

Medical Office Space For Lease



Approximately 1,500 Square Feet  
Available Now

**1948 VIA CENTRE**  
Vista, CA 92081

CreekView Medical Park

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# Property Highlights

- » Approximately 1,500 SF Medical Office Space located within a Condo
- » Direct access to Emerald Drive, Plaza Drive and College Boulevard exits off Highway 78
- » Located within a desirable 12-building medical office campus with a vast, growing patient base
- » Unique building identity and signage opportunities with excellent drive-up parking at the building (5.6/1,000 SF)
- » Close proximity to Tri-City Medical Center - less than 1/2 mile (1.2 miles by car; approximately 6-minute drive)
- » **LEASE RATE: \$2.80 PSF NNN**

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## Demographics



### POPULATION

2022 Total Population  
**1 Mile** - 19,708  
**3 Miles** - 130,240  
**5 Miles** - 313,555



### DAYTIME POPULATION

2022 Population  
**1 Mile** - 18,596  
**3 Miles** - 114,196  
**5 Miles** - 305,852



### HOUSEHOLDS

2022 Households  
**1 Mile** - 6,486  
**3 Miles** - 45,640  
**5 Miles** - 108,787



### HOUSEHOLD INCOME

2022 Average Household Income  
**1 Mile** - \$83,488  
**3 Miles** - \$105,741  
**5 Miles** - \$104,869



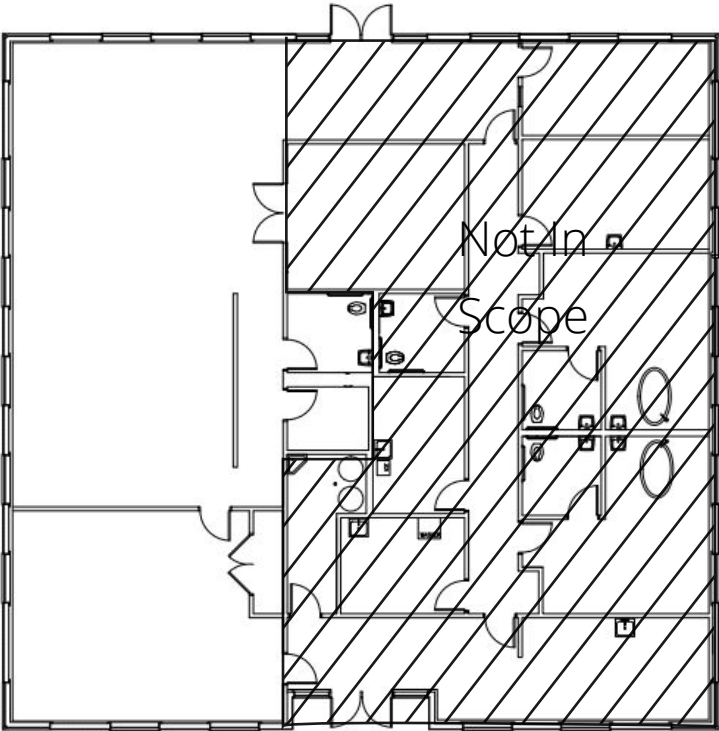






# AVAILABLE 1,500 RSF

Floorplan

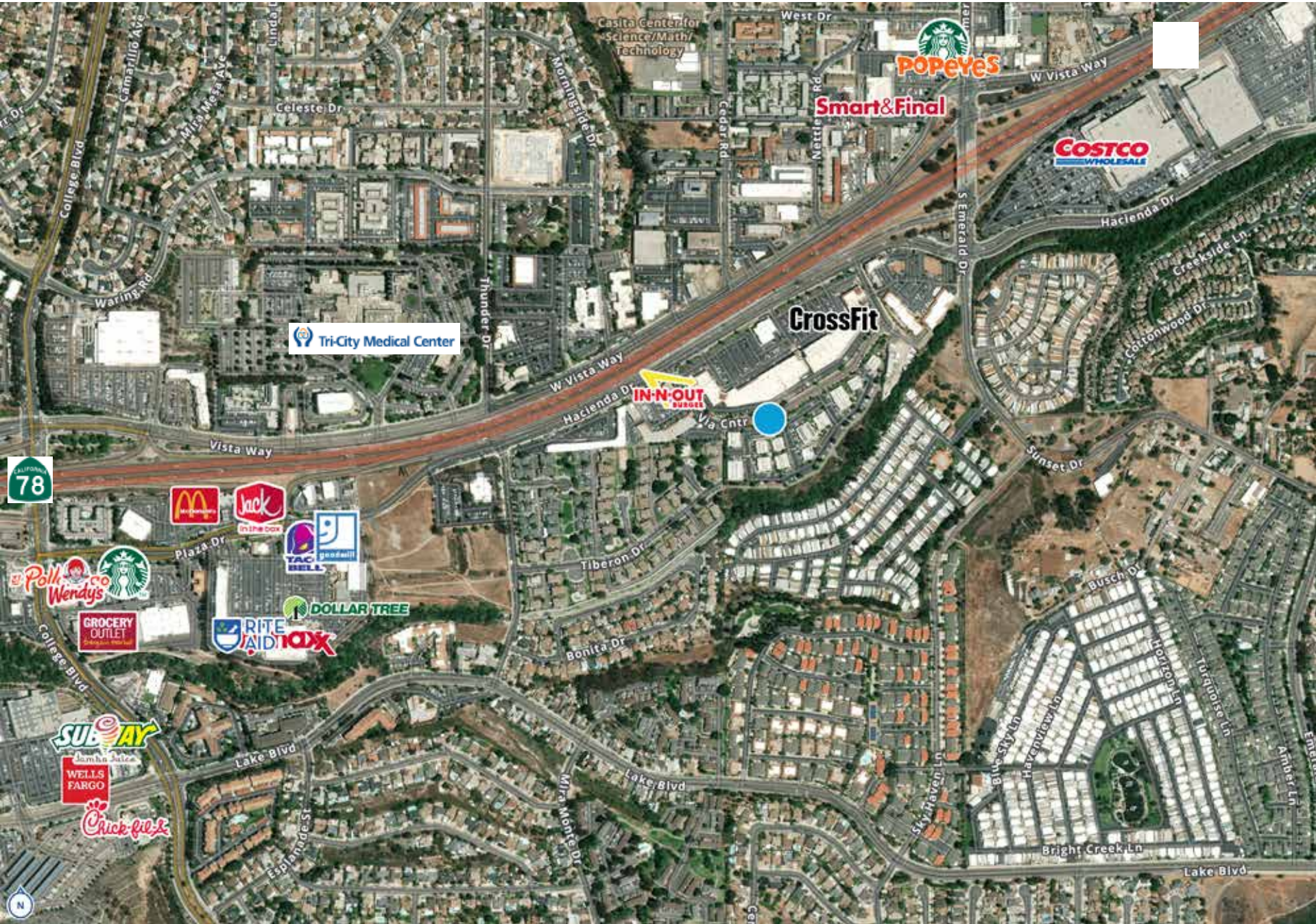


Siteplan





# Amenities Aerial







San Diego Blood Bank

OCEANSIDE

TRI-CITY PRIMARY CARE  
Active Solutions

North County

Morris Eye Group

Optimas  
Access Children's Dental Group

BREATHE easy

Planned Parenthood

CreekView Medical Park

SOSNC

Hanger Clinic

Via Centre



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