

**CLASS A MEDICAL OFFICE  
AVAILABLE FOR SUBLEASE**



# **PALOMAR HEALTH**

## **OUTPATIENT CENTER**

**2127 CITRACADO PKWY, ESCONDIDO, CA 92029**

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# PALOMAR HEALTH OUTPATIENT CENTER

## PALOMAR HEALTH

288-bed general acute care hospital Facility Services:

- Emergency Services
- Trauma Center
- Cardiology and Cardiac Catheterization
- Birth Center
- Vascular Services
- Neurosciences Services
- Interventional Radiology
- Rehabilitation Services
- Medical Oncology
- GYN Oncology Surgery



### 2125 CITRACADO PKWY

- 75,000 RSF (Completed in 2018)
- Fully leased

### 2130 CITRACADO PKWY

- 80,000 RSF (Completed in 2021)
- Fully leased

### 2127 CITRACADO PKWY

- 75,000 RSF (Completed in 2022)
- 1,500-75,000 RSF available
- Rental rate and TI allowance negotiable

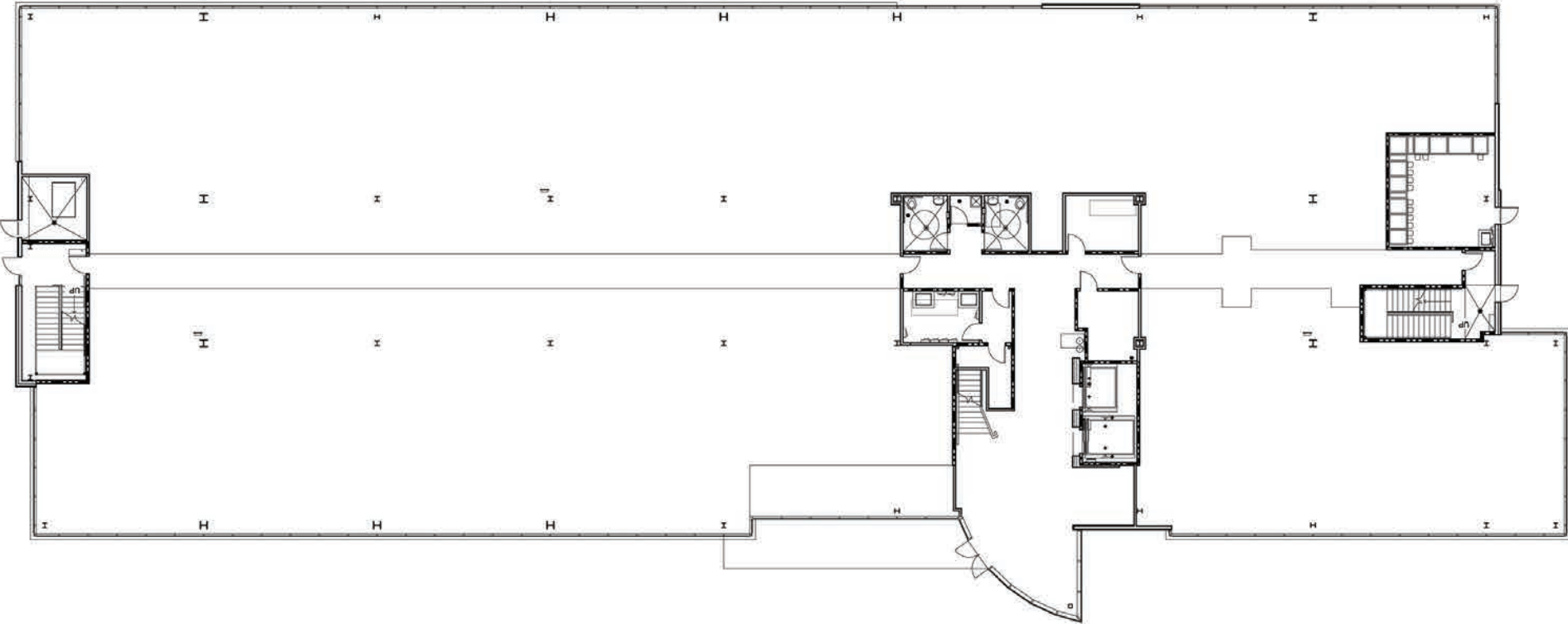


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2127 CITRACADO PKWY

### 1st Floor

- 25,000 SF divisible to +/- 1,500 SF
- Rental rate and TI allowance negotiable

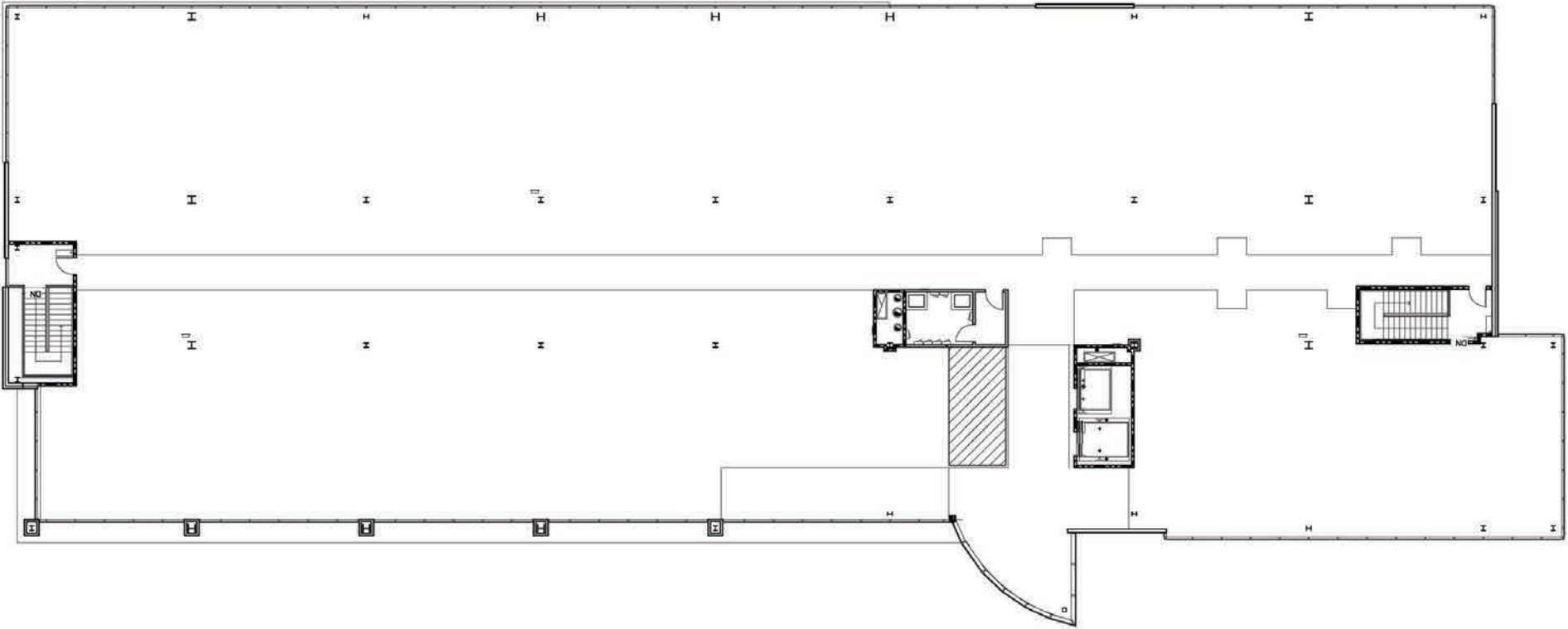


# PALOMAR HEALTH OUTPATIENT CENTER

2127 CITRACADO PKWY

### 2nd Floor & 3rd Floor

- 25,000 SF divisible to +/- 1,500 SF
- Rental rate and TI allowance negotiable

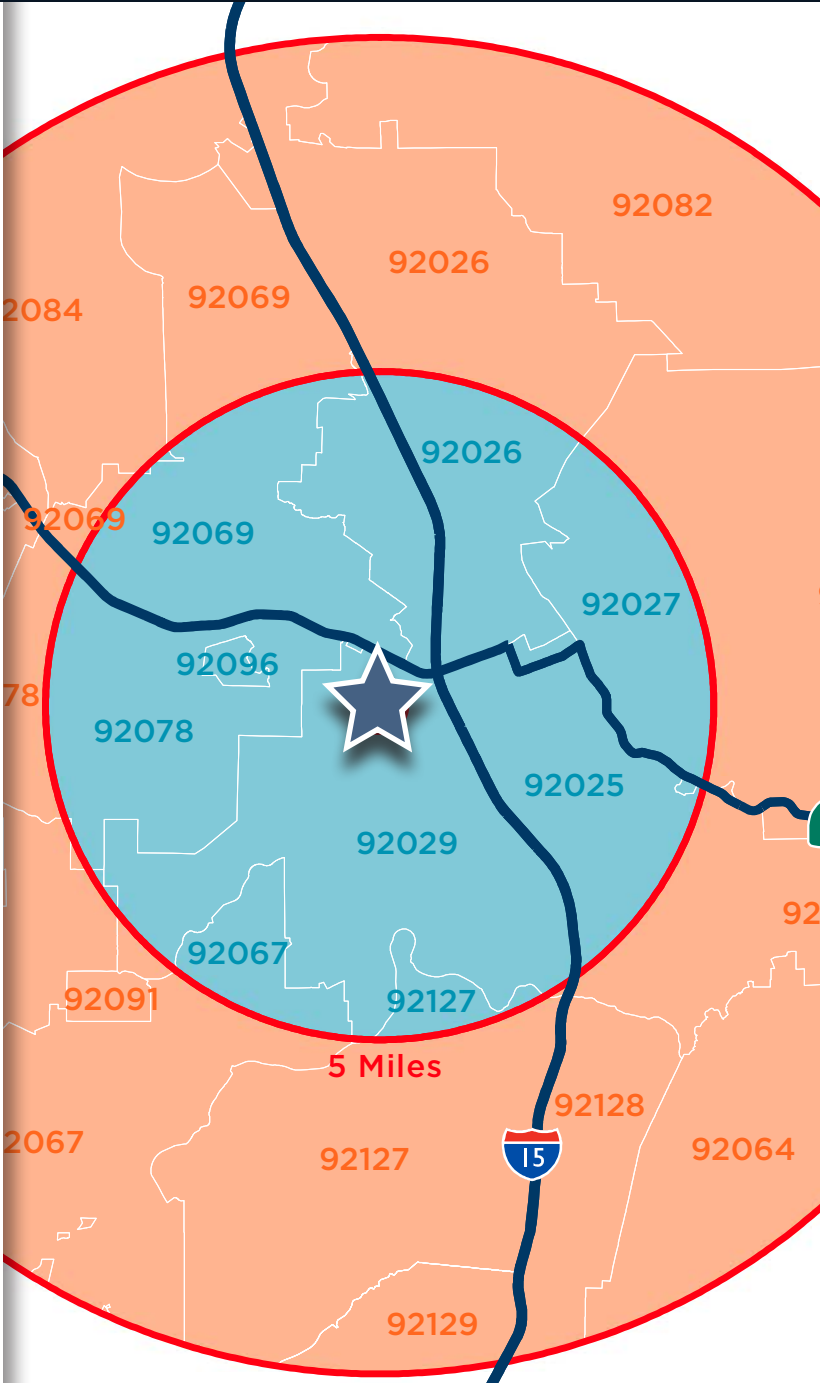


# PALOMAR HEALTH OUTPATIENT CENTER

## Patient Demand Forecast

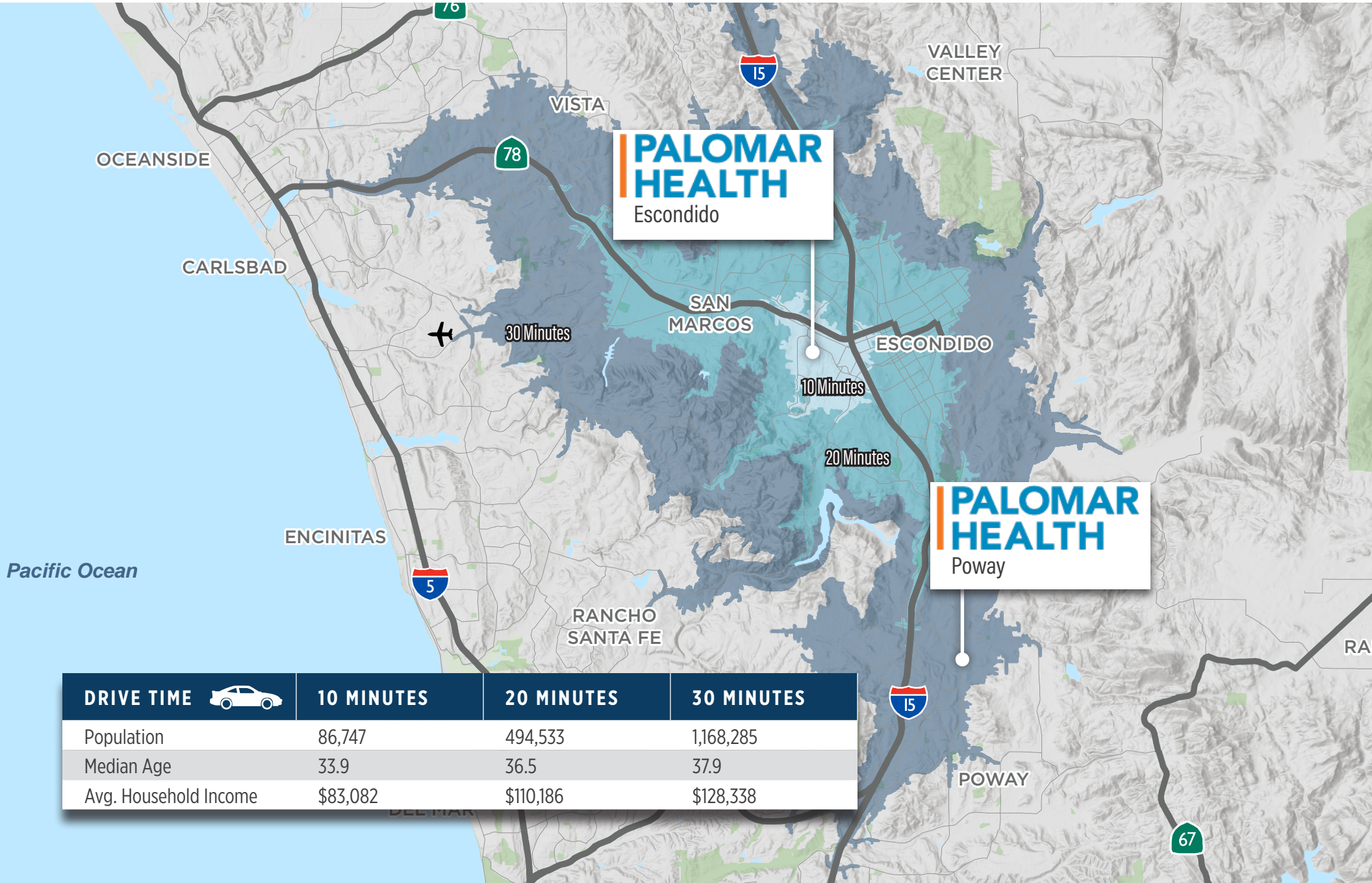
Service Line	2020 Volume	2025 Volume	2030 Volume	5 Year Growth	10 Year Growth
Physical Therapy	564,364	725,781	798,642	28.6%	41.5%
Pain Management	24,896	31,938	35,861	28.3%	44.0%
Thoracic Surgery	1,201	1,540	1,667	28.2%	38.9%
Spine	4,346	5,539	5,941	27.4%	36.7%
Orthopedics	65,246	82,530	91,339	26.5%	40.0%
Neurosurgery	2,059	2,541	2,768	23.5%	34.5%
Podiatry	36,368	44,522	51,937	22.4%	42.8%
Neurology	39,328	46,732	51,172	18.8%	30.1%
Vascular	36,493	42,832	47,306	17.4%	29.6%
Ophthalmology	196,187	229,846	251,141	17.2%	28.0%

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 Palomar Health Outpatient Center which includes areas within a ten mile radius.






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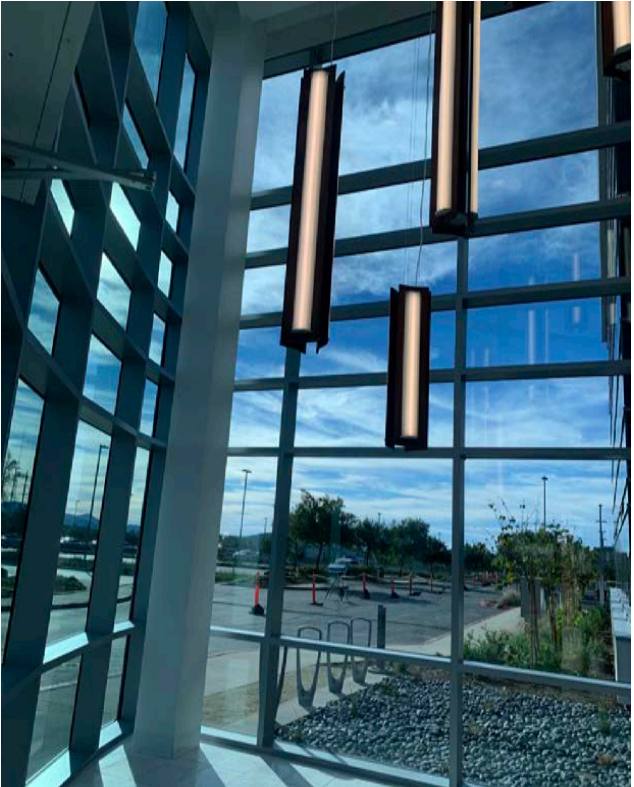
**PALOMAR HEALTH**  
Escondido

**PALOMAR HEALTH**  
Poway

DRIVE TIME 	10 MINUTES	20 MINUTES	30 MINUTES
Population	86,747	494,533	1,168,285
Median Age	33.9	36.5	37.9
Avg. Household Income	\$83,082	\$110,186	\$128,338



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For more information, please contact:

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