

## > 2.63 ACRE REDEVELOPMENT OPPORTUNITY

# @Tri-City Medical Center

4120 Waring Road • Oceanside, CA



### JOHN WADSWORTH

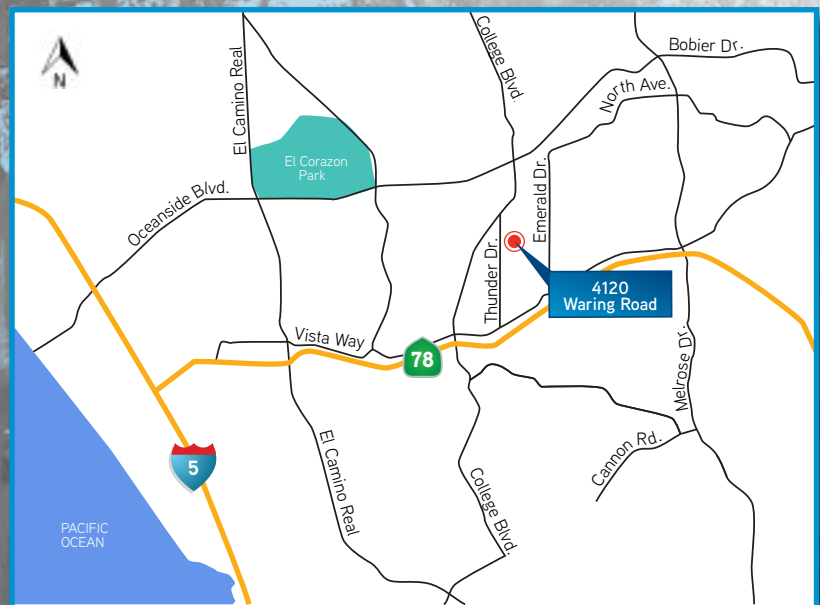
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# Tri-City Redevelopment Opportunity

4120 Waring Road • Oceanside, CA

SITE FEATURES

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2.63 acre site, 4 separate parcels

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Existing 6,296 SF single story shell office building onsite with 35 parking spaces

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Available via long-term ground lease

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Zoning allows for a wide range of medical, commercial and residential uses

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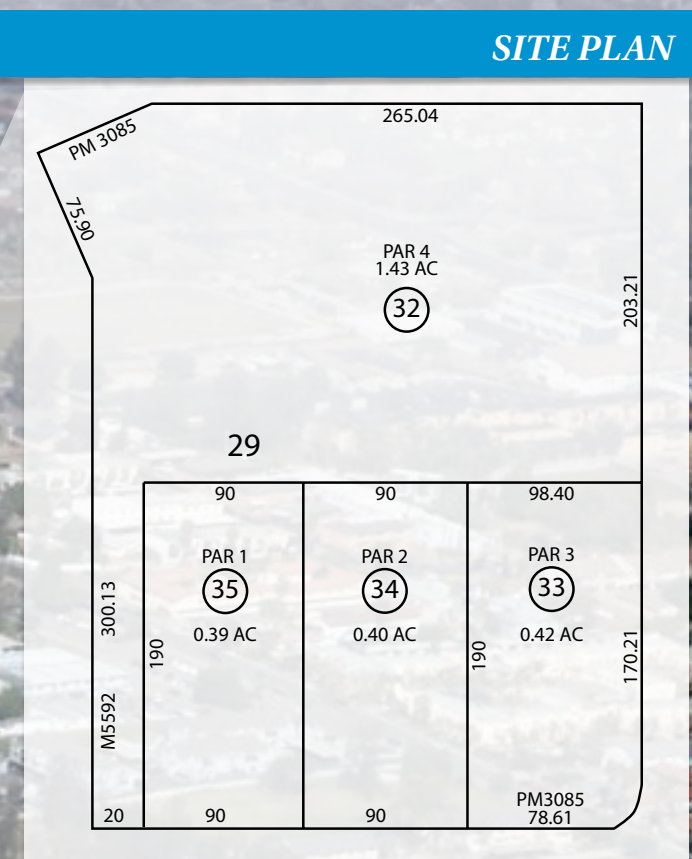
Located one block from Tri-City Medical Center


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Infill location, numerous retail amenities in close proximity

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East access to 78 Freeway





Tri-City Medical Center

Opened in 1961, Tri-City Medical Center (TCMC) is a full-service, acute-care hospital with two advanced clinical institutes for cardiovascular and orthopedic care. TCMC has 397 beds and over 500 physicians practicing in 60 specialties. TCMC serves San Diego County’s coastal communities of Carlsbad, Oceanside and Vista, as well as the surrounding region. TCMC is administered by the Tri-City Healthcare District, a California Hospital District.



# Tri-City Redevelopment Opportunity

4120 Waring Road • Oceanside , CA

Colliers  
INTERNATIONAL

## DEMOGRAPHICS

### POPULATION

	1 Mile Radius	3 Mile Radius	5 Mile Radius
2020 Projection	20,627	116,942	313,413
2015 Estimate	19,639	92,347	247,491

### 2015 EST. POPULATION BY AGE

% Of Population Over	28.97%	30.30%	26.72%
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### 2015 EST. AVERAGE AGE

37.9	39.2	37.4
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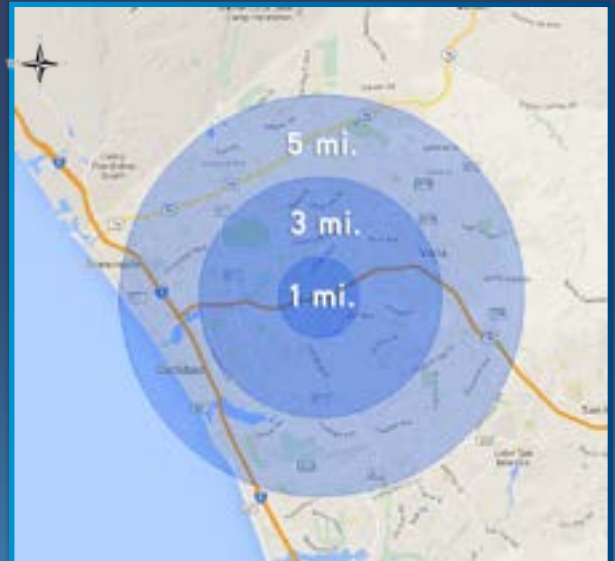
### GROWTH 2015-2020

2015 Estimate	5.03%	4.70%	4.90%
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### 2015 EST. AVERAGE HOUSEHOLD INCOME

\$60,040	\$75,823	\$73,096
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## MAP



### FOR MORE INFORMATION, PLEASE CONTACT:

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