

# Class A Medical Offices

OWNED BY AND FOR PHYSICIANS

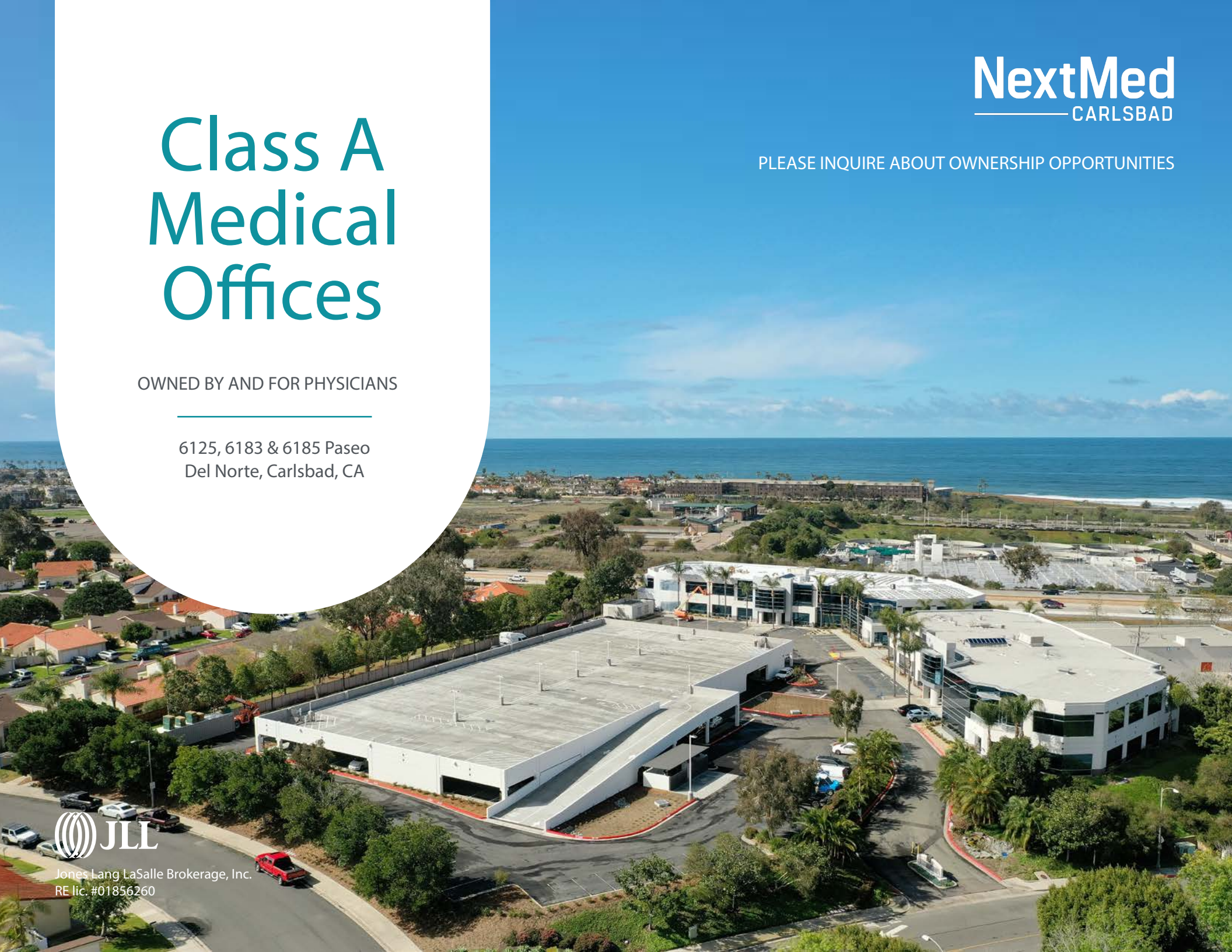
6125, 6183 & 6185 Paseo  
Del Norte, Carlsbad, CA

**NextMed**  
CARLSBAD

PLEASE INQUIRE ABOUT OWNERSHIP OPPORTUNITIES



Jones Lang LaSalle Brokerage, Inc.  
RE lic. #01856260



# A Unique Opportunity

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Availabilities from 1,960 SF & Up

6125, 6183 & 6185 Paseo Del Norte, Carlsbad, CA

# Where Health and Community Connect

An innovative and accessible hub of medical services that reflect the culture and needs of the community



## CLASS A CAMPUS

Premier healthcare campus with four Class A medical buildings totaling approximately 130,000 s.f. 6183/6185 common areas completed in 2026



## ACCESS

Convenient freeway access from Palomar Airport Road and Poinsettia Lane



## VISIBILITY

Panoramic ocean views. Buildings and signage visible from Interstate 5 and Paseo Del Norte



## CONVENIENCE

Close proximity to restaurants, services, beaches and retailers, including Costco and Carlsbad Premium Outlets



## ABUNDANT PARKING

Parking expansion complete with 5/1,000



## AMENITIES

Showers & lockers on site. Outdoor spaces and balconies available

# Proudly a Home for Health

## Practices + Services at NextMed Campus

6121  
Carlsbad Surgery Center •  
Orthopedic Specialists of North County

6183  
Carlsbad Eye Care • HRC Fertility • Lightfully  
Behavioral Health • Montecatini Eating  
Disorder Clinic • QiGenix – Dr. Todd Ovokaitys •  
VEBA Behavioral Health • Headlight Health

6125  
Fertility Specialists Medical Group • San Diego  
Orthobiologics Medical Group • United Medical  
Doctors Urgent Care • West Coast OB/GYN

6185  
SimonMed Imaging • Tri-City Healthcare •  
Sharp Surgery Center Carlsbad

6121

6125

6183

Parking  
Garage

6185

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## AMENITIES

### RETAIL

- 1. Costco
- 2. Carlsbad Premium Outlets

### RESTAURANTS

- 3. Garden State Bagels
- 4. Burger Lounge
- 5. Starbucks

- 6. BJ's Restaurant & Brewhouse
- 7. Draft Republic Carlsbad
- 8. King's Fish House
- 9. Islands Restaurant Carlsbad
- 10. Veggie Grill - Carlsbad
- 11. Windmill Food Hall
- 12. Miguel's Cocina
- 13. Karl Strauss Brewing Company

### BANKS

- 14. First National Trust Services
- 15. Wells Fargo ATM
- 16. Comerica Bank

### HOTELS

- 17. Motel 6 Carlsbad, CA - Near Legoland
- 18. Carlsbad by the Sea Hotel
- 19. Grand Pacific Palisades Resort

# Doctor Demand with Prime Location

Within 5 miles

## POPULATION DEMOGRAPHICS



142k

Total Population



45

Median Age



14,887

Population Age 65+



36,880

Population Age <24



173,360

Total Daytime Population



\$139,618

Median Household Income



93,780

Total Employees



\$11,301

Average Health Care Spending

## INSURANCE COVERAGE BREAKDOWN



37.34%

Have PPO (Preferred Provider Org) Medical Insurance



28.3%

Have Medicare Medical Policy



22.11%

Have HMO (Health Main Org) Medical Insurance



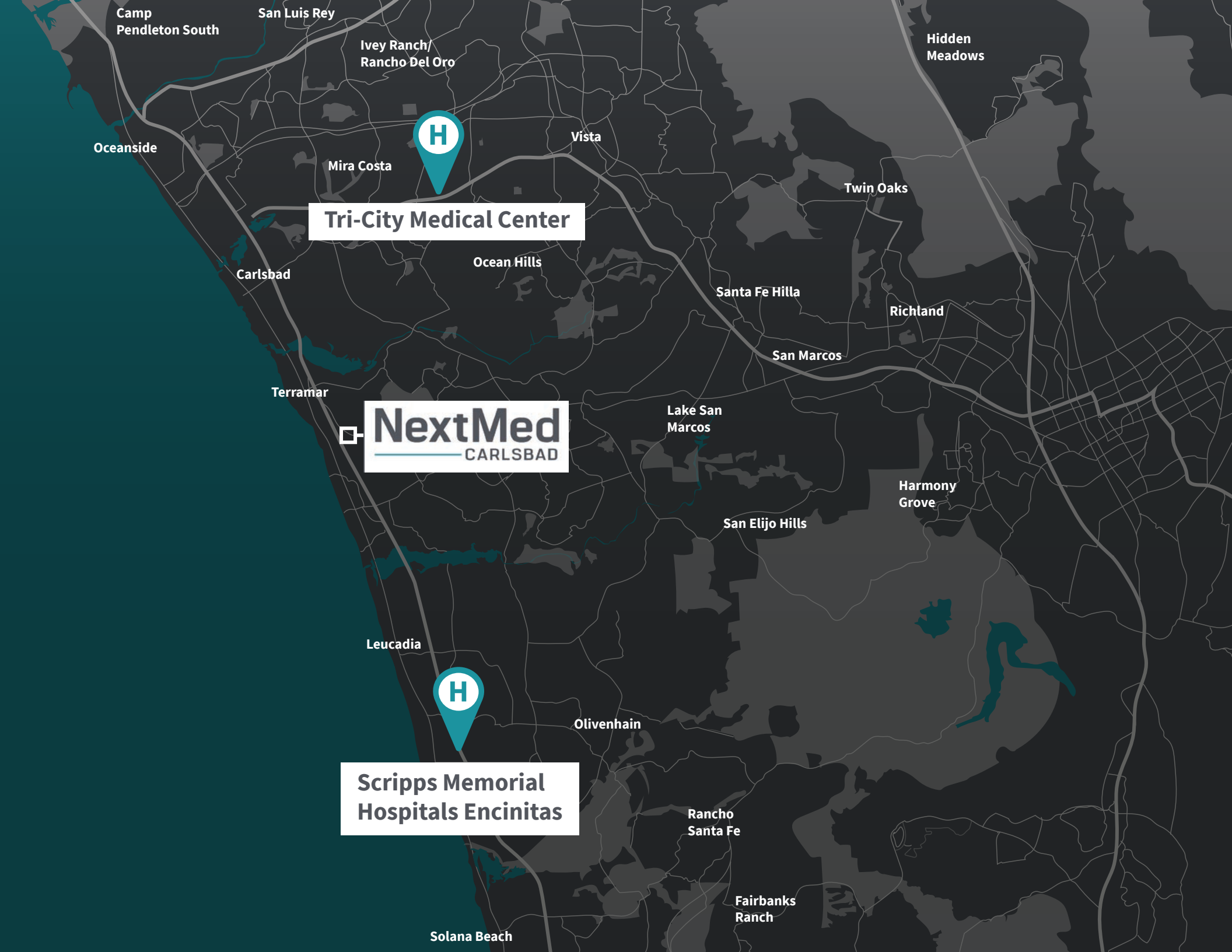
58.2%

Have Other Medical Insurance

## Service Line Demand Analysis

### Patient Volume

Physician Specialty	2024 Volume	2029 Volume	5 Year Growth
Endocrinology	1,340	1,612	20.3%
Psychiatry	79,386	88,878	12.0%
Physical Therapy /Rehabilitation	156,860	174,098	11.0%
Cardiovascular	76,926	82,865	7.7%
Rheumatology	129,174	138,024	6.9%
ENT	19,40	20,636	6.3%
Lab	280,300	294,902	5.2%
Orthopedicist	31,086	32,663	5.1%
Other Specialties	94,967	99,352	4.6%
Oncology	9,903	10,246	3.5%
Neurology	10,125	10,418	2.9%
Evaluation and Management	653,485	669,855	2.5%
Nephrology	3,429	3,509	2.3%
Radiology	186,495	189,235	1.5%
General Surgery	3,708	3,686	-0.6%
Gastroenterology	15,566	15,361	-1.3%
Urology	6,439	6,293	-2.3%
Pulmonology	8,370	7,676	-8.3%
Obstetrics & Gynecology	7,329	6,704	-8.5%



**Tri-City Medical Center**

**NextMed**  
CARLSBAD

**Scripps Memorial  
Hospitals Encinitas**

# Availability

## 6183 PASEO DELNORTE

Suite 280	1,962 SF   Medical Spec Suite Under Construction!
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## 6185 PASEO DEL NORTE

SECOND FLOOR	22,264 SF (divisible to 1,960 SF)   Entire 2nd Floor - Expansive Ocean Views
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Suite 205	2,813 SF   Planned Medical Suite
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Suite 215	2,593 SF   Planned Medical Suite with 93 SF Balcony
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Suite 225	5,222 SF   Planned Medical Suite with 392 SF Balcony
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Suite 235	3,929 SF   Planned Medical Suite with 126 SF Balcony
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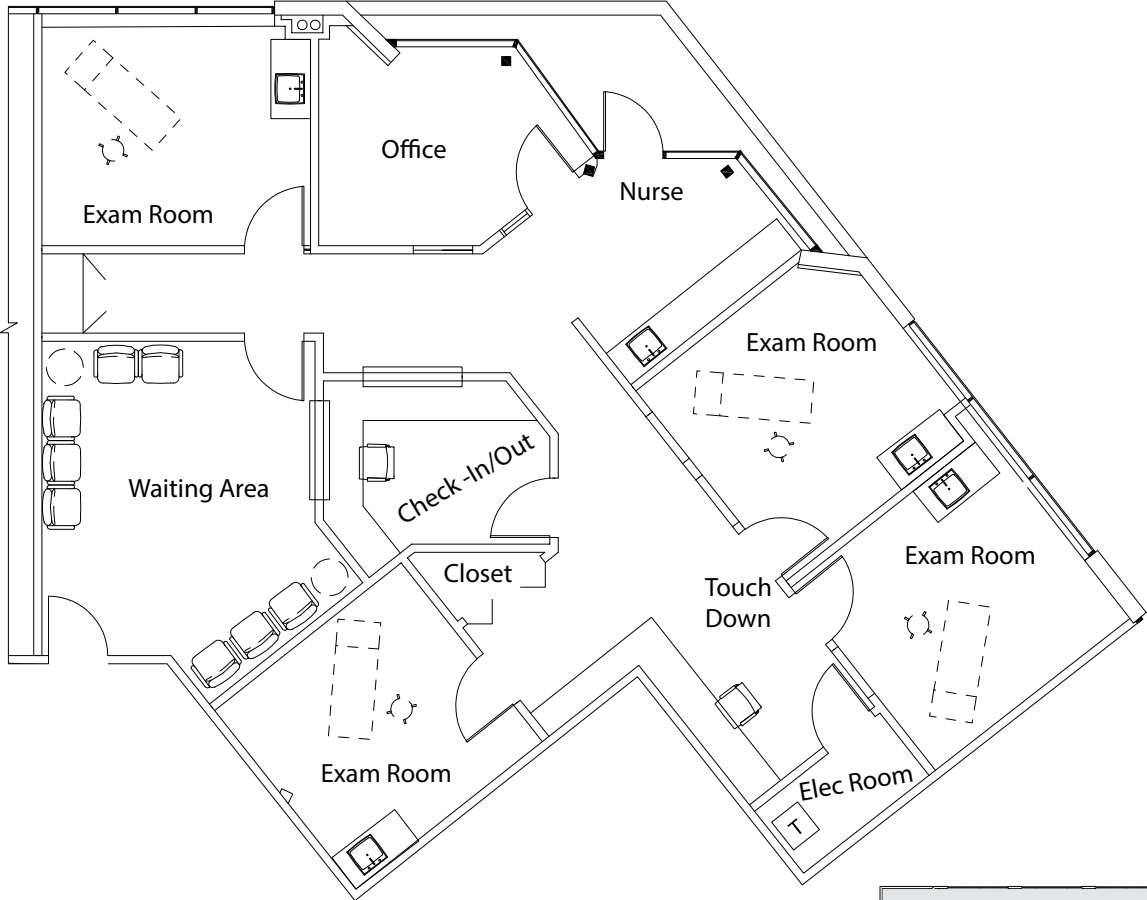
Suite 245	2,481 SF   Planned Medical Suite with 91 SF Balcony
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Suite 255	1,960 SF   Planned Medical Suite with 92 SF Balcony
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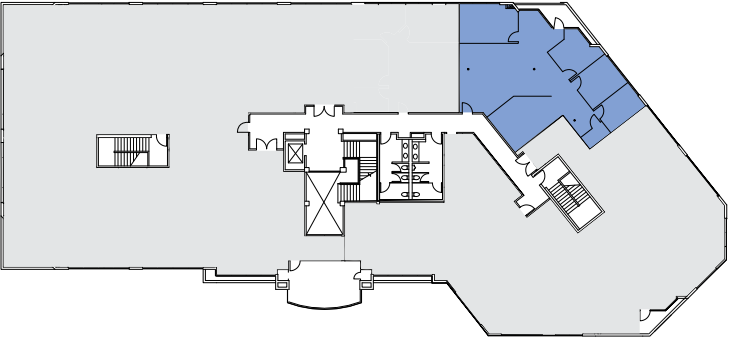
Suite 265	2,838 SF   Planned Medical Suite
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6183 PASEO DEL NORTE | SECOND FLOOR  
SUITE 280: 1,962 SF  
MEDICAL SPEC SUITE UNDER CONSTRUCTION!



Scan QR code for a virtual tour!



6185 PASEO DEL NORTE | SECOND FLOOR

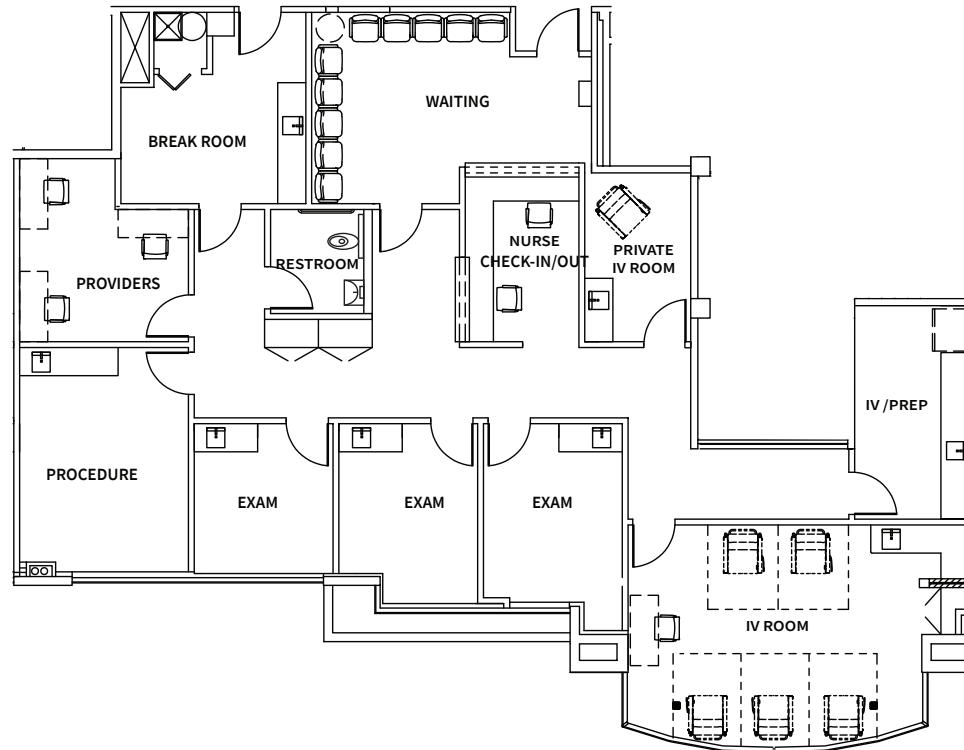


SECOND FLOOR AVAILABILITY  
22,264 SF - ENTIRE 2ND FLOOR  
DIVISIBLE DOWN TO 1,960 SF



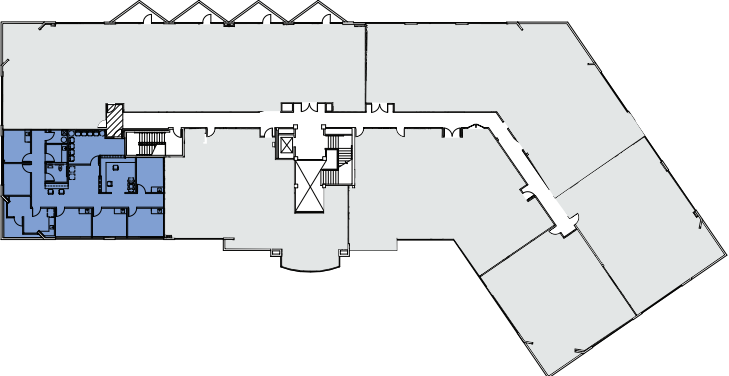
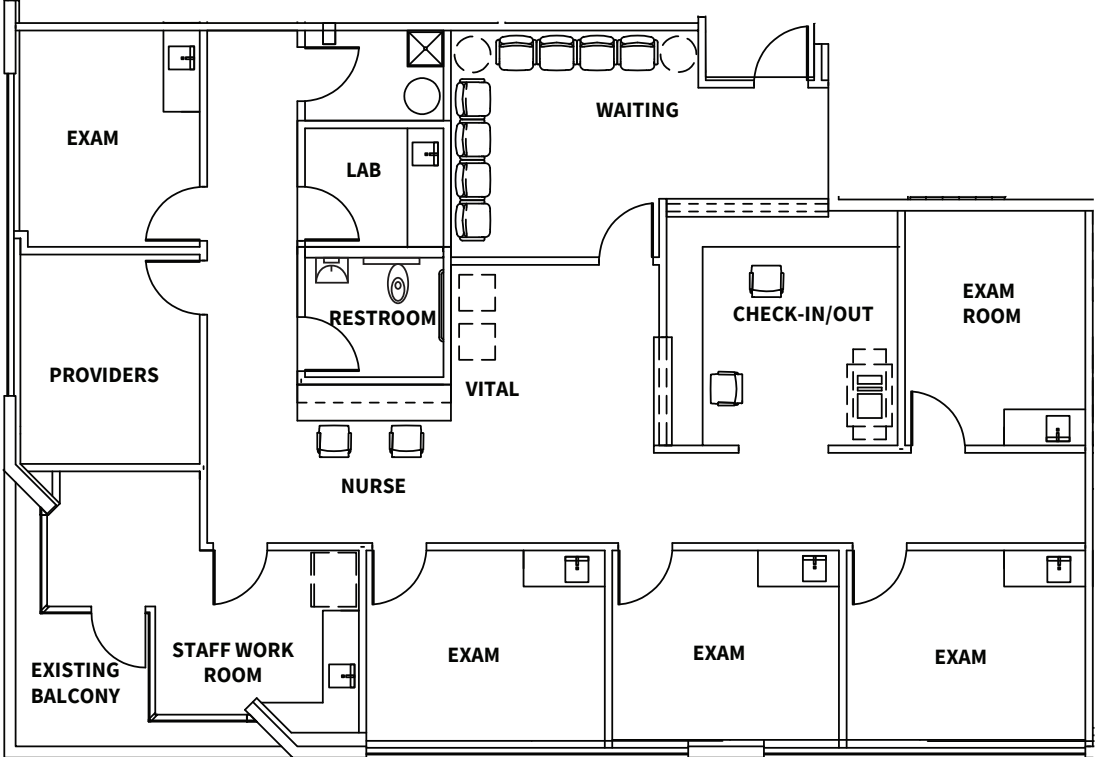
6185 PASEO DEL NORTE | SECOND FLOOR

SUITE 205: 2,813 SF  
PLANNED MEDICAL SUITE



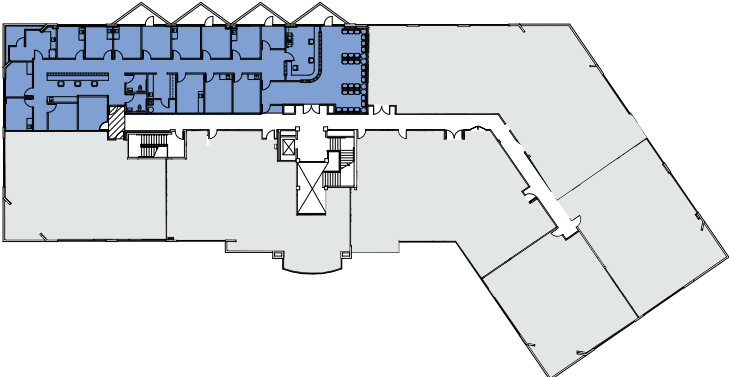
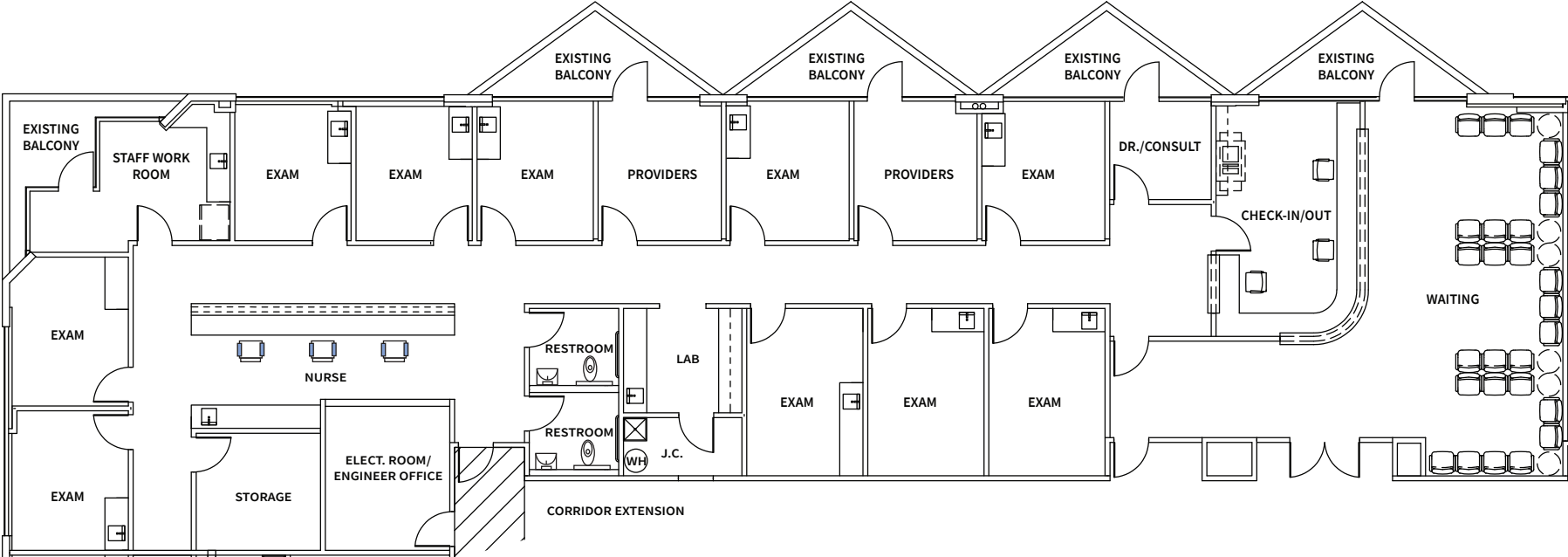
6185 PASEO DEL NORTE | SECOND FLOOR

SUITE 215: 2,593 SF  
PLANNED MEDICAL SUITE



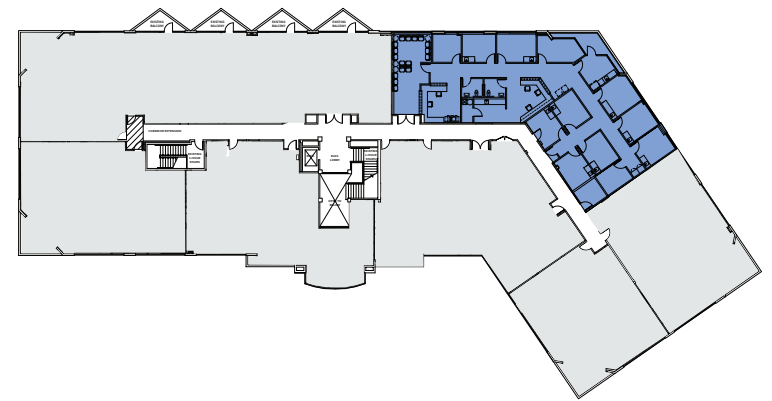
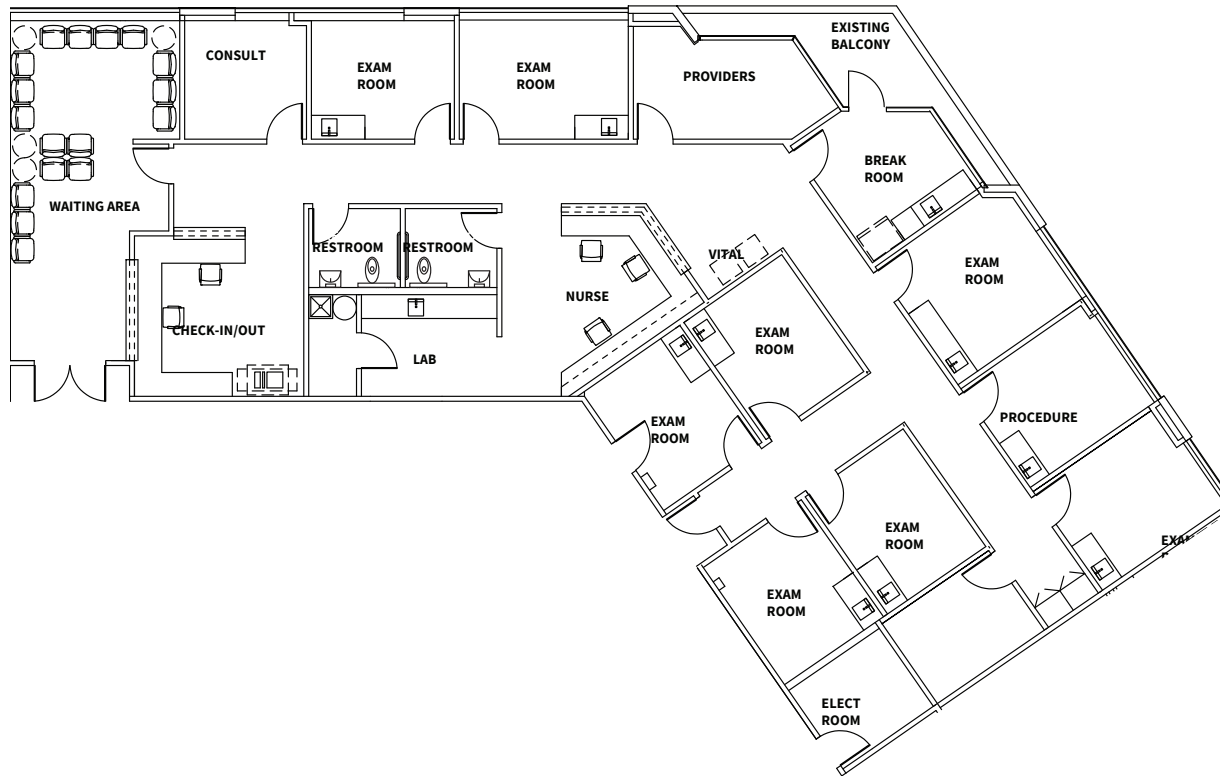
6185 PASEO DEL NORTE | SECOND FLOOR

SUITE 225: 5,222 SF  
PLANNED MEDICAL SUITE



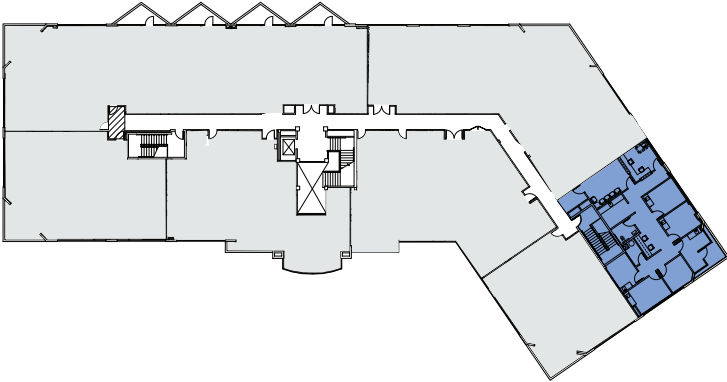
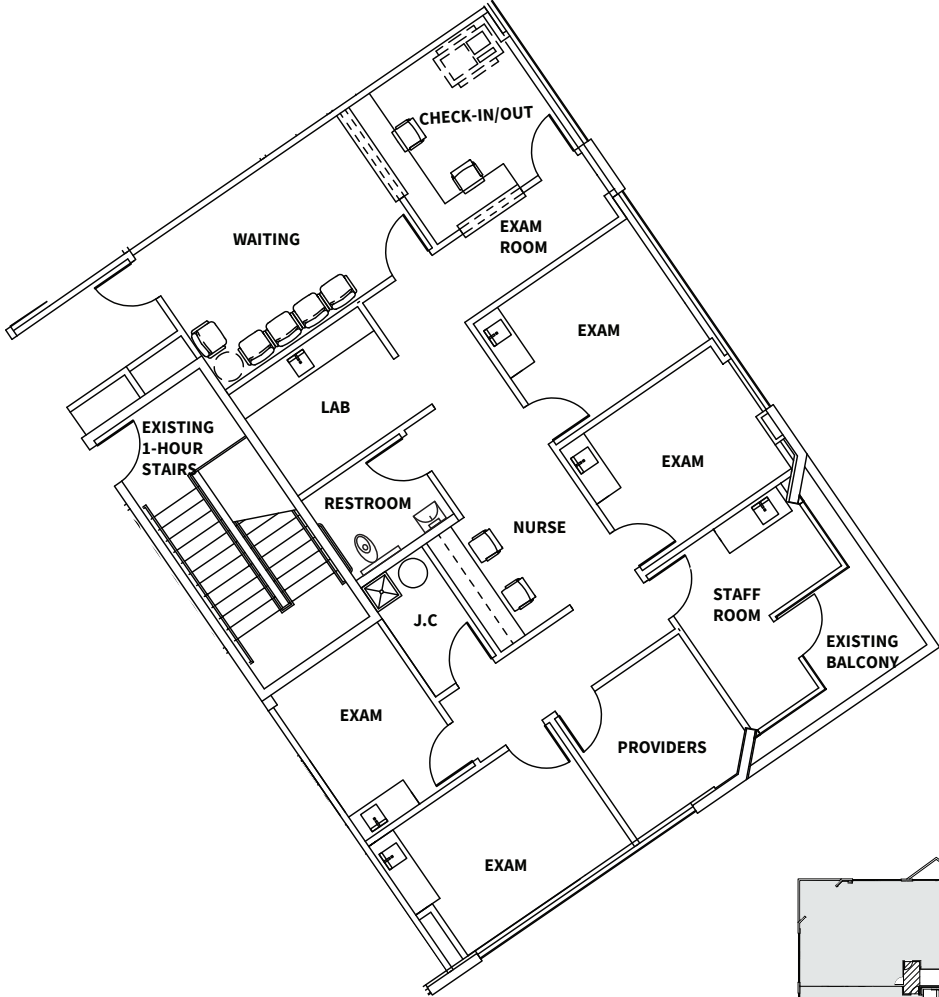
6185 PASEO DEL NORTE | SECOND FLOOR

SUITE 235: 4,234 SF  
PLANNED MEDICAL SUITE



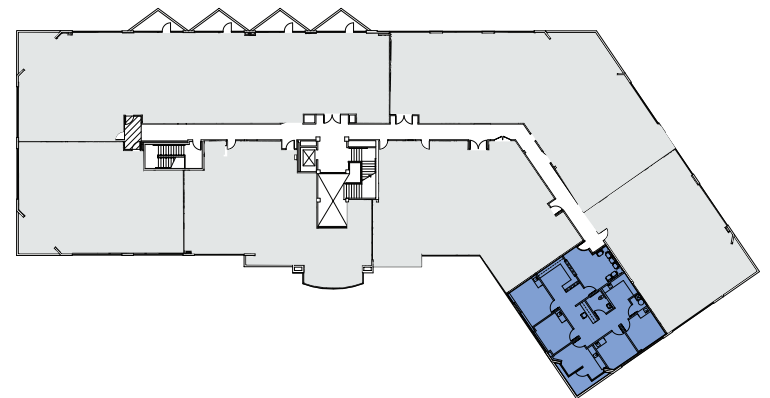
6185 PASEO DEL NORTE | SECOND FLOOR

SUITE 245: 2,159 SF  
PLANNED MEDICAL SUITE



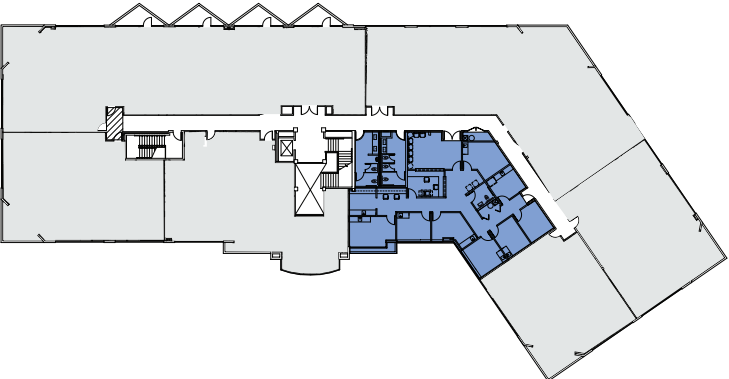
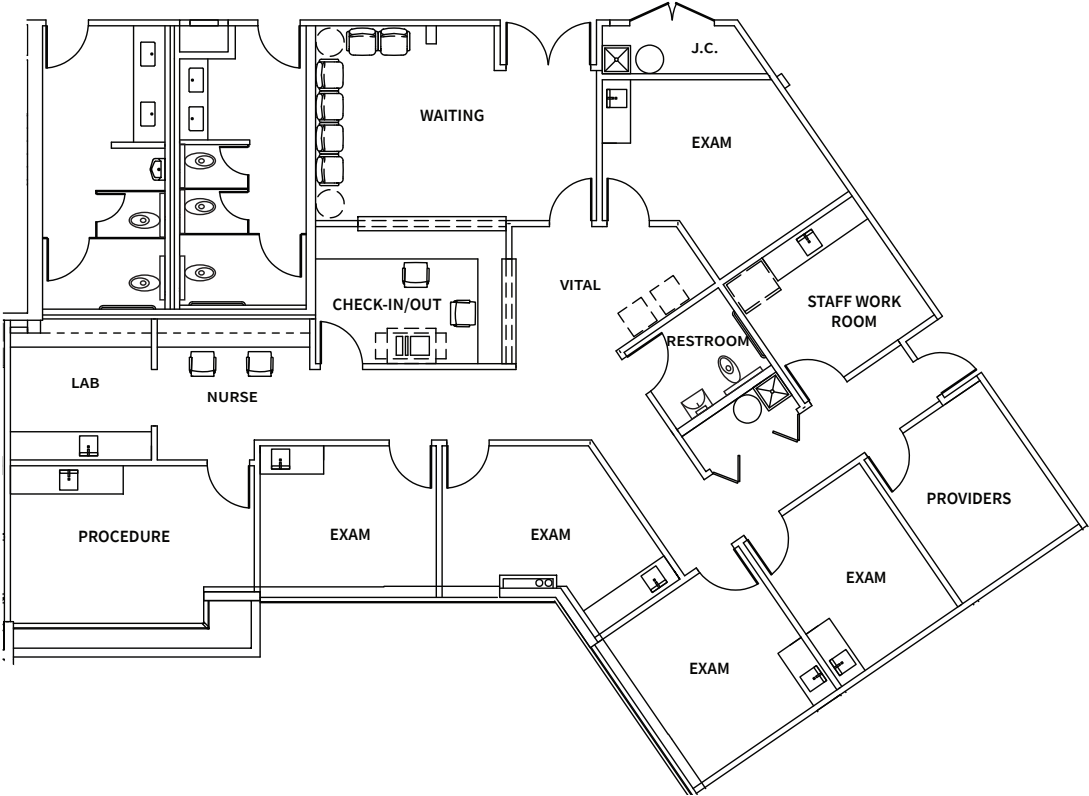
6185 PASEO DEL NORTE | SECOND FLOOR

SUITE 255: 1,960 SF  
PLANNED MEDICAL SUITE



6185 PASEO DEL NORTE | SECOND FLOOR

SUITE 265: 2,838 SF  
PLANNED MEDICAL SUITE





6185



Another quality project  
brought to you by

**NextMed**  
GROUP



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