

Tri-City Dental • Medical Plaza

326 South Melrose Drive, Vista, CA 92081

OFFICE AND MEDICAL
SUITES FOR LEASE

NEW REDUCED RATE

\$100/SF TIA

*BASED ON TEN YEAR LEASE TERM



 GUSHMAN &
WAKEFIELD

Tri-City Dental • Medical Plaza

326 South Melrose Drive, Vista, CA 92081

Building Features



5.7 Stalls: 1,000 RSF Parking Ratio



Highly visible monument signage opportunity



Utilities: separately metered



Prominent location at lighted intersection with Starbucks and other retail amenities within walking distance

Availability

SUITE	SF	CONTIGUOUS SF	RATE	COMMENTS
A	3,257	7,138	\$2.50/SF NNN	Dental build-out
B	1,656	7,138	\$2.50/SF NNN	Cold shell ready for medical build-out
C	1,392	7,138	\$2.50/SF NNN	Cold shell ready for medical build-out

*Approximate nets \$0.52 / SF

Synergistic Tenant Base



Project Aerial



Demographics

3-Mile Radius



151,702
POPULATION



\$65,559
AVERAGE
HOUSEHOLD INCOME



37.20
MEDIAN AGE

Traffic Counts

30,688
CARS PER DAY
S MELROSE DR. & HACIENDA DR.



Patient Demand Forecast

326 South Melrose Drive

Service Line	2020 Volume	2025 Volume	2030 Volume	5 Year Growth	10 Year Growth
Physical Therapy	113,556	145,286	159,440	27.9%	40.4%
Pain Management	5,274	6,706	7,454	27.2%	41.4%
Orthopedics	13,535	17,059	18,745	26.0%	38.5%
Podiatry	7,884	9,605	11,121	21.8%	41.1%
Neurology	7,698	9,191	10,068	19.4%	30.8%
Ophthalmology	41,807	48,660	52,648	16.4%	25.9%
Vascular	7,833	9,105	9,950	16.2%	27.0%
Dermatology	20,504	23,684	25,637	15.5%	25.0%
Pulmonology	6,520	7,504	7,898	15.1%	21.1%
ENT	14,568	16,553	16,877	13.6%	15.8%

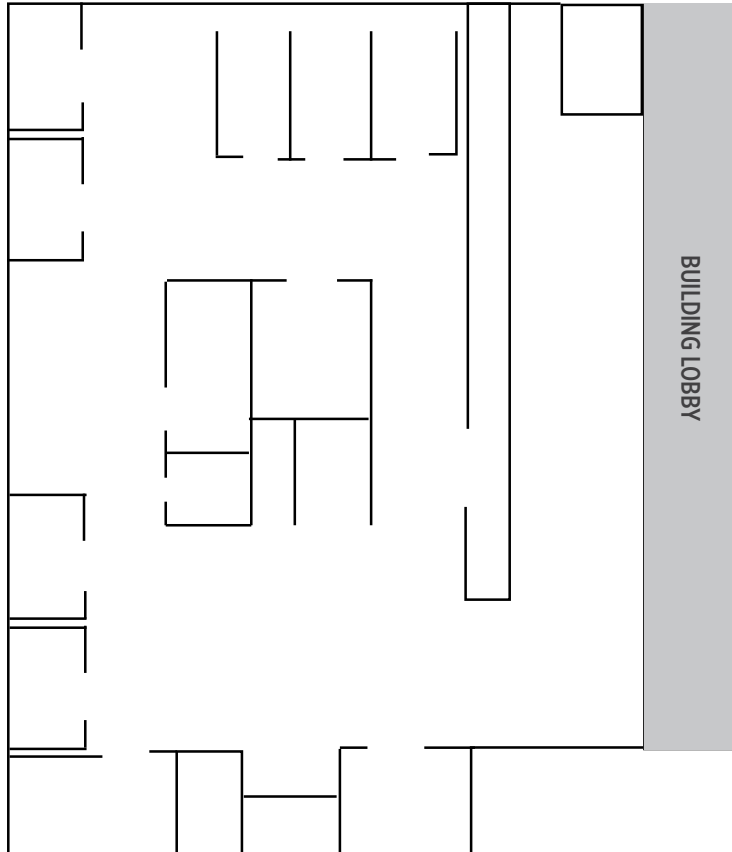


Market Scenario Planner displays the types of services patients in your market are expected to use and allows projections to be customized according to five key growth drivers; disease prevalence, care management, insurance, readmissions and technology shifts. The above data is representative of 326 South Melrose Drive which includes areas in zip code 92081.

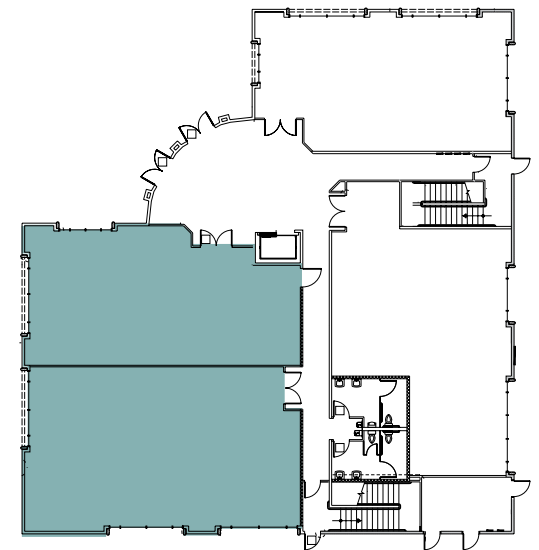
Suite A

Floor Plan

VIRTUAL TOUR 



SUITE	SF	CONTIGUOUS SF	RATE	COMMENTS
A	3,257	7,138	\$2.50/SF NNN	Existing dental build-out



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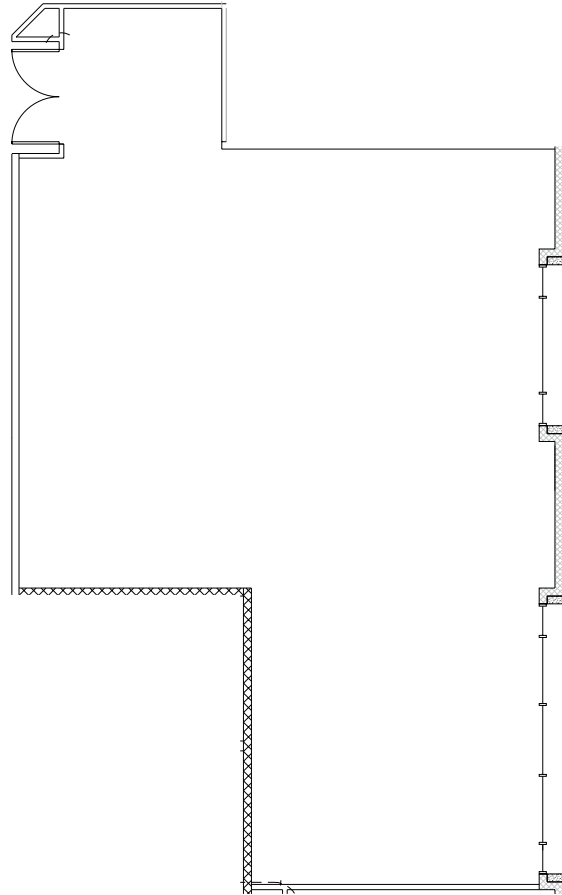
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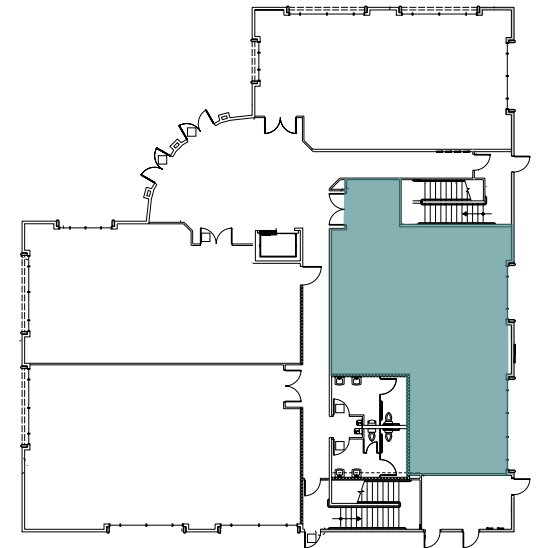
Suite B

Floor Plan

VIRTUAL TOUR 



SUITE	SF	CONTIGUOUS SF	RATE	COMMENTS
B	1,656	7,138	\$2.50/SF NNN	Cold shell ready for medical build-out



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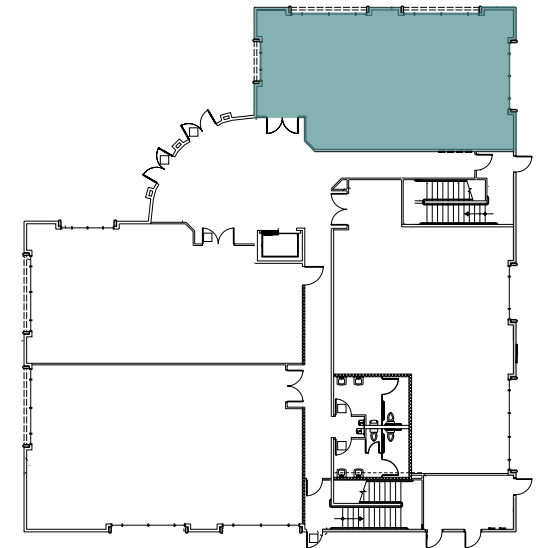
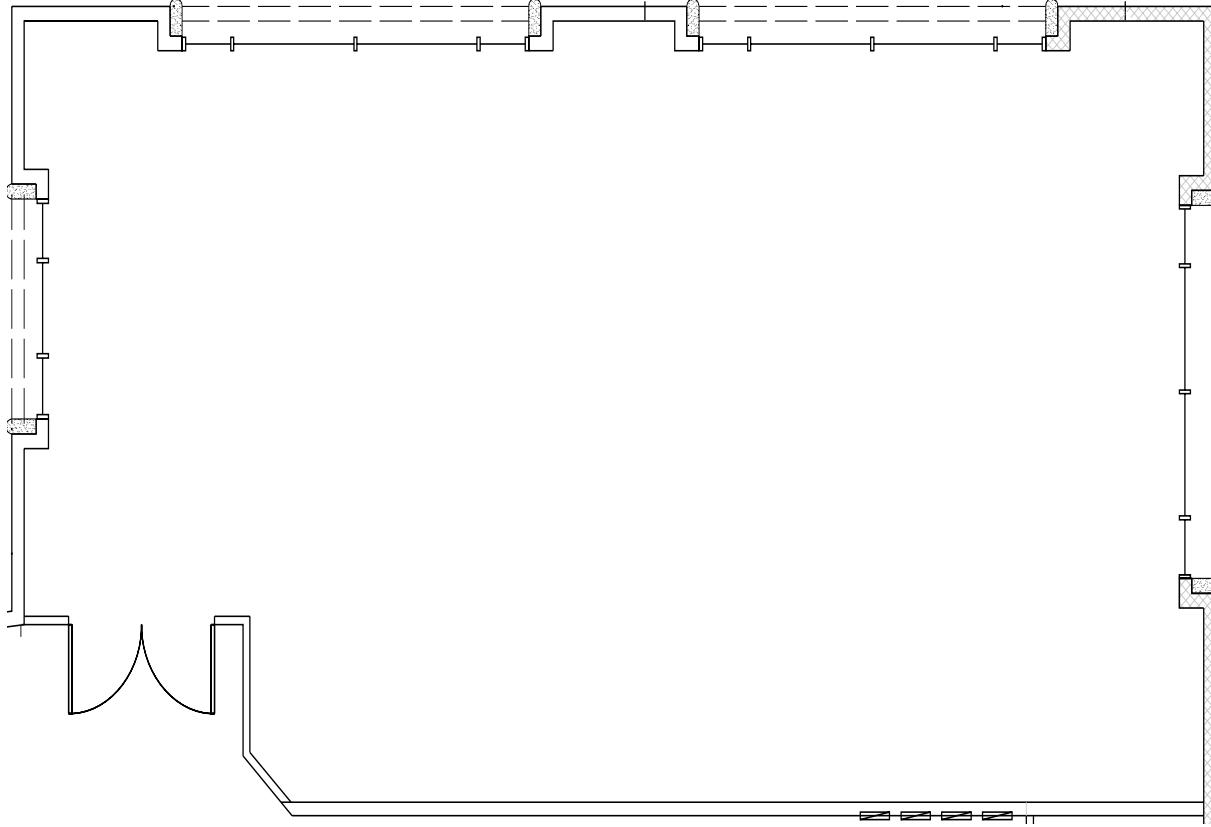
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Suite C

Floor Plan

VIRTUAL TOUR 



SUITE	SF	CONTIGUOUS SF	RATE	COMMENTS
C	1,392	7,138	\$2.50/SF NNN	Cold shell ready for medical build-out

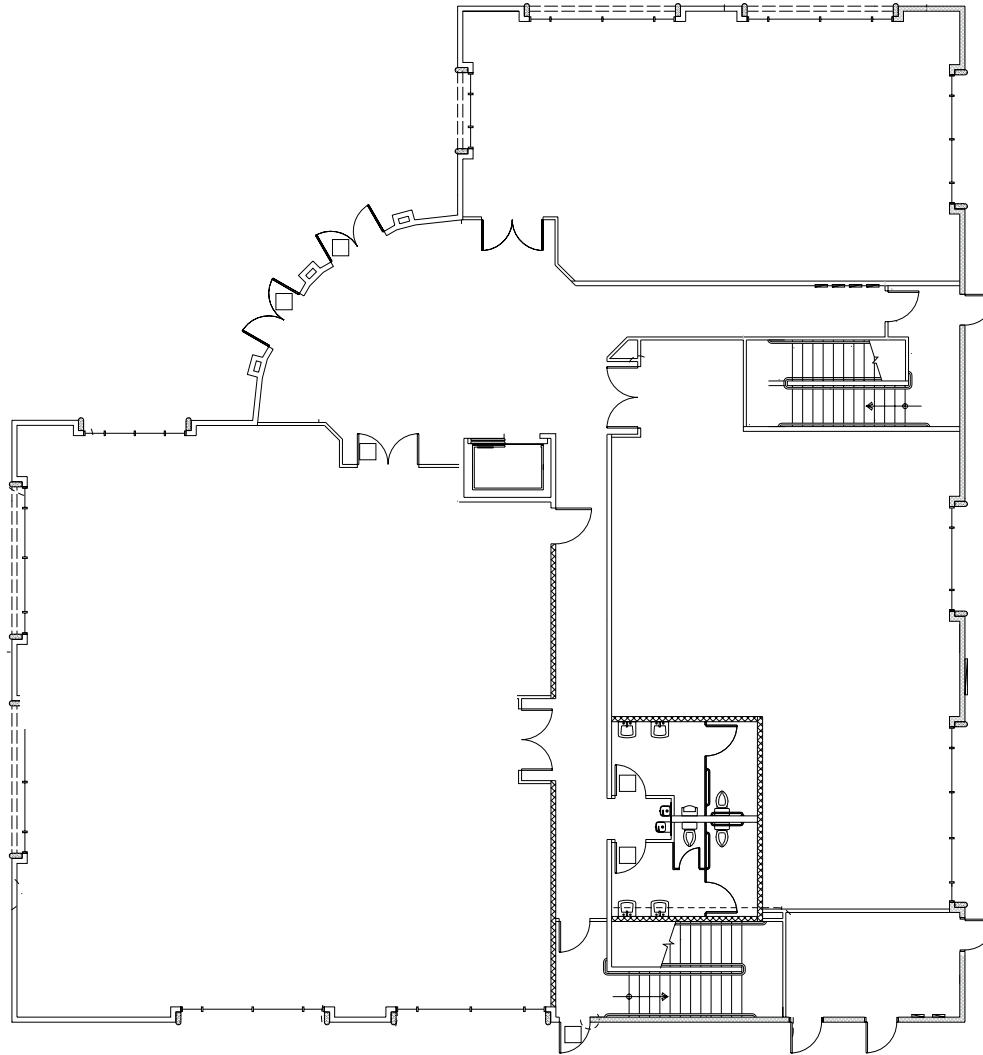
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First Floor

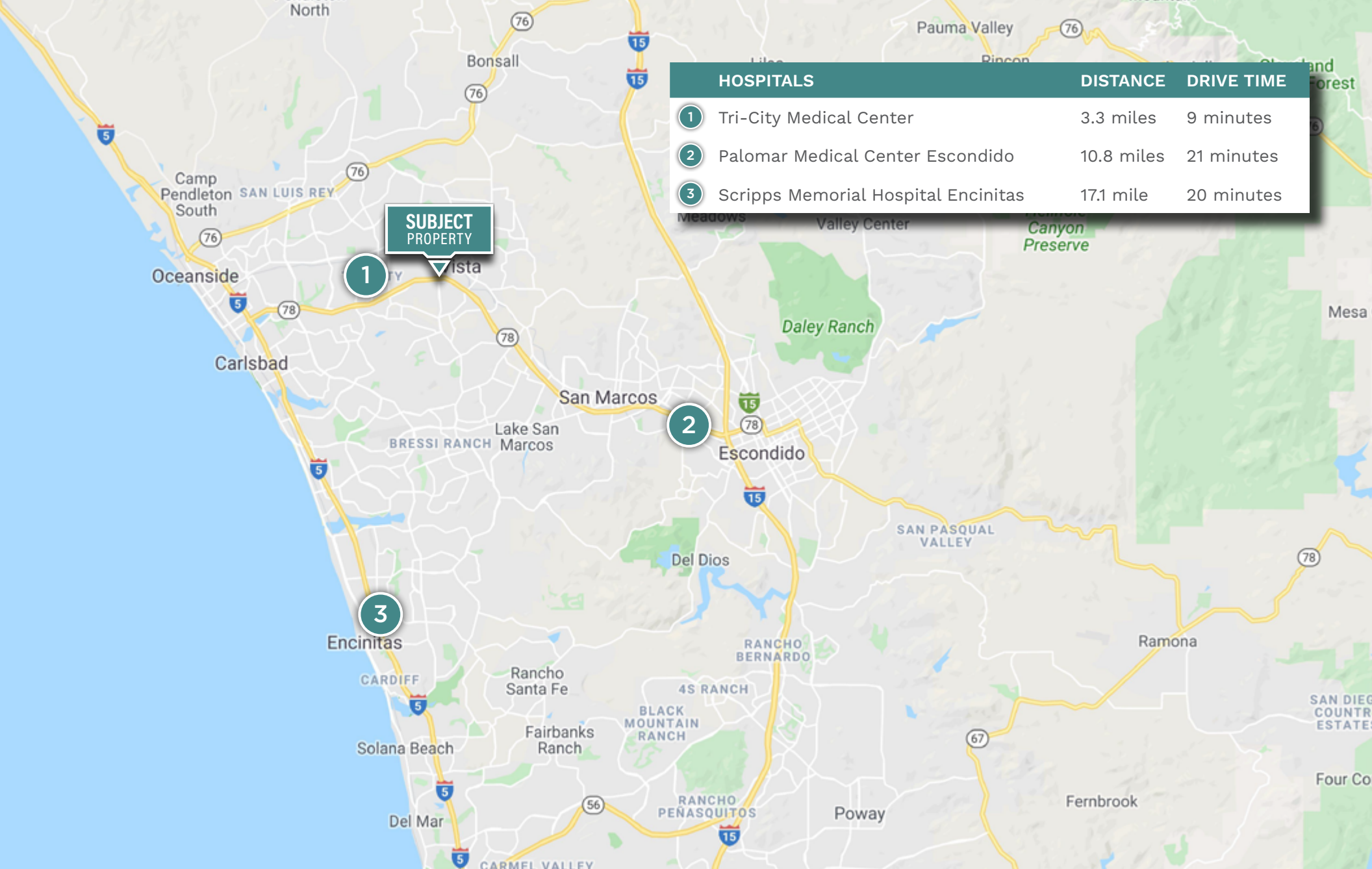
Whole 7,138 SF first floor available



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