

# LOS COCHES VILLAGE MEDICAL CENTER

3257 Camino De Los Coches | Carlsbad, California 92009

**TURN-KEY MEDICAL SUITE  
AVAILABLE FOR LEASE**

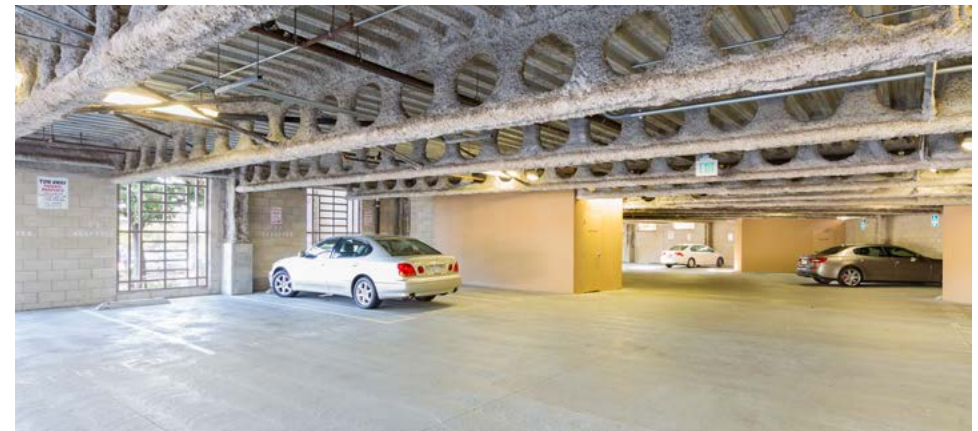




# Property Highlights

- **TURN-KEY MEDICAL SUITE AVAILABLE FOR LEASE**

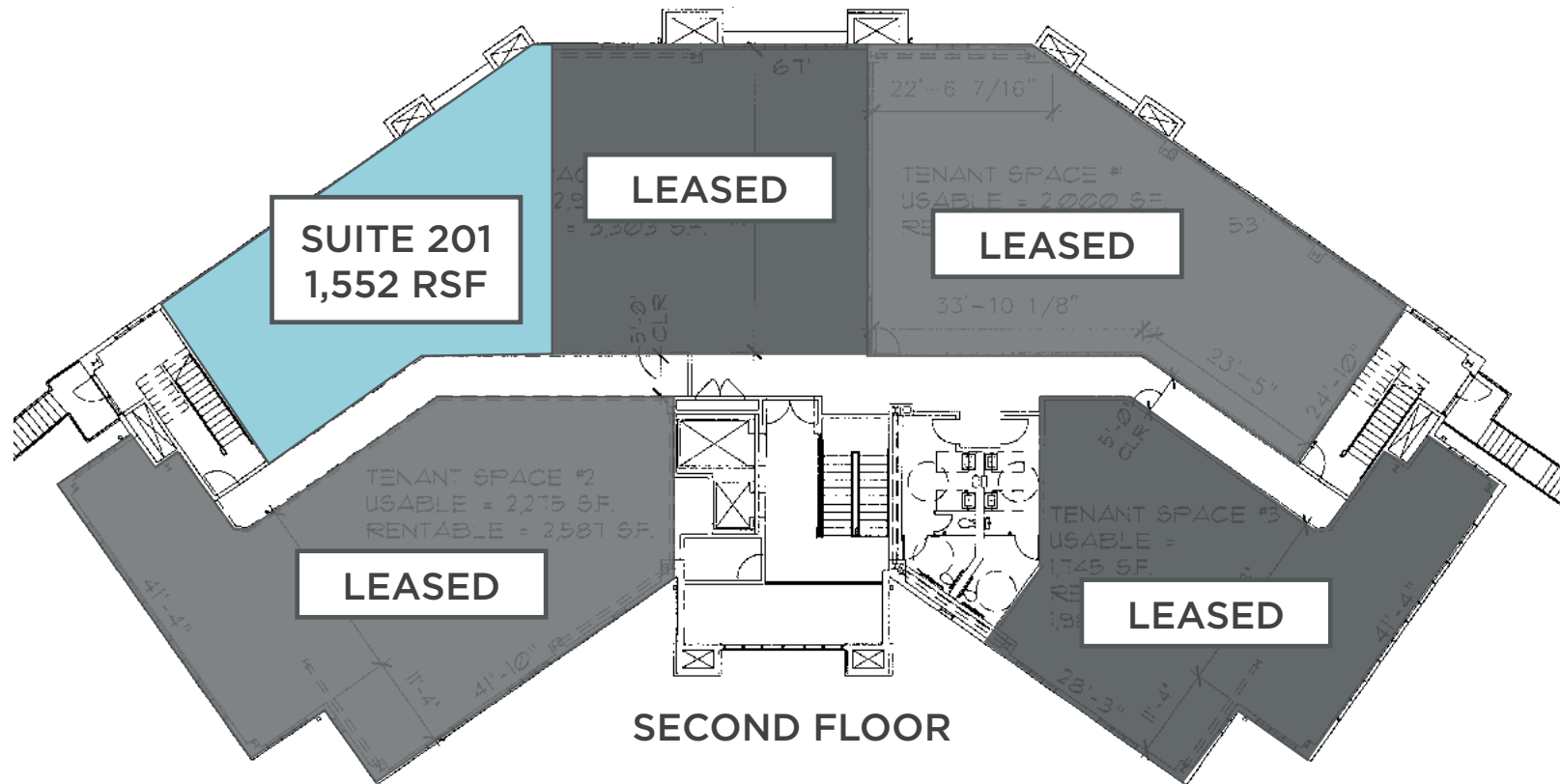
- Located in the beautiful coastal town of Carlsbad, CA, Los Coches Village Medical Center is a 21,838 rentable square foot, two story, multi-tenant, Class "A," medical / office building.
- Rated for surgery centers
- Central restrooms and elevators
- Parking ratio of approx. 5:1,000 USF – Covered parking available
- Centrally located between Scripps Encinitas, Tri City, Scripps La Jolla and Palomar Pomerado
- Located adjacent to extremely busy ±67,000 SF Sprouts Farmers Market anchored shopping center with close proximity to Encinitas Ranch Shopping Center and the Forum
- Near La Costa Canyon High School with over 2,000 students, faculty and staff
- \$130,614 average household income within 3-mile radius
- Fantastic visibility, with over 42,000 cars per day at the heavily trafficked signalized intersection of Rancho Santa Fe Road & Camino De Los Coches



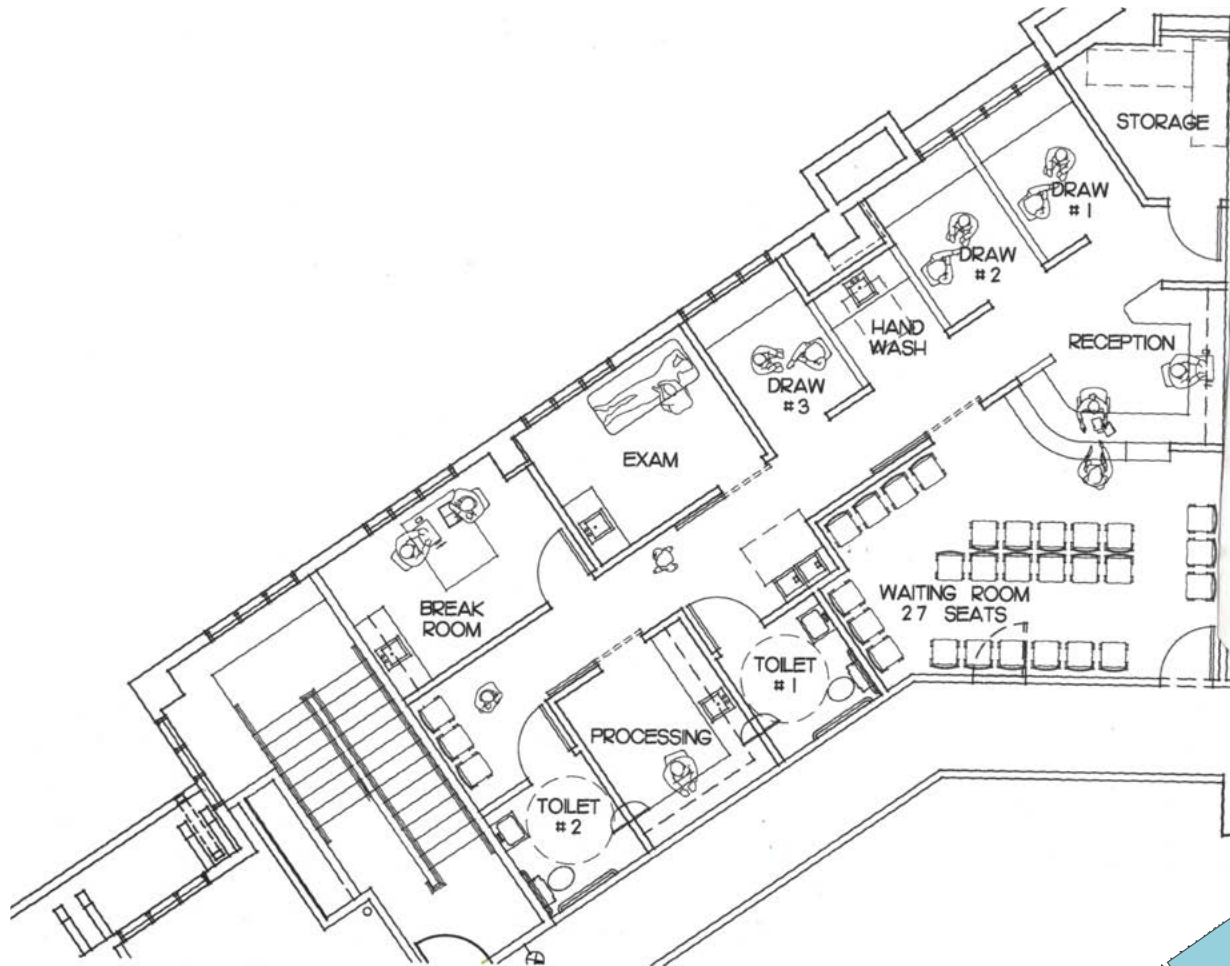
# Availability

LEASE RATE: \$3.25/RSF NNN

SUITE	RSF	RATE/RSF	AVAILABLE
Second Floor			
201	1,552	\$3.25 NNN	Available May 1, 2020



# Availability



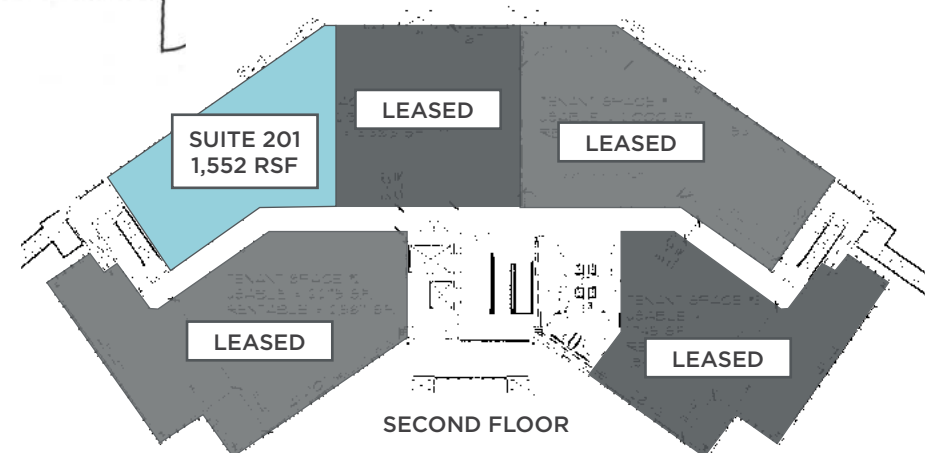
## SUITE 201

1,552 RSF

Lease Rate: \$3.25 NNN

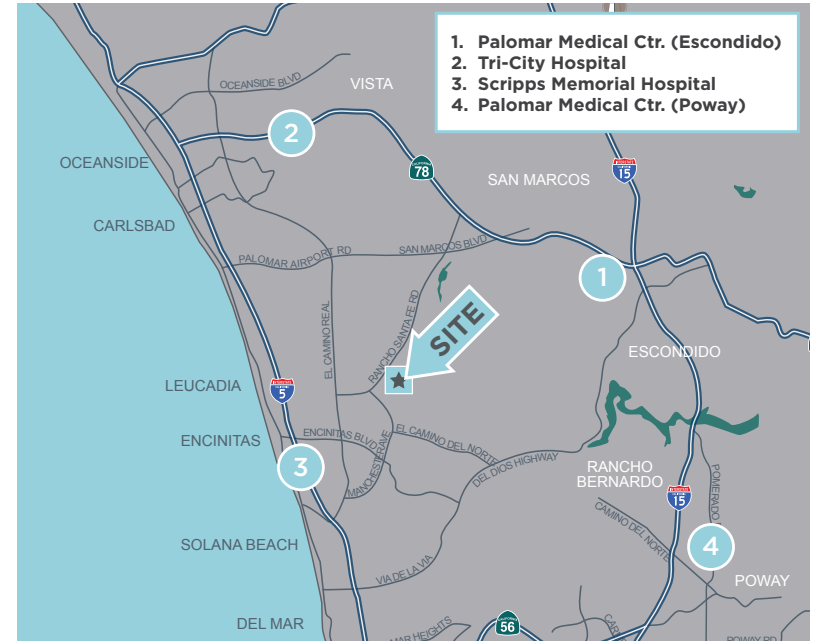
### TURN-KEY MEDICAL SUITE

Reception and waiting room, 2 patient exam rooms, large lab area, server/storage room, and two in-suite restrooms

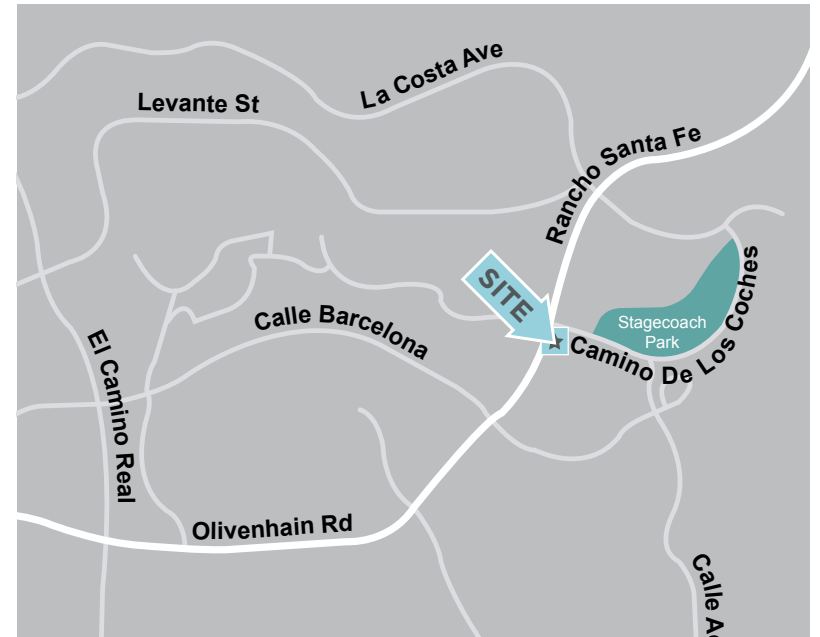




# Location



LOS COCHES VILLAGE SHOPPING CENTER





# LOS COCHES VILLAGE MEDICAL CENTER

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