



1955 CITRACADO PKWY

Escondido, CA 92027



MADISON
MEDICAL
CENTER

LPCWEST
LINCOLN PROPERTY COMPANY

44,261 SF
CLASS A MEDICAL
OFFICE BUILDING

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Colliers



Escondido is changing the healthcare delivery landscape.

Madison Medical Center offers a cohesive environment with wide ranging specialties including: imaging, lab and other complimentary specialties.

This Class A Office Building is exclusively medical and consists of all-steel framing, lush landscaping, relaxing outdoor areas, and access to walking trails and Escondido amenities such as Stone Brewery & Restaurant.

Within walking distance of the Palomar Medical Center, Madison Medical Center offers physicians a simple way to succeed in their practices.



MADISON MEDICAL CENTER



44,261 SF
Class A Medical
Office Building



5.1:1000 SF
Parking Ratio



2011
Year Built



LEED-certified
design



Prime Location
minutes to Palomar
Medical Center
Escondido



Fiber Optic
high speed
connectivity

IN GOOD COMPANY...

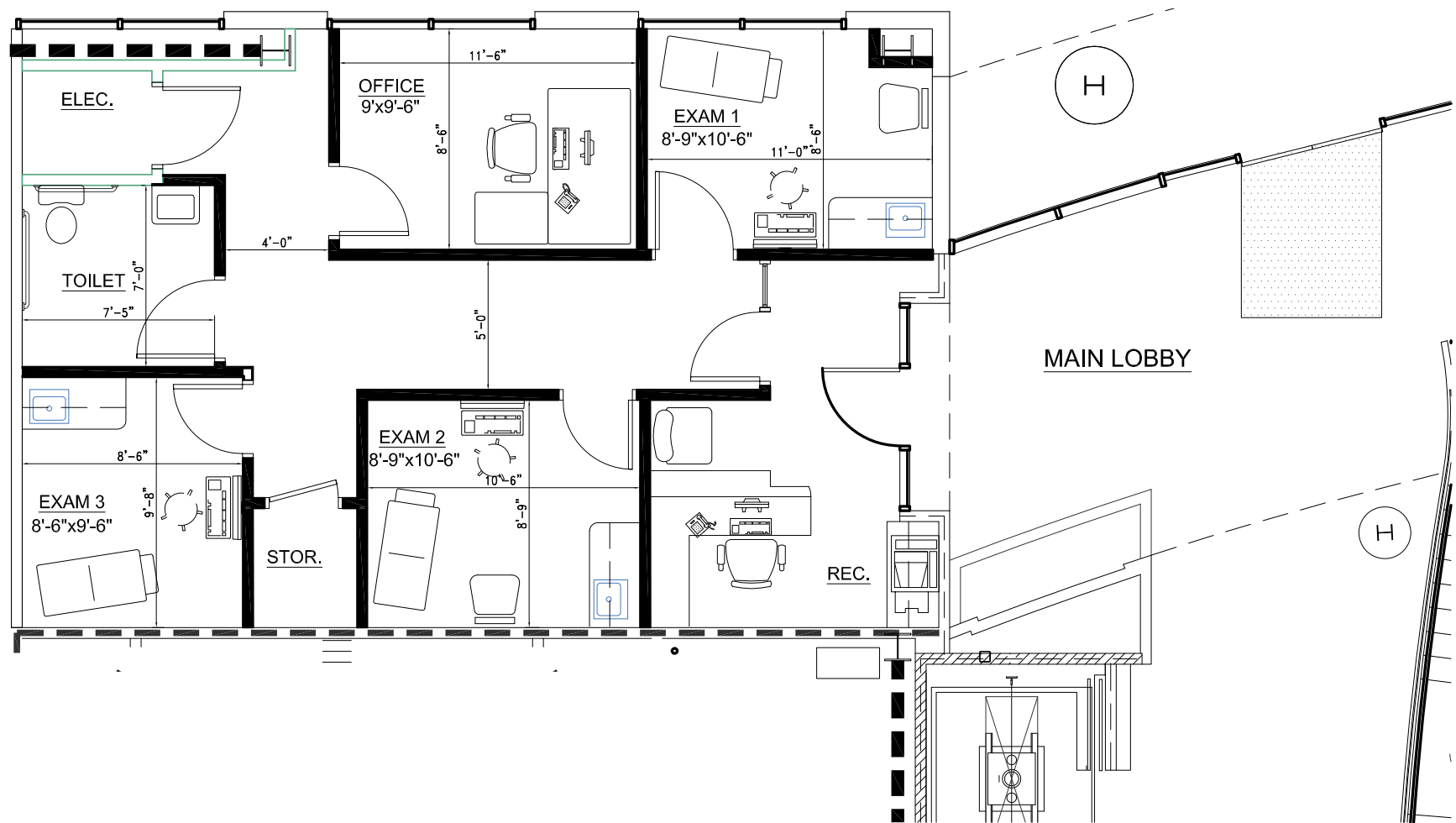
Tenants in the Project



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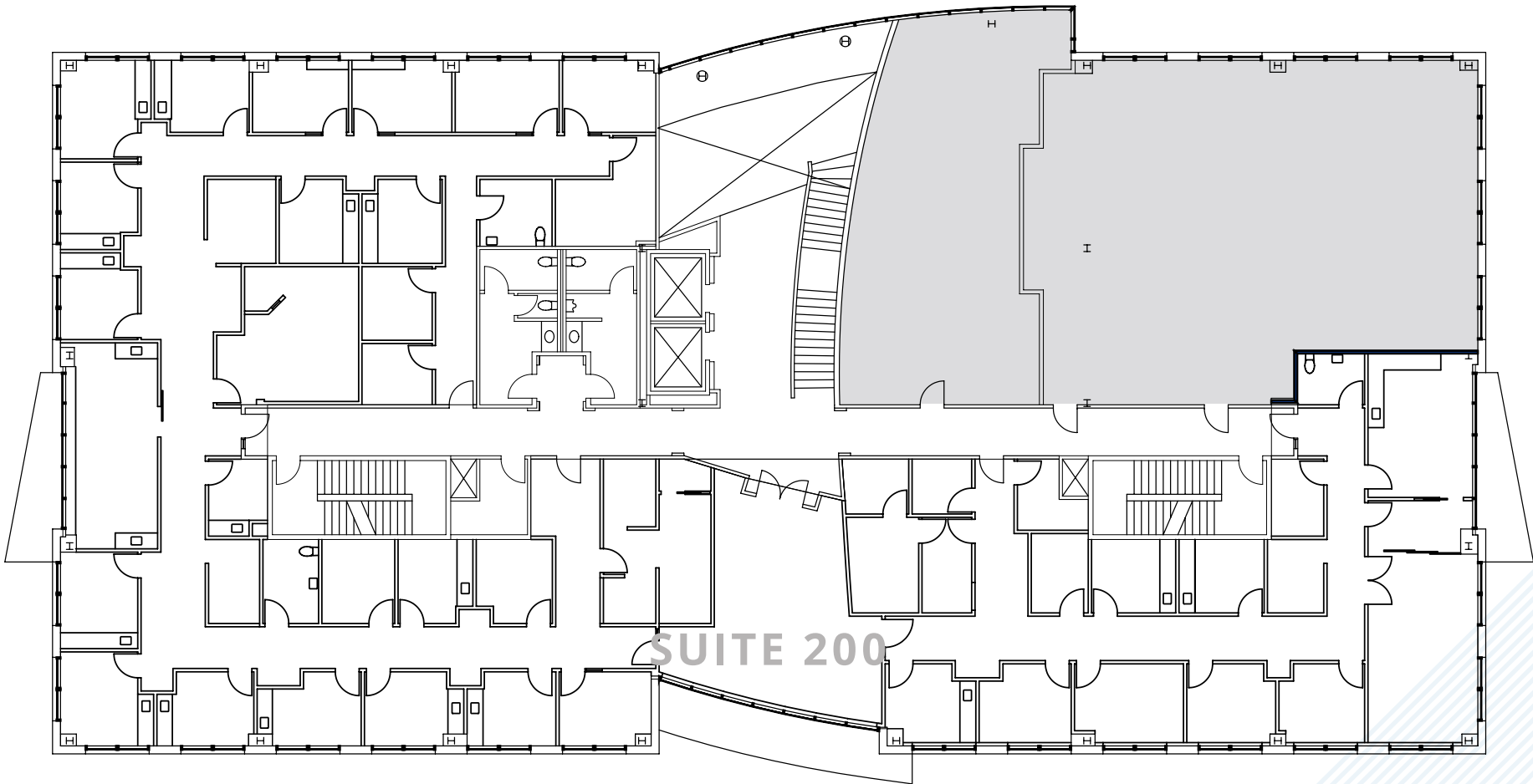
AVAILABLE
SUITE 101 | 932 RSF

Hypothetical Medical Office Floor plan
Spec Suite Improvements Underway



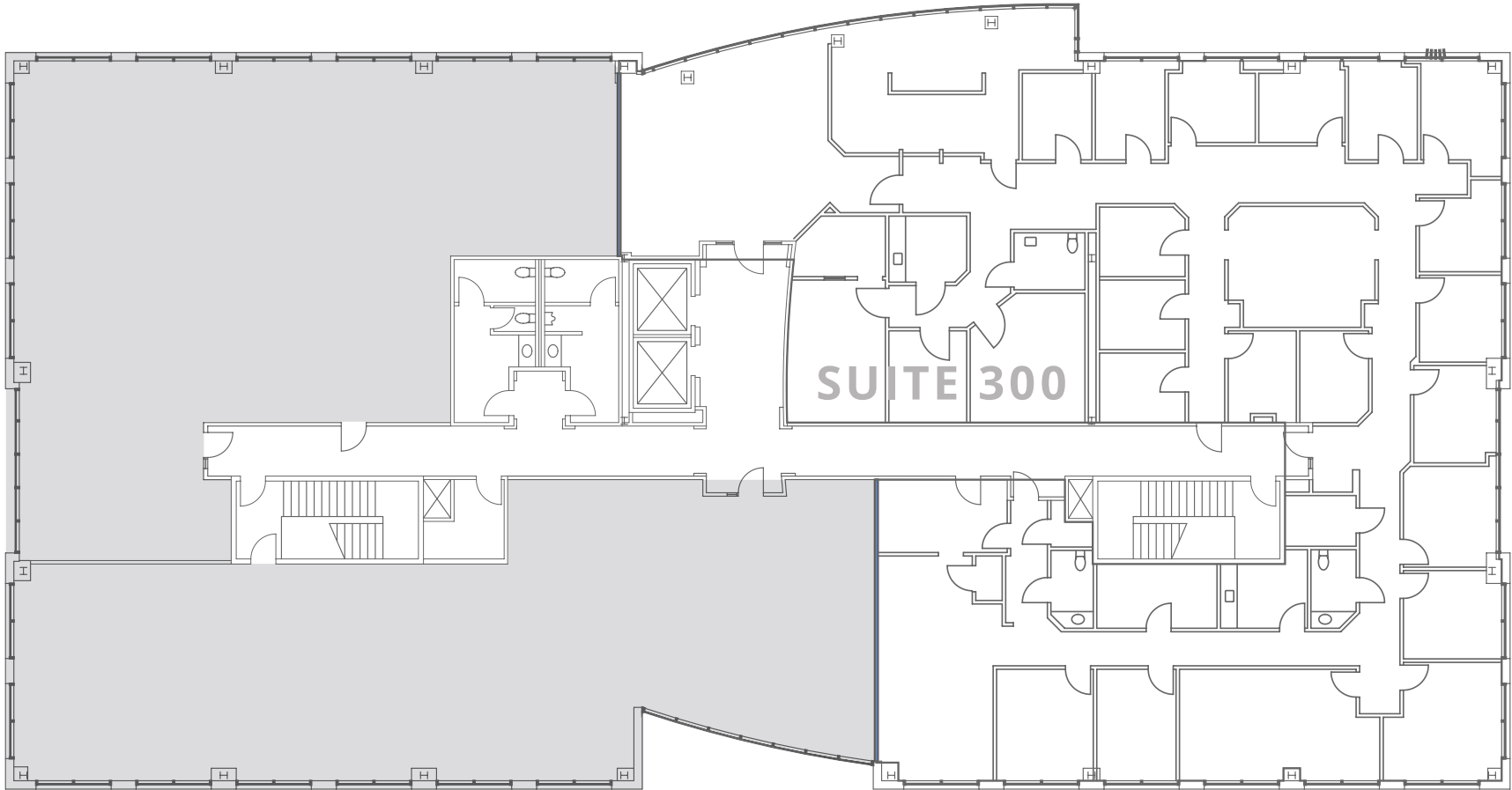
AVAILABLE
SUITE 200 | 11,096 RSF (DIVISIBLE)

Available 10/1/2023 or potentially sooner



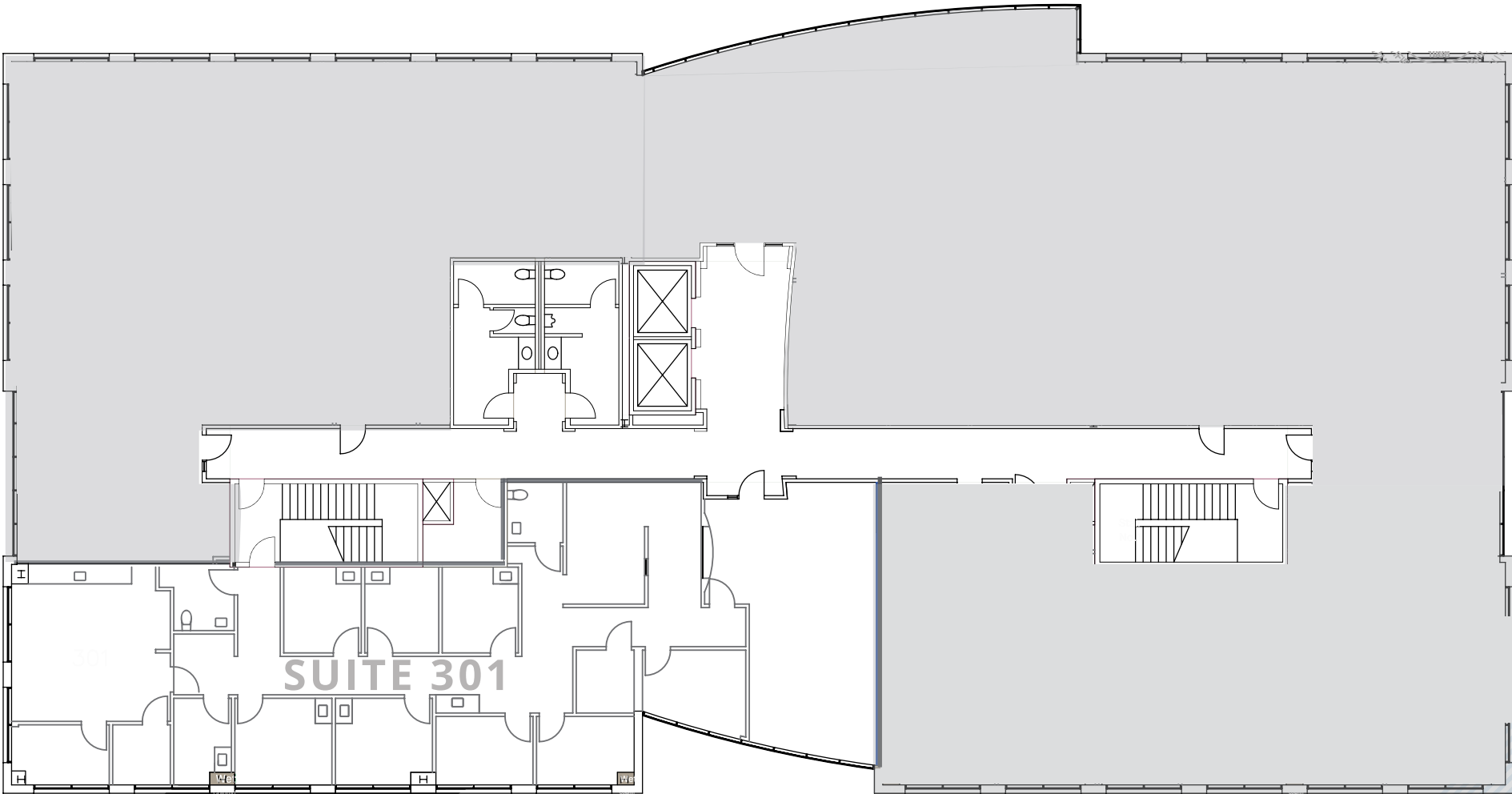
AVAILABLE
SUITE 300 | 8,557 RSF (DIVISIBLE)

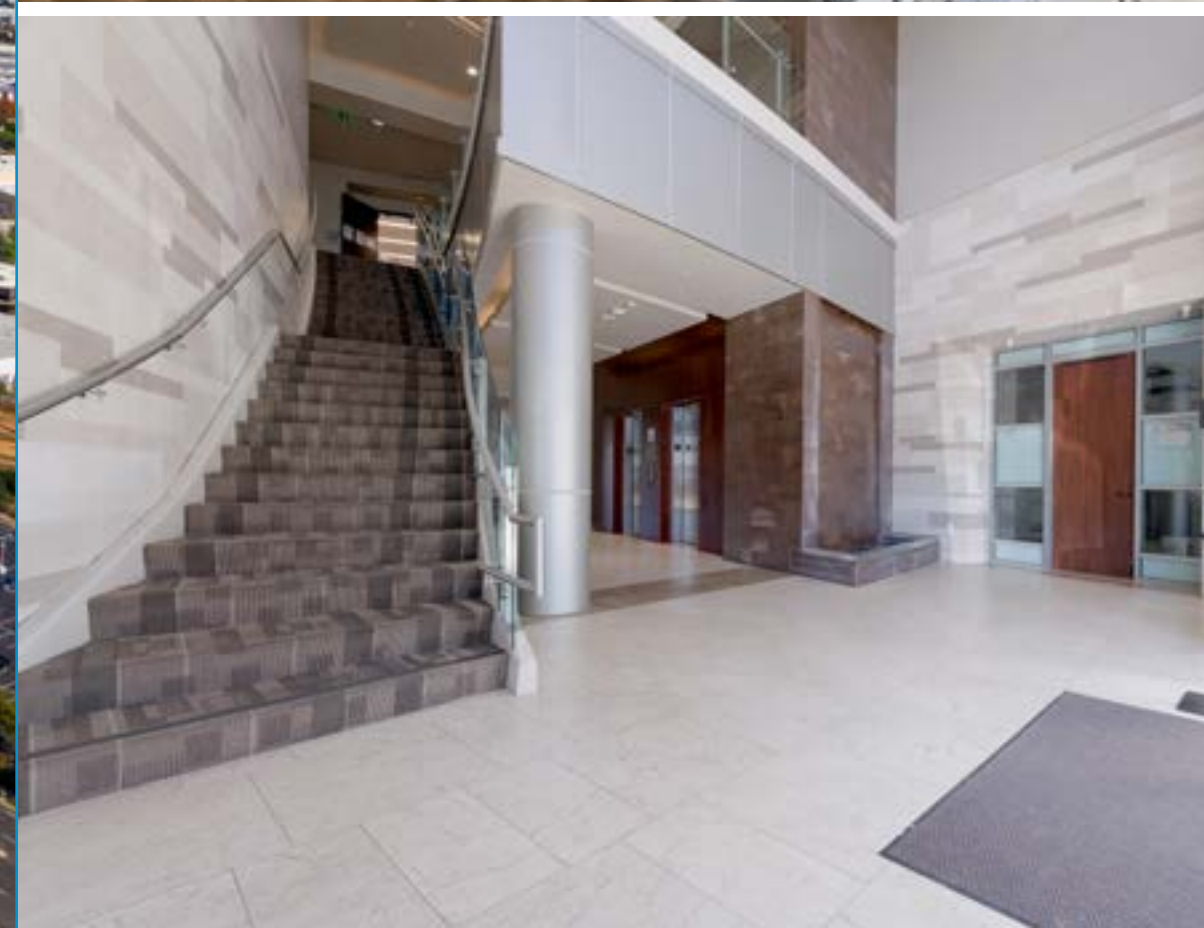
Available 11/1/2022 or potentially sooner



AVAILABLE
SUITE 301 | 3,648 RSF

Available 4/1/2023 or potentially sooner





- Class A Lobby Finishes including Water Feature
- Newly Renovated Restrooms
- Running Trails Nearby
- Common Area Amenities
- Coffee Cart Coming Soon



OUTPATIENT DEMAND FORECAST

SERVICE LINES	TODAY'S VOLUME	2025		2030	
		5-YEAR VOLUME ↑		10-YEAR VOLUME ↑	
Cardiology	47,607	52,185	9.6%	55,148	15.8%
Cosmetic Procedures	4,040	4,599	13.8%	5,193	28.5%
Dermatology	22,279	25,965	16.5%	28,440	27.7%
ENT	17,006	19,275	13.3%	19,488	14.6%
Gastroenterology	12,123	13,048	7.6%	13,745	13.4%
General Surgery	3,090	3,282	6.2%	3,457	11.9%
Gynecology	4,950	5,295	7.0%	5,263	6.3%
Lab	219,553	244,474	11.4%	262,466	19.5%
Neurology	8,923	10,563	18.4%	11,553	29.5%
Ophthalmology	42,375	50,225	18.5%	55,604	31.2%
Orthopedics	14,282	18,247	27.8%	20,441	43.1%
Physical Therapy/ Rehabilitation	125,233	162,683	29.9%	180,656	44.3%
Podiatry	7,755	9,618	24.0%	11,382	46.8%
Pulmonology	7,243	8,397	15.9%	8,895	22.8%
Radiology	151,057	160,235	6.1%	167,605	11.0%
Urology	5,015	5,403	7.7%	5,783	15.3%

ESCONDIDO DEMOGRAPHICS

92029 10-Mile Primary Service Area

The Population

Escondido is made up of a large, rapidly growing, and affluent patient base. The service area is growing at a rate of 9.84% over the next five years.

575,415

total population

\$134,905

avg household income

45-64 Y

fastest growing
age segment

12.32%

65 years or older
(senior)

The Coverage

89.28% of the population has access to medical care through government or private programs:

68.60%

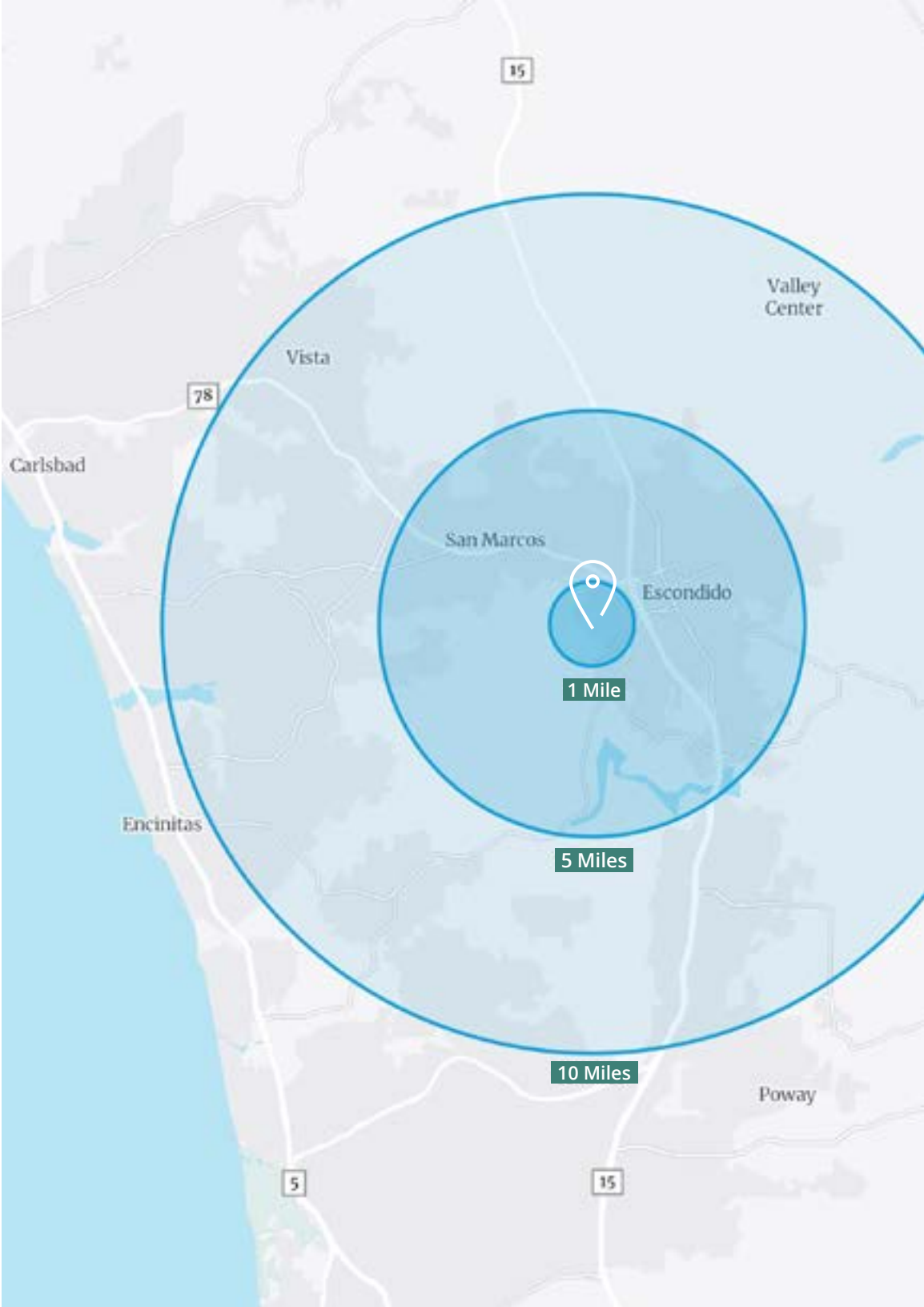
Commercially
Insured

13.18%

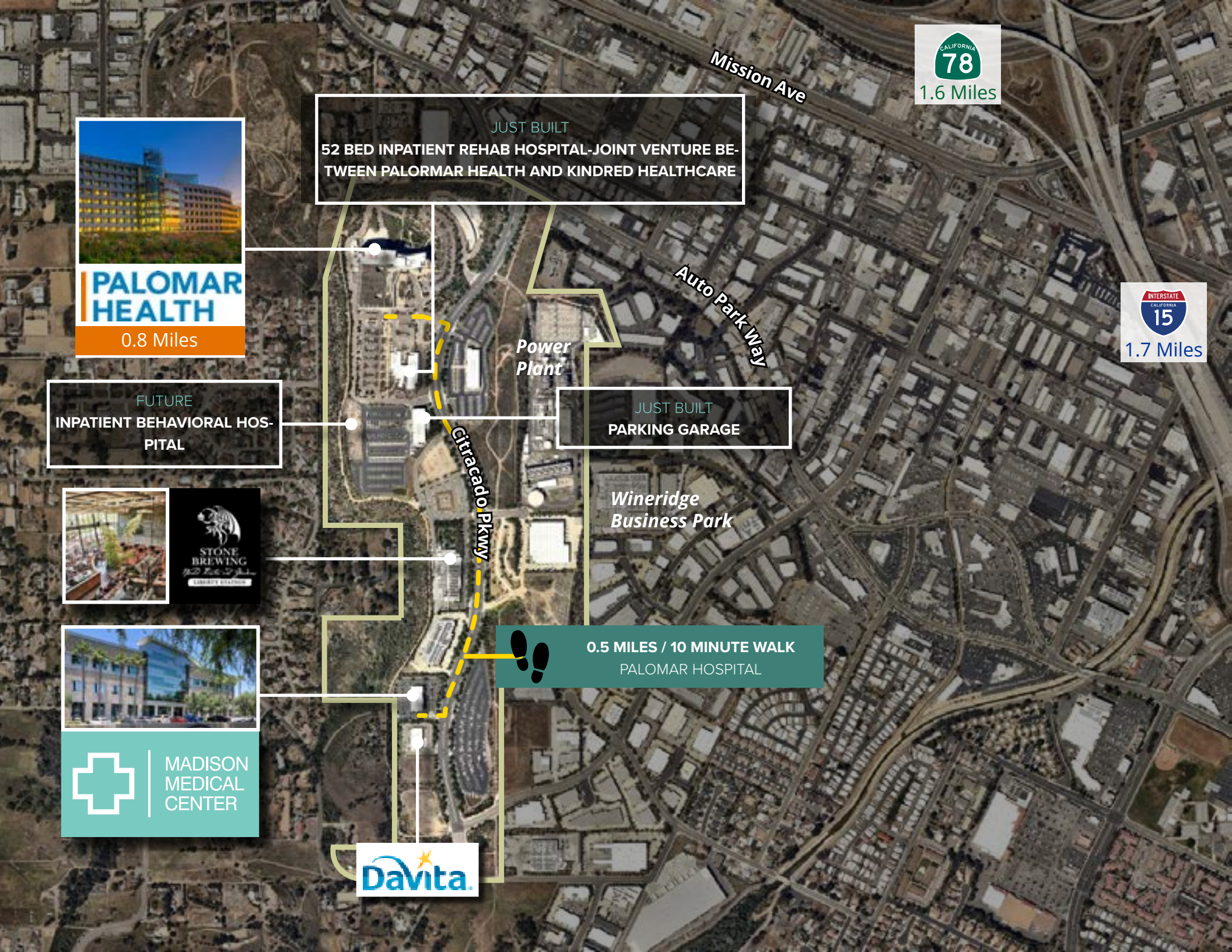
Medicare
covered

7.50%

Medicaid
covered



The Outpatient Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties in key markets across the US. The MSP tool supports planners, providers and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. The above data is representative of 1955 Citracado Parkway which include **92025, 92026, 92027 and 92029**. For more information on the Advisory Board, please visit, www.advisory.com.



PALOMAR MEDICAL CENTER ESCONDIDO

The centerpiece of your health care system is the new Palomar Medical Center Escondido, accredited by The Joint Commission. The 740,000-foot 11-story hospital facility opened in 2012. The medical center features 288 private single-patient rooms, 44 emergency and trauma rooms and 11 operating rooms. The 56-acre campus will expand in phases - up to double its current size - to meet the developing needs of North San Diego County's growing community.

As one of the country's largest hospital construction projects and the first new North County San Diego hospital in 30 years, the new campus has already captured the attention of health care professionals worldwide for its use of nature, light and space -- all designed to speed healing. Among the natural features is our 1.5-acre green roof that sits atop the second floor, lush with drought-resistant vegetation with a beautiful view for south-facing patients.

Facility Services:

- Emergency Services
- Trauma Center
- Cardiology and Cardiac Catheterization
- Birth Center
- Vascular Services
- Neurosciences Services
- Interventional Radiology
- Rehabilitation Services
- Medical Oncology
- GYN Oncology Surgery

Outpatient Services:

- Pulmonary Testing
- Laboratory
- Imaging
- Outpatient Pharmacy and Gift Shop

source: <https://www.palomarhealth.org/facilities/palomar-medical-center>





MADISON
MEDICAL
CENTER

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