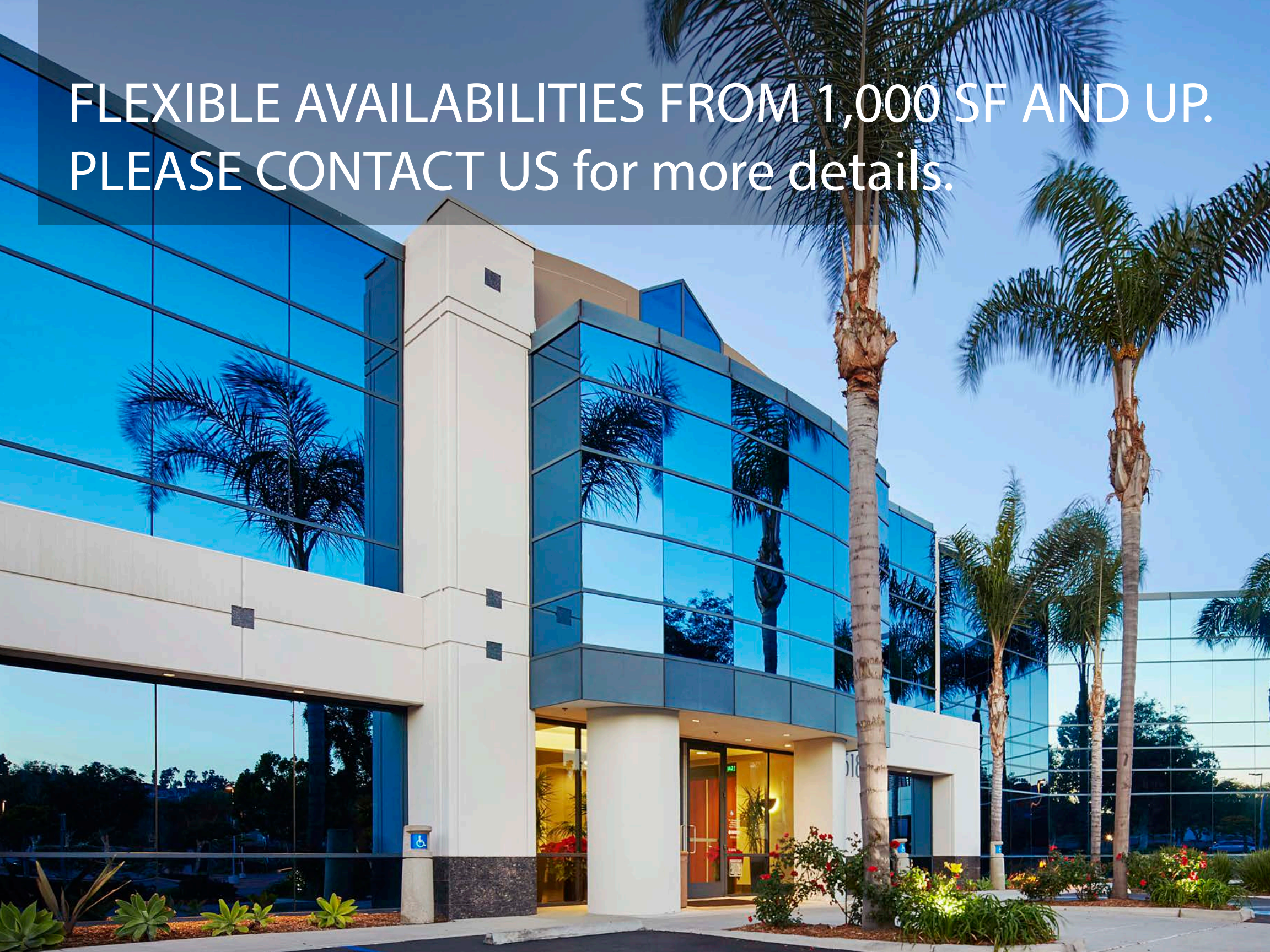




NextMed
CENTER OF CARLSBAD

Owned by and for physicians
Please inquire about ownership opportunities

FLEXIBLE AVAILABILITIES FROM 1,000 SF AND UP.
PLEASE CONTACT US for more details.



NextMed

CENTER OF CARLSBAD



CLASS A CAMPUS

Premier healthcare campus with four Class A medical buildings totaling approximately 130,000 s.f.



ACCESS

Convenient freeway access from Palomar Airport Road and Poinsettia Lane



VISIBILITY

Panoramic ocean views. Buildings and signage visible from Interstate 5 and Paseo Del Norte



CONVENIENCE

Close proximity to restaurants, services, beaches and retailers, including Costco and Carlsbad Premium Outlets



ABUNDANT PARKING

Planned parking expansion



AMENITIES

Showers & lockers on site. Outdoor spaces and balconies available



Future
mixed-use
development

I-5

Carlsbad Ranch
Corporate Center

Legoland

Flower
Fields

Palomar Airport Road

Paso Del Norte

NextMed
CENTER OF CARLSBAD

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15-MINUTE DRIVETIME RADIUS



\$114K

Average household income in 2018



265K

Population – 2018



277K

Population by 2023



\$7.4K

Annual Healthcare Spending
per household



45K

Population age 65+



78K

Population age < 18

AMENITIES

RETAIL

1. Costco
2. Carlsbad Premium Outlets

RESTAURANTS

3. Karl Struass Brewery
4. Tip Top Meats
5. Carl's Jr.
6. Taco Bell
7. Islands
8. TGI Friday's
9. Carlsbad Premium Outlets
10. Corner Bakery
11. King's Fish House
12. BJ's Restaurant and Brewhouse
13. PF Chang's
14. Veggie Grill
15. Burger Lounge

BANKS

16. Comerica Bank
17. Bank of America
18. First National Trust Services

HOTELS

19. Grand Pacific Palisades
20. Motel 6 Carlsbad East
21. Carlsbad by the Sea Resort

practices + services at nextmed campus

6121

Carlsbad Surgery Center
Orthopedic Specialists of North County
OSNC Physical Therapy
OSNC MRI
Tri-City Health

6183

Acadia Health
Montecatini
Carlsbad Eye Care

6125

San Diego Orthobiologics Medical Group
Direct Orthopedic Care (DOC)
Fertility Specialists Medical Group (FSMG)
Sharp Mary Birch
West Cost OB/GYN Inc.
Global One Ventures
Surgery One

Visit us at nextmedcenter.com

6121

6125

NextMed
CENTER OF CARLSBAD

6183

6185

AVAILABILITY

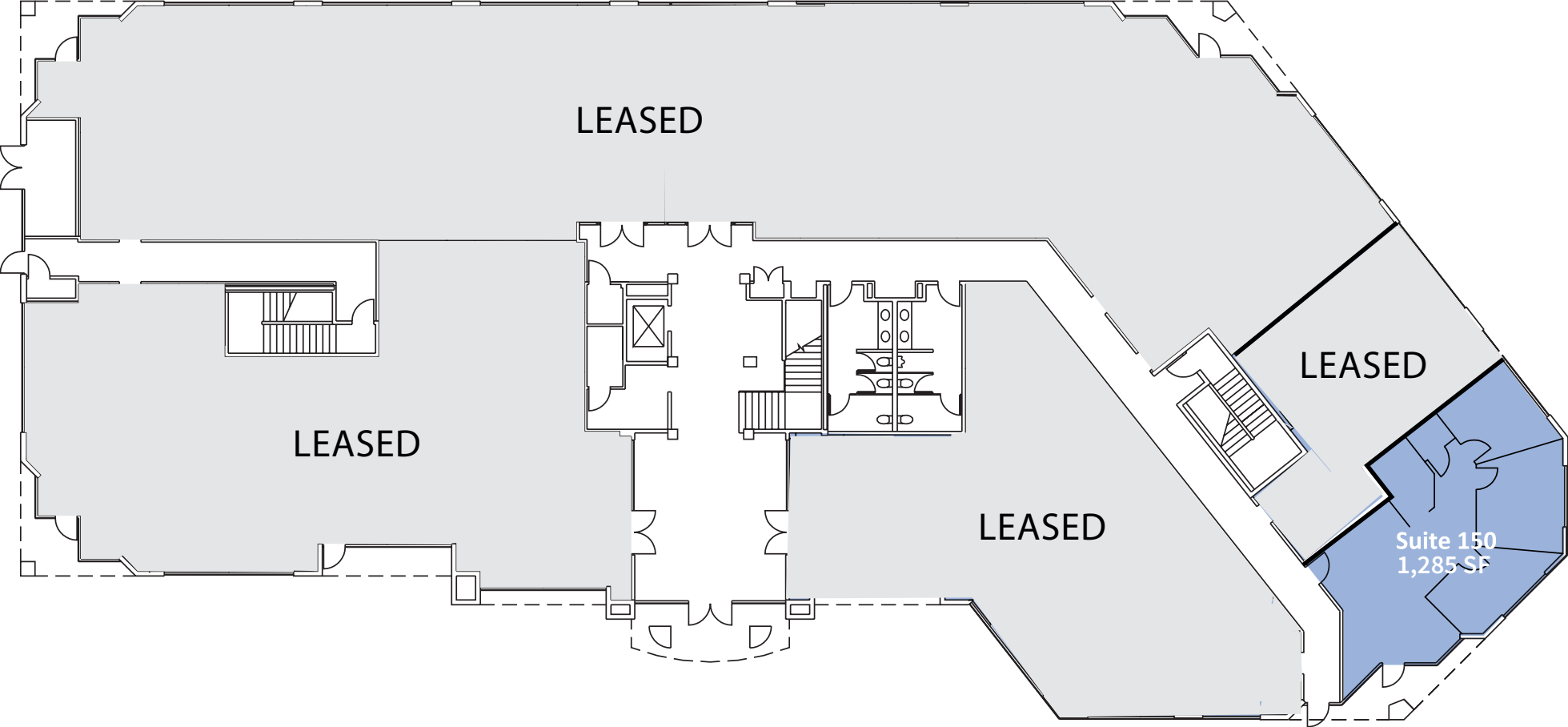


6183 PASEO DEL NORTE		
Suite 150	1,285 SF	Available in 30 days
Suite 200*	4,285 SF	Available 1/1/22
Suite 210*	3,073 SF	Available
Suite 250*	1,728 SF	Available
Suite 260*	5,436 SF divisible	Available
6185 PASEO DEL NORTE		
Suite 100**	4,553 SF	Available
Suite 110**	4,418 SF	Available in 30 days
Suite 140**	11,730 SF divisible	Available

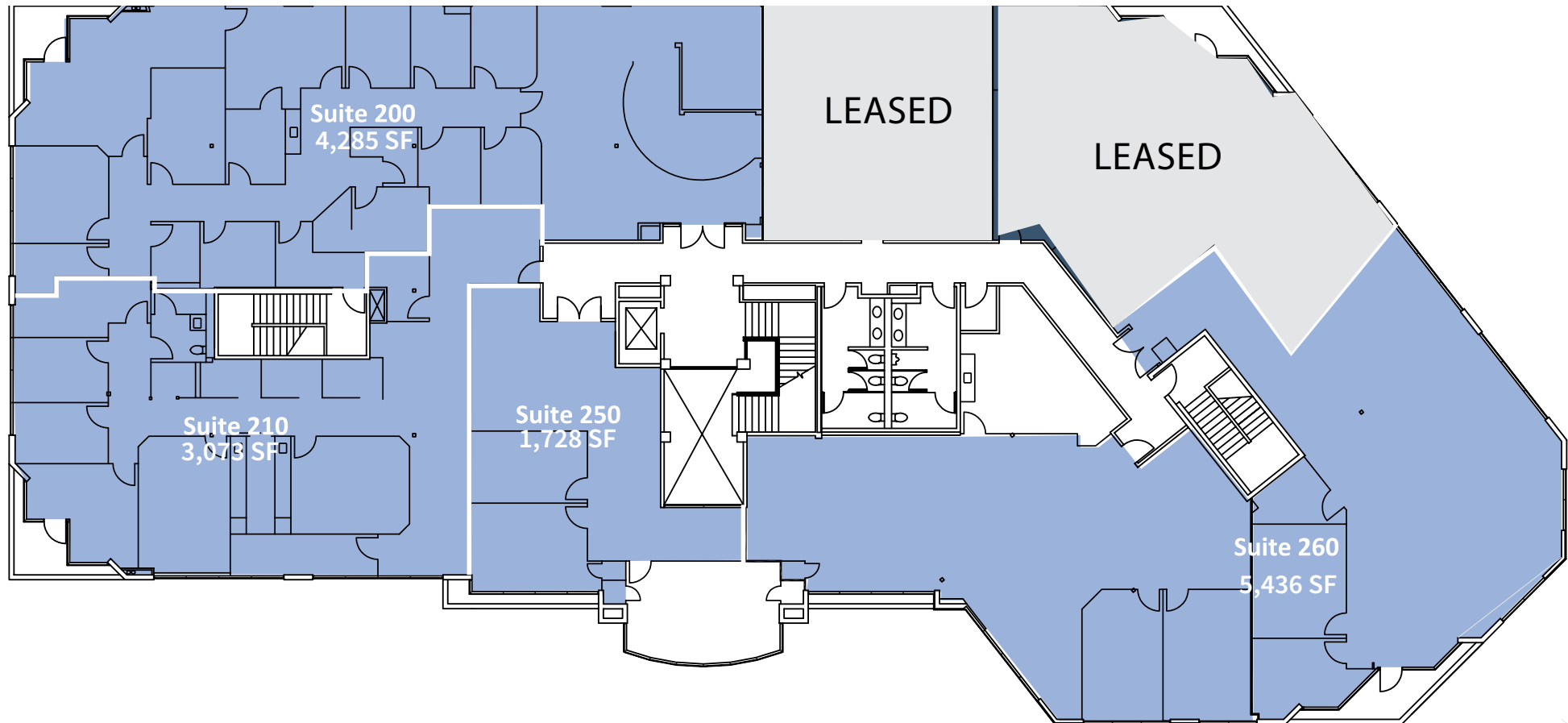
*Contiguous up to 14,522 SF

** Contiguous up to approximately 20,701 SF

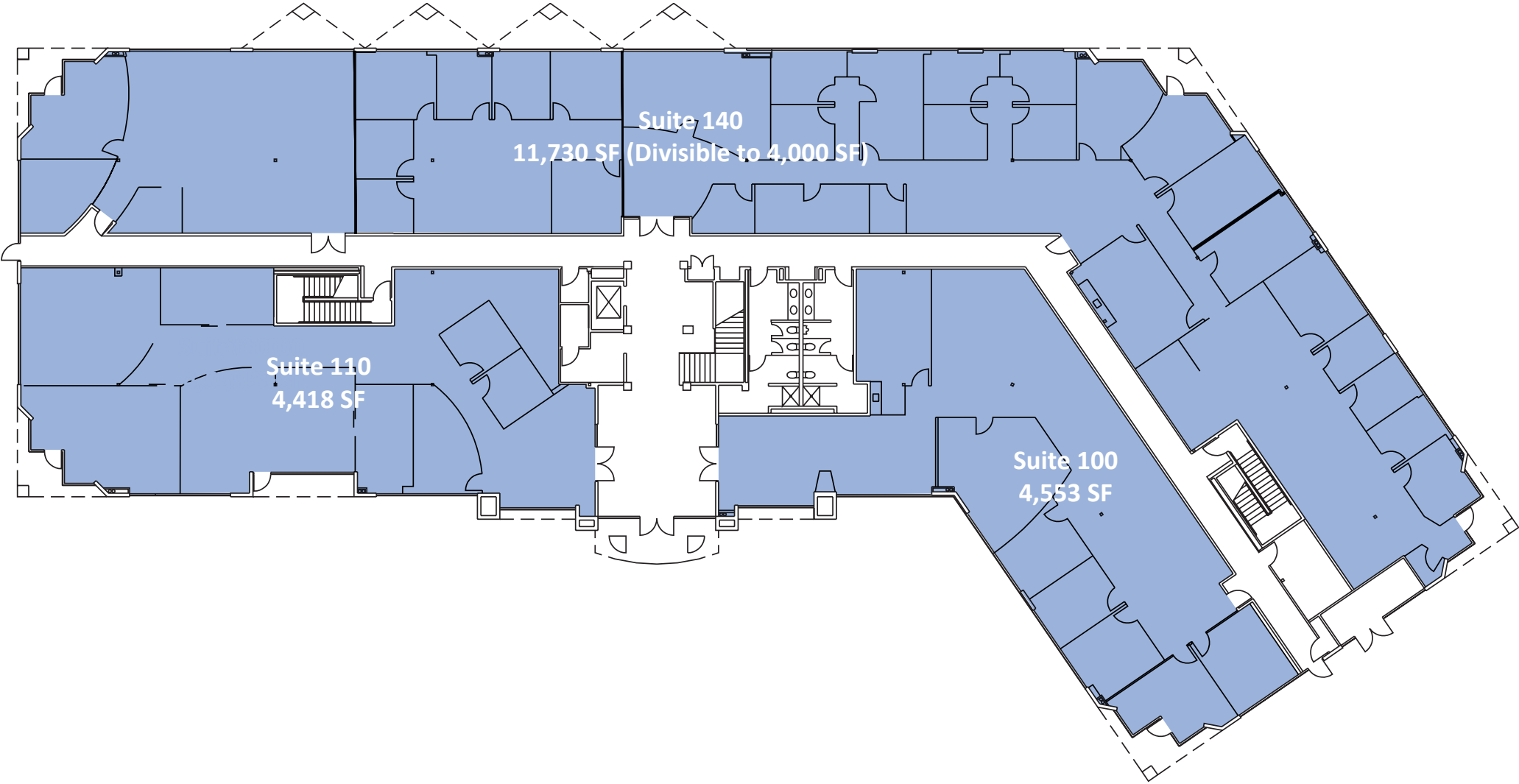
6183 PASEO DEL NORTE | FIRST FLOOR



6183 PASEO DEL NORTE | SECOND FLOOR



6185 PASEO DEL NORTE | FIRST FLOOR





6185



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