

3907 Waring Road

➤ MEDICAL OFFICE FOR LEASE



**MED
WEST**
REALTY

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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 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 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

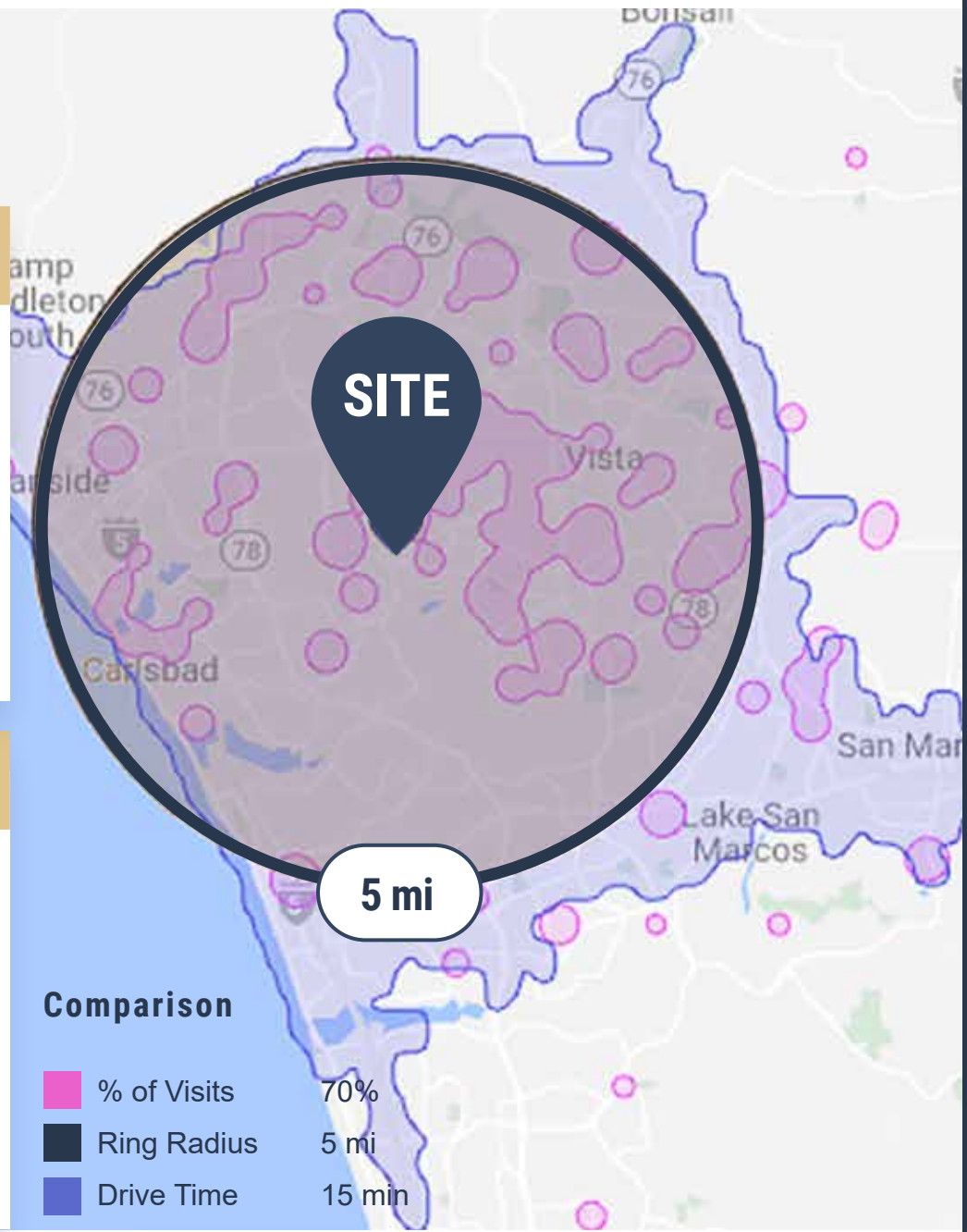
144,400	>17	32,057
	18-44	56,414
AVERAGE HOUSEHOLD INCOME	45-64	34,355
\$129,000.00	65+	21,574

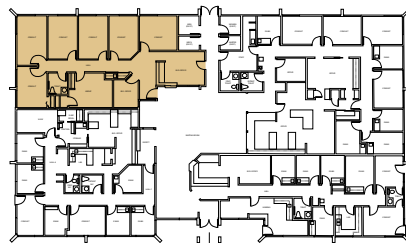
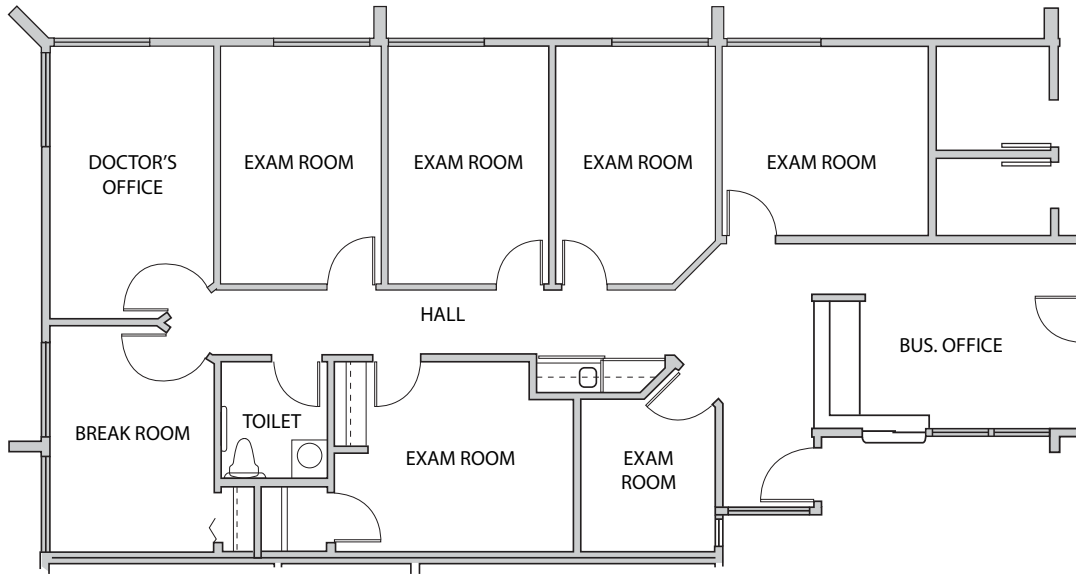
Data Source:  **Placer.ai**

PAYOR MIX Within 15 Min Drive

COMMERCIAL	6.4%
EMPLOYER BASED	48.9%
GOVERNMENT	26.9%
MULTIPLE	17.7%

Data Source:  **revista med**





AVAILABLE SUITE

Suite 3 - 2172 RSF

SUITE DESCRIPTION

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

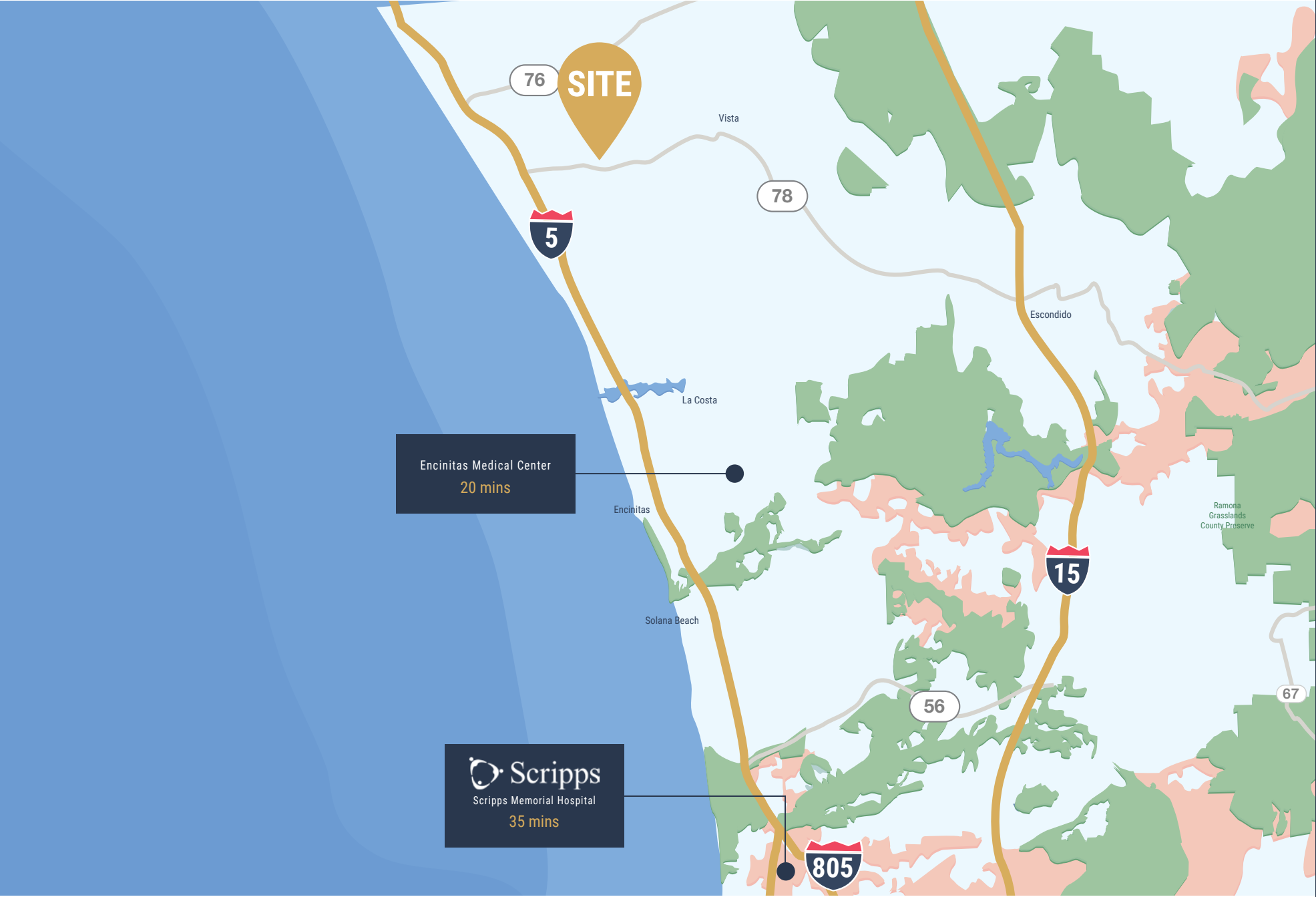
Explore Space

CLICK OR SCAN

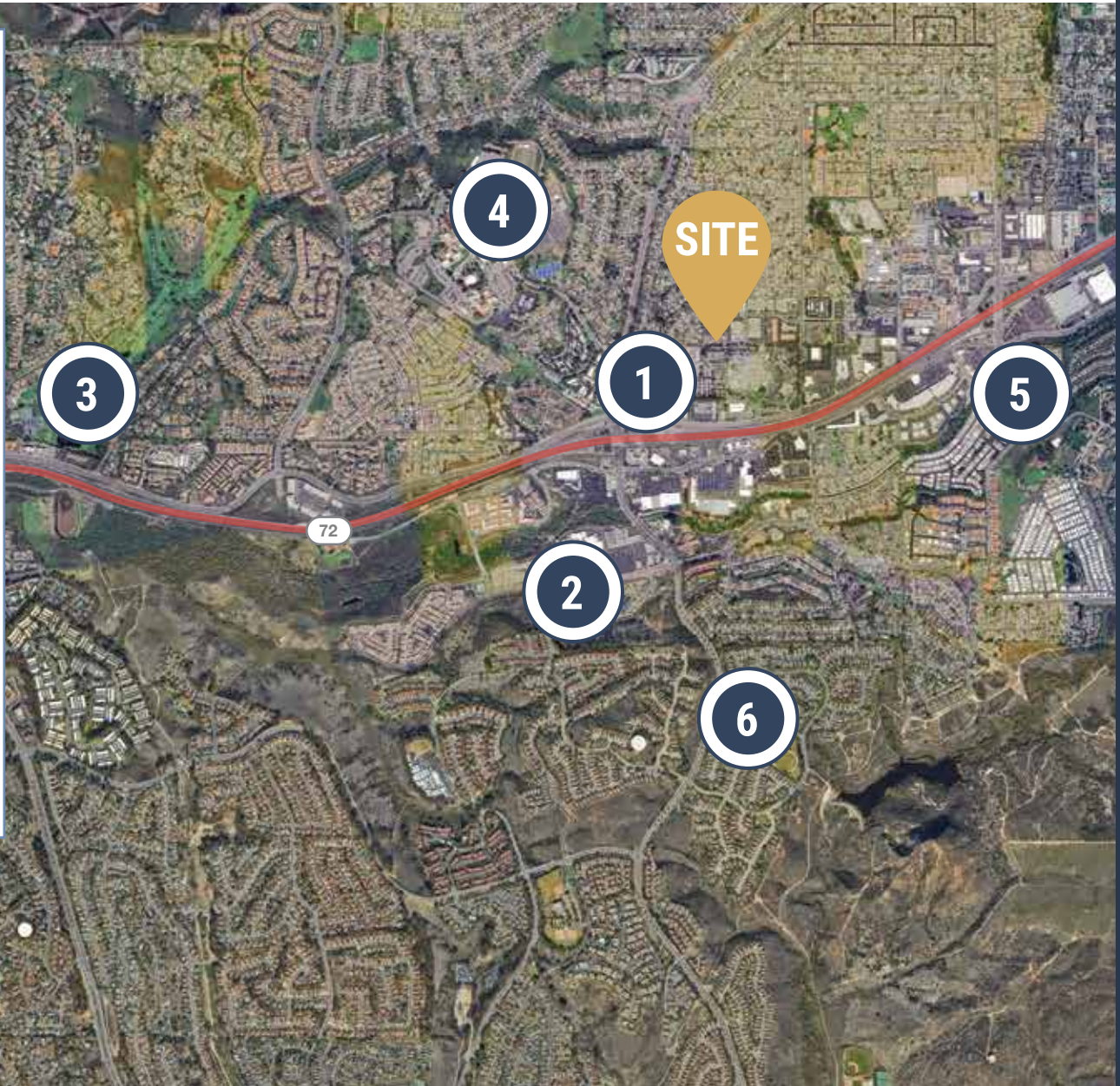




LOCAL HOSPITAL DISTANCE MAP



- ① Retail
 - Home Depot
- ② Retail
 - Albertsons
 - PetSmart
 - Kohl's
 - Schools First
 - Federal Credit Union
 - Wells Fargo Bank
 - Walmart
 - Chick-fil-A
 - California Coast Credit Union
- ③ El Camino Country Club
- ④ MiraCosta College
- ⑤ Retail
 - Costco
- ⑥ Clavera Hills Middle School





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