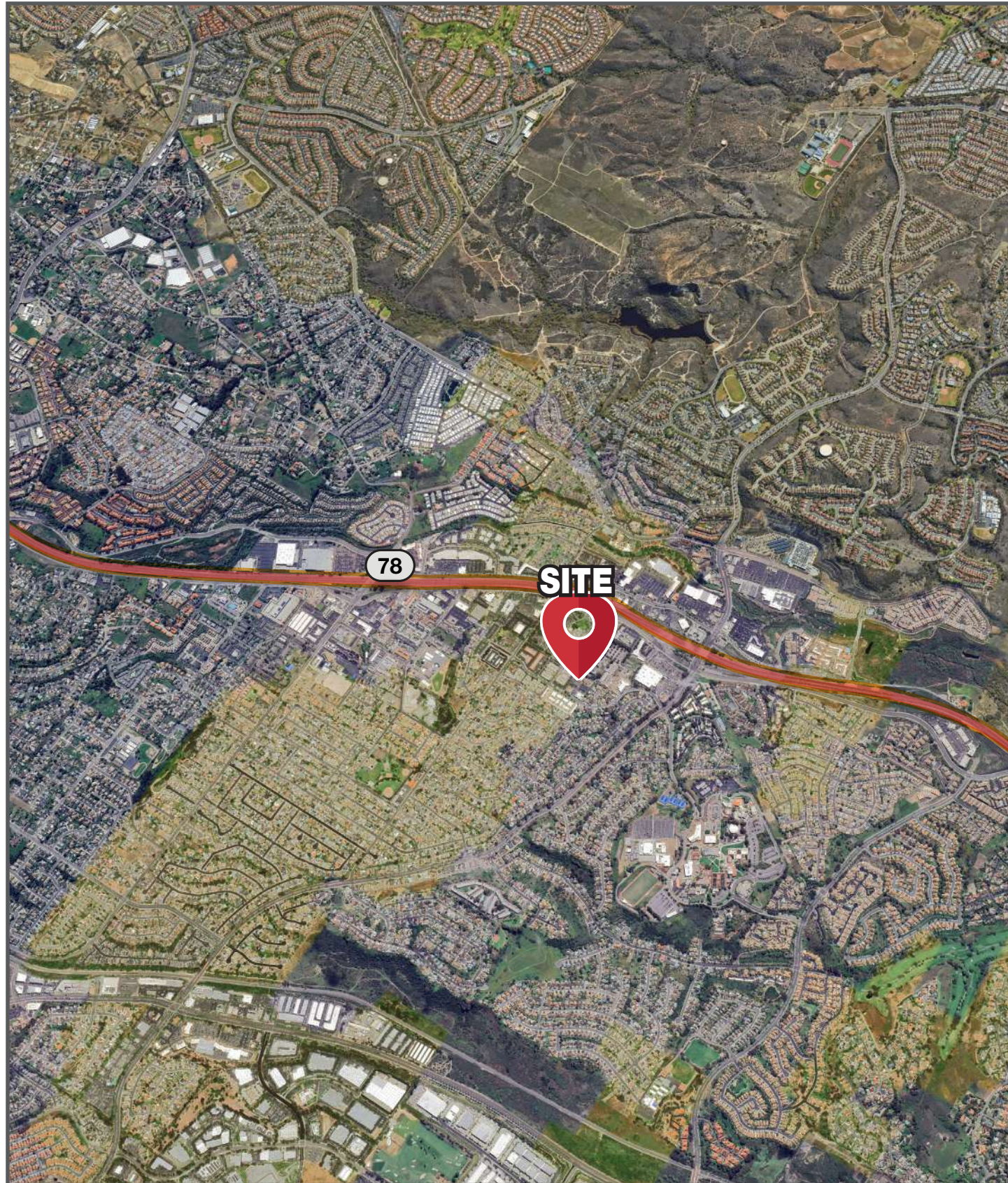
Comparison	<
% of Visits	70%
Ring Radius	5 mi
Drive Time	15 min



TRAFFIC COUNT



MAJOR HIGHWAYS & SITE PLAN



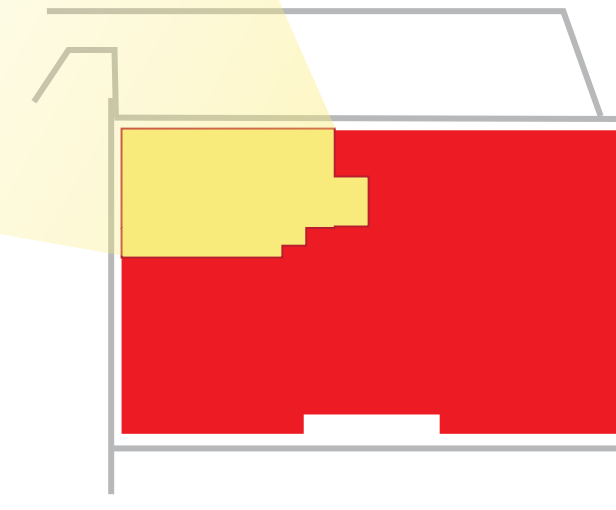
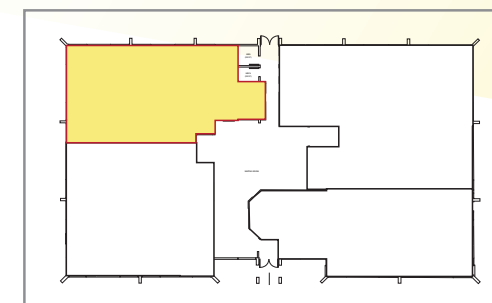
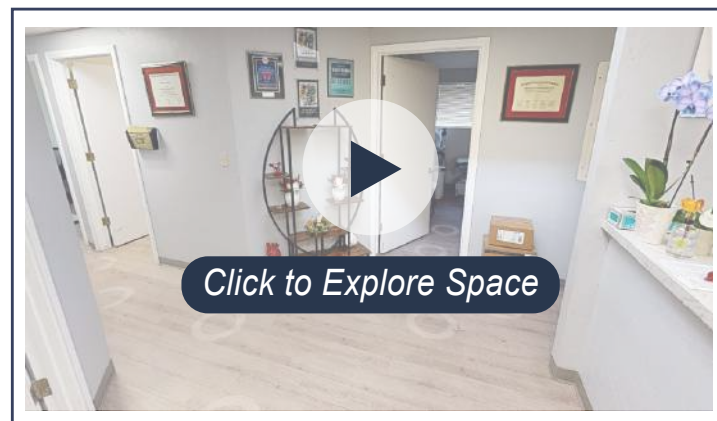
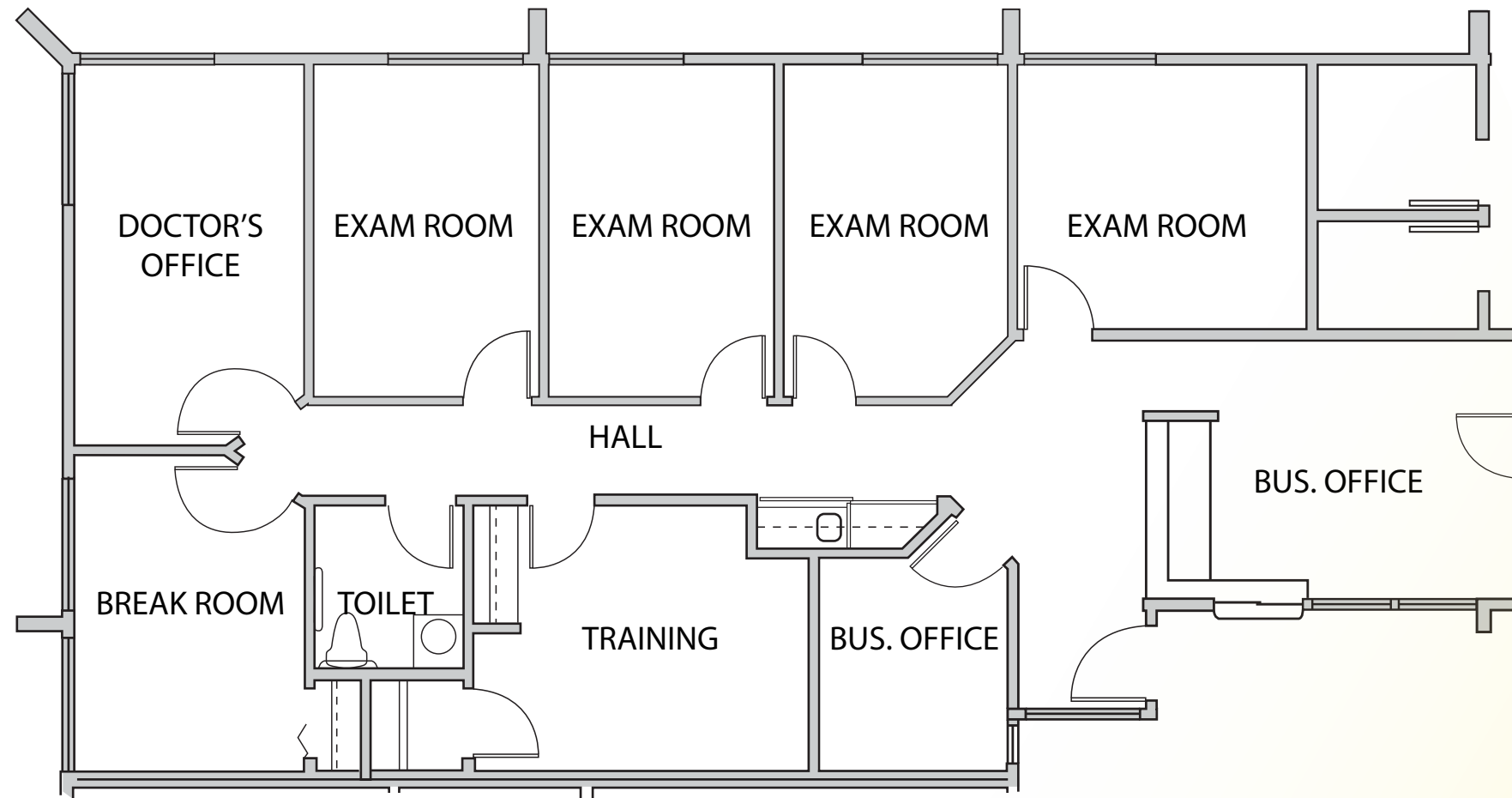
FLOOR PLAN

Suite 3
2,172 rsf

SUITE DESCRIPTION:

- 6 Exam Rooms
- Doctor's Office
- Waiting Room
- In-Suite Bathroom
- Breakroom
- Reception

LEASE RATE:
\$2.45 NNN



3907 WARING RD

Oceanside, CA 92056



MedWestRealty.com

KELLIE HILL

(858) 461 - 8776 | LIC#01923075

Kellie@MedWestRealty.com

BRIAN GALLIGAN

(619) 921 - 9642 | LIC#00827206

BG@MedWestRealty.com

PROPERTY OWNED & MANAGED BY:

