

MEDICAL OFFICE SUITES AVAILABLE



SYCAMORE MEDICAL CENTER

902 SYCAMORE AVE | VISTA, CA



CBRE

PROPERTY HIGHLIGHTS



Location

Conveniently located near leading medical facilities and the North County 78 Corridor for easy access.



Utilities

Tenants handle in-suite janitorial services and pay for individually metered electricity.



Signage

Prime signage spots available on Sycamore Avenue.



Parking Ratio

Parking Ratio:
5.00 / 1,000 SF



New Ownership

Expertly managed and institutionally owned.



DEMOGRAPHICS



727,780
POPULATION



\$8,649.08
ANNUAL AVERAGE
HEALTHCARE SPENDING PER
HOUSEHOLD



18.1%
POPULATION AGED 65+



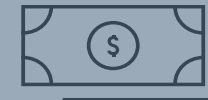
39.7
MEDIAN AGE

TRAFFIC COUNTS



30,379
CARS PER DAY
SYCAMORE AVE @ WATSON WAY

**20 MINUTE
RADIUS DRIVE**



\$149,328
AVERAGE
HOUSEHOLD INCOME

INSURANCE COVERAGE

46%
PPO

20%
MEDICARE

18%
HMO

16%
OTHER



Tri-City Medical Center
ADVANCED HEALTH CARE FOR YOU

Scripps
UC San Diego

SYCAMORE
MEDICAL CENTER

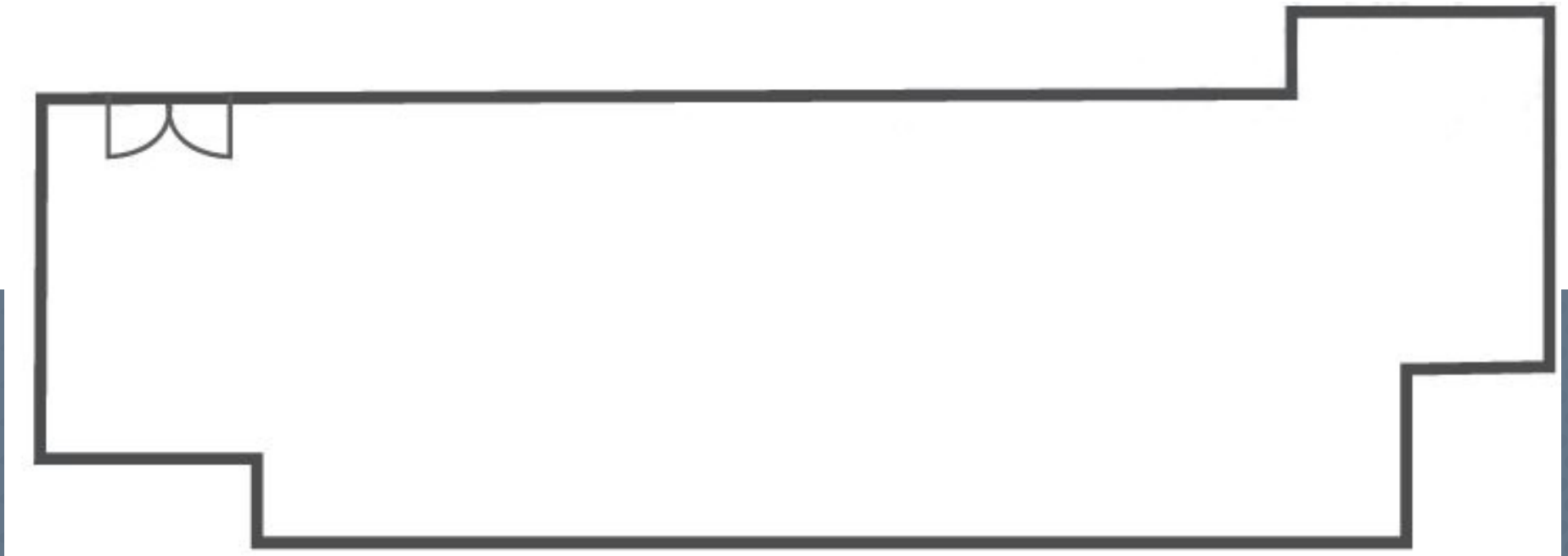
PALOMAR HEALTH
Reimagining Healthcare



SYCAMORE
MEDICAL CENTER

SUITE 202

EXISTING FLOOR PLAN

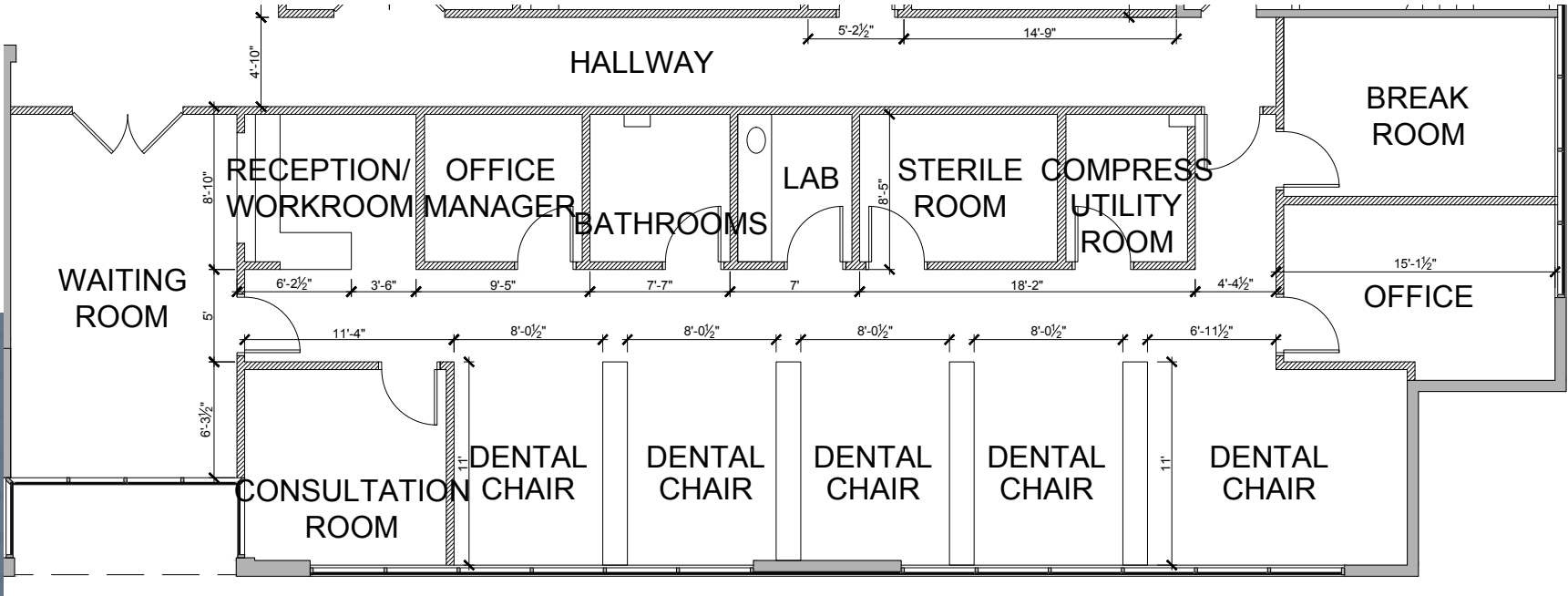


Size 2,438 SF

Comments Warm shell condition

SUITE 202

HYPOTHETICAL DENTAL FLOOR PLAN



Size 2,438 SF

Comments Hypothetical Dental Floor Plan



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MEDICAL LEASING CONTACTS

LARS EISENHAUER

+1 760 438 8534
lars.eisenhauer@cbre.com
Lic. 01372911

DAN HENRY

+1 760 438 8569
dan.henry@cbre.com
Lic. 02035998

CBRE INC.

5790 Fleet St. Suite 130
Carlsbad, CA 92008



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