



MEDICAL OFFICE  
SUITES FOR  
LEASE

# North Coast **Medical Plaza II**



6020 HIDDEN VALLEY ROAD | CARLSBAD, CA

# KEY FEATURES



## PRIME LOCATION

Conveniently located 1 mile from Interstate 5 on Palomar Airport Road, which has 37,200 cars per day



## FULL FLOOR AVAILABILITIES

25,000 SF - 50,000 SF



## PARKING AND ACCESS

5:1,000 RSF parking ratio. The first floor consists entirely of covered parking with direct access to gurney sized elevators.



## SYNERGISTIC MEDICAL CAMPUS

Pharmacy, Urgent Care and Imaging Center located directly adjacent to the property



## SIGNAGE

Building signage with Palomar Airport Road visibility available



## ELEVATOR

Gurney sized elevator served



3,700  
CARS PER DAY

PALOMAR AIRPORT ROAD

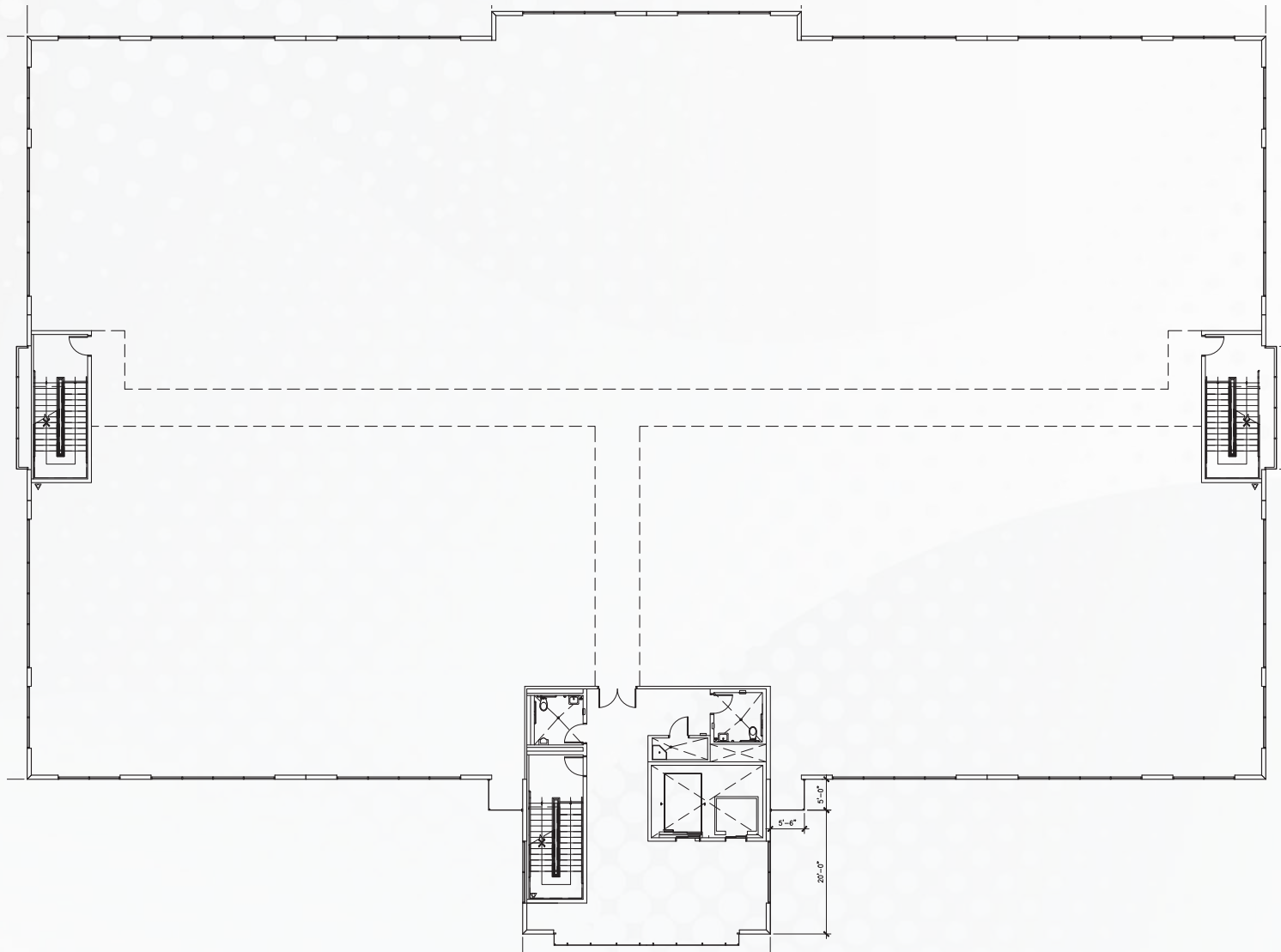
# AVAILABILITIES

Suite	Size	Comments
200	25,000 SF	Cold shell ready for build-out
300	25,000 SF	Cold shell ready for build-out

Three-Story Medical Office Building for Lease with Full Floor Availabilities

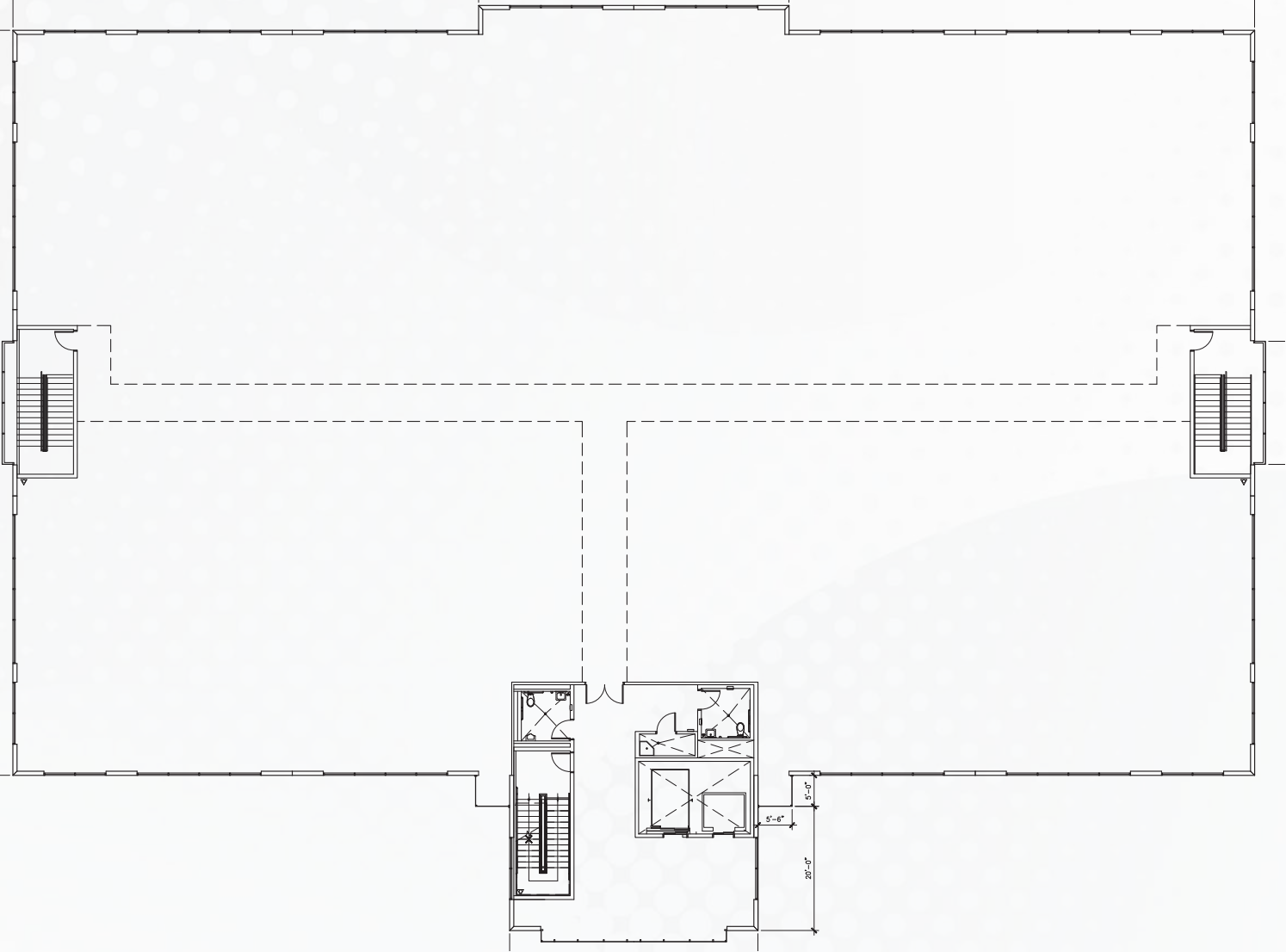
SUITE 200  
25,000 sq. ft.

SECOND FLOOR

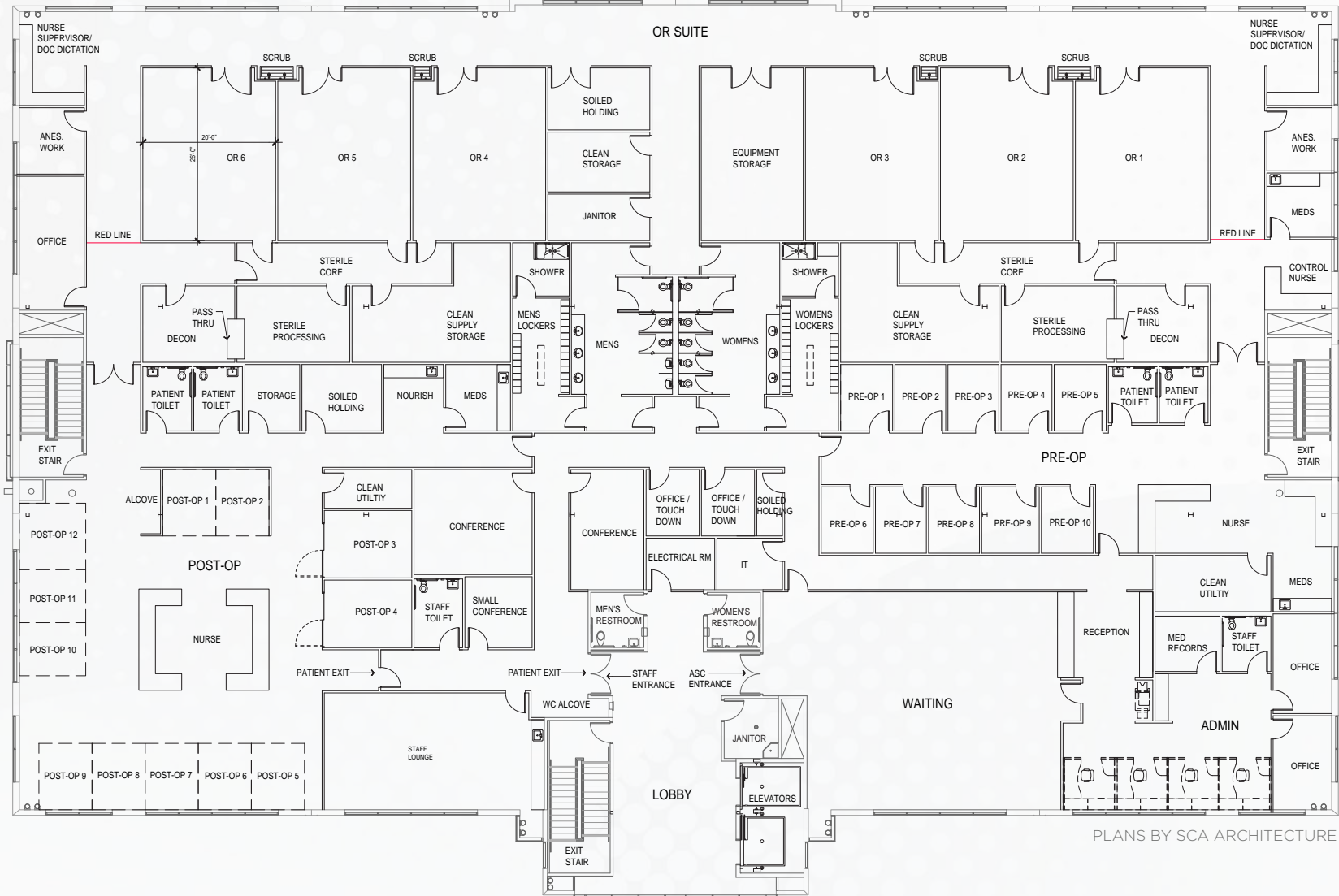


SUITE 300  
25,000 sq. ft.

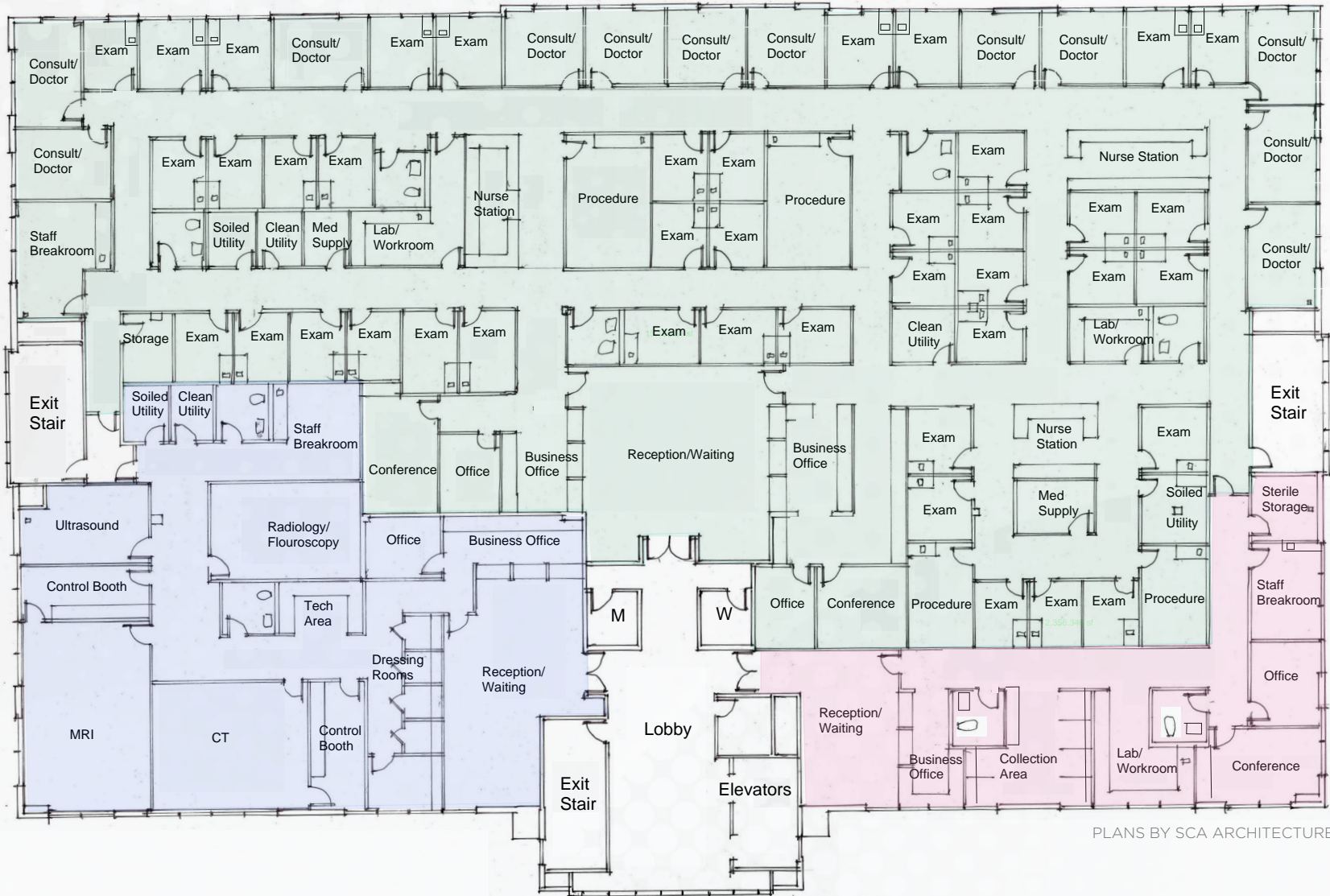
THIRD FLOOR



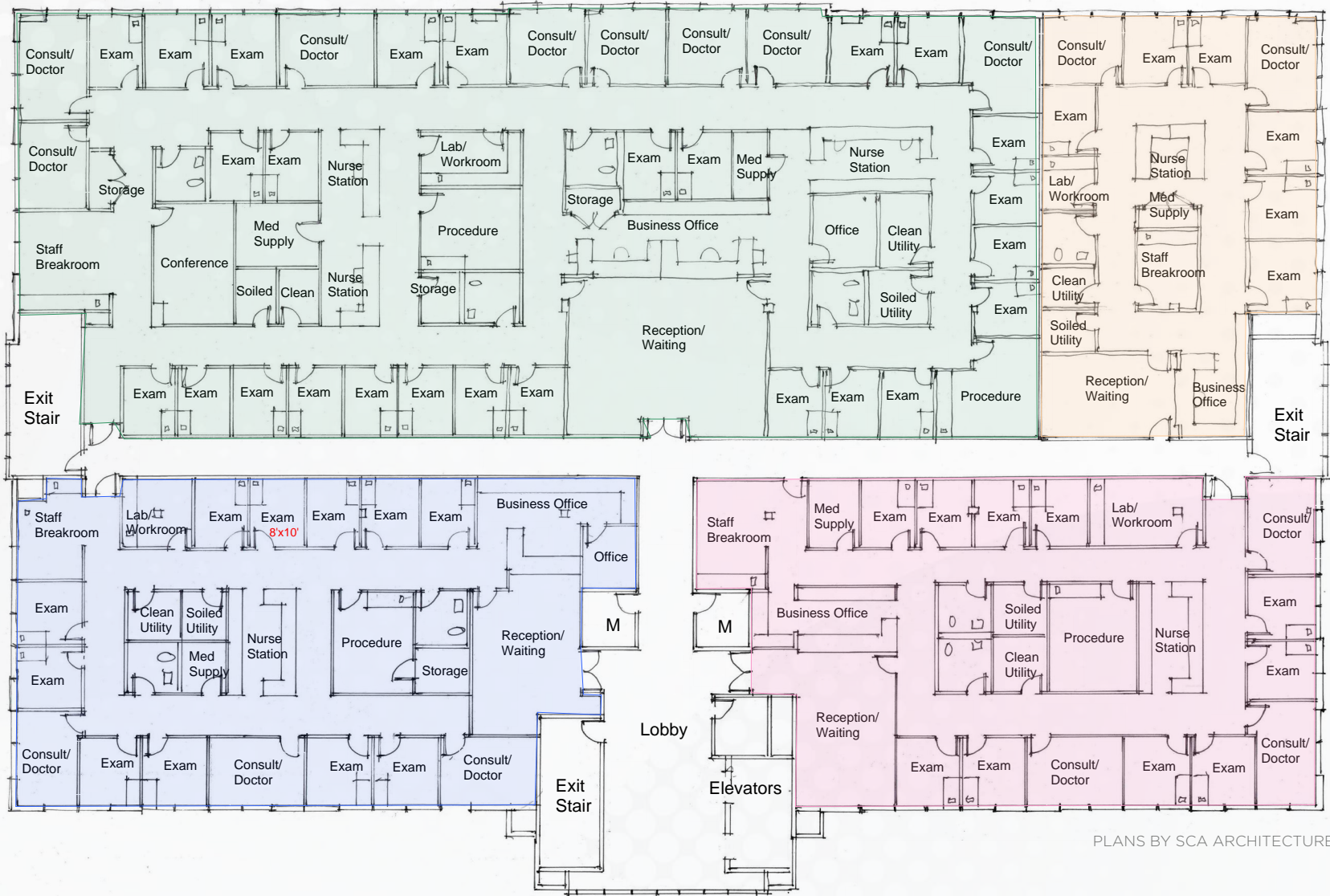
# HYPOTHETICAL Medical Plan #1



# HYPOTHETICAL Medical Plan #2



**HYPOTHETICAL**  
Medical Plan #3



PLANS BY SCA ARCHITECTURE



# DEMOGRAPHICS

## CARLSBAD DEMOGRAPHICS

### POPULATION

**116,323**

total population

**\$134,905**

avg. household income

**55 - 64**

fastest growing  
age segment

**19%**

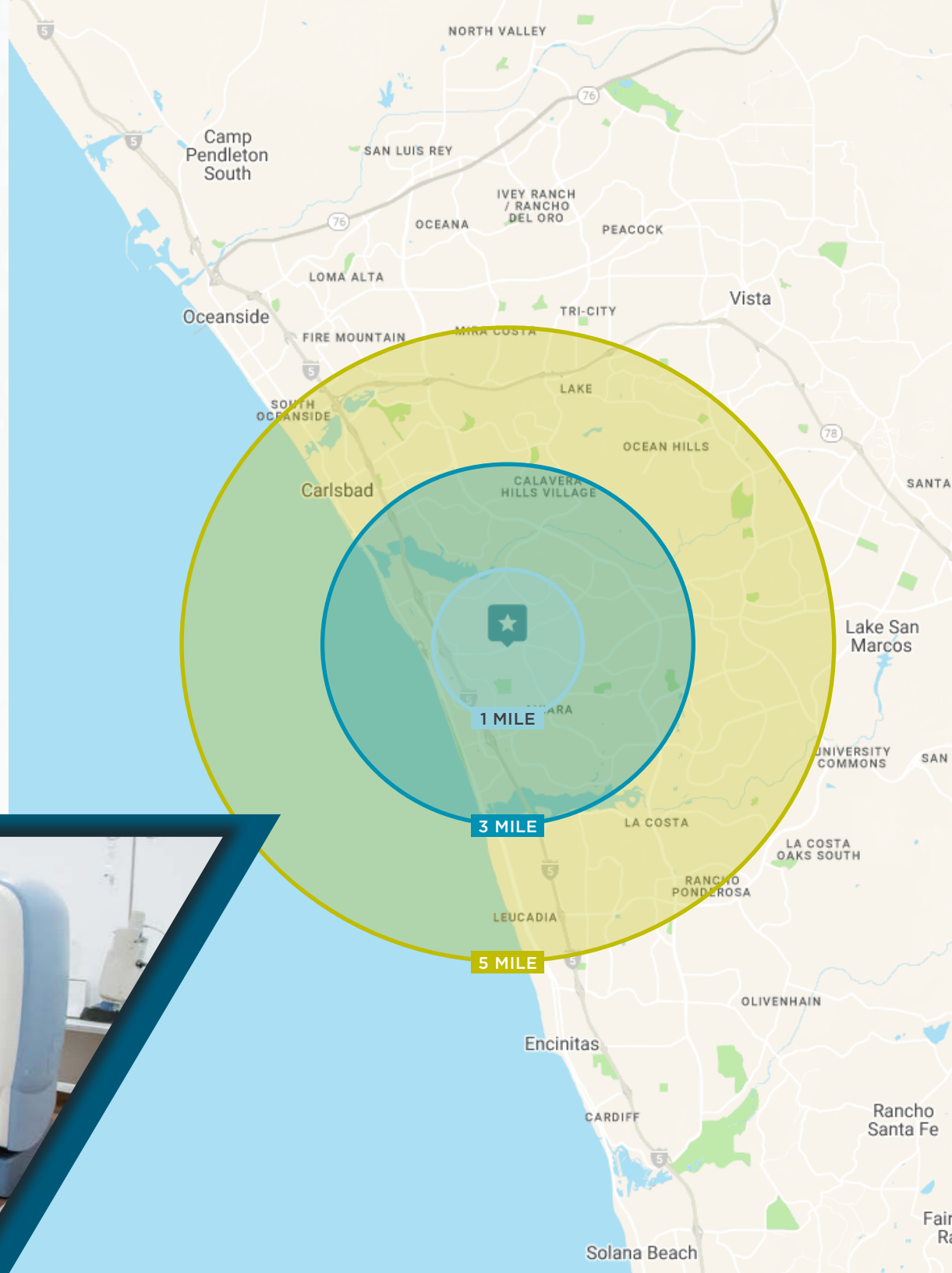
65% or older (senior)

**94%**


has health insurance  
under the age of 65

**40.4**

average age



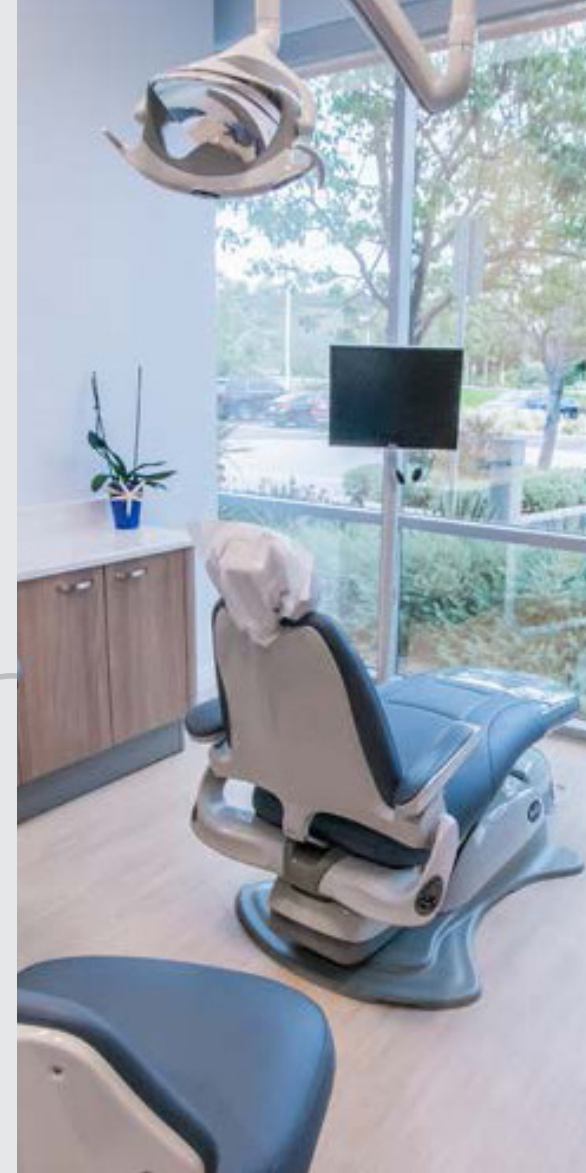
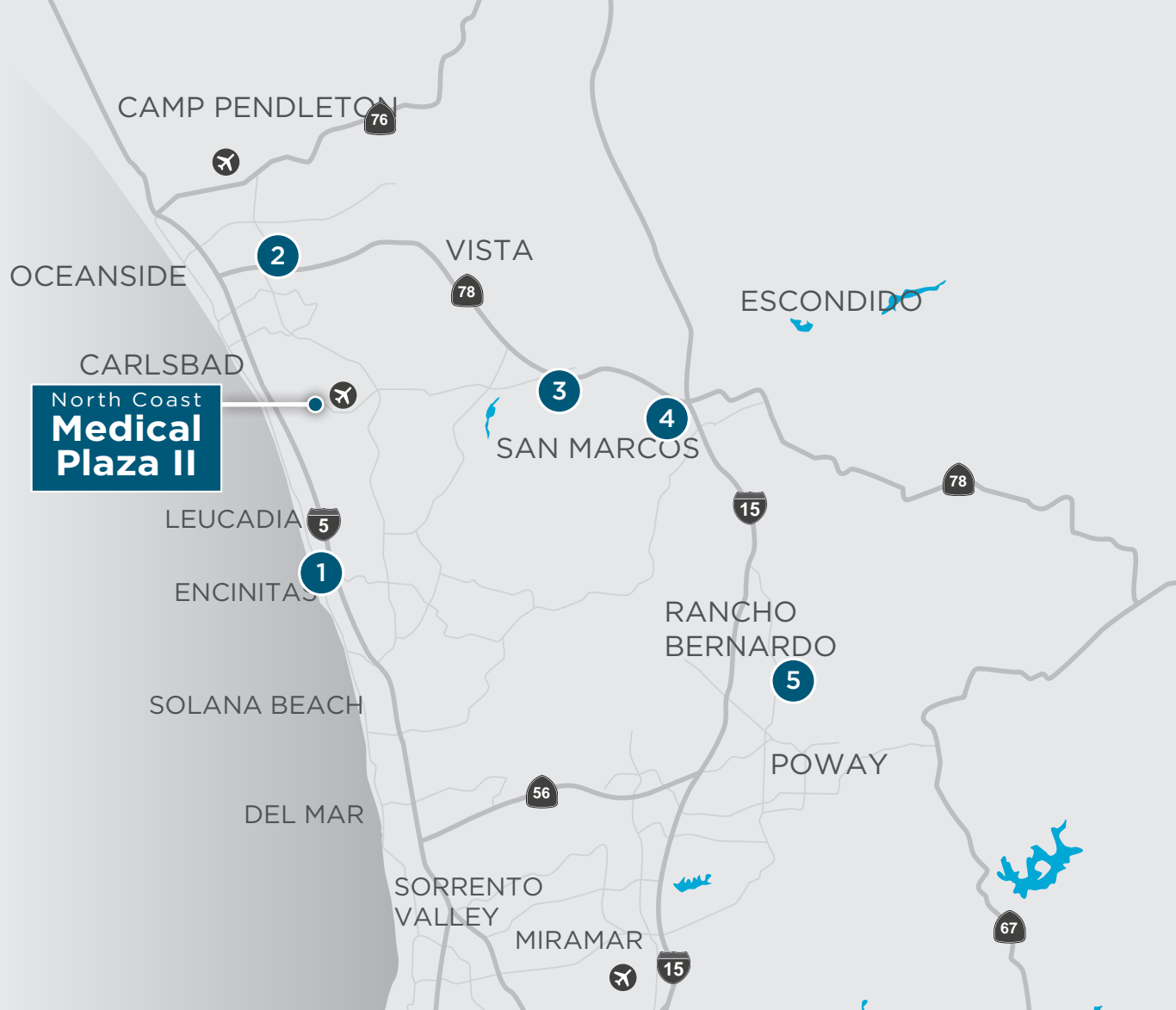
# SPECIALTY DEMAND ANALYSIS



Service Line	2021 Volume	2026 Volume	2031 Volume	5 Yr Growth
Psychiatry	74,986	87,755	90,951	17.0%
Endocrinology	1,216	1,364	1,461	12.1%
Vascular	10,158	11,180	12,182	10.1%
Spine	1,187	1,301	1,411	9.6%
ENT	18,662	20,268	21,043	8.6%
Orthopedics	17,745	19,200	20,744	8.2%
Ophthalmology	54,354	58,643	62,288	7.9%
Physical Therapy/Rehabilitation	150,193	161,846	182,188	7.8%
Miscellaneous Services	125,189	134,423	143,806	7.4%
Pain Management	6,939	7,393	7,764	6.5%
Cardiology	60,355	64,246	67,358	6.4%
Podiatry	10,623	11,234	12,270	5.8%
Lab	264,677	278,838	296,717	5.3%
Nephrology	3,238	3,408	3,523	5.2%
Evaluation and Management	610,289	637,840	678,029	4.5%
Pulmonology	8,384	8,756	8,360	4.4%
Neurology	9,972	10,360	10,955	3.9%
Gastroenterology	14,961	15,334	15,619	2.5%
Radiology	182,224	186,564	191,966	2.4%
Cosmetic Procedures	4,728	4,804	4,886	1.6%
Dermatology	26,543	26,938	27,481	1.5%
Gynecology	5,653	5,726	5,574	1.3%
Trauma	4,654	4,712	4,738	1.3%
Oncology	9,512	9,613	9,878	1.1%
Urology	6,268	6,300	6,339	0.5%
General Surgery	3,700	3,696	3,772	-0.1%
Obstetrics	2,393	1,998	1,687	-16.5%



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 North Coast Medical Plaza II which includes areas within a five mile radius.



- 1** Distance to **SCRIPPS MEMORIAL ENCINITAS**: 11 minutes
- 2** Distance to **TRI CITY MEDICAL CENTER**: 16 minutes
- 3** Distance to **KAISER PERMANENTE SAN MARCOS**: 19 minutes
- 4** Distance to **PALOMAR HOSPITAL ESCONDIDO**: 27 minutes
- 5** Distance to **PALOMAR MEDICAL CENTER POWAY**: 35 minutes

# North Coast Medical Plaza II



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