



NORTH COAST

MEDICAL PLAZA

AVAILABLE FOR LEASE

BUILDING 1 ~ 50,000 SF ~ EXISTING MEDICAL BUILDING

BUILDING 2 ~ 50,000 SF ~ MEDICAL BUILDING COMING 3RD QTR 2017

6010 & 6020 HIDDEN VALLEY ROAD, CARLSBAD CALIFORNIA

STRATEGIC



North County's Most Affluent Demographics
\$98,614 Avg Household Income in a 5-Mile Radius

ACCESSIBLE



1 Mile from Interstate 5
202,572 Households Within 20-Minute Drive

VISIBLE



363 Feet Linear Frontage on Palomar Airport Road
43,492 Cars per Day

CBRE

WWW.NORTHCOASTMEDICALPLAZA.COM

DAN YEILDING

Lic. 01384625

+1 760 438 8569

dan.yeilding@cbre.com

LARS EISENHAUER

Lic. 01372911

+1 760 438 8534

lars.eisenhauer@cbre.com

THE NEUROLOGY CENTER

CHANGING THE WAY WE LIVE



PROJECT FEATURES



Medical Suites available from 1,323 SF



Full floor Availability up to 50,000 SF (25,000 SF per floor)



Surgery center opportunity



Newly renovated common areas



5:1,000 ample parking and great visibility



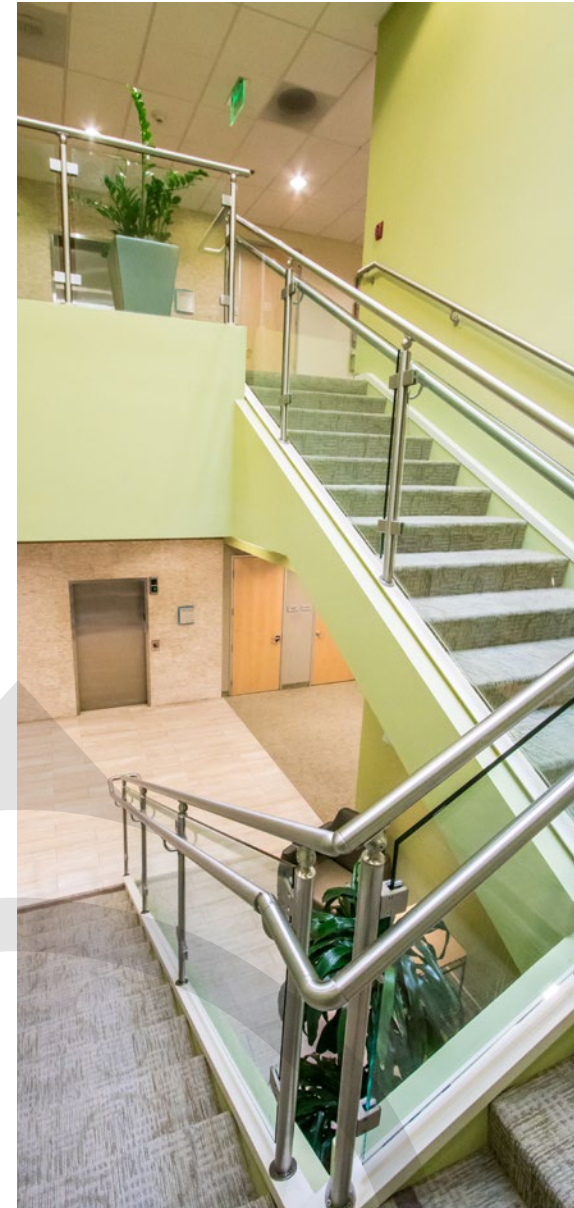
Close to Scripps Encinitas and Tri-City Medical Center



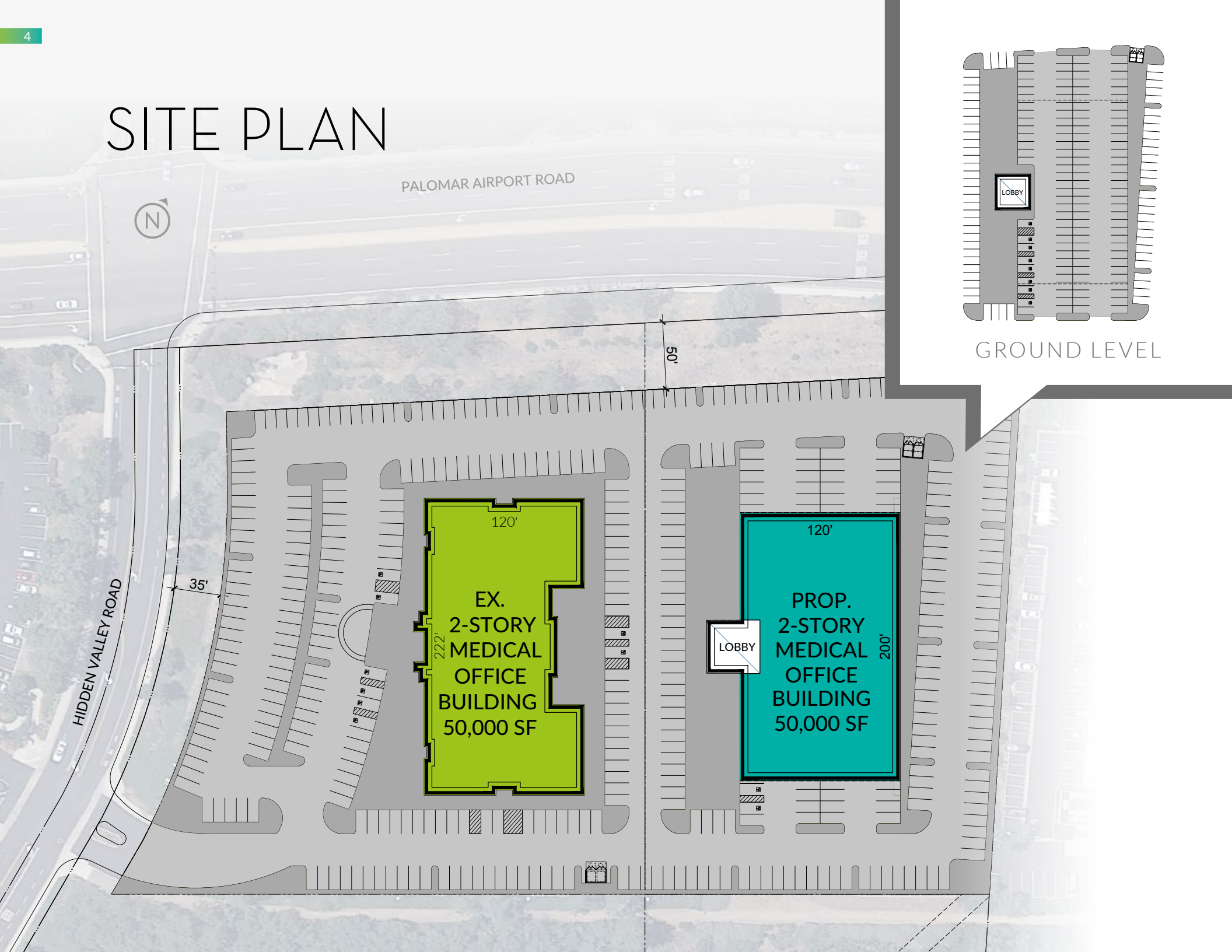
Minutes to I-5



Building signage available



SITE PLAN



PALOMAR AIRPORT ROAD

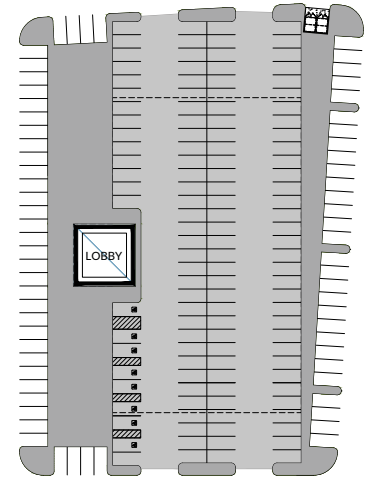
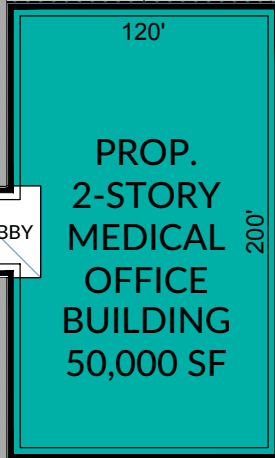


HIDDEN VALLEY ROAD

35'



50'



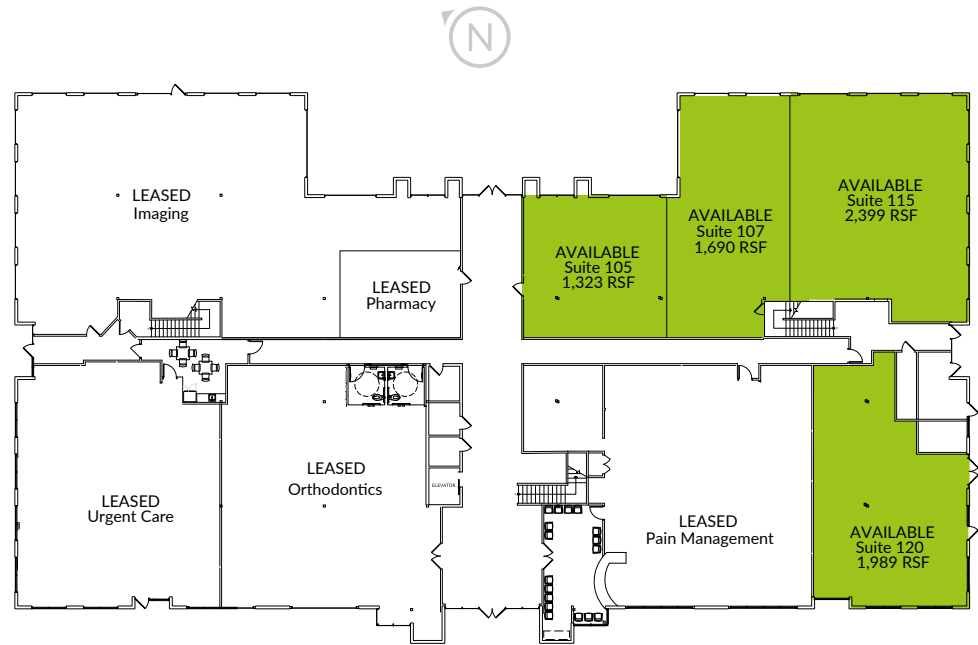
GROUND LEVEL

AVAILABLE SPACES

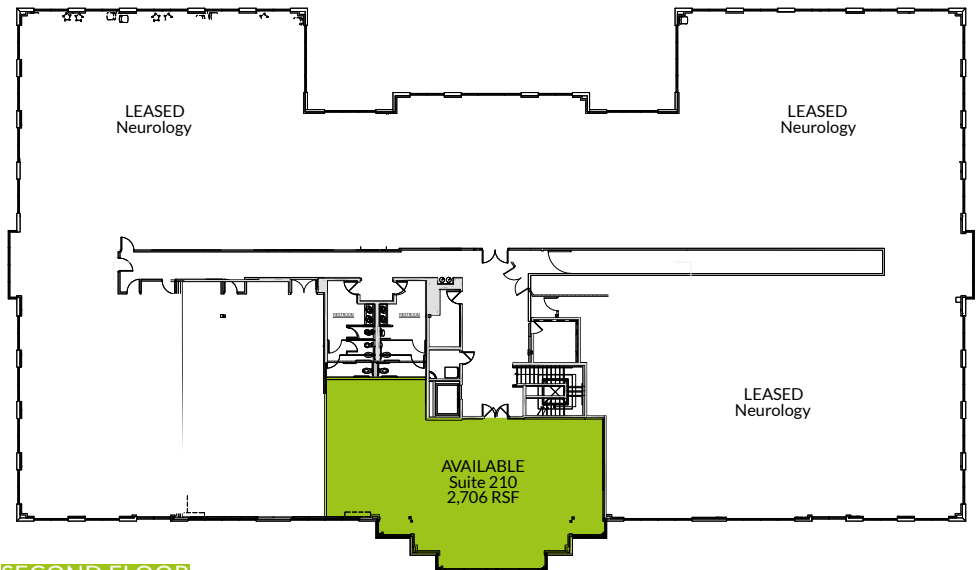
BUILDING 1
IMMEDIATE AVAILABILITY

PHASE 1-6010 HIDDEN VALLEY ROAD

Suite	RSF	Available	Total 5,412 RSF
105	1,323	Now	
107	1,690	Now	
115	2,399	Now	
120	1,989	Now	
210	2,706	Now	

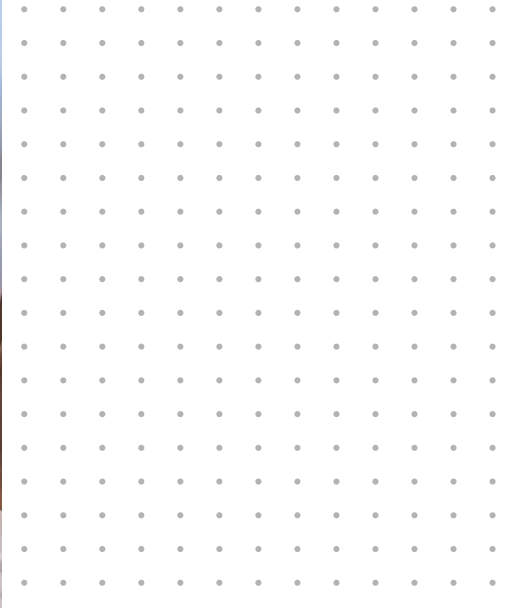
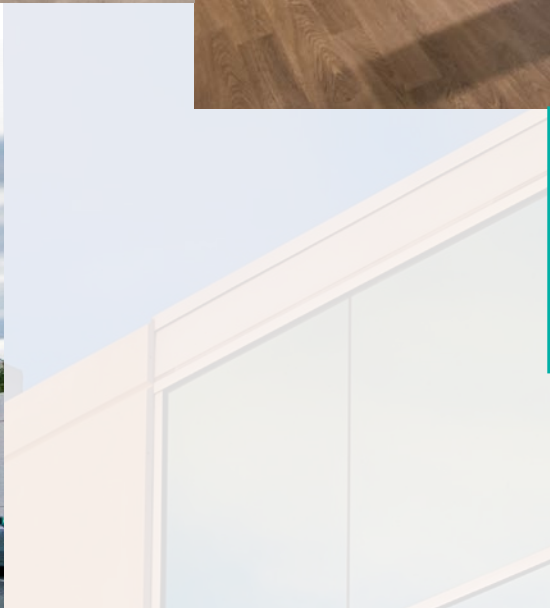


FIRST FLOOR



SECOND FLOOR



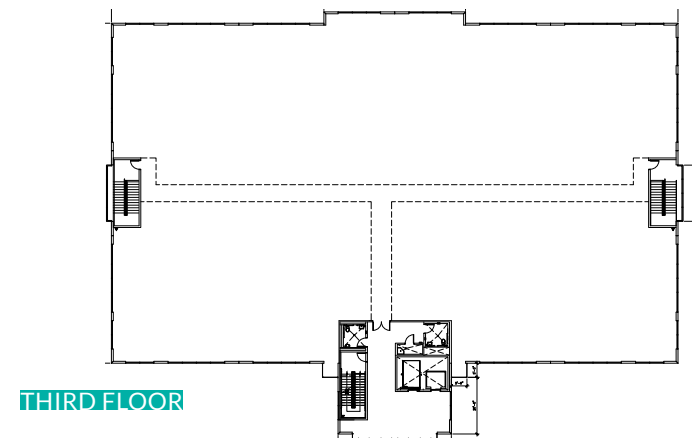
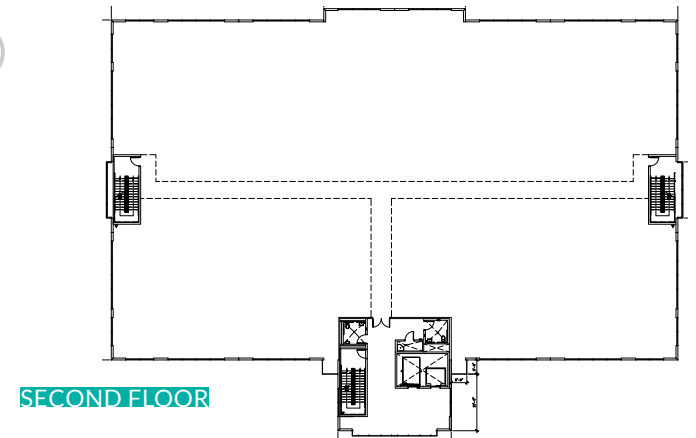
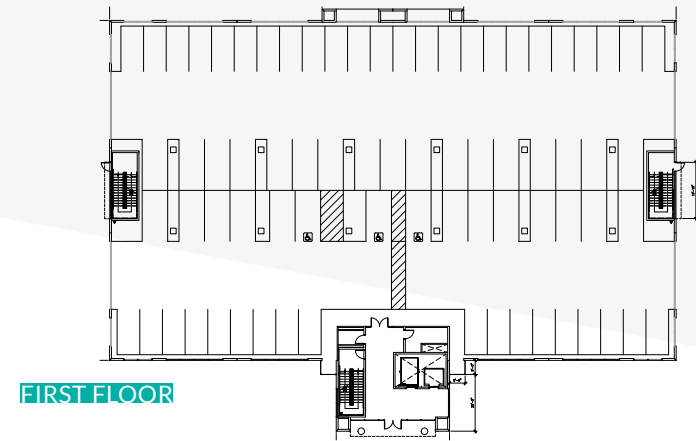


FUTURE SPACES

BUILDING 2
FUTURE AVAILABILITY

PHASE 2-6020 HIDDEN VALLEY ROAD

Suite	RSF	Available
200	25,000	Q3 2017
300	25,000	Q3 2017



AREA AMENITIES

BANKS

1. Comerica Bank
2. Bank of America
3. First National Trust Services

HOTELS

4. Grand Pacific Palisades
5. Motel 6 Carlsbad East
6. Carlsbad by the Sea Resort

RETAIL

7. Costco
8. Carlsbad Premium Outlets

RESTAURANTS

9. Karl Strauss Brewery
10. Tip Top Meats
11. Carl's Jr.
12. Taco Bell
13. Islands
14. TGI Friday's
15. Carlsbad Premium Outlets Restaurants
16. Corner Bakery
17. King's Fish House
18. BJ's Restaurant and Brewhouse
19. PF Chang's



NORTH COAST
MEDICAL PLAZA

WWW.NORTHCOASTMEDICALPLAZA.COM



DAN YEILDING

Lic. 01384625

+1 760 438 8569

dan.yeilding@cbre.com

LARS EISENHAUER

Lic. 01372911

+1 760 438 8534

lars.eisenhauer@cbre.com

NORTH COAST

MEDICAL PLAZA

CBRE

CBRE, Inc.

Broker Lic. #00409987

© 2016 CBRE, Inc. The information contained in this document has been obtained from sources believed reliable. While CBRE, Inc. does not doubt its accuracy, CBRE, Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

OCEANSIDE

78

15

NORTH COAST
MEDICAL PLAZA

78

CARLSBAD

SAN MARCOS

5

ENCINITAS

RANCHO
BERNARD

RANCHO
SANTA FE

SOLANA
BEACH

FAIRBANKS
RANCH

DEL MAR

56

CARMEL
VALLEY

SAB
SPRI

5

15

SCRIP
RANC

UTC

52

SORRENTO
MESA

LA JOLLA

5

805

KEARNY
MESA

15

PACIFIC
BEACH

8

MISSION
VALLEY

163

805

POINT LOMA

5

DOWNTOWN
SAN DIEGO

94

CORONADO