



.....
145 THUNDER
DRIVE
VISTA, CA 92083



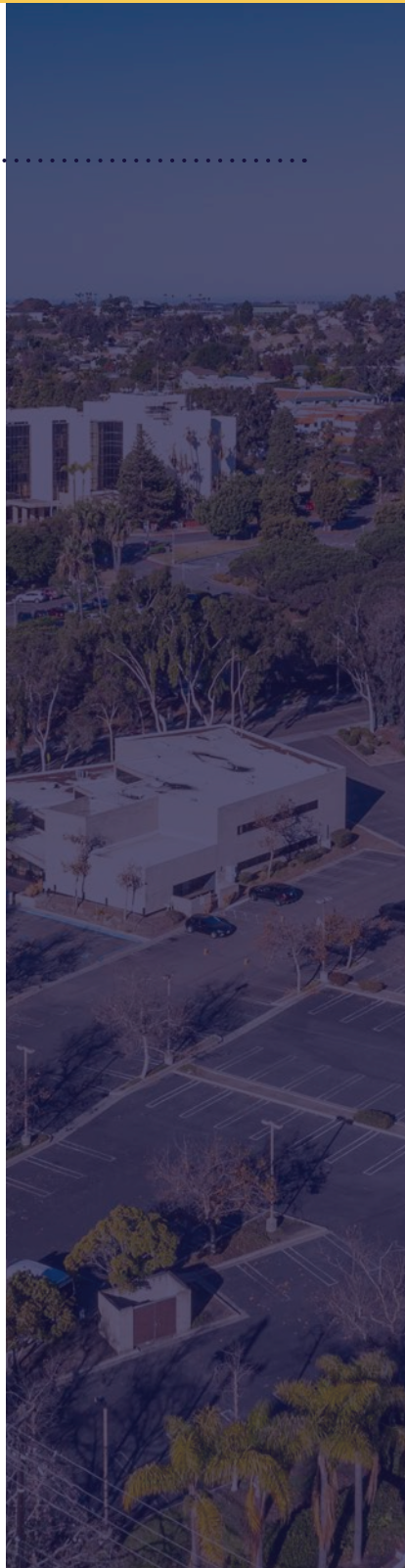
FOR LEASE OR SALE
.....

PROPERTY DETAILS



Address	145 Thunder Drive Vista, CA 92083
Year Built	1984
Building Size	16,485 SF
First Floor	Approximately 11,285 SF
Second Floor	Approximately 5,200 SF
Land Area	1.50 Acres 65,340 SF
Zoning	C1, Vista
Parcel	166-051-37

Foundation	Concrete Grade Beams
Roof	Built Up Composition Roof
Balconies	Internal Second Floor Balcony
Tenancy Building	Single Tenant Layout Multi Tenant Capabilities
HVAC	Cooling Tower / Roof Mounted Package Units
Elevator	One (1) 2,500 lb Capacity Passenger Elevator
Parking	131 Stalls
Building Program Highlights	20 Exam Rooms, 21 Offices, 9 Restrooms, 4 Labs



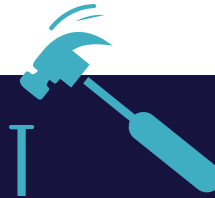
INVESTMENT HIGHLIGHTS



**\$5.8 Million in
Equity Ownership
after 10 years.**



**Walking distance
to Tri City
Hospital**



**2,500 SF - 16,485
SF Available with
Demising Options**



**Prominent
Building Signage
Opportunities**



**Existing
Turnkey Medical
Improvements
Worth Over
\$2,000,000**

PROPERTY EXTERIOR




Tri-City Medical Center

145 THUNDER DRIVE

THUNDER DRIVE

78

78

VISTA WAY

AREA OVERVIEW



COLLEGE BOULEVARD

78

TRI-CITY MEDICAL PARK

TRI-CITY MEDICAL CENTER

MEDICARE PHARMACY

MEDICAL CONDOS

VISTA WAY

145 THUNDER DRIVE



MARRON ROAD

TRI-CITY SHOPPING MALL



NEARBY HEALTHCARE FACILITIES

NAVAL HOSPITAL
CAMP PENDLETON

SCRIPPS COASTAL MEDICAL
CENTER OCEANSIDE

145 THUNDER DRIVE



TRI-CITY MEDICAL CENTER

SCRIPPS COASTAL MEDICAL
CENTER SAN MARCOS

KAISER PERMANENTE
SAN MARCOS

PALOMAR MEDICAL
CENTER ESONDIDO

SCRIPPS MEMORIAL
HOSPITAL ENCINITAS



SITE PLAN



FLOOR PLAN

FLOOR 1



13 exam rooms



14 offices



6 restrooms



3 Storage



2 receptions



2 waiting rooms



2 labs



3 radiology



2 nurses stations



2 break rooms



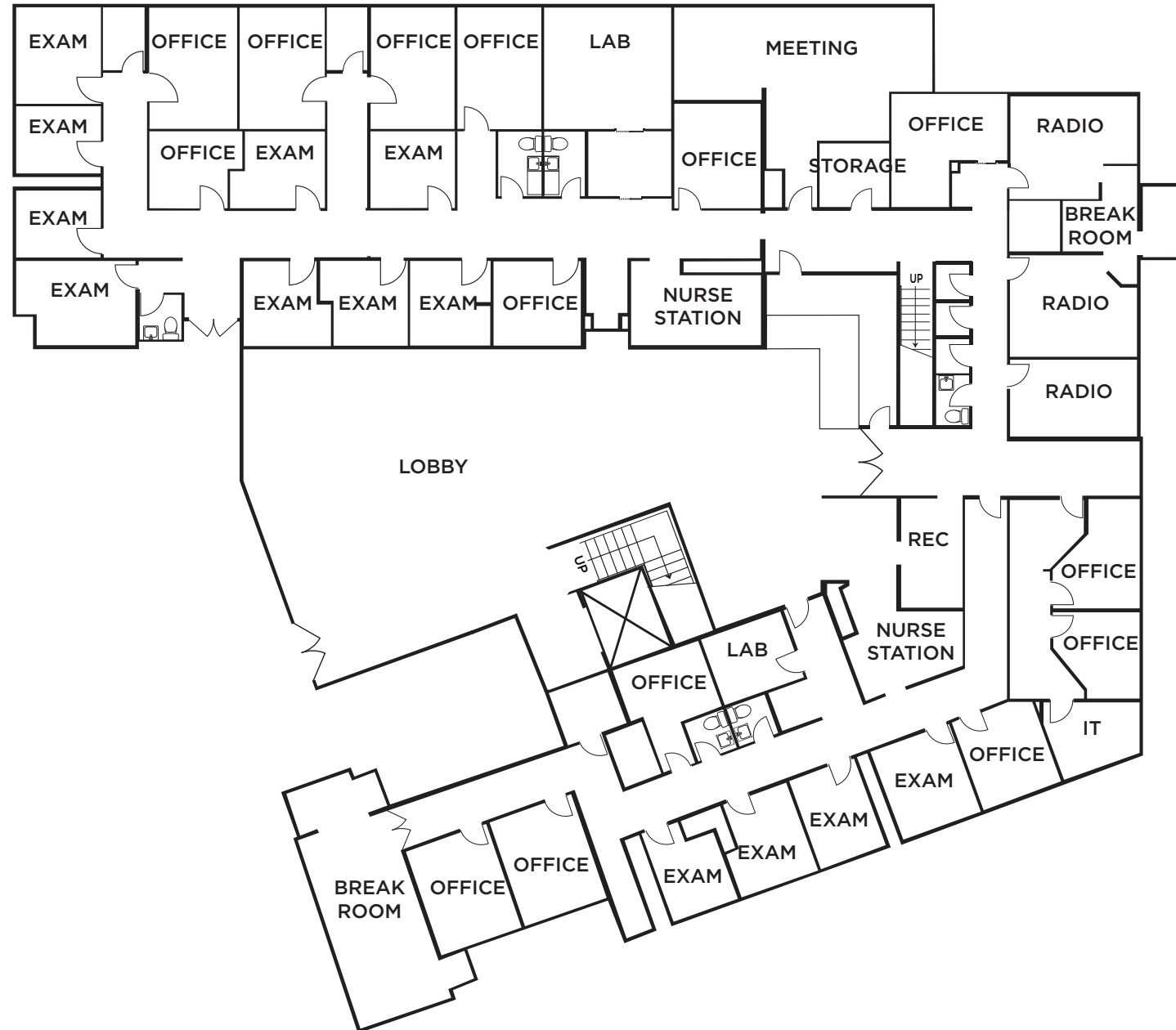
2 changing rooms



1 conference room



1 biohazard disposal room



FLOOR PLAN

FLOOR 2



7 exam rooms



7 offices



3 restrooms



2 Storage



1 reception



1 waiting rooms



2 labs



1 nurses station



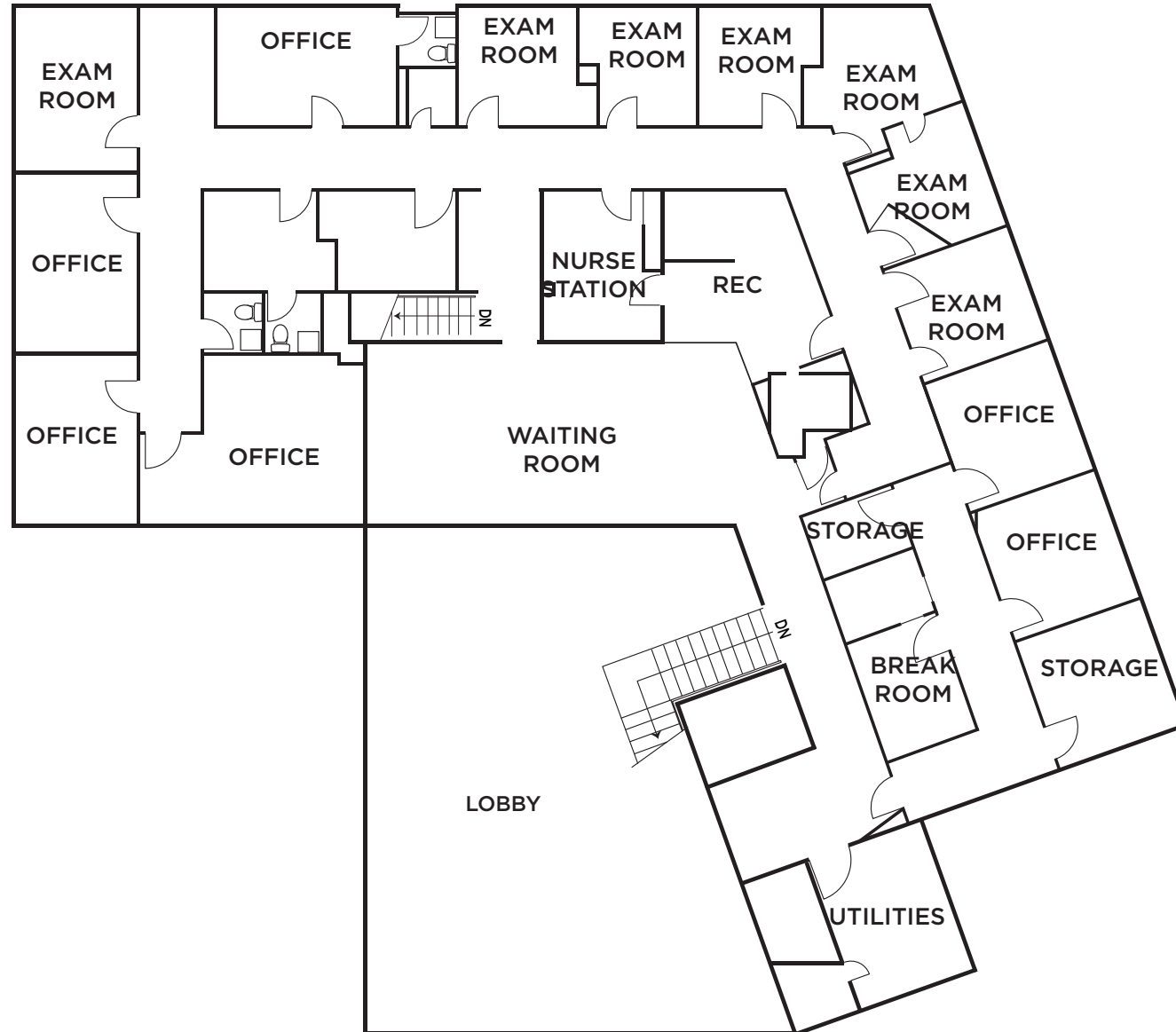
1 break room



1 changing room



1 biohazard disposal room



AREA DEMOGRAPHICS



492,575

POPULATION



\$8,316

ANNUAL AVERAGE HEALTHCARE
SPENDING PER HOUSEHOLD



17.3%

POPULATION AGED 65+



38.60

MEDIAN AGE

TRAFFIC COUNTS



133,815

CARS PER DAY

Hwy 78 and College Blvd W

**20 MINUTE
DRIVE RADIUS**



\$100,771

MEDIAN
HOUSEHOLD INCOME

INSURANCE COVERAGE

44%

PPO

18%

HMO

22%

MEDICARE

16%

OTHER

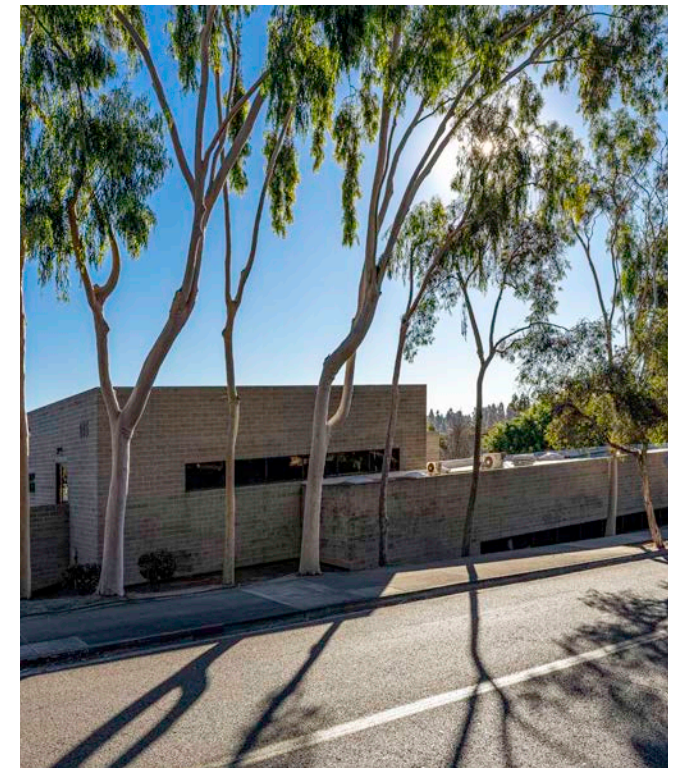
OUTPATIENT MARKET SCENARIO PLANNER

DATA WITHIN A 5-MILE RADIUS

Service Line	YTD Volume	5 Yr Volume	10 Yr Volume	5 Yr Growth	10 Yr Growth
Endocrinology	1,519	1,917	2,231	26.1%	46.8%
Psychiatry	98,108	116,892	124,263	19.1%	26.7%
Spine	1,431	1,683	1,848	17.6%	29.1%
Vascular	12,082	14,003	15,901	15.9%	31.6%
Physical Therapy/Rehabilitation	185,139	213,417	255,565	15.3%	38.0%
Cardiology	71,295	82,012	91,123	15.0%	27.8%
Ophthalmology	65,232	74,666	85,081	14.5%	30.4%
Orthopedics	21,695	24,584	28,159	13.3%	29.8%
Pain Management	8,202	9,273	10,259	13.1%	25.1%
Lab	321,796	362,652	397,619	12.7%	23.6%
ENT	24,137	27,123	29,861	12.4%	23.7%
Miscellaneous Services	155,846	174,053	194,908	11.7%	25.1%
Nephrology	3,746	4,173	4,578	11.4%	22.2%
Podiatry	12,525	13,885	15,503	10.9%	23.8%
Trauma	5,525	6,024	6,536	9.0%	18.3%
Evaluation and Management	750,654	816,190	871,544	8.7%	16.1%
Neurology	12,519	13,529	14,576	8.1%	16.4%
Radiology	216,444	233,705	250,455	8.0%	15.7%
Oncology	10,708	11,549	12,564	7.8%	17.3%
Dermatology	31,863	34,141	36,331	7.1%	14.0%
Gastroenterology	17,199	18,248	19,265	6.1%	12.0%
General Surgery	4,309	4,571	4,869	6.1%	13.0%
Urology	7,199	7,582	8,149	5.3%	13.2%
Cosmetic Procedures	5,594	5,871	6,179	5.0%	10.5%
Gynecology	6,801	6,938	7,081	2.0%	4.1%

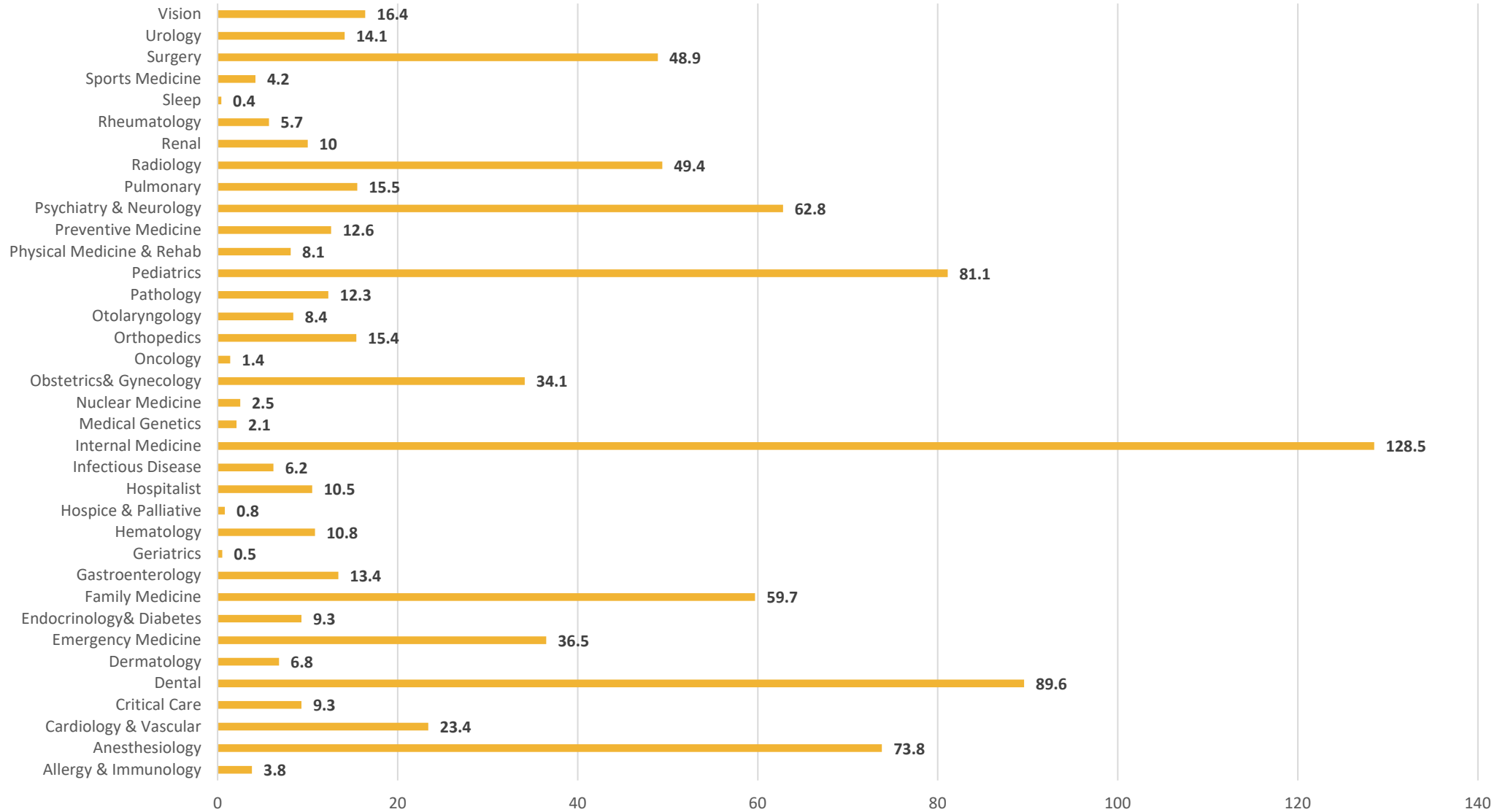


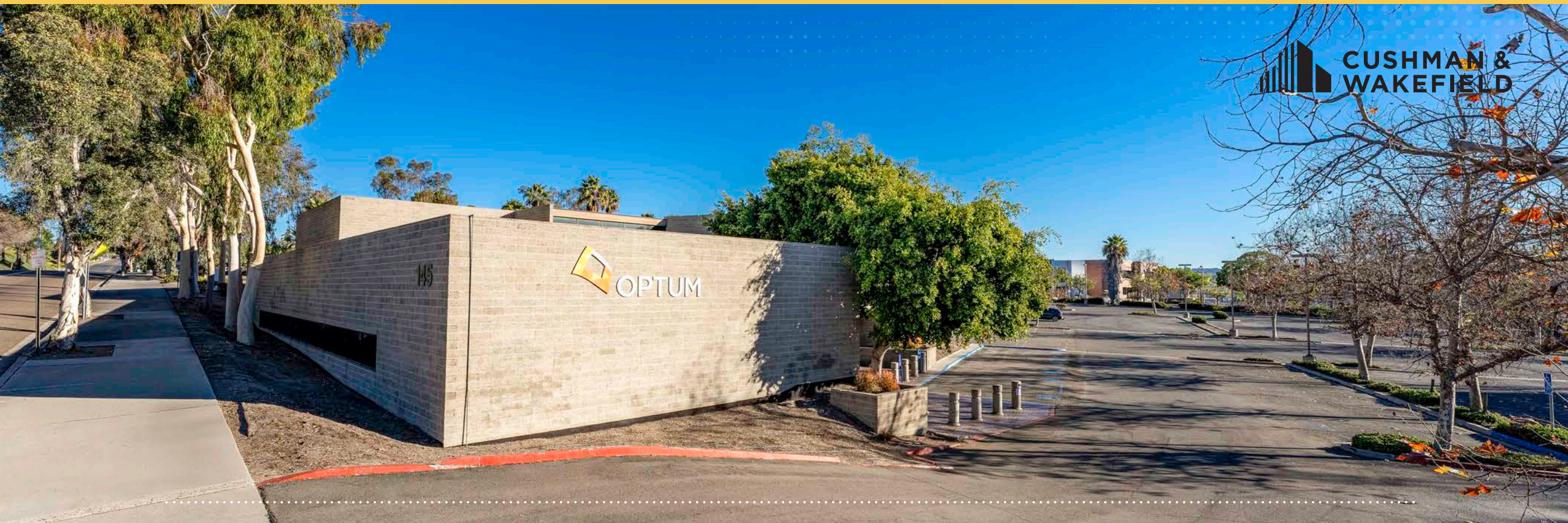
Market Scenario Planner displays the types of services patients in your market are expected to use and allows projections to be customized according to five key growth drivers; disease prevalence, care management, insurance, readmissions and technology shifts. The above data is representative of 145 Thunder Drive which includes areas within a 5 mile radius of 92083.



PHYSICIAN DEMAND GAP ANALYSIS - 5 MILE RADIUS

IMPLIED DOC GAP





PRIMARY CONTACTS

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