

6005 HIDDEN VALLEY ROAD  
CARLSBAD, CA 92011

**FOR LEASE**  
CARLSBAD'S NEWEST  
MEDICAL OFFICE BUILDING



**CROSSINGS**

HEALTHCARE CENTER



**Colliers**

UP TO 33K SF COMING TO MARKET  
ANCHOR SPACE & SIGNAGE OPPORTUNITIES



*CONCEPTUAL RENDERINGS - SUBJECT TO CHANGE*

AT CROSSINGS HEALTHCARE CENTER, THE PATIENT EXPERIENCE IS BEING ELEVATED THROUGH ADVANCED, HIGH-ACUITY MEDICAL INFRASTRUCTURE AND THOUGHTFULLY PLANNED LOBBY ENHANCEMENTS CURRENTLY UNDERWAY.



# CROSSINGS

HEALTHCARE CENTER

Crossings Healthcare Center  
6005 Hidden Valley Road  
Carlsbad, CA 92011

## REDEFINING HEALTHCARE SPACE IN CARLSBAD

**Crossings Healthcare Center** is undergoing a full repositioning to high-acuity medical use, transforming a well-located Class A office building into one of coastal North County San Diego's premier medical destinations. Ownership is investing comprehensively in clinical infrastructure upgrades, lobby and common area enhancements, expanded parking, and a premium patient experience throughout. This is a first-mover opportunity. Providers who act now can secure flagship coastal signage, customize floor plans for their clinical program, and establish a permanent brand presence in a high-demand submarket before inventory is absorbed.



## WHY ACT NOW

### ○ PREMIER NORTH COUNTY LOCATION

Class A Medical Opportunity

### ○ FULLY DIVISIBLE SUITES

Up to ±33,000 RSF; from ±1,940 RSF

### ○ HEALTHCARE DESIGN-BUILD EXPERTISE

Specialized Ownership Support

### ○ LEASING NOW | MID-2026 DELIVERY

Flexible Terms for Anchor Tenants

### ○ PREMIUM COASTAL SIGNAGE

and Branding Positions Available

### ○ BY-RIGHT MEDICAL USE

Administrative Approval Only

### ○ DIRECT I-5 ACCESS

Via Palomar Airport Road, one of  
North County's Most Trafficked Corridors



# WHERE CARE MEETS COMMUNITY



**Crossings Healthcare Center is positioned just one mile from I-5**, and offers exceptional regional accessibility via Palomar Airport Road and El Camino Real. Crossings presents a rare opportunity to establish a flagship medical presence in one of Southern California's most demographically attractive and operationally strategic healthcare submarkets.



## PRIME FREEWAY ACCESS

Just 1 Mile to I-5  
Superior Commuting and Proximity



## ROBUST POPULATION BASE

170,577 Residents  
Within a 5-mile Radius



## HIGH HOUSEHOLD INCOME

\$184,004 Median Household Income  
Within a 5-Mile Radius



## STRONG PAYER MIX

44% Commercial • 31% Medicare  
19% Medicaid • 5% Uninsured



## AFFLUENT, AGING DEMOGRAPHIC

42.5% of Population Age 50+  
Within a 5-Mile Radius



## HIGH-TRAFFIC CORRIDOR

42,100 Average Daily Traffic Count at  
Palomar Airport Rd & Hidden Valley Rd

CARLSBAD  
PREMIUM OUTLETS

GRAND PACIFIC  
PALISADES RESORT

  
**LEGOLAND**

PACIFIC OCEAN



THE FLOWER  
FIELDS

PALOMAR AIRPORT RD

COSTCO



**CROSSINGS**  
HEALTHCARE CENTER

HIDDEN VALLEY RD



THE FLOWER FIELDS



LEGOLAND



THE CROSSINGS



THE FLOWER FIELDS

LEGOLAND

THE CROSSINGS  
GOLF COURSE

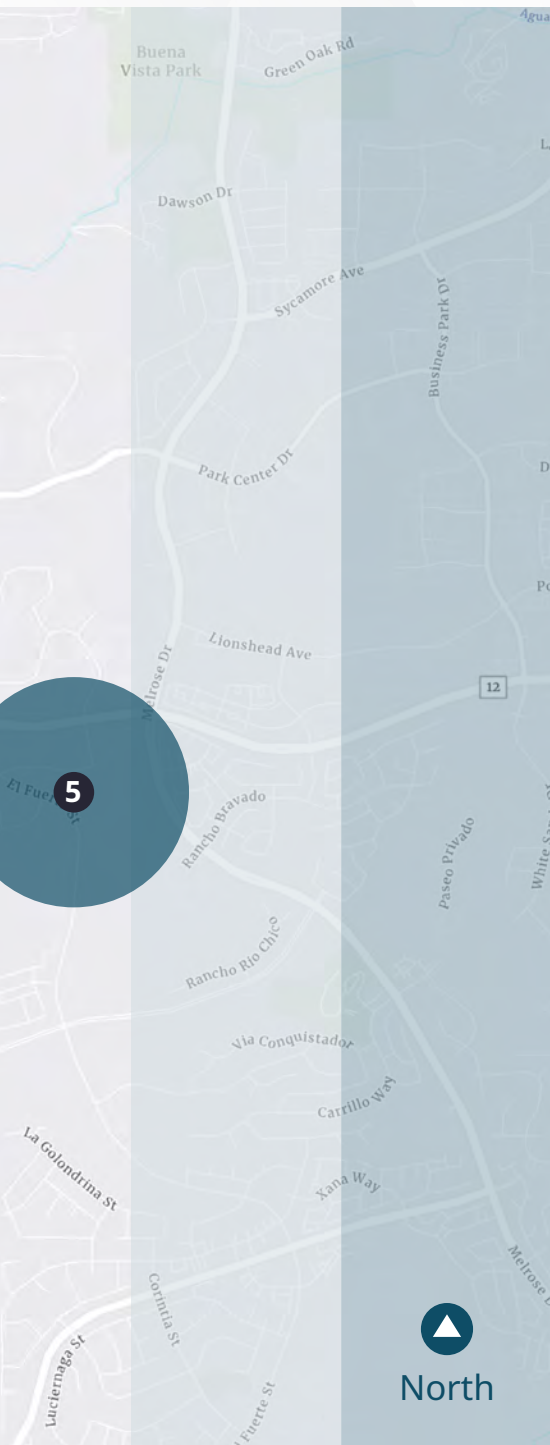
MCCLELLAN-PALOMAR  
AIRPORT

1

2

3

4



# AT THE CENTER OF CONVENIENCE

Located just minutes from McClellan-Palomar Airport, the coast, major freeways, transit routes, and abundant amenities, Crossings Healthcare Center offers a central address with the infrastructure needed to support a thriving medical practice.

## 1 WEST OF I-5

Draft Republic  
Miguel's Cocina

In-N-Out Burger  
McDonald's

Chick-fil-A  
Shell

## 2 NORTH OF PALOMAR AIRPORT ROAD

Windmill Food Hall  
King's Fish House  
Ruby's Diner  
Rubio's

Chevron  
Starbucks  
BJ's Restaurant  
Panda Express

Carlsbad Premium Outlets  
P.F. Chang's  
Corner Bakery Cafe  
Tea Monks

## 3 SOUTH OF PALOMAR AIRPORT ROAD

Costco  
Mainstream Bar & Grill  
Islands  
Carl's Jr.

Mobil  
Starbucks  
Taco Bell  
Subway

Burger Lounge  
Veggie Grill  
Nothing Bundt Cakes  
Green Dragon Tavern

## 4 PALOMAR COMMONS

Lowe's  
Chipotle

The UPS Store  
Bistro Kabob

California Bank & Trust  
Panera Bread

## 5 BRESSI RANCH

Trader Joe's  
Staples  
Shell  
Mendocino Farms  
Peet's Coffee  
Starbucks Coffee  
CVS  
F45 Training  
Fish District Seafood

Sprouts  
Chase Bank  
Board & Brew  
Carlsbad Brewing Co.  
Pizza Port  
Eureka!  
UPS  
Panini Kabob Grill  
Panda Express

Stater Brothers Markets  
Richard Walker's Pancake House  
Tommy V's Urban Kitchen  
Bird Rock Coffee Roasters  
Casero Taqueria  
Luna Grill  
BevMo  
Mission Federal Credit Union  
Tabu Shabu





# PATIENT DEMAND FORECAST CROSSINGS HEALTHCARE CENTER

revista<sub>med</sub>

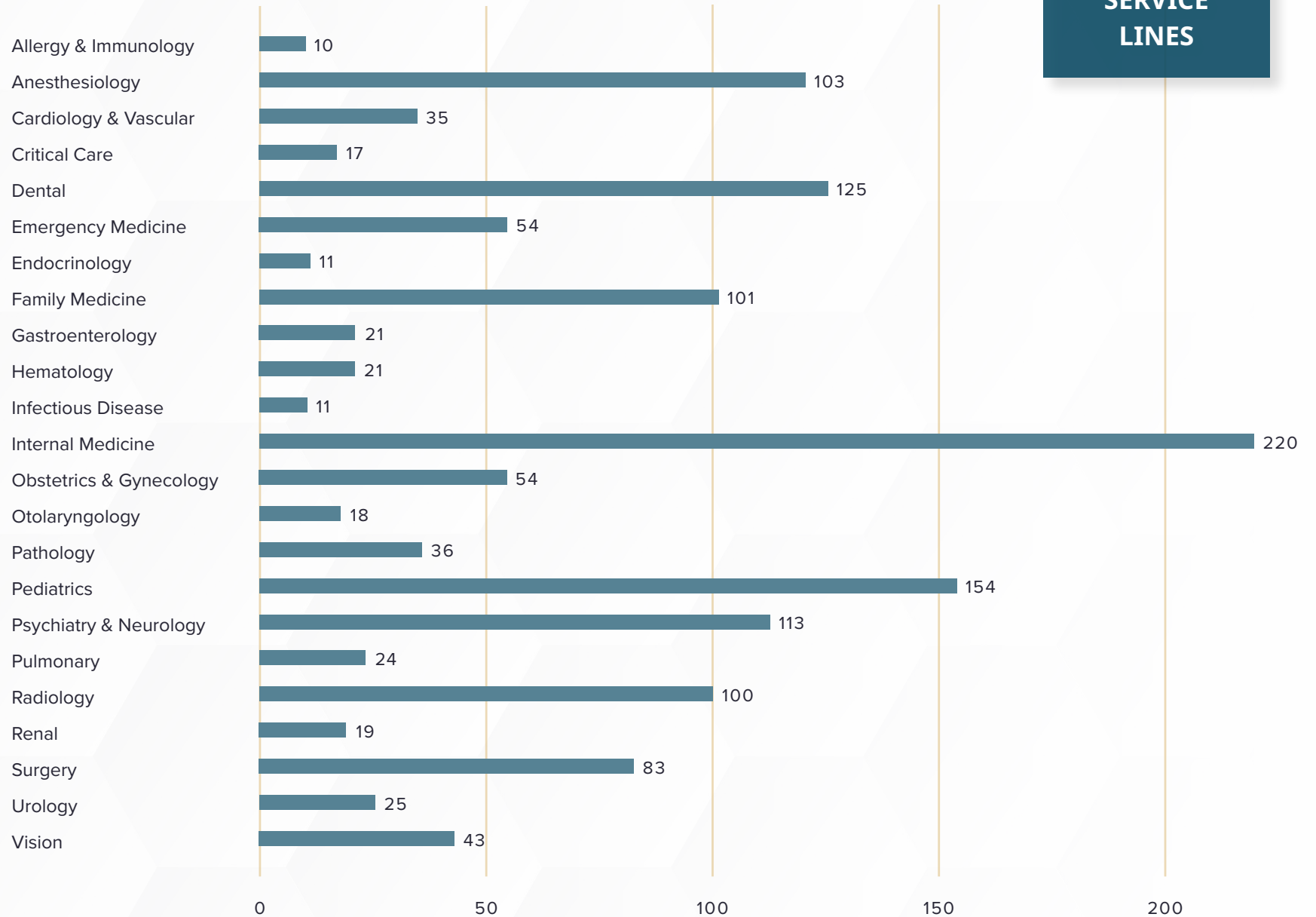
Utilizing data from the Revista Specialty Demand Tool, this property benefits from deep insights into local healthcare trends, provider density, and specialty demand. This analysis supports strategic leasing decisions by identifying unmet clinical needs in the surrounding market, helping to attract high-value medical users. The physician demand reflected in the data is based on a 5-mile radius around Crossings Healthcare Center in Carlsbad, highlighting key specialties with growth potential. With this data-driven approach, ownership is positioned to align tenancy with the most in-demand specialties, maximizing the long-term success and stability of the project and the physicians.



**TARGET  
MARKETS**

**PHYSICIAN DEMAND CHART (5 Miles)**

**SERVICE LINES**





## HEALTHCARE INFRASTRUCTURE

Crossings already benefits from substantial base building systems that support a wide range of clinical and medical office uses. With ownership now committed to investing further in the property's infrastructure, the building is being prepared to accommodate advanced clinical programs such as radiation oncology, infusion therapy, diagnostic imaging, and outpatient procedures:

### **Structural Capacity:**

Reinforced structure supports MRI, CT, and LINAC equipment. Slab-on-grade zones allow for radiation vaults and shielding systems.

### **HVAC & Environmental Controls:**

Zoned systems with 24/7 capability and equipment cooling. Supports positive/negative pressure rooms and supplemental MRI/LINAC cooling.

### **Plumbing & Medical Gas:**

Routing capacity for medical gases (oxygen, vacuum, air). Plumbing enhancements for sinks, hand-washing, eyewash, and hazardous waste. Ready for compounding pharmacy or cleanroom integration.

### **Electrical & Power:**

High-capacity service with planned upgrades (panels, transformers). Supports tenant-installed UPS/generators and isolated circuits for sensitive uses.

### **Technology & Compliance:**

Scalable IT backbone for imaging, real-time monitoring, and HIPAA compliance. RF and lead shielding ready for MRI/LINAC and radiation suites. Designed to meet NFPA 99, FGI, and healthcare code standards.

### **Operational & Site Enhancements:**

Patient and staff flow improvements, including ADA and ambulance access. Landscaped outdoor areas for wellness, recovery, or staff respite.





## Designed for Wellness

In addition to its core medical infrastructure, the building offers several critical design features that enhance its appeal to institutional healthcare tenants, including:

### **Generous Ceiling Heights and Deep Plenum Space:**

Accommodates medical-grade ductwork, IT cabling, and shielding systems to support advanced imaging.

### **Dedicated Service Entry:**

Supports clinical deliveries, lab transport, and materials handling separate from patient traffic.

### **Enhanced Acoustics:**

Sound attenuation between clinical spaces ensures patient privacy and comfort.

### **Fire, Life Safety, and Seismic Compliance:**

Fully sprinklered with emergency lighting, visual alarms, and upgraded to meet seismic code requirements for healthcare occupancy.

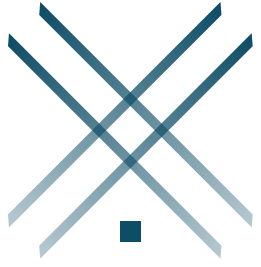
### **Rated Building Envelope:**

Constructed to meet institutional healthcare occupancy standards, including fire-rated assemblies and code-compliant separation for procedure and diagnostic areas.

### **Advanced Access Control Infrastructure:**

Capable of supporting keycard systems, secure suite access, and restricted zones.

These elements combine to deliver a highly functional, code-aligned shell environment—suitable for a wide range of high-acuity outpatient uses and compliant with seismic, fire, and healthcare occupancy standards.



# FLOORPLAN SUITE 160

7,366 SF





# FLOORPLAN SUITE 170

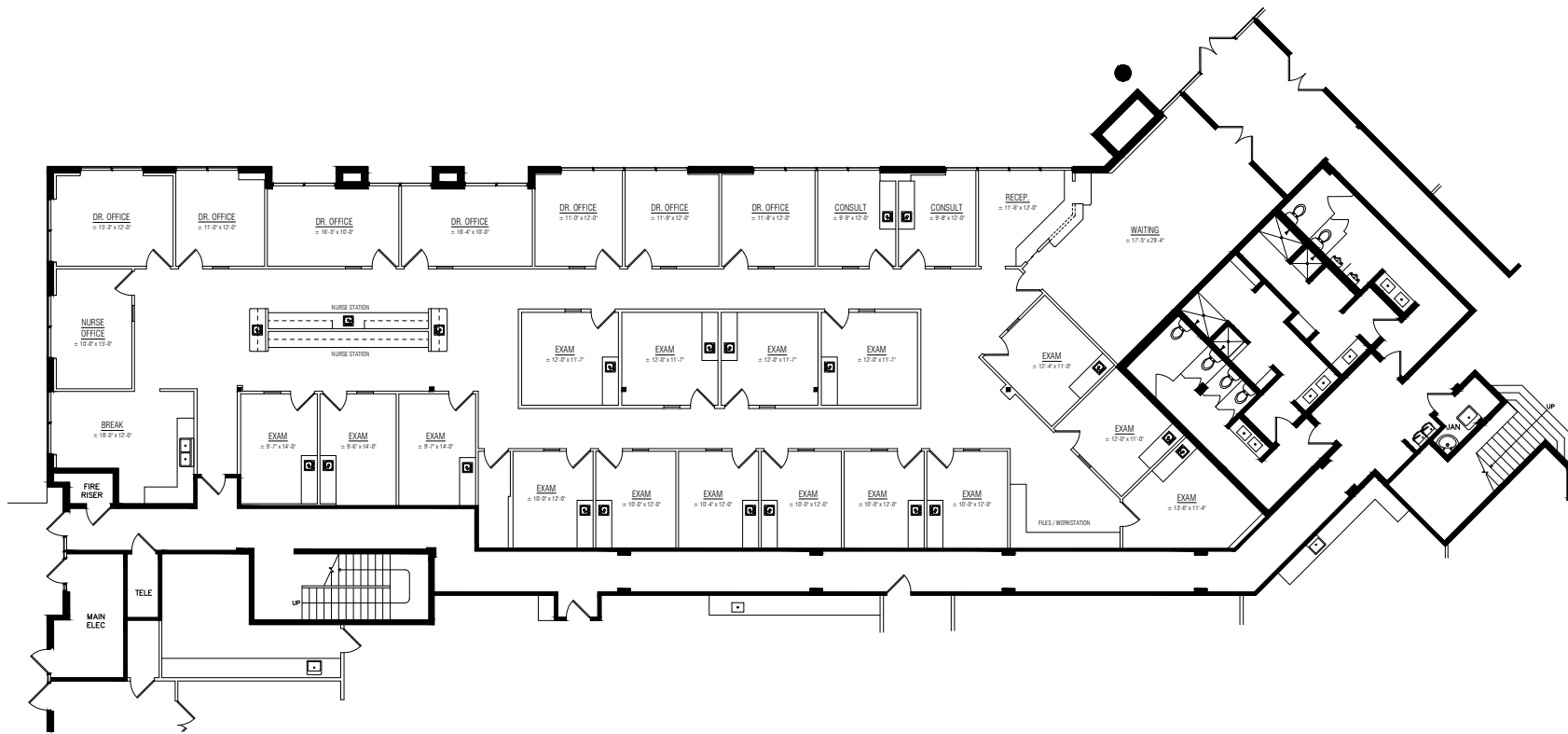
11,062 SF





# CONCEPTUAL CLINICAL FLOORPLAN

## SUITE 160



7,366 SF





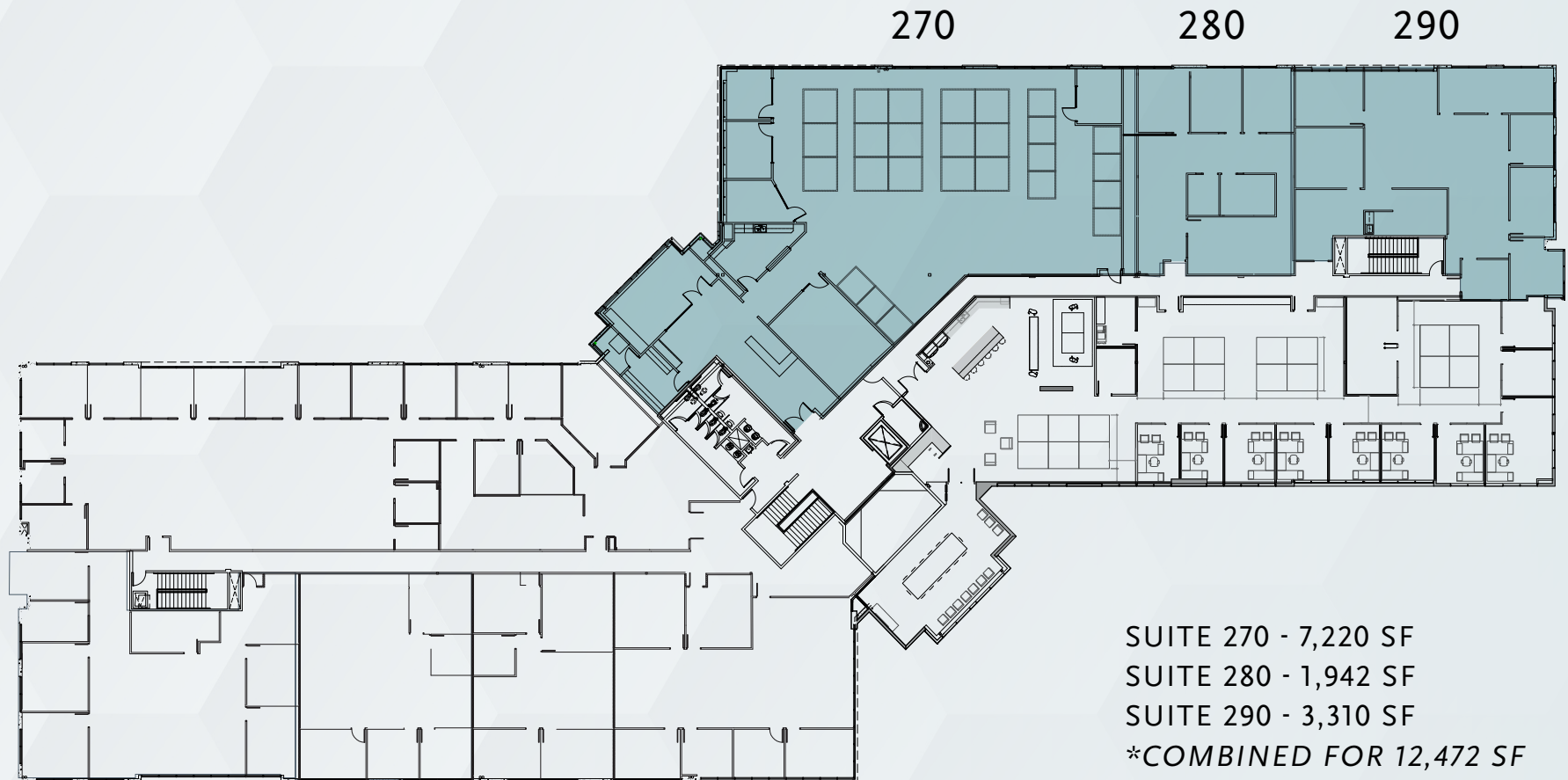
## FLOORPLAN SUITE 220



2,170 SF



## FLOORPLAN SUITE 270/280/290







## SITE PLAN



WEST



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