

3230 Waring Court, Oceanside, CA

*1,792 SF MEDICAL OFFICE*  
FREESTANDING BUILDING  
AVAILABLE FOR SALE

*Divisible to  
784 SF & 1,008 SF*

LOCATED IN TRI-CITY MEDICAL PARK

**km** Kidder  
Mathews

TRI-CITY MEDICAL PARK



| Property Address  | Condo No. | Suite Size | Purchase Price | Price Per SF | Notes                                                                                           |
|-------------------|-----------|------------|----------------|--------------|-------------------------------------------------------------------------------------------------|
| 3230 Waring Court | G*        | 784 SF     | \$250,000      | \$320        | 1 office, 3 exam rooms, 2 restrooms & reception area                                            |
| 3230 Waring Court | H*        | 1,008 SF   | \$300,000      | \$300        | 3 offices, 2 exam rooms, 2 restrooms, & waiting room                                            |
| 3230 Waring Court | G & H*    | 1,792 SF   | \$550,000      | \$307        | A freestanding building. 4 offices, 5 exam rooms, & 4 restrooms, reception area, & waiting room |
| 3230 Waring Court | N         | 1,050 SF   | <b>SOLD</b>    | \$300        | 3 exam rooms, 1 office, 2 restrooms, reception & waiting room                                   |

\*Suites can be combined. Suites G & H are contiguous.

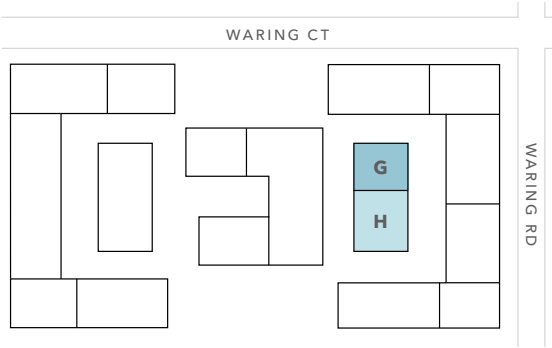
# SUITE G-H FLOOR PLAN



*1970/2015*  
YEAR BUILT/RENOVATED

*AMPLE*  
PARKING

*MEDICAL*  
ZONING



# HIGHLY- ACCESSIBLE LOCATION

Walking distance to Tri-City Hospital

Close to McClellan-Palomar Airport & Mira Costa College

Conveniently located near major  
confluences Interstate 5, CA-76 & CA-78

Easy for visitors to locate

The COASTER commuter train is in  
proximity in Oceanside & Carlsbad Village

Close to several local and national shops,  
restaurants and services

**13 MIN**

MCCLELLAN-  
PALOMAR AIRPORT

**10 MIN**

CARLSBAD VILLAGE/  
COASTER STATION



# TRI-CITY MEDICAL PARK



*Exclusively listed by*

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