



PALOMAR HEALTH OUTPATIENT CENTER II (PHOC II)

2130 CITRACADO PKWY, ESCONDIDO, CA 92029

Cushman & Wakefield Listing Team:

JOE ZUREK

858-558-5612

joe.zurek@cushwake.com

CA Lic. #01967813

TRAVIS IVES

858-334-4041

travis.ives@cushwake.com

CA Lic. #01889097



PALOMAR HEALTH OUTPATIENT CENTER



PHASE I

2125 Citracado Pkwy

- 75,000 RSF (completed in 2018)
- Fully leased to Palomar Health and Rady Children's Hospital

PHASE II

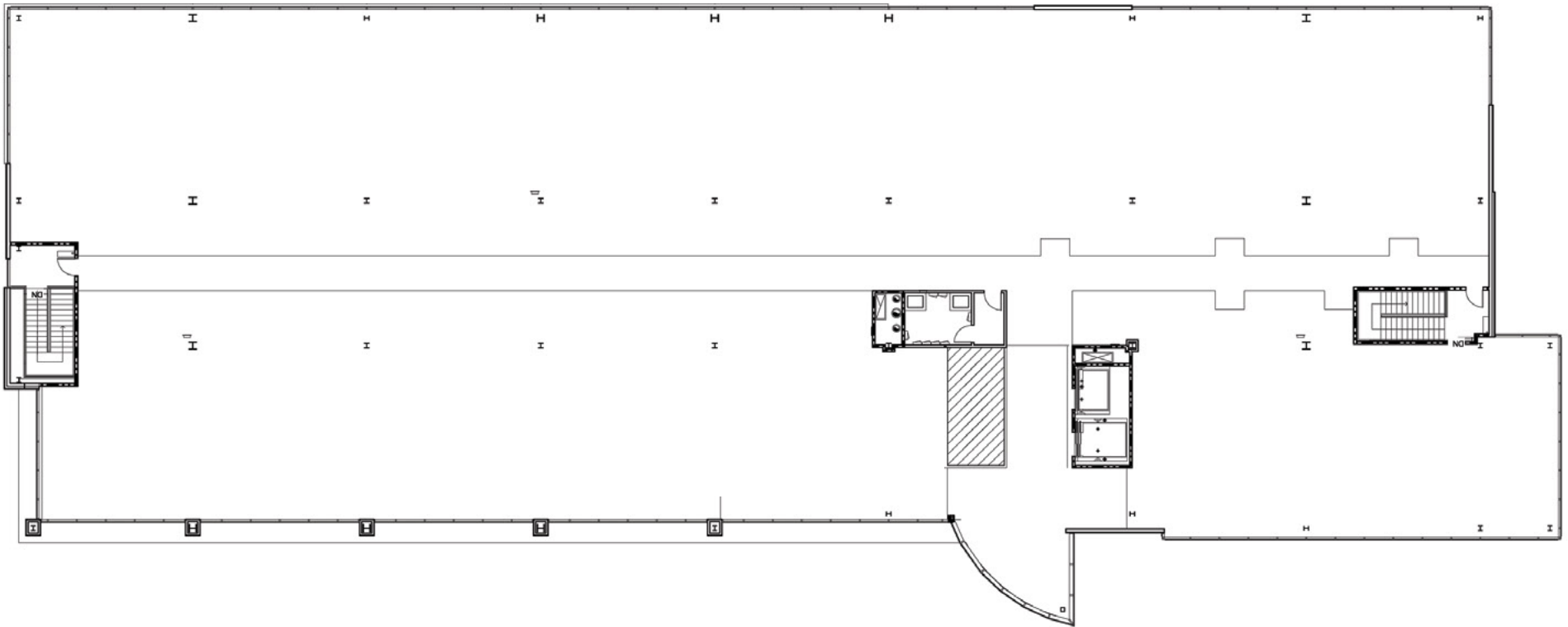
2130 Citracado Pkwy

- Up to +/- 26,500 SF contiguous on 3rd floor available for sublease
- Divisible to +/-1,500 SF
- Rental rate and TI allowance negotiable

PHASE II

3rd Floor

- Cold shell condition
- Single or multi-tenant floor
- +/-26,500 RSF divisible to +/-1,500 RSF



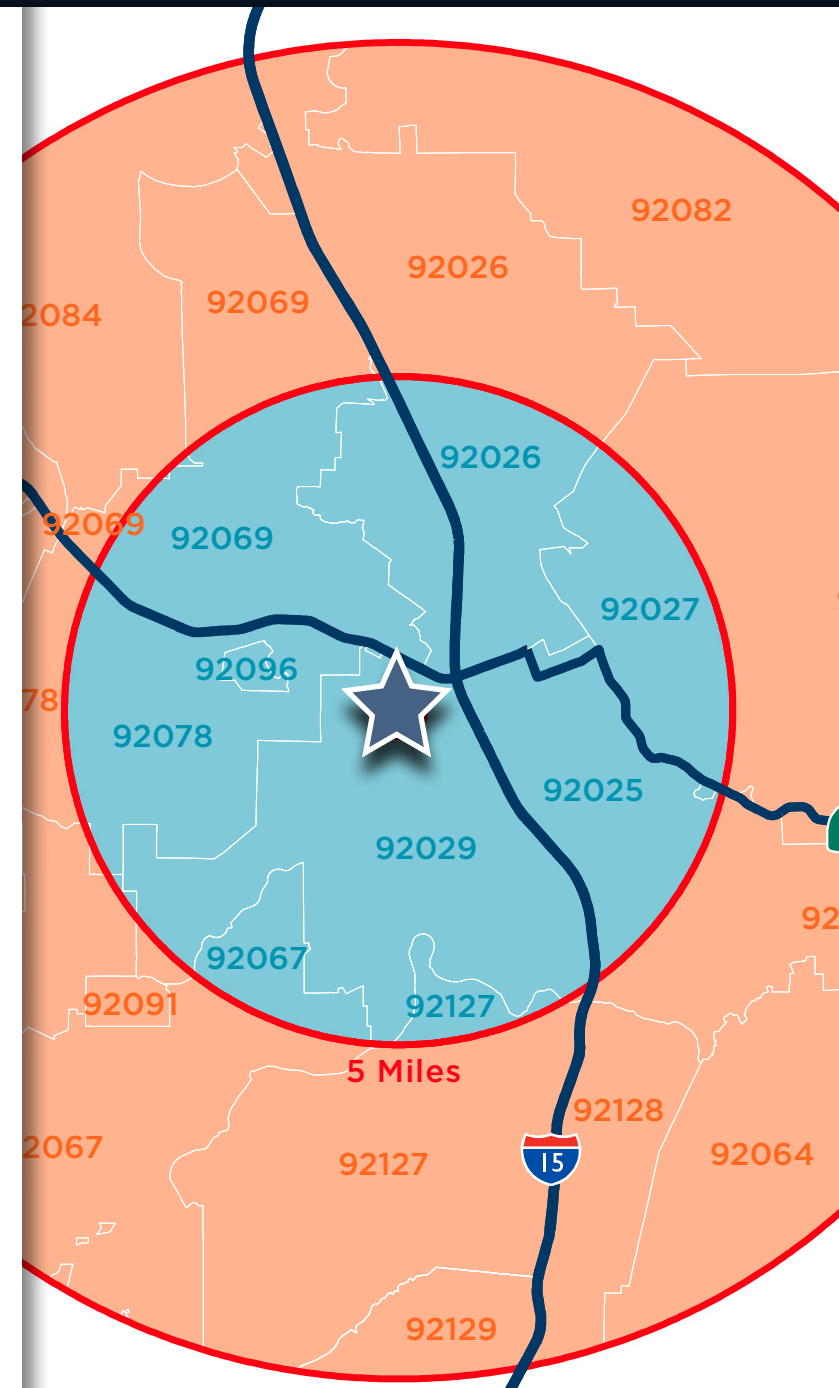
PALOMAR HEALTH OUTPATIENT CENTER

Patient Demand Forecast

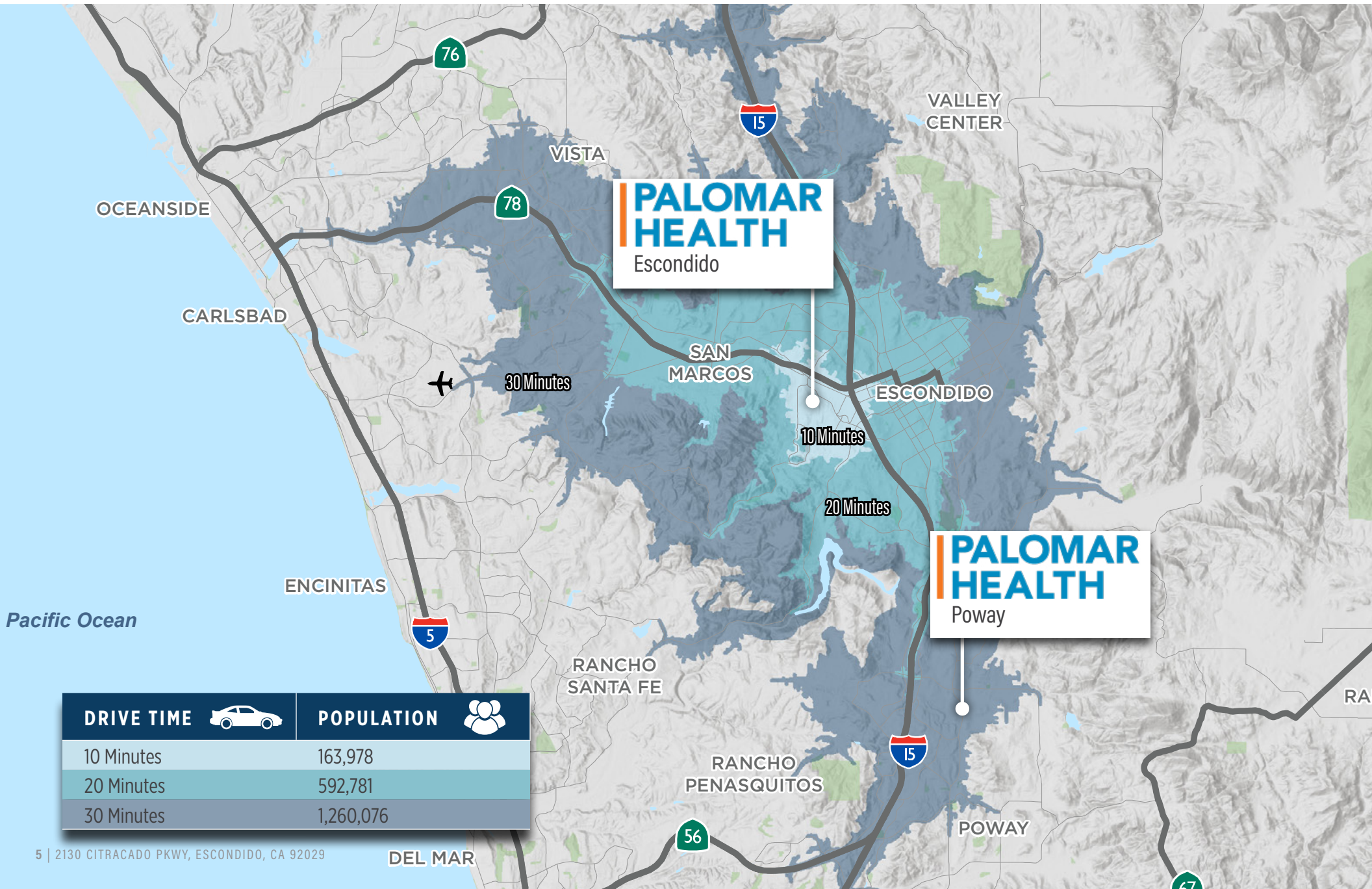
Service Line	2019 Volume	2024 Volume	2029 Volume	5 Year Growth	10 Year Growth
Endocrinology	1,929	2,756	3,086	42.8%	59.9%
Podiatry	36,707	47,498	56,703	29.4%	54.5%
Physical Therapy	570,501	721,928	777,898	26.5%	36.4%
Orthopedics	95,200	120,274	132,760	26.3%	39.5%
Neurology	37,054	45,852	50,846	23.7%	37.2%
Pain Management	24,054	29,354	32,432	22.0%	34.8%
Neurosurgery	2,076	2,452	2,861	18.1%	37.8%
Spine	2,893	3,385	3,641	17.0%	25.9%
ENT	78,328	91,612	97,004	17.0%	23.8%
Ophthalmology	193,026	224,383	244,659	16.2%	26.7%



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 Palomar Health Outpatient Center which includes areas within a ten mile radius.



PALOMAR HEALTH OUTPATIENT CENTER



DRIVE TIME



POPULATION



10 Minutes

163,978

20 Minutes

592,781

30 Minutes

1,260,076

**PALOMAR HEALTH
OUTPATIENT CENTER II**

78

PALOMAR HEALTH OUTPATIENT CENTER II

2130 CITRACADO PKWY, ESCONDIDO, CA 92029

15

Future Citracado Extension

15

Future Citracado Extension

For more information, please contact:

JOE ZUREK

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

TRAVIS IVES

858-334-4041
travis.ives@cushwake.com
CA Lic. #01889097

View Site Specific COVID-19 Prevention Plan

4747 Executive Drive, 9th Floor, San Diego, CA 92121 | T 858.452.6500 | F 858.452.3206 | www.cushmanwakefield.com

