



Owned by and for physicians
Please inquire about ownership opportunities



6125, 6183 & 6185 Paseo Del Norte

Class A Medical Offices

AVAILABILITIES FROM 1,004 SF AND UP.
PLEASE CONTACT US for MORE details.



NextMed

CARLSBAD



CLASS A CAMPUS

Premier healthcare campus with four Class A medical buildings totaling approximately 130,000 s.f.



ACCESS

Convenient freeway access from Palomar Airport Road and Poinsettia Lane



VISIBILITY

Panoramic ocean views. Buildings and signage visible from Interstate 5 and Paseo Del Norte



CONVENIENCE

Close proximity to restaurants, services, beaches and retailers, including Costco and Carlsbad Premium Outlets



ABUNDANT PARKING

Parking expansion complete with 5/1,000



AMENITIES

Showers & lockers on site. Outdoor spaces and balconies available



Future
mixed-use
development

I-5

Carlsbad Ranch
Corporate Center

Legoland

Flower
Fields

Palomar Airport Road

Paseo Del Norte

NextMed
CARLSBAD

15-MINUTE DRIVE TIME RADIUS



\$153K

Average household income in 2022



281K

Population – 2022



283K

Population by 2027



\$9.6K

Annual Healthcare Spending
per household



54K

Population age 65+



79K

Population age < 24

AMENITIES

RETAIL

1. Costco
2. Carlsbad Premium Outlets

RESTAURANTS

3. Karl Struass Brewery
4. Tip Top Meats
5. Carl's Jr.
6. Taco Bell
7. Islands
8. TGI Friday's
9. Carlsbad Premium Outlets
10. Corner Bakery
11. King's Fish House
12. BJ's Restaurant and Brewhouse
13. PF Chang's
14. Veggie Grill
15. Burger Lounge

BANKS

16. Comerica Bank
17. Bank of America
18. First National Trust Services

HOTELS

19. Grand Pacific Palisades
20. Motel 6 Carlsbad East
21. Carlsbad by the Sea Resort

17

16

practices + services at nextmed campus

6121

Carlsbad Surgery Center
Orthopedic Specialists of North County
OSNC Physical Therapy
OSNC MRI
Tri-City Health

6125

San Diego Orthobiologics Medical Group
UMD Urgent Care
Fertility Specialists Medical Group (FSMG)
Sharp Mary Birch
West Coast OB/GYN Inc.
NextMed Group

6183

Acadia Health
Carlsbad Eye Care
HRC Fertility
Montecatini
Lightfully Behavioral Health
VEBA Healthcare Solutions
Qigenix

6185

Tri-City Health
SimonMed Imaging
United Medical Doctors
UMD Surgery Center

6121

6125

NextMed
CARLSBAD

6183

6185

Parking
Garage

AVAILABILITY



6125 PASEO DEL NORTE

Suite 140	2,012 SF	Ground Floor Built-Out Medical Space
-----------	----------	--------------------------------------

6183 PASEO DEL NORTE

Suite 140*	1,004 SF *Contiguous up to 2,289 SF	Ground Floor
------------	--	--------------

Suite 150*	1,285 SF *Contiguous up to 2,289 SF	Ground Floor
------------	--	--------------

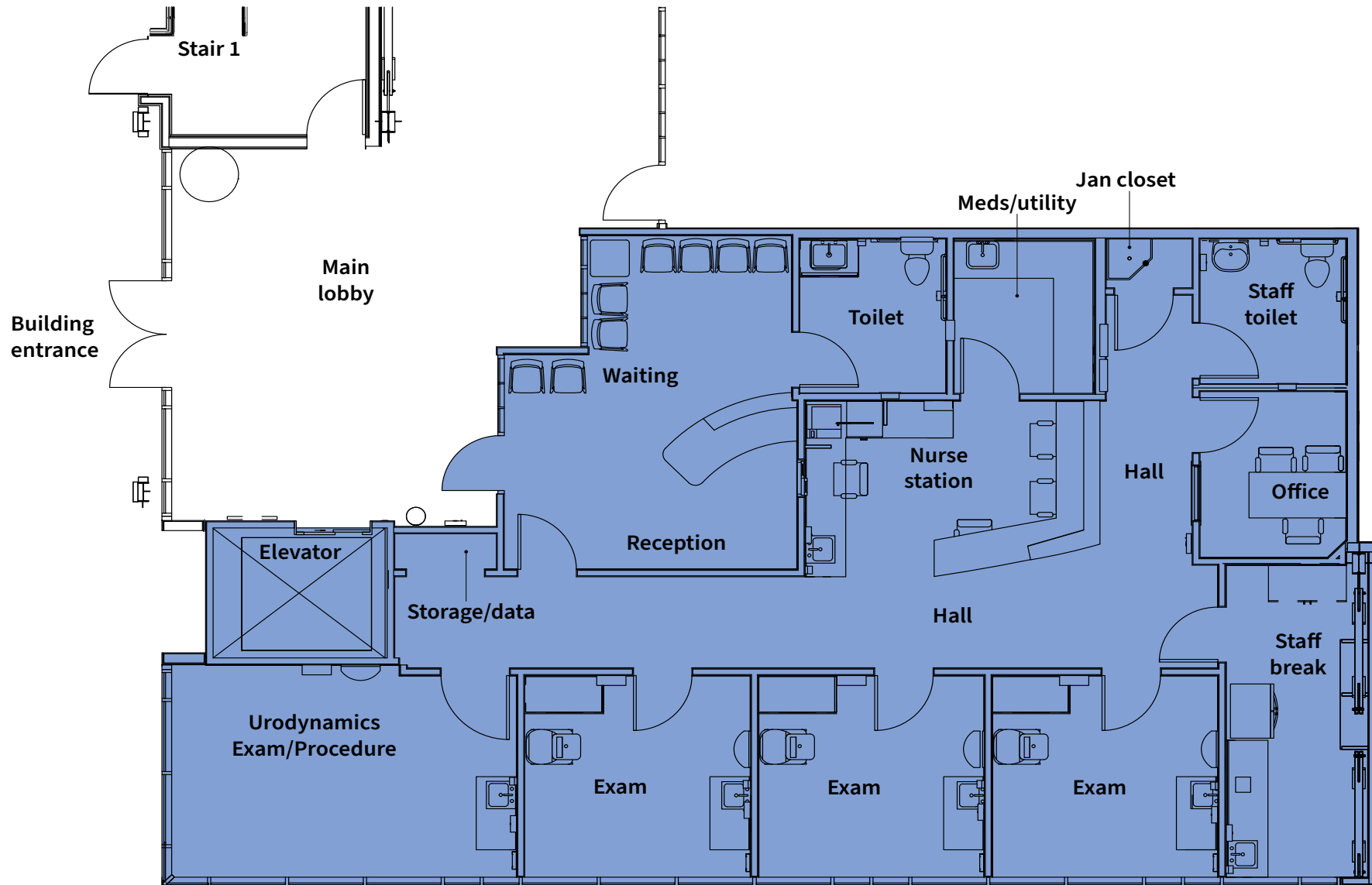
Suite 280	1,962 SF	Flexible Floor Plan
-----------	----------	---------------------

6185 PASEO DEL NORTE

Suite 200	22,264 SF (divisible to $\pm 8,000$)	Entire 2nd Floor Available - Expansive Ocean Views
-----------	---------------------------------------	---

6125 PASEO DEL NORTE | FIRST FLOOR

SUITE 140
2,012 SF



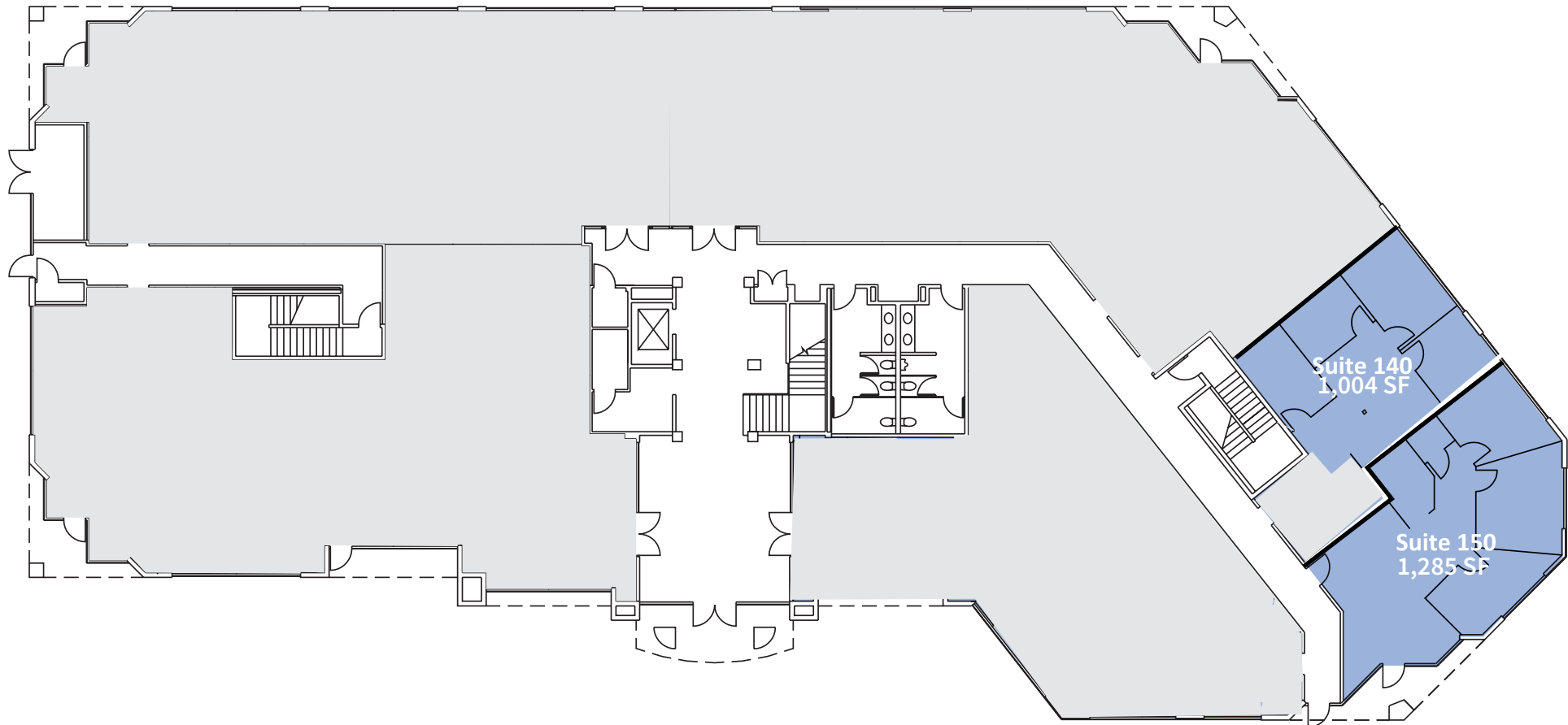
6183 PASEO DEL NORTE | FIRST FLOOR

SUITE 140: 1,004 SF

SUITE 150: 1,285 SF

*CONTIGUOUS UP TO 2,289 SF

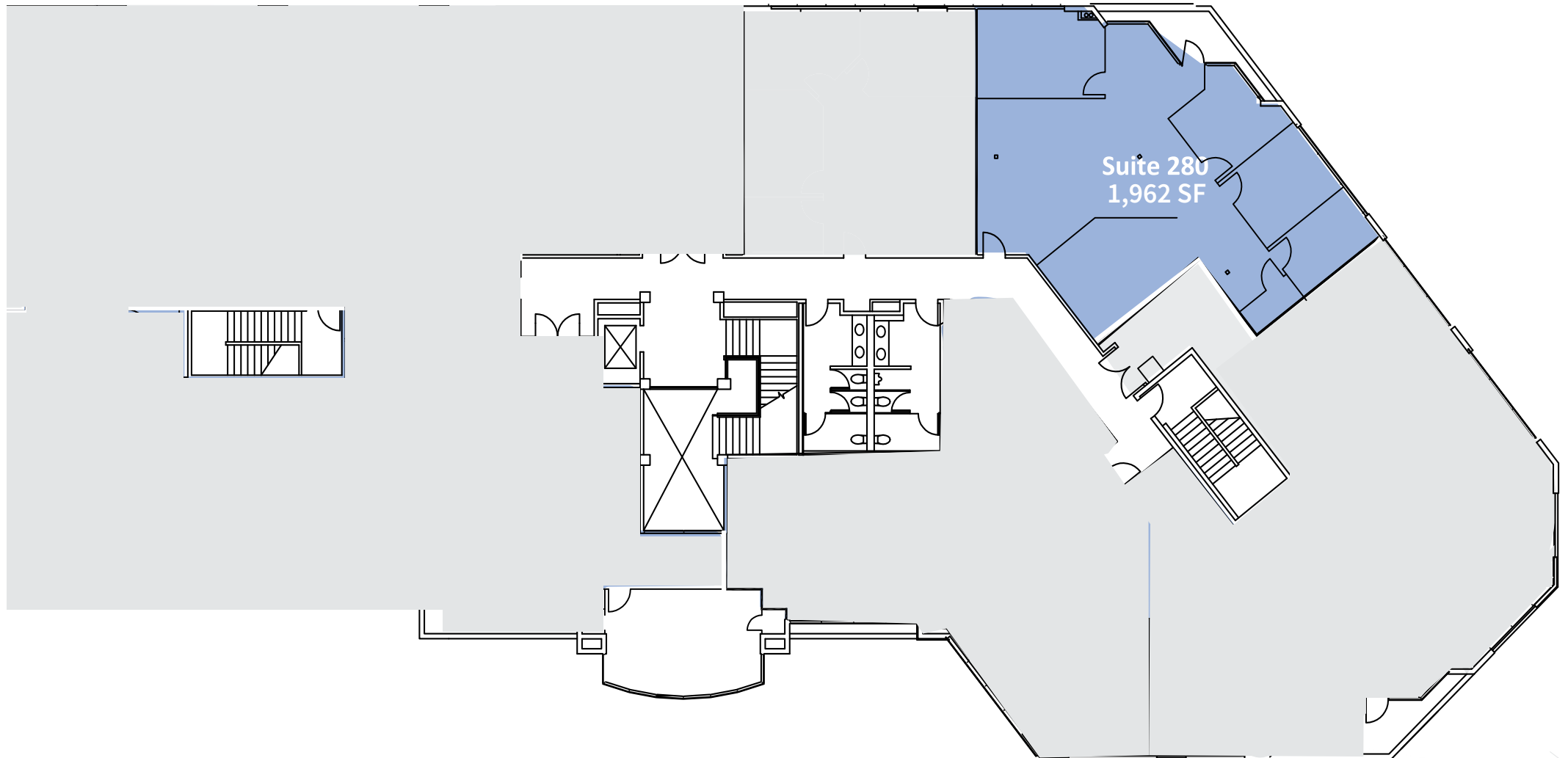
NextMed
CARLSBAD



6183 PASEO DEL NORTE | SECOND FLOOR

SUITE 280: 1,962 SF

NextMed
CARLSBAD



6185 PASEO DEL NORTE | SECOND FLOOR

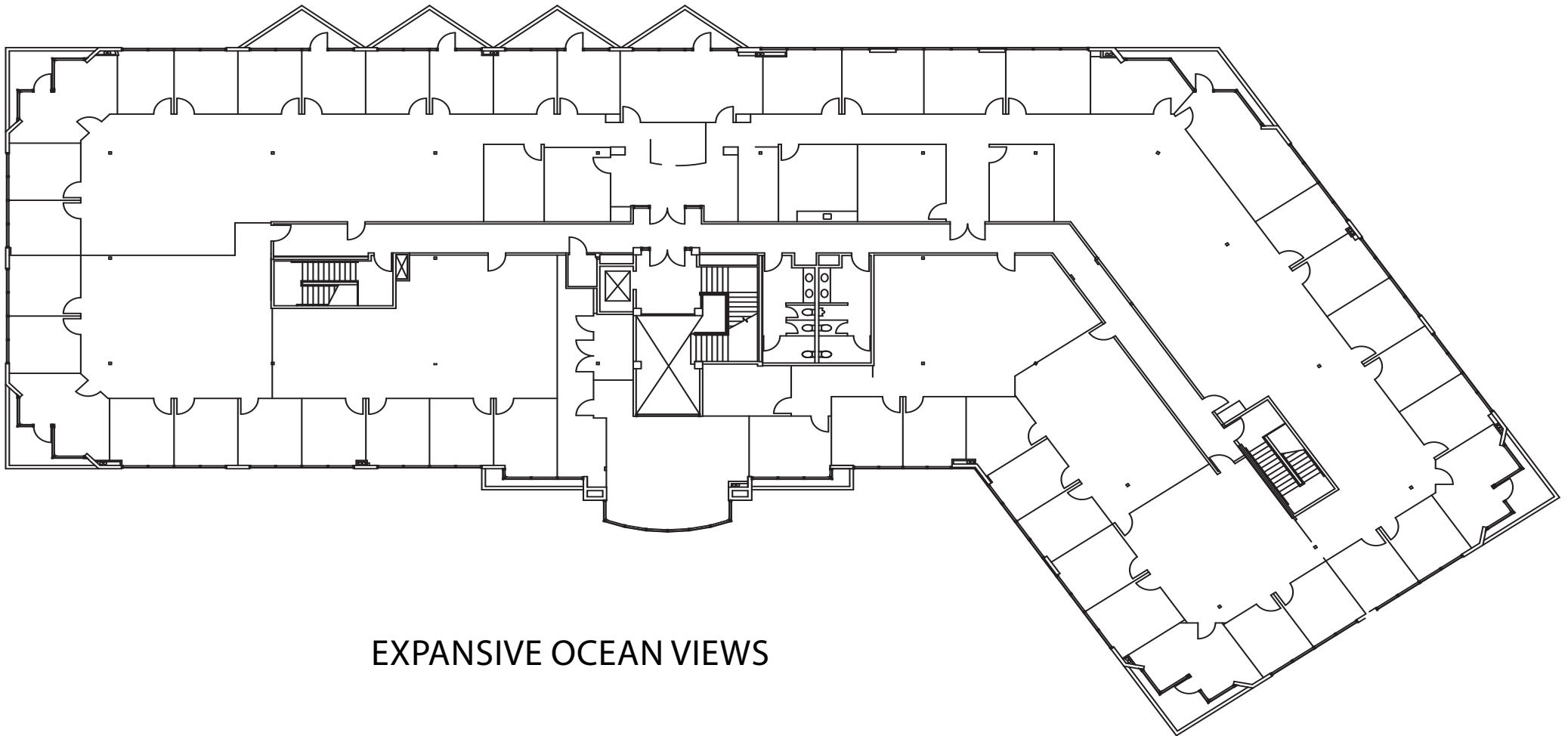
SUITE 200

22,264 SF - ENTIRE 2ND FLOOR

DIVISIBLE DOWN TO 8,000 SF

NextMed
CARLSBAD

As Built Space Plan



EXPANSIVE OCEAN VIEWS

Another quality project brought to you by



KELLY MORIARTY | 858.410.6359 | kelly.moriarty@jll.com | RE Lic. #01963162
PAUL BRAUN | 858.410.6388 | paul.braun@jll.com | RE Lic. #00891709

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2018 Jones Lang LaSalle IP, Inc. All rights reserved.