

THE NEUROLOGY CENTER

CARLSBAD MEDICAL PLAZA

NORTH COAST MEDICAL PLAZA

6010 HIDDEN VALLEY ROAD, CARLSBAD CALIFORNIA

AVAILABLE FOR

BUILDING ~ 50,000 SF ~ EXISTING MEDICAL BUILDING

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

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PROJECT FEATURES



Medical Suites available from 3,782 SF



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



SITE PLAN

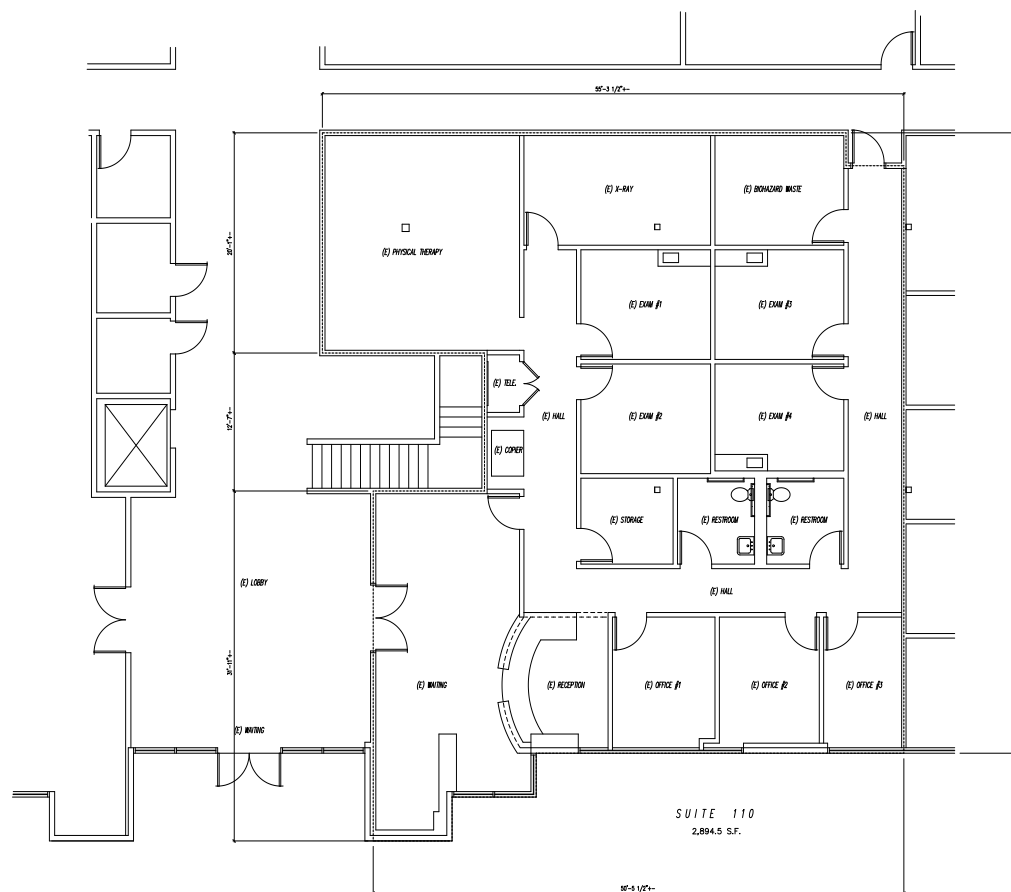


AVAILABLE SPACES

6010 HIDDEN VALLEY ROAD
IMMEDIATE AVAILABILITY

PHASE 1-6010 HIDDEN VALLEY ROAD

Suite	RSF	Available	Lease Rate
110	3,782	12/01/2022	Negotiable



SUITE 110



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



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OCEANSIDE

78

15

NORTH COAST
MEDICAL PLAZA

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CARLSBAD

SAN MARCOS

5

ENCINITAS

RANCHO
BERNARD

RANCHO
SANTA FE

SOLANA
BEACH

FAIRBANKS
RANCH

DEL MAR

56

CARMEL
VALLEY

SAB
SPRI

5

SCRIP
RANC

UTC

SORRENTO
MESA

LA JOLLA

5

805

KEARNY
MESA

15

PACIFIC
BEACH

MISSION
VALLEY

8

5

163

805

POINT LOMA

DOWNTOWN
SAN DIEGO

94

CORONADO