

MEDICAL OFFICE SUITES AVAILABLE



# SYCAMORE MEDICAL CENTER

902 SYCAMORE AVE | VISTA, CA



**CBRE**

# PROPERTY HIGHLIGHTS



## Location

Conveniently located near leading medical facilities and the North County 78 Corridor for easy access.



## Utilities

Tenants handle in-suite janitorial services and pay for individually metered electricity.



## Signage

Prime signage spots available on Sycamore Avenue.



## Parking Ratio

Parking Ratio:  
5.00 / 1,000 SF



## New Ownership

Expertly managed and institutionally owned.



# DEMOGRAPHICS



**727,780**  
POPULATION



**\$8,649.08**  
ANNUAL AVERAGE  
HEALTHCARE SPENDING PER  
HOUSEHOLD



**18.1%**  
POPULATION AGED 65+



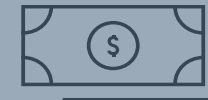
**39.7**  
MEDIAN AGE

## TRAFFIC COUNTS



**30,379**  
CARS PER DAY  
SYCAMORE AVE @ WATSON WAY

**20 MINUTE  
RADIUS DRIVE**



**\$149,328**  
AVERAGE  
HOUSEHOLD INCOME

## INSURANCE COVERAGE

**46%**  
PPO

**20%**  
MEDICARE

**18%**  
HMO

**16%**  
OTHER



Olive Ave

Vista

78

78

S14

S12

Scripps  
UC San Diego

**SYCAMORE**  
MEDICAL CENTER

S12

S11

S11

S12

S12

S10

S12

San Marcos

S14

CLD

**PALOMAR HEALTH**  
Reimagining Healthcare

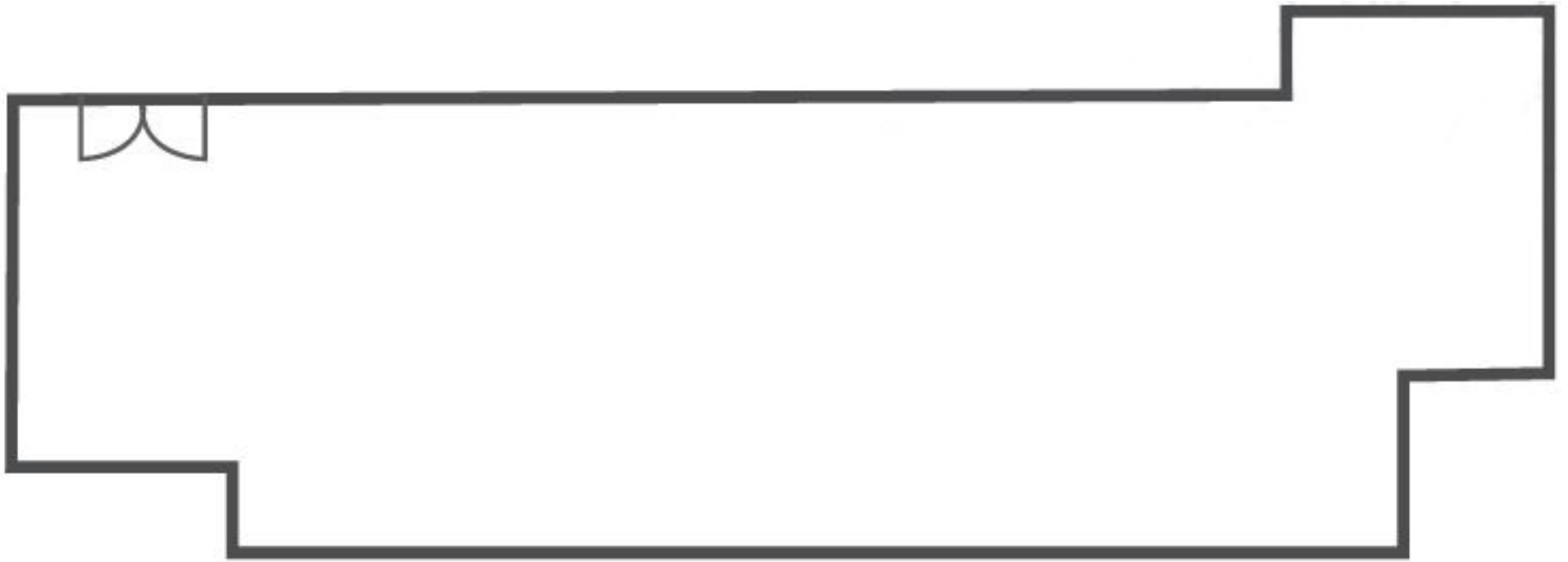
S11



**SYCAMORE**  
MEDICAL CENTER

# SUITE 202

## EXISTING FLOOR PLAN

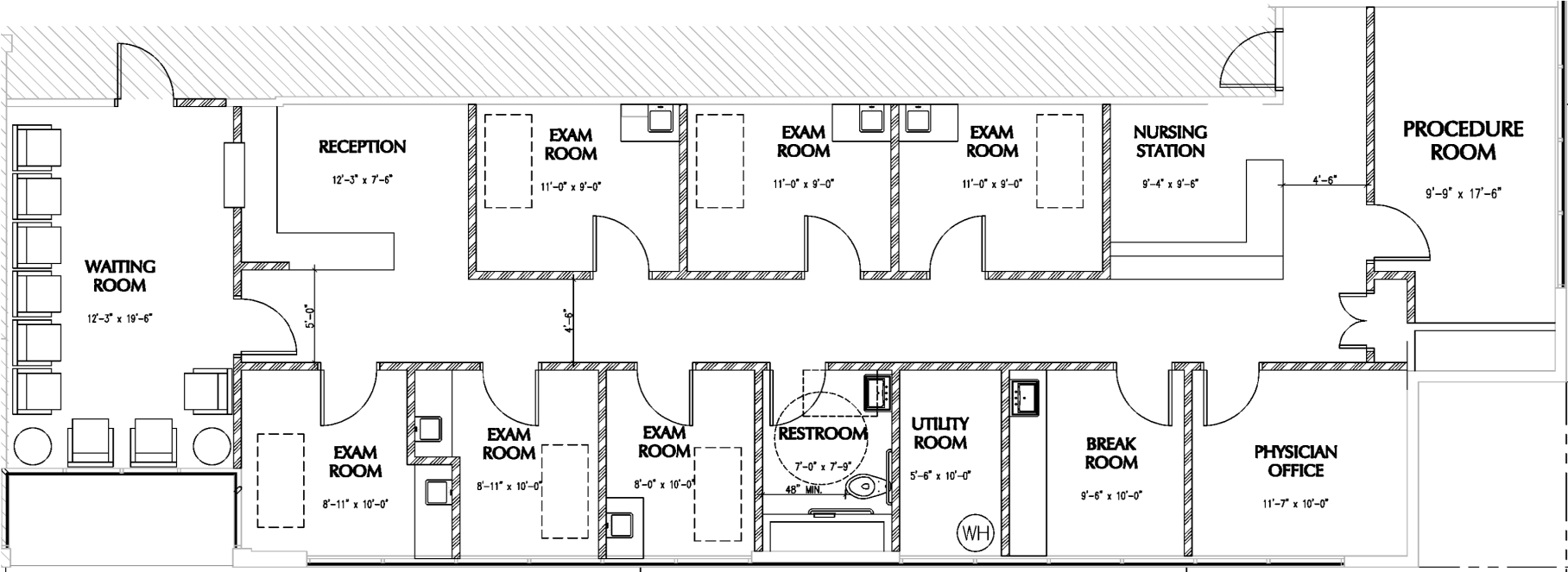


**Size** 2,438 SF

**Comments** Warm shell condition

# SUITE 202

## PROPOSED SPEC FLOOR PLAN



**Size** 2,438 SF

**Comments** Future spec suite (estimated delivery late Summer 2026)



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## MEDICAL LEASING CONTACTS

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