

TRI-CITY MEDICAL AND SURGICAL PARK

MEDICAL OFFICE SUITE – FOR SALE OR FOR LEASE

2023 W VISTA WAY, SUITE P | VISTA, CA 92083

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ADDRESS

2023 W Vista Way
Vista, CA 92083



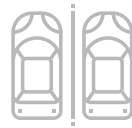
**PROPERTY IS ON
GROUND LEASE**

approx. 45 years remaining



PROJECT

Tri-City Medical
& Surgical Park



PARKING RATIO

6.7 / 1,000 SF



YEAR BUILT

1984



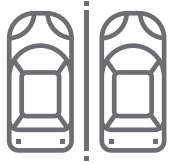
ZONING

(C) - Commercial

SALE PRICE: \$196,000 (\$200/SF)

LEASE RATE: \$2,000/ MONTH





Ample surface parking for patients and underground parking for doctors



Elevator served



Currently occupied by endodontic practitioner

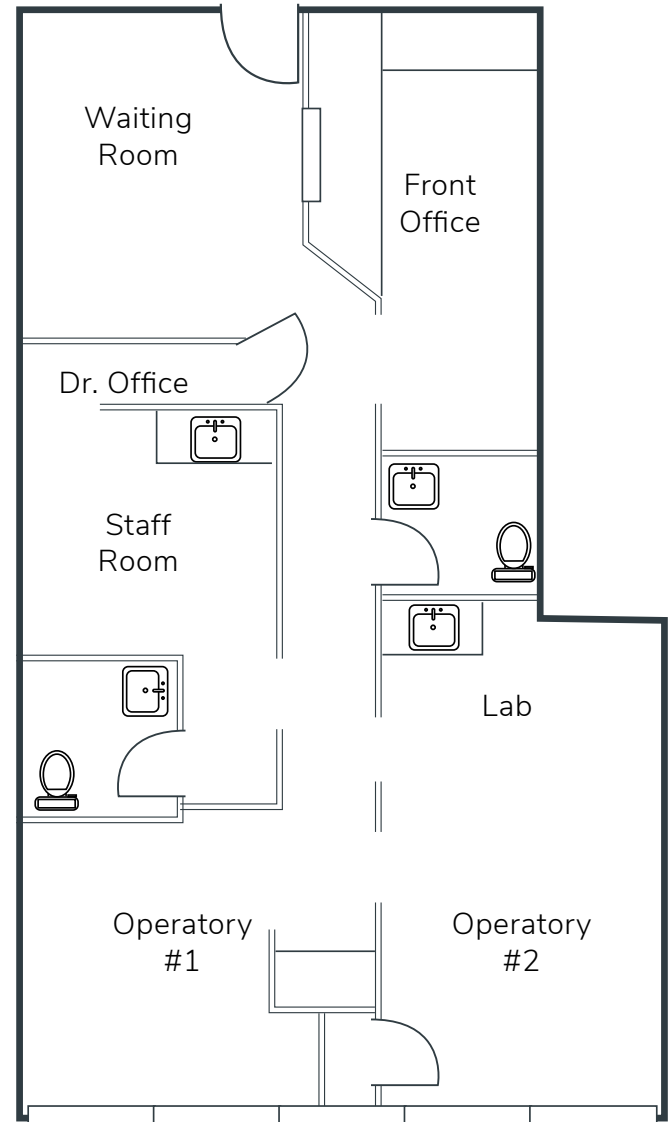


FF&E negotiable





SUITE P - 983 SF



SALE PRICE: \$196,000 (\$200/SF)

LEASE RATE: \$2,000 / MONTH



OCEANSIDE

CENTER CITY GOLF COURSE

EL CAMINO REAL

OCEANSIDE BLVD

COLLEGE BLVD

CARLSBAD

CARLSBAD GOLF CENTER

EL CAMINO COUNTRY CLUB

TRI-CITY HOSPITAL

CALIFORNIA 78

COSTCO

LOCATION HIGHLIGHTS

Tri-City Medical and Surgical Park is comprised of 11 individually owned medical condos

Located near Tri-City Regional Hospital

Easy accessibility to Hwy – 78

Westfield
Sears ★ macy's
Abercrombie & Fitch JCPenney
FOREVER 21 ROBEKS
SEPHORA HOLLISTER CALIFORNIA

LA FITNESS. ULTA WELLS FARGO
ROSS DRESS FOR LESS Michaels
BARNES & NOBLE jazzercise. CHIPOTE MEXICAN
Macaroni GRILL LENS CRAFTERS GNC
MEN'S WEARHOUSE WINGS THINGS

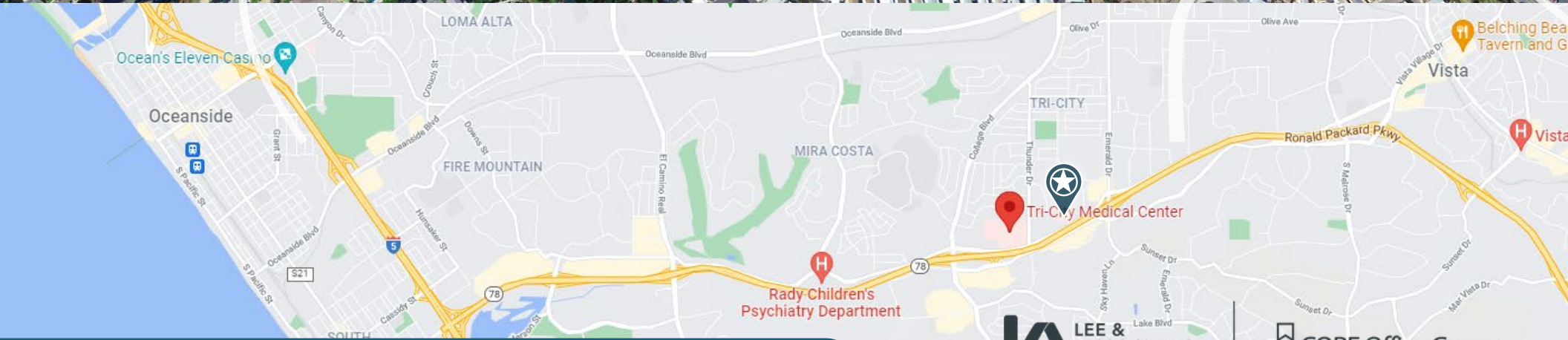
FRAZIER FARMS
CVS STARBUCKS

TARGET 24 HOUR
Denny's JOANN
DISCOUNT TIRE DELTACO

Walmart
Chick-fil-A
McDonald's

THE HOME DEPOT

WELLS FARGO Albertsons
Chevron PETS MART
Jamba Juice



LOCATED NEAR TRI-CITY REGIONAL HOSPITAL



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