

3907 Waring Road

✚ MEDICAL OFFICE FOR LEASE



Lic # 02161402

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Oceanside, CA



3907 WARING ROAD

Strategically located along Waring Road in Oceanside, this medical office building offers healthcare providers a highly visible and accessible opportunity within one of North San Diego County's most dynamic and growing healthcare markets. The property benefits from convenient access to Interstate 5 and Highway 76, providing seamless connectivity for patients traveling from Oceanside, Carlsbad, Vista, and the surrounding communities.

Positioned in close proximity to Sharp Tri-City Medical Center, the property is ideally suited to support strong referral relationships and a steady, established patient base — making it an exceptional opportunity for medical professionals seeking to establish or expand a practice in the heart of Oceanside's thriving medical corridor.



PROMINENT LOCATION & ACCESSIBILITY

- Building is located adjacent to Sharp Tri-City Medical Center
- Easy access to 78 Freeway
- Vista, Oceanside and San Marcos submarkets are easily accessible



SUITE AMENITIES

- Single story medical office suite
- Abundant natural light with suite due to ample windows and skylights
- Upgraded finishes that are easily re-purposed



BUILDING HIGHLIGHTS

- 10,075 SF – medical office building
- Institutionally owned and operated
- Building has strong ecosystems of healthcare providers with a strong referral network
- Large shared lobby helps drive referrals and allows for patients to wait in comfortable area prior to their appointment

Estimate 15 Min Drive

POPULATION ESTIMATES

437,385

>17 98,016

18-44 162,845

AVERAGE HOUSEHOLD INCOME

\$134,100.92

45-64 107,814

65+ 68,710

Data Source:  **Placer.ai**

PAYOR MIX Within 15 Min Drive

COMMERCIAL 8.7%

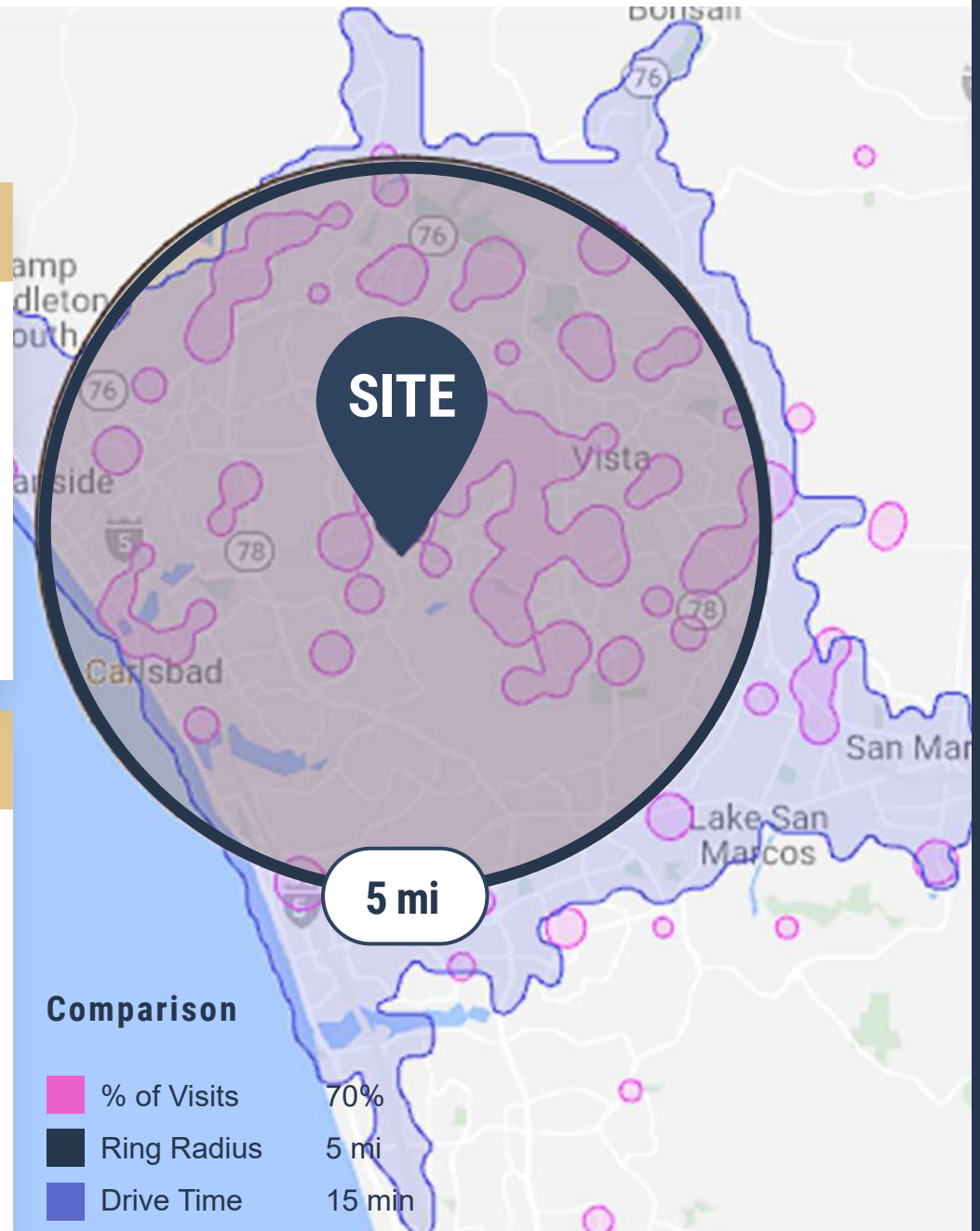
EMPLOYER BASED 49.8%

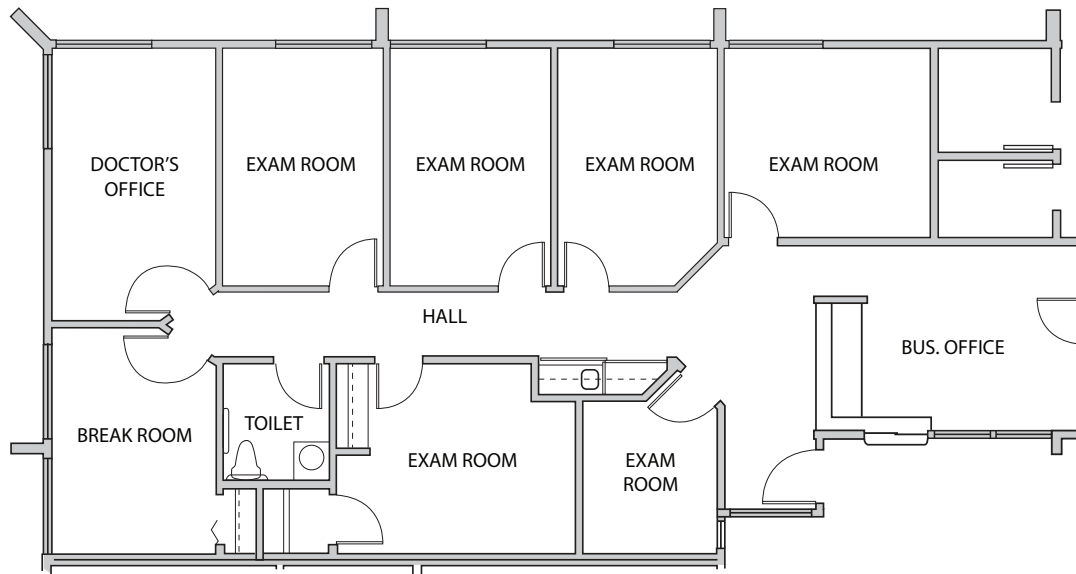
GOVERNMENT 26.0%

MULTIPLE 7.2%

SELF PAY 8.3%

Data Source:  **Placer.ai**





AVAILABLE SUITE

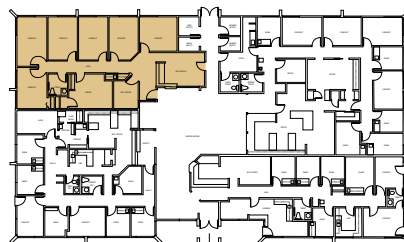
Suite 3 - 2172 RSF

SUITE DESCRIPTION

6 Exam Rooms, Doctor's Office, Waiting Room, In-Suite Bathroom, Breakroom, Reception

Explore Space

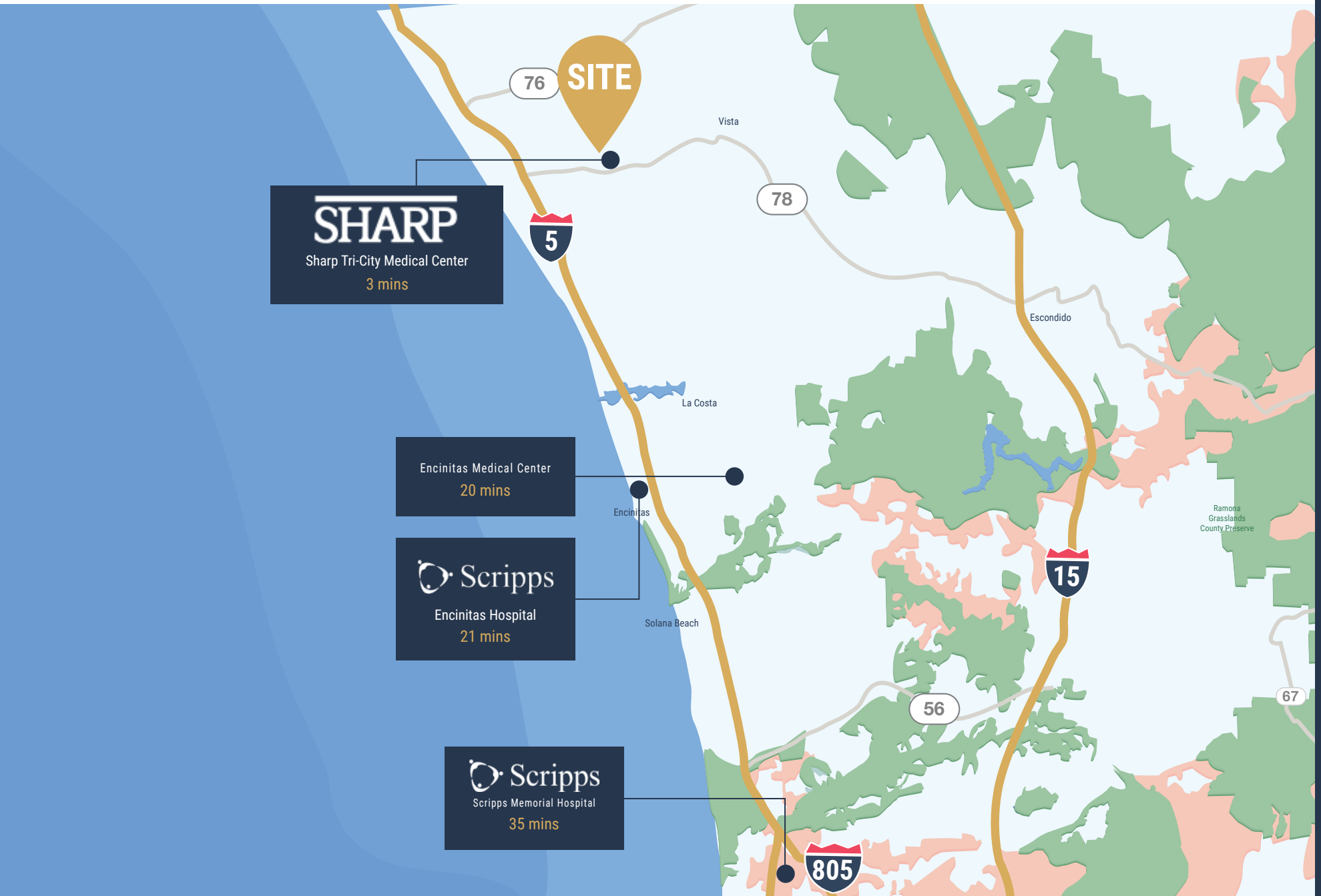
CLICK OR SCAN





LOCAL HOSPITAL DISTANCE MAP

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