

# 3907 Waring Road

OCEANSIDE, CA 92056

MEDICAL OFFICE  
SUITES FOR LEASE



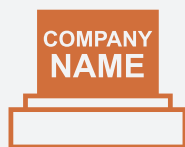
# 3907 Waring Road

OCEANSIDE, CA 92056

## Building Features



5 Stalls : 1,000 RSF  
Parking Ratio



Signage Availability



Common Areas  
Recently Renovated



Utilities: Tenant  
Responsible For  
In-suite Janitorial And  
Separately Metered  
Electricity

## Availability

SUITE	SF	RATE	COMMENTS
2	3,262	\$1.95/ SF NNN	Turnkey medical suite

\* NNN's of \$0.70/ SF

## Synergistic Tenant Base



**Dr. Sean Tubbs**  
*Audiology & Hearing Aids*





# Project Aerial



# Demographics

## 3-Mile Radius



**126,762**  
POPULATION



**\$68,358**  
AVERAGE  
HOUSEHOLD INCOME



**39**  
MEDIAN AGE

# Traffic Counts

**14,473**  
CARS PER DAY

W Vista Way and Tri City Hospital E



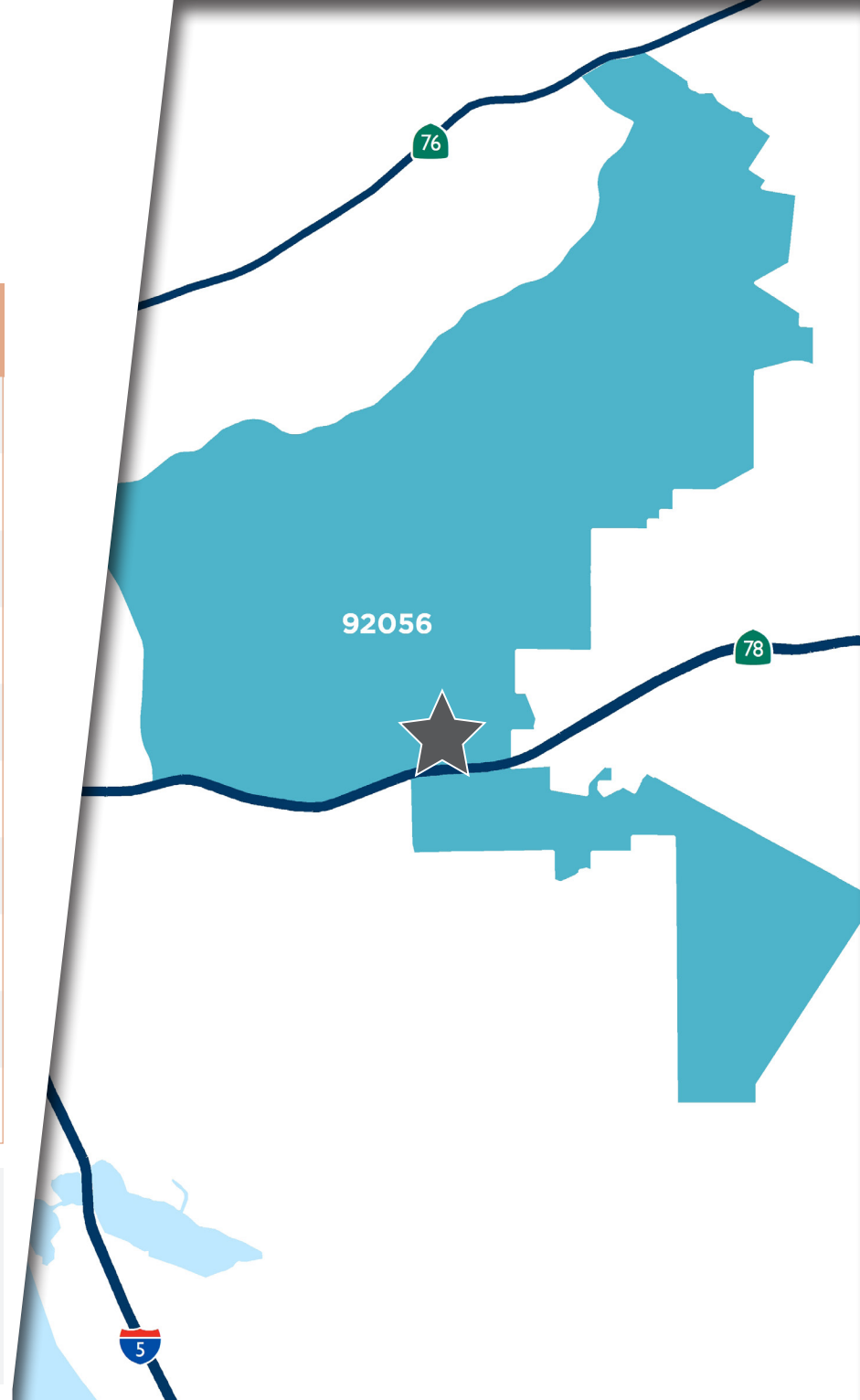
# Patient Demand Forecast

## 3907 Waring Road

Service Line	2018 Volume	2023 Volume	2028 Volume	5 Year Growth	10 Year Growth
Urology	3,935	5,078	5,873	29.0%	49.2%
Orthopedics	10,390	13,126	14,657	26.3%	41.1%
Neurology	4,067	5,065	5,715	24.5%	40.5%
Podiatry	4,115	5,122	5,785	24.5%	40.6%
Pain Management	2,622	3,202	3,598	22.1%	37.2%
Gastroenterology	6,853	8,275	9,285	20.8%	35.5%
Vascular	3,192	3,847	4,423	20.5%	38.6%
ENT	8,895	10,580	12,253	18.9%	37.7%
Pulmonology	7,177	8,506	9,473	18.5%	32.0%
Cosmetic Procedures	2,061	2,441	2,552	18.4%	23.8%



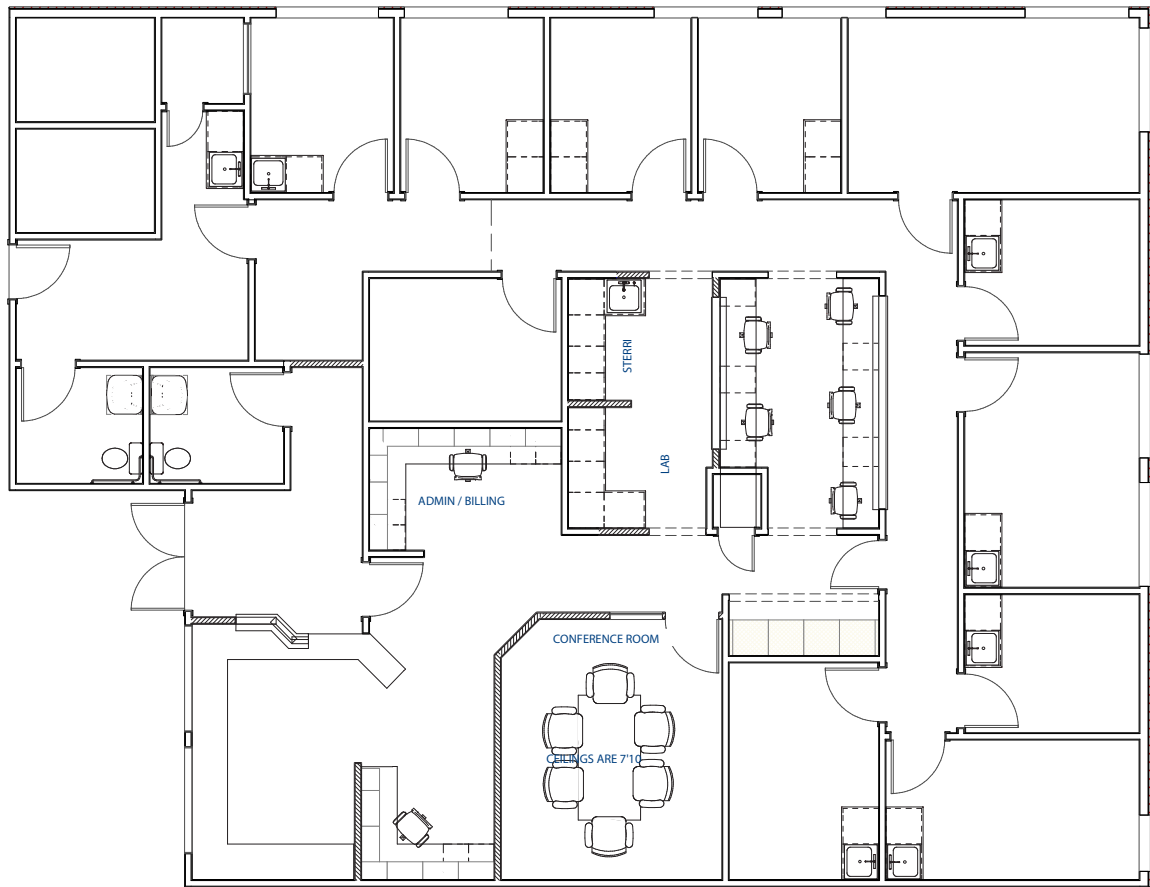
Market Scenario Planner displays the types of services patients in your market are expected to use and allows projections to be customized according to five key growth drivers; disease prevalence, care management, insurance, readmissions and technology shifts. The above data is representative of 3907 Waring Road which includes areas in zip code 92056.



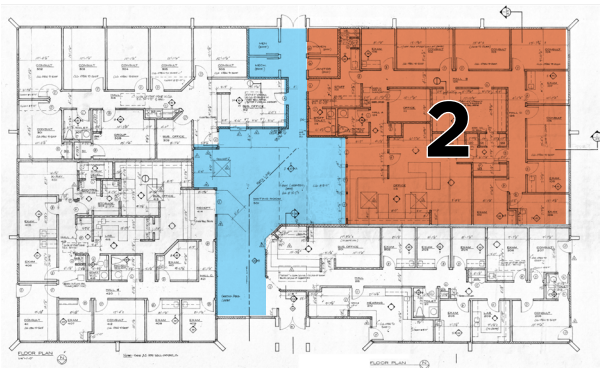


# Suite 2

## Floor Plan



SUITE	SF	RATE	COMMENTS
2	3,262	\$1.95/ SF NNN	Turnkey medical suite



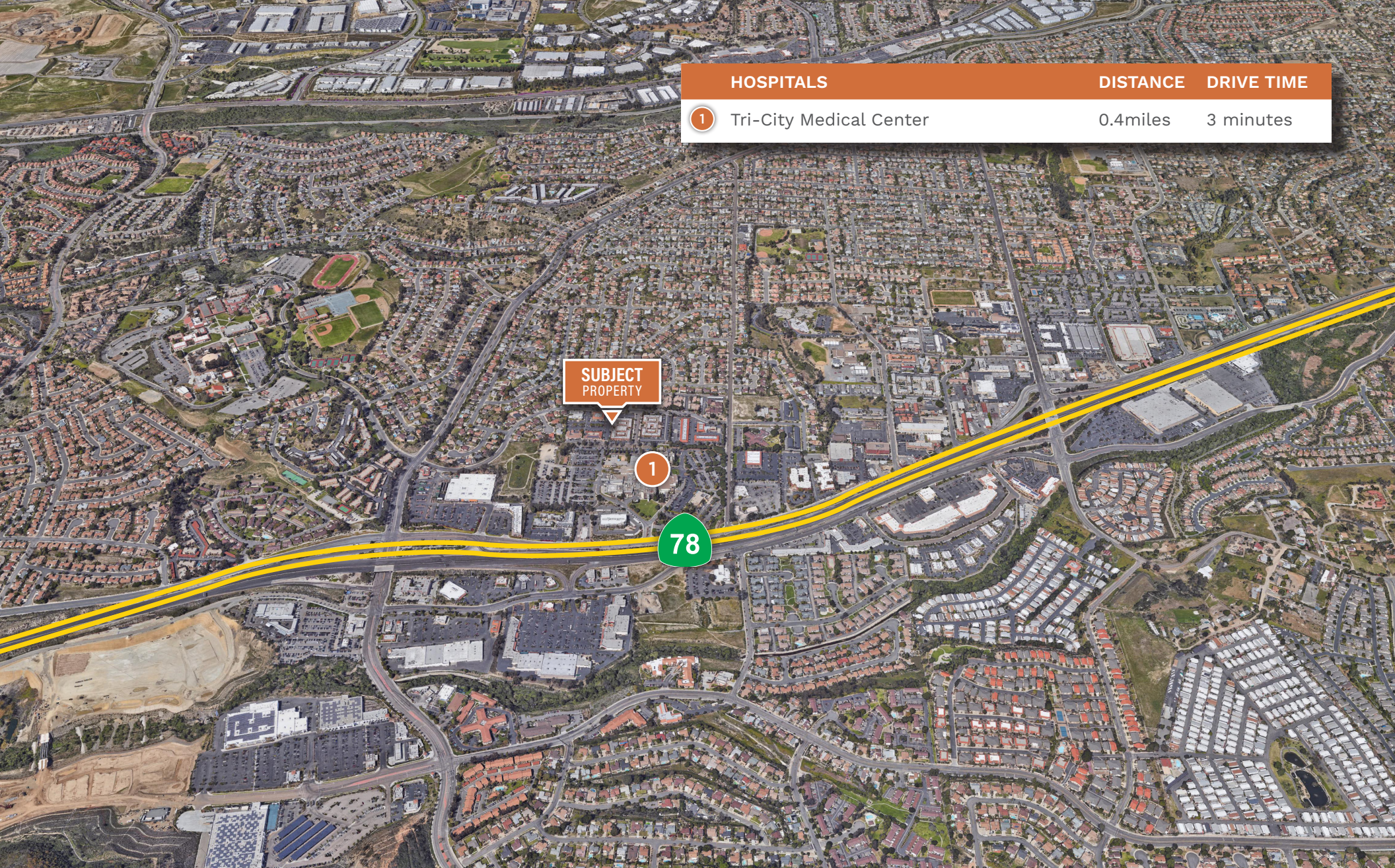
● COMMON AREA

**JOE ZUREK**  
 858-558-5612  
 joe.zurek@cushwake.com  
 CA Lic. #01967813

**MELANIE CHAVEZ**  
 858-334-4019  
 melanie.chavez@cushwake.com  
 CA Lic. #02093755







#### HOSPITALS

#### DISTANCE

#### DRIVE TIME

1

Tri-City Medical Center

0.4miles

3 minutes

SUBJECT  
PROPERTY

1

78

#### JOE ZUREK

858-558-5612

joe.zurek@cushwake.com

CA Lic. #01967813

#### MELANIE CHAVEZ

858-334-4019

melanie.chavez@cushwake.com

CA Lic. #02093755



[View Site Specific COVID-19 Prevention Plan](#)