

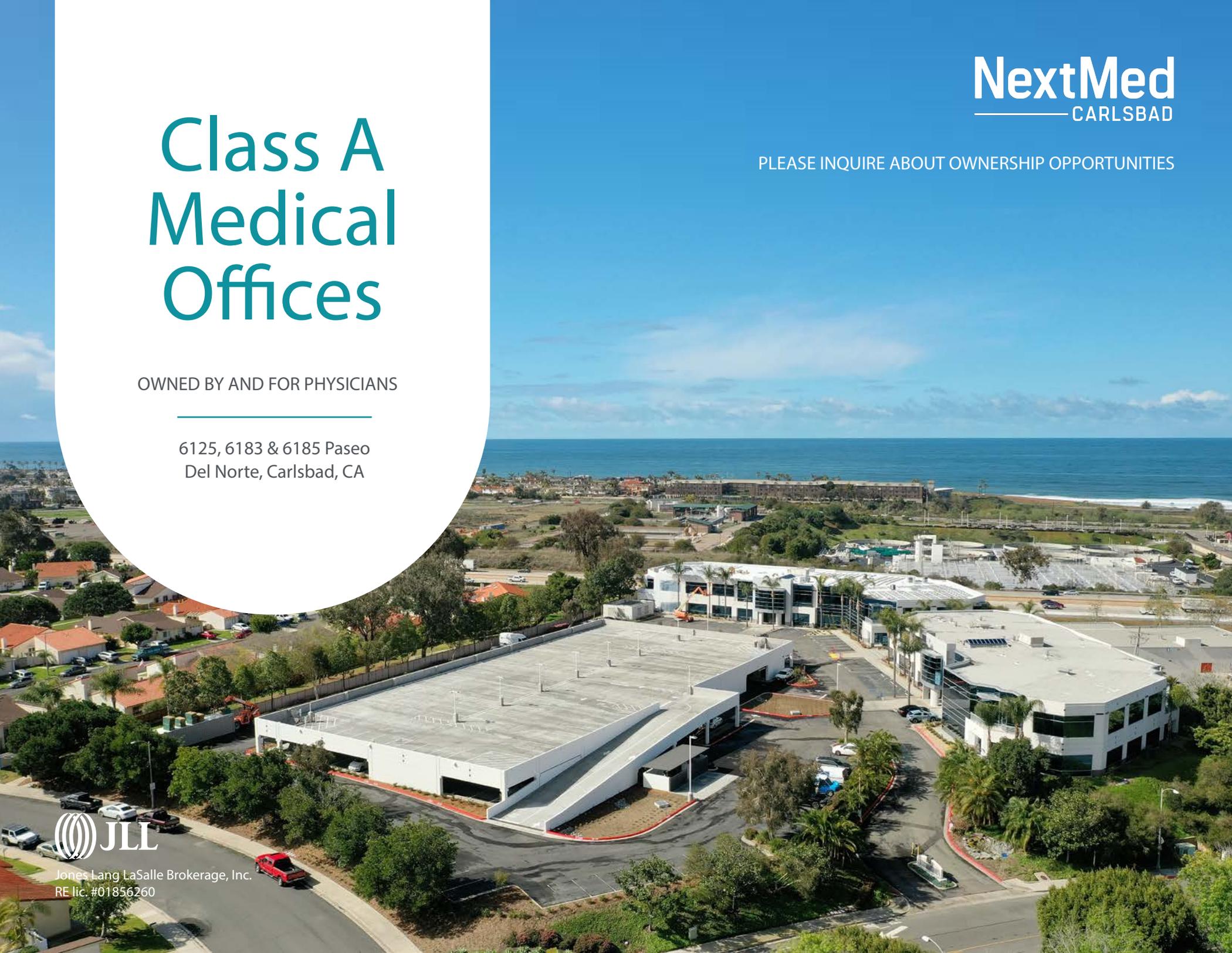
Class A Medical Offices

OWNED BY AND FOR PHYSICIANS

6125, 6183 & 6185 Paseo
Del Norte, Carlsbad, CA

NextMed
CARLSBAD

PLEASE INQUIRE ABOUT OWNERSHIP OPPORTUNITIES



Jones Lang LaSalle Brokerage, Inc.
RE lic. #01856260

A Unique Opportunity

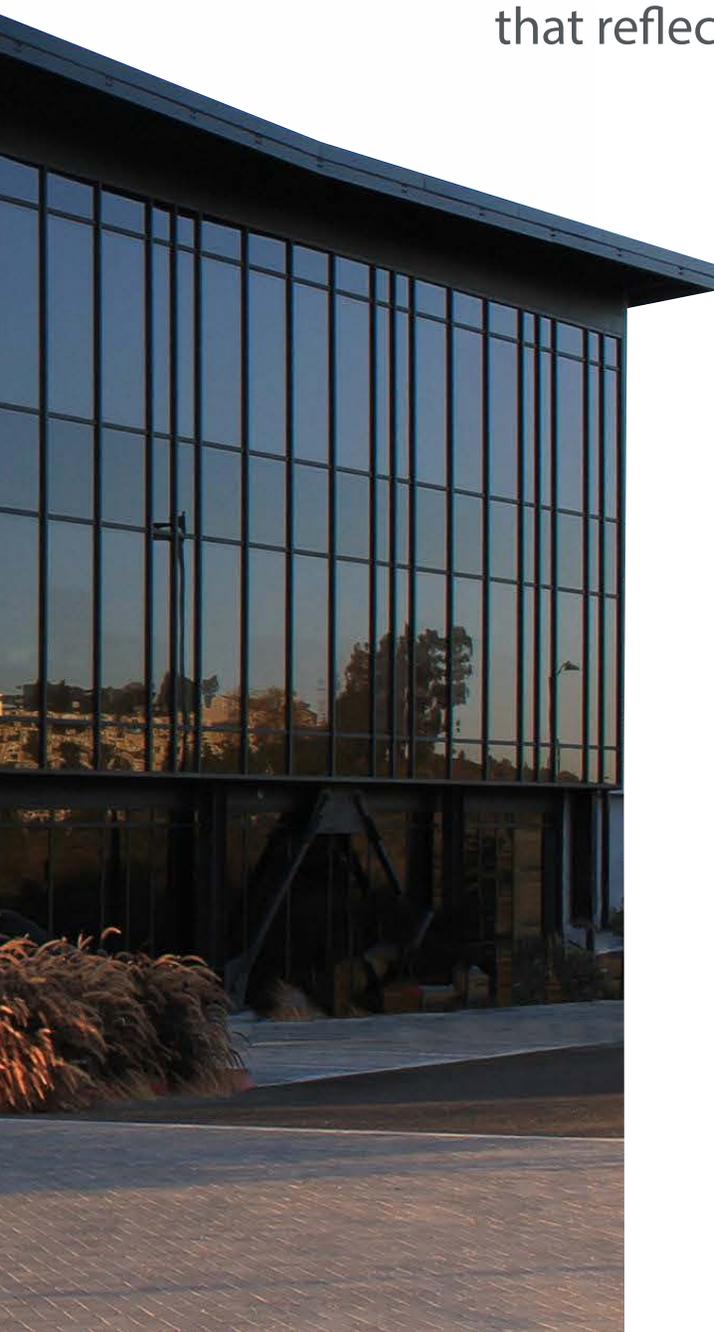


Availabilities from 1,960 SF & Up

6125, 6183 & 6185 Paseo Del Norte, Carlsbad, CA

Where Health and Community Connect

An innovative and accessible hub of medical services that reflect the culture and needs of the community



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

Proudly a Home for Health

Practices + Services at NextMed Campus

6121
Carlsbad Surgery Center •
Orthopedic Specialists of North County

6183
Carlsbad Eye Care • HRC Fertility • Lightfully
Behavioral Health • Montecatini Eating
Disorder Clinic • QiGenix – Dr. Todd Ovokaitys •
VEBA Behavioral Health

6125
Fertility Specialists Medical Group • San Diego
Orthobiologics Medical Group • United Medical
Doctors Urgent Care • West Coast OB/GYN

6185
SimonMed Imaging • Tri-City Healthcare •
Sharp Surgery Center Carlsbad

6121

6125

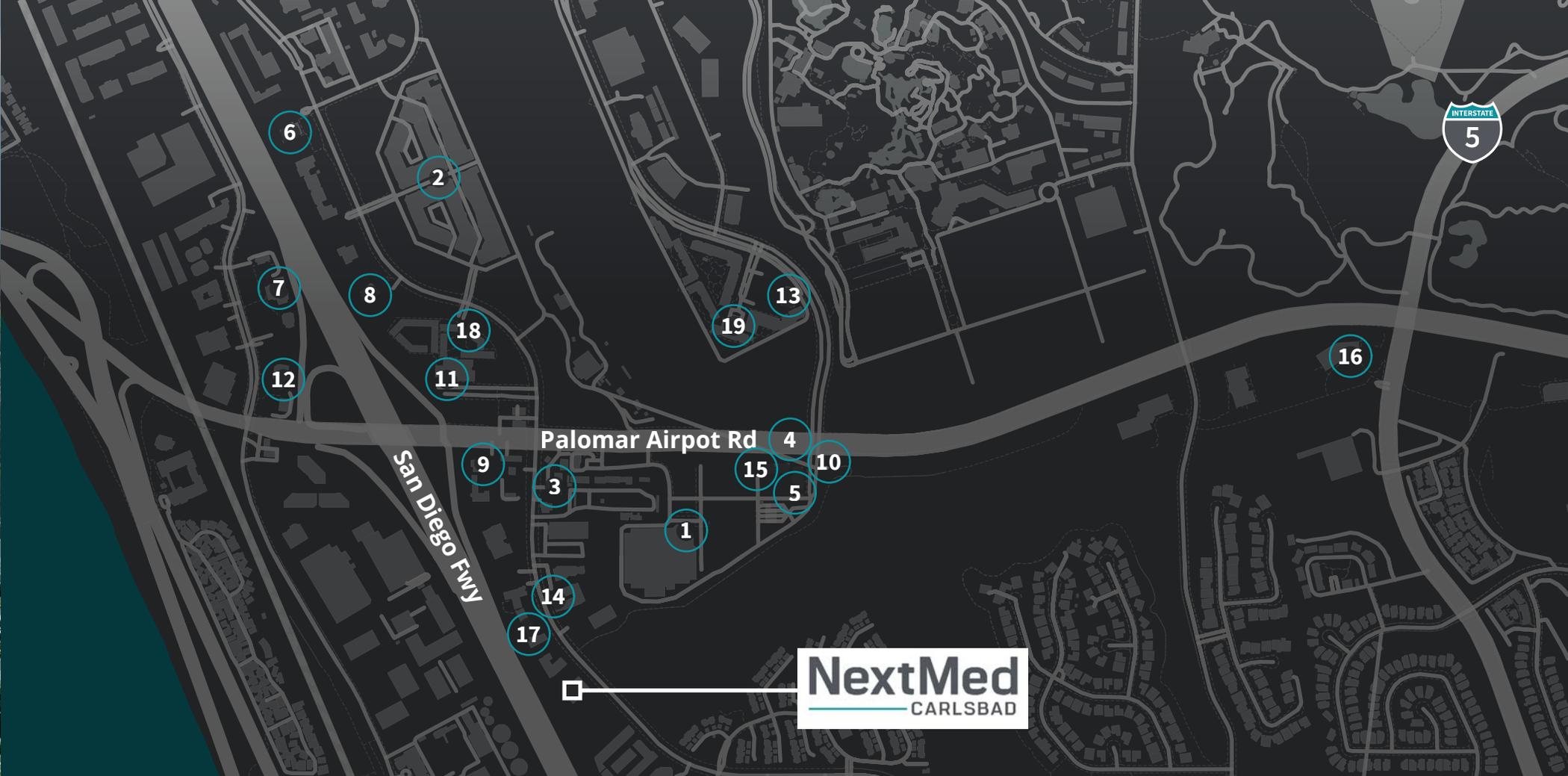
6183

Parking
Garage

6185

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CARLSBAD





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AMENITIES

RETAIL

- 1. Costco
- 2. Carlsbad Premium Outlets

RESTAURANTS

- 3. Garden State Bagels
- 4. Burger Lounge
- 5. Starbucks

- 6. BJ's Restaurant & Brewhouse

- 7. Draft Republic Carlsbad
- 8. King's Fish House
- 9. Islands Restaurant Carlsbad
- 10. Veggie Grill - Carlsbad
- 11. Windmill Food Hall
- 12. Miguel's Cocina
- 13. Karl Strauss Brewing Company

BANKS

- 14. First National Trust Services
- 15. Wells Fargo ATM
- 16. Comerica Bank

HOTELS

- 17. Motel 6 Carlsbad, CA - Near Legoland
- 18. Carlsbad by the Sea Hotel
- 19. Grand Pacific Palisades Resort

Doctor Demand with Prime Location

Within 5 miles

POPULATION DEMOGRAPHICS



142k

Total Population



45

Median Age



14,887

Population Age 65+



36,880

Population Age <24



173,360

Total Daytime Population



\$139,618

Median Household Income



93,780

Total Employees



\$11,301

Average Health Care Spending

INSURANCE COVERAGE BREAKDOWN



37.34%

Have PPO (Preferred Provider Org) Medical Insurance



28.3%

Have Medicare Medical Policy



22.11%

Have HMO (Health Main Org) Medical Insurance



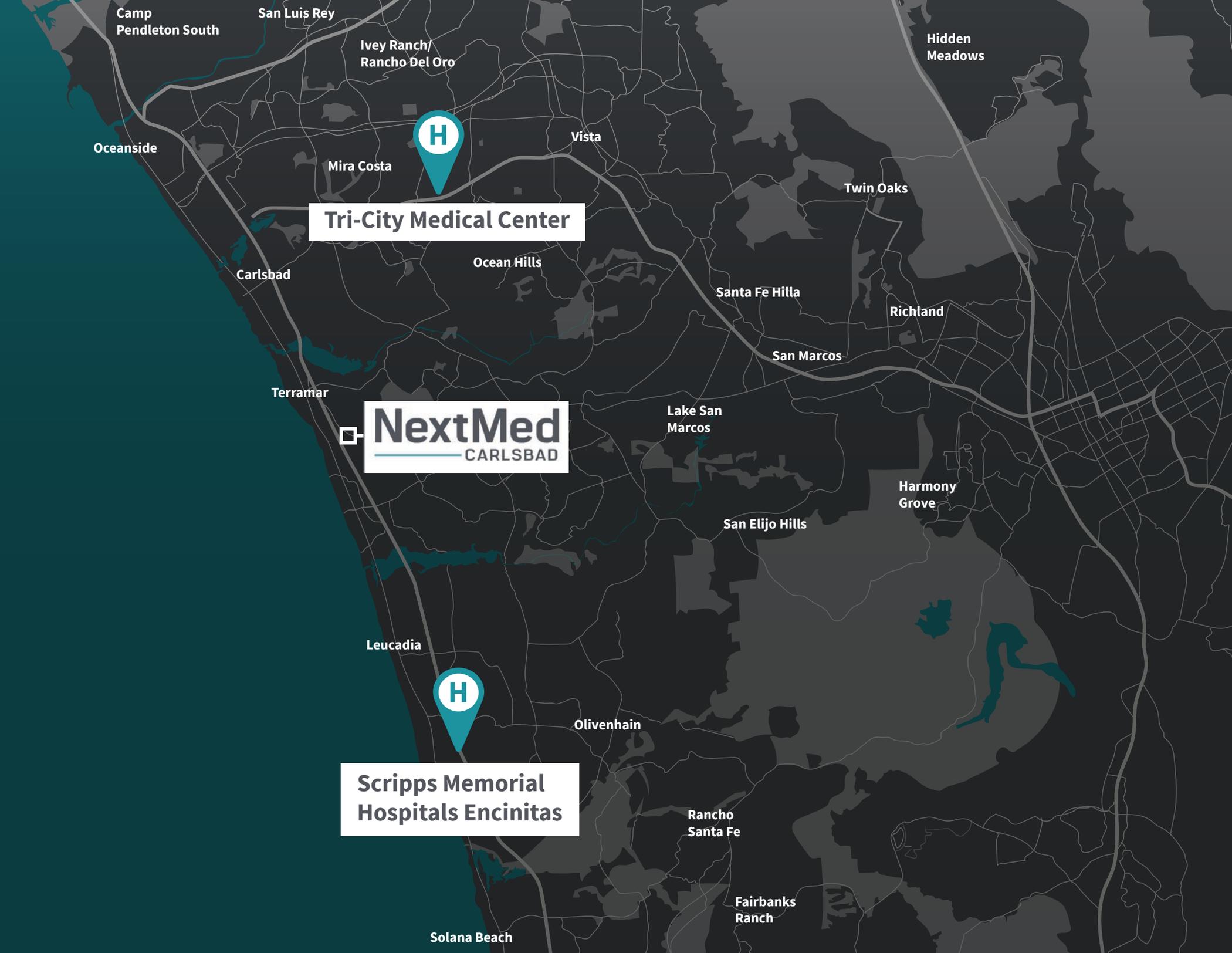
58.2%

Have Other Medical Insurance

Service Line Demand Analysis

Patient Volume

Physician Specialty	2024 Volume	2029 Volume	5 Year Growth
Endocrinology	1,340	1,612	20.3%
Psychiatry	79,386	88,878	12.0%
Physical Therapy /Rehabilitation	156,860	174,098	11.0%
Cardiovascular	76,926	82,865	7.7%
Rheumatology	129,174	138,024	6.9%
ENT	19,40	20,636	6.3%
Lab	280,300	294,902	5.2%
Orthopedicist	31,086	32,663	5.1%
Other Specialties	94,967	99,352	4.6%
Oncology	9,903	10,246	3.5%
Neurology	10,125	10,418	2.9%
Evaluation and Management	653,485	669,855	2.5%
Nephrology	3,429	3,509	2.3%
Radiology	186,495	189,235	1.5%
General Surgery	3,708	3,686	-0.6%
Gastroenterology	15,566	15,361	-1.3%
Urology	6,439	6,293	-2.3%
Pulmonology	8,370	7,676	-8.3%
Obstetrics & Gynecology	7,329	6,704	-8.5%



Tri-City Medical Center

NextMed
CARLSBAD



**Scripps Memorial
Hospitals Encinitas**

Oceanside

Camp
Pendleton South

San Luis Rey

Ivey Ranch/
Rancho Del Oro

Hidden
Meadows

Mira Costa

Vista

Twin Oaks

Carlsbad

Ocean Hills

Santa Fe Hilla

Richland

Terramar

Lake San
Marcos

San Marcos

Harmony
Grove

Leucadia

San Elijo Hills

Olivenhain

Rancho
Santa Fe

Solana Beach

Fairbanks
Ranch

Availability

6183 PASEO DELNORTE

Suite 140/150 2,289 SF | Planned Medical Spec Suite

Suite 280 1,962 SF | Planned Medical Spec Suite

6185 PASEO DEL NORTE

SECOND FLOOR 22,264 SF (divisible to 1,960 SF) | Entire 2nd Floor - Expansive Ocean Views

Suite 205 2,813 SF | Planned Medical Suite

Suite 215 2,593 SF | Planned Medical Suite with 93 SF Balcony

Suite 225 5,222 SF | Planned Medical Suite with 392 SF Balcony

Suite 235 3,929 SF | Planned Medical Suite with 126 SF Balcony

Suite 245 2,481 SF | Planned Medical Suite with 91 SF Balcony

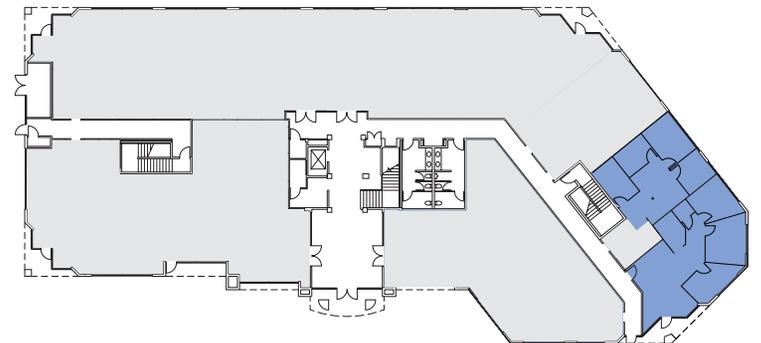
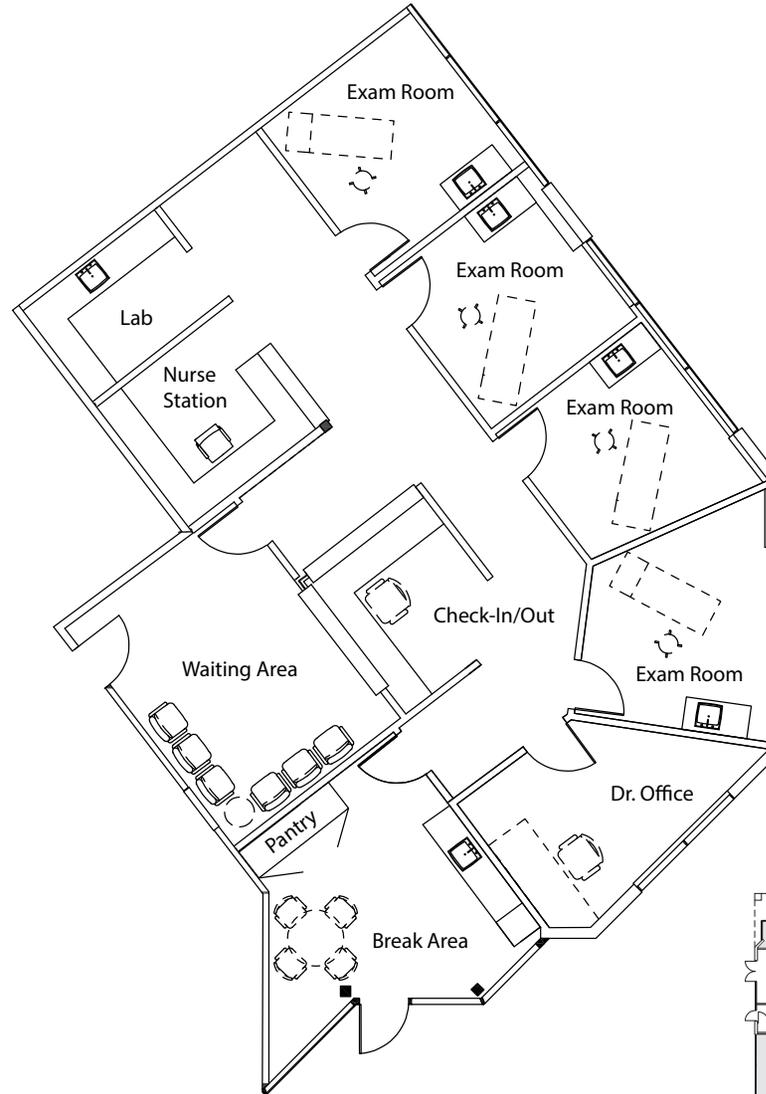
Suite 255 1,960 SF | Planned Medical Suite with 92 SF Balcony

Suite 265 2,838 SF | Planned Medical Suite



6183 PASEO DEL NORTE | FIRST FLOOR

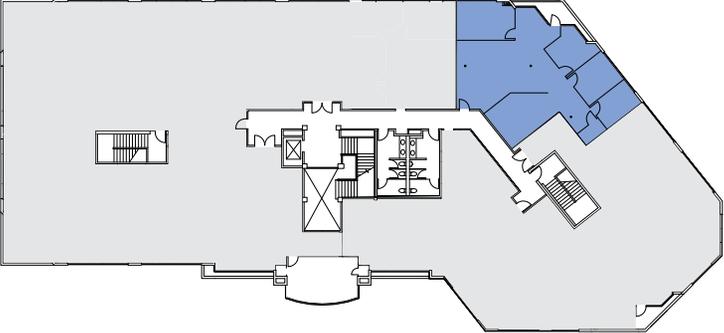
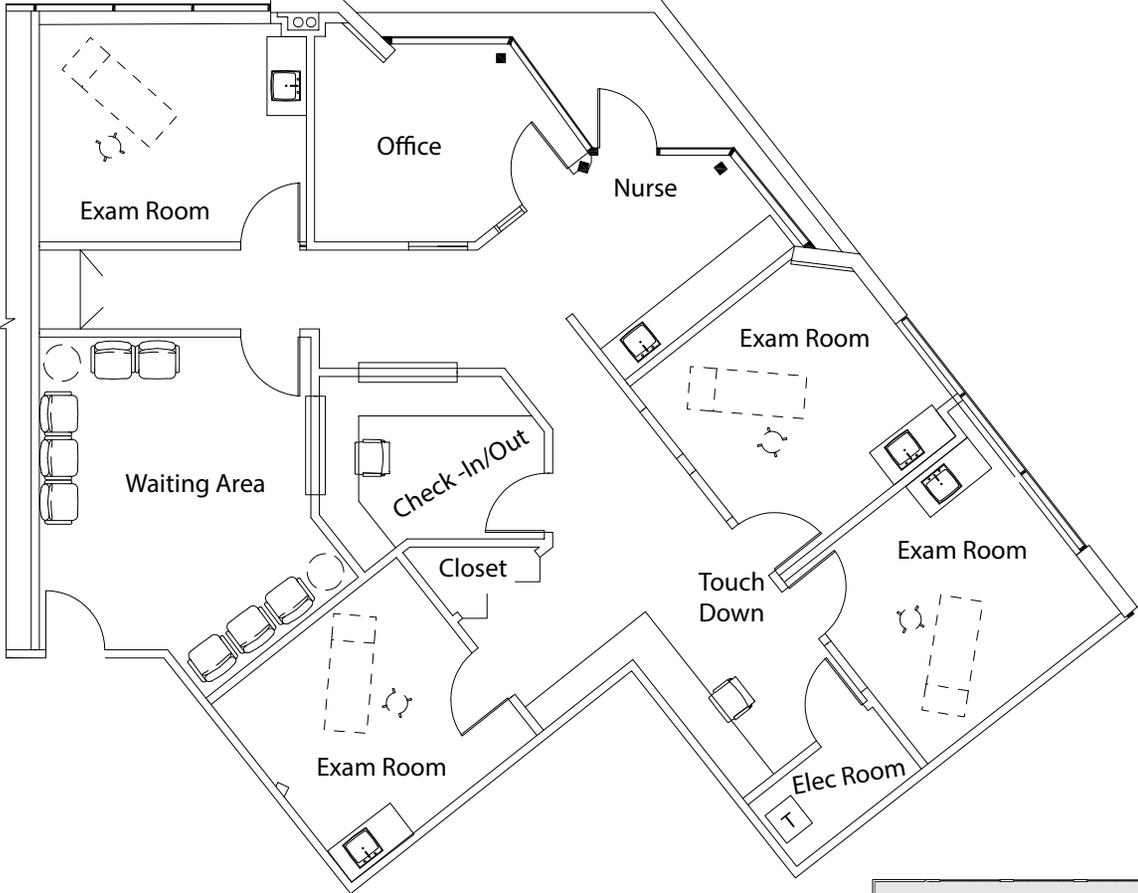
SUITE 140/150: 2,289 SF
PLANNED MEDICAL SPEC SUITE



6183 PASEO DEL NORTE | SECOND FLOOR

SUITE 280: 1,962 SF

PLANNED MEDICAL SPEC SUITE



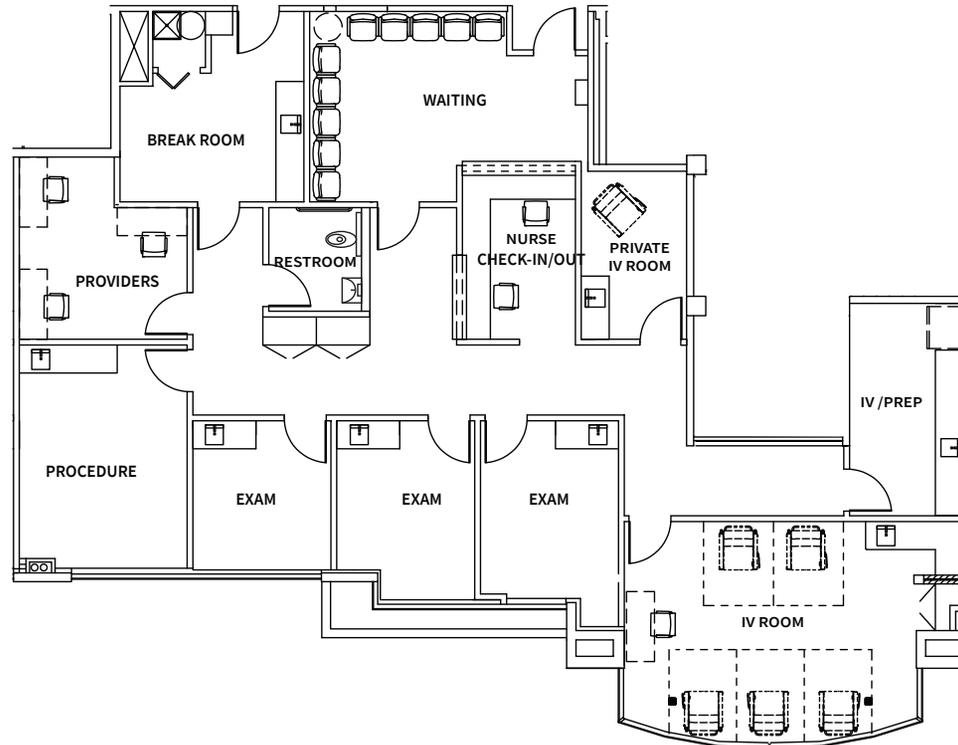
6185 PASEO DEL NORTE | SECOND FLOOR

SECOND FLOOR AVAILABILITY
22,264 SF - ENTIRE 2ND FLOOR
DIVISIBLE DOWN TO 1,960 SF



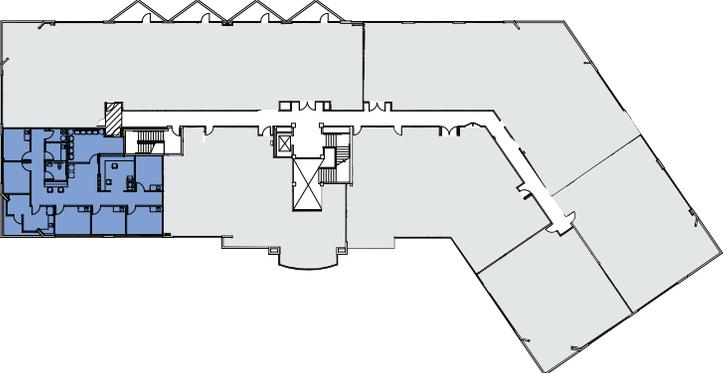
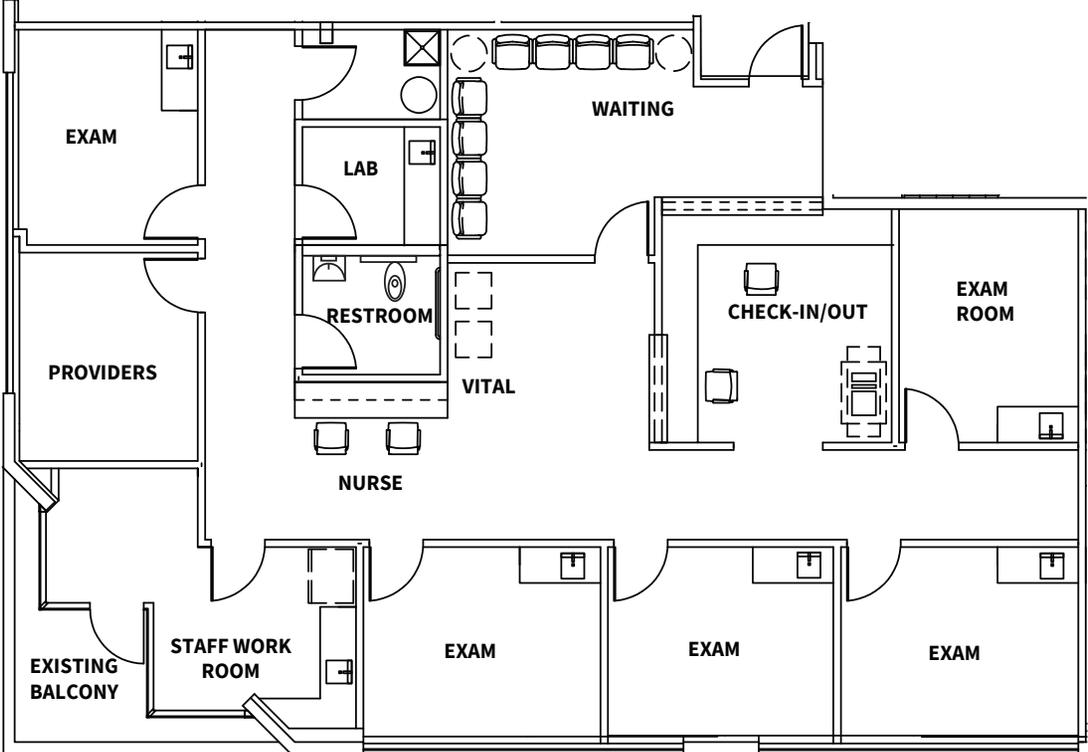
6185 PASEO DEL NORTE | SECOND FLOOR

SUITE 205: 2,813 SF
PLANNED MEDICAL SUITE



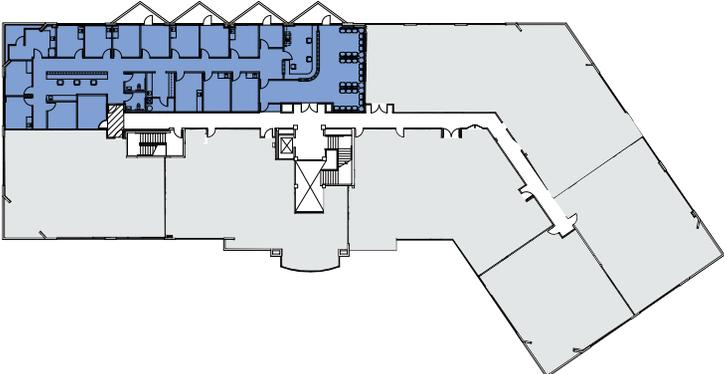
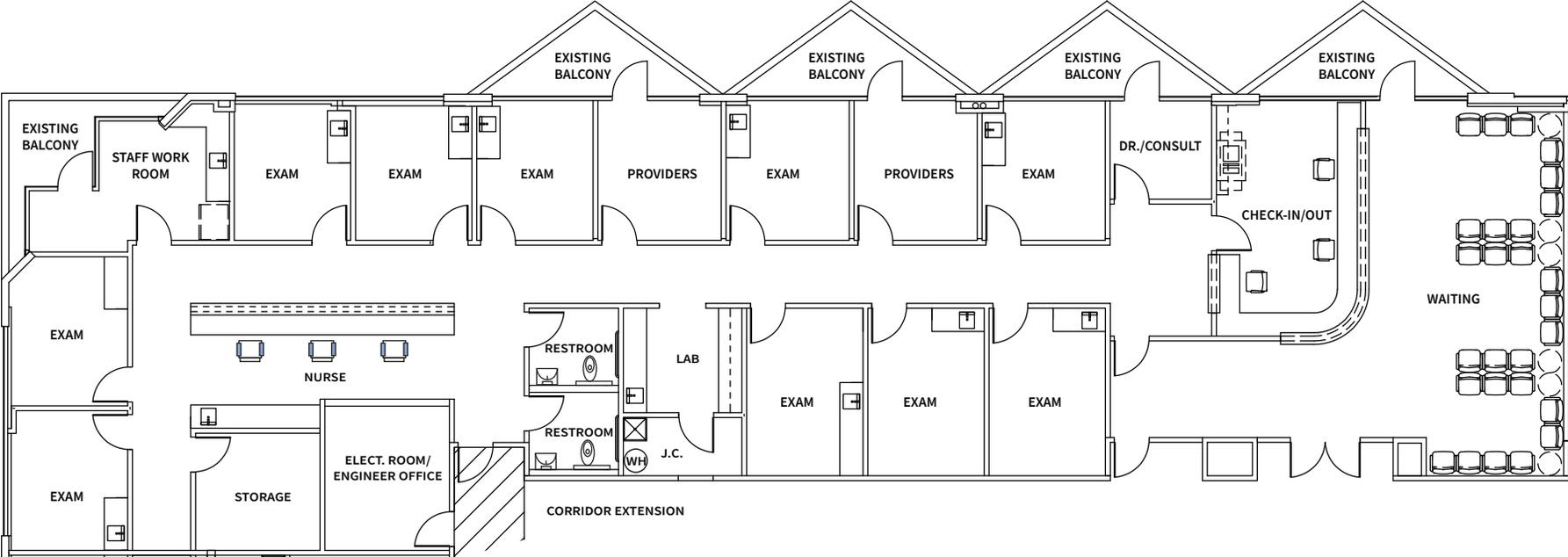
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SUITE 215: 2,593 SF
PLANNED MEDICAL SUITE



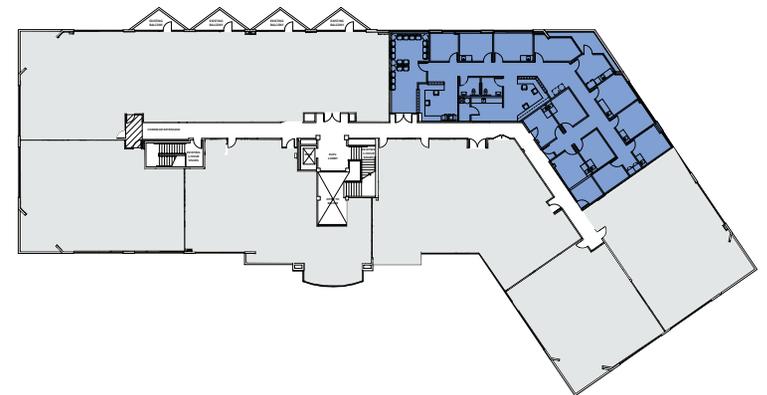
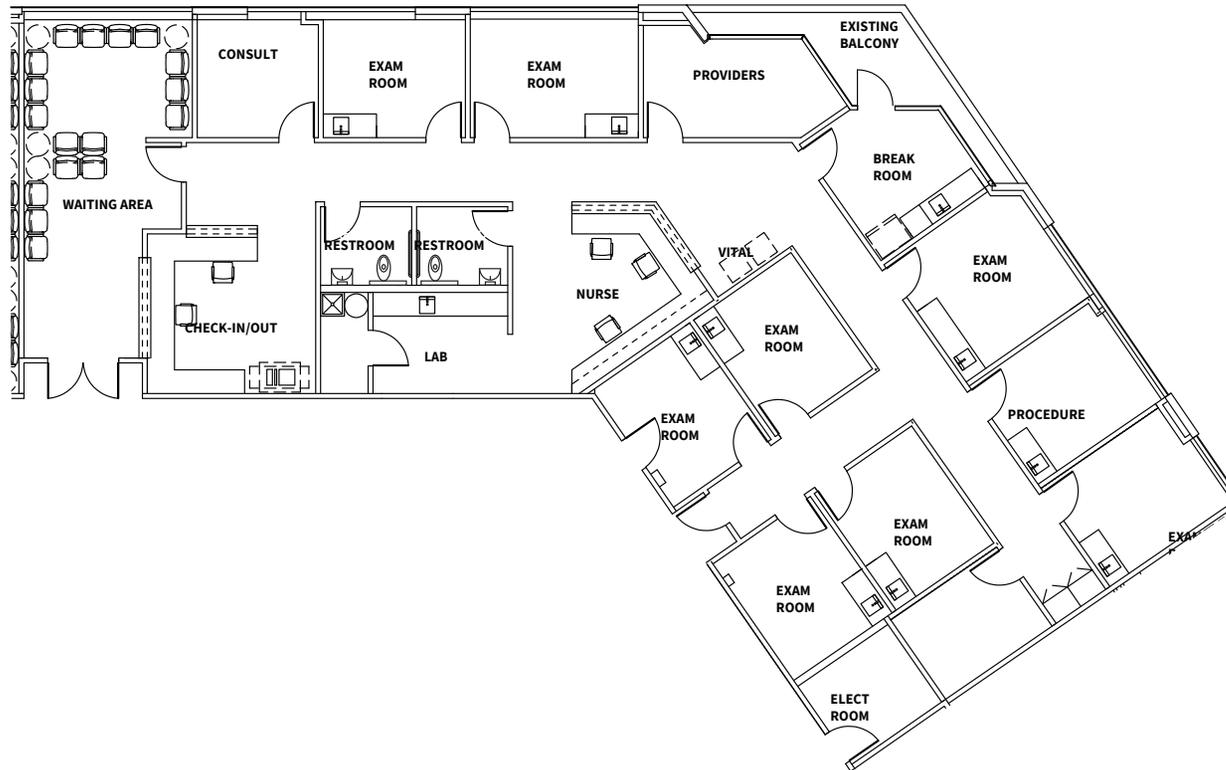
6185 PASEO DEL NORTE | SECOND FLOOR

SUITE 225: 5,222 SF
PLANNED MEDICAL SUITE



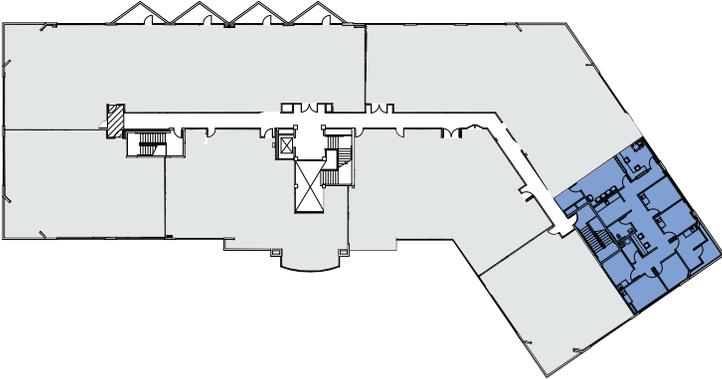
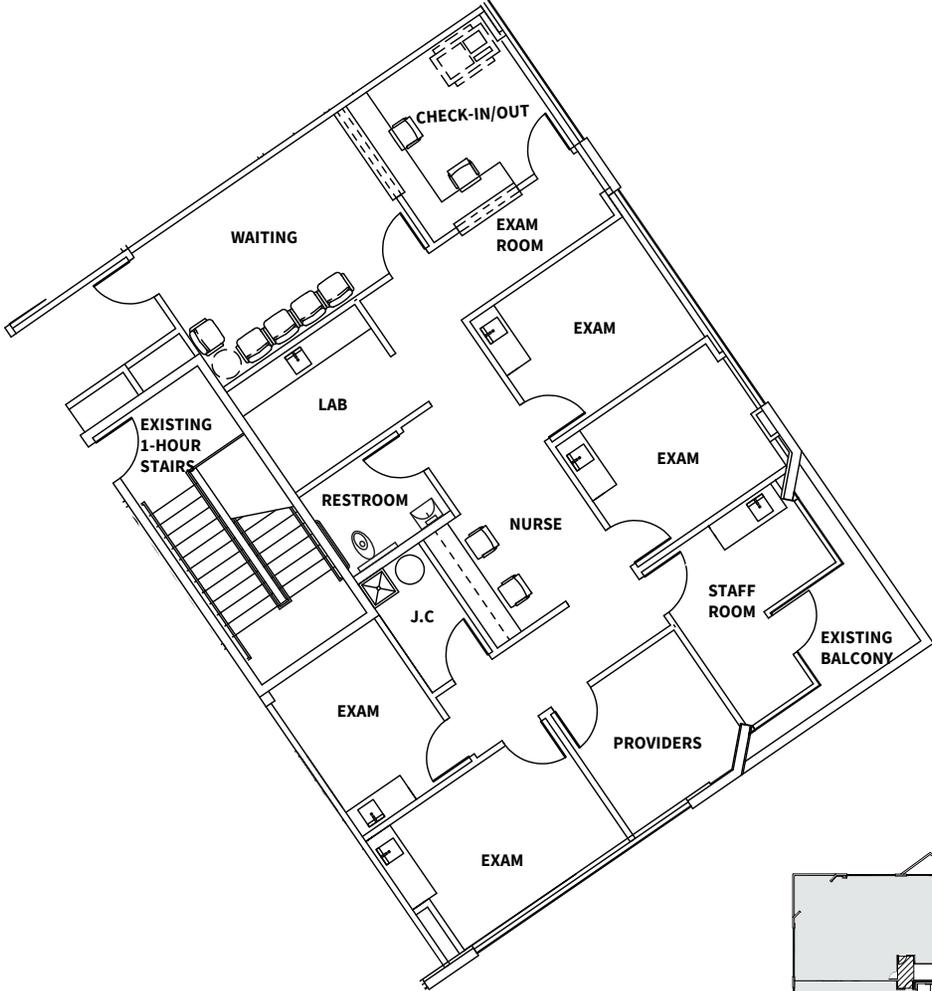
6185 PASEO DEL NORTE | SECOND FLOOR

SUITE 235: 4,234 SF
PLANNED MEDICAL SUITE



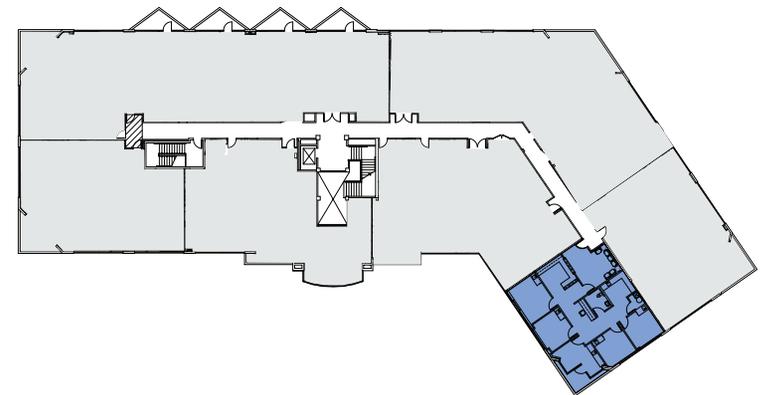
6185 PASEO DEL NORTE | SECOND FLOOR

SUITE 245: 2,159 SF
PLANNED MEDICAL SUITE



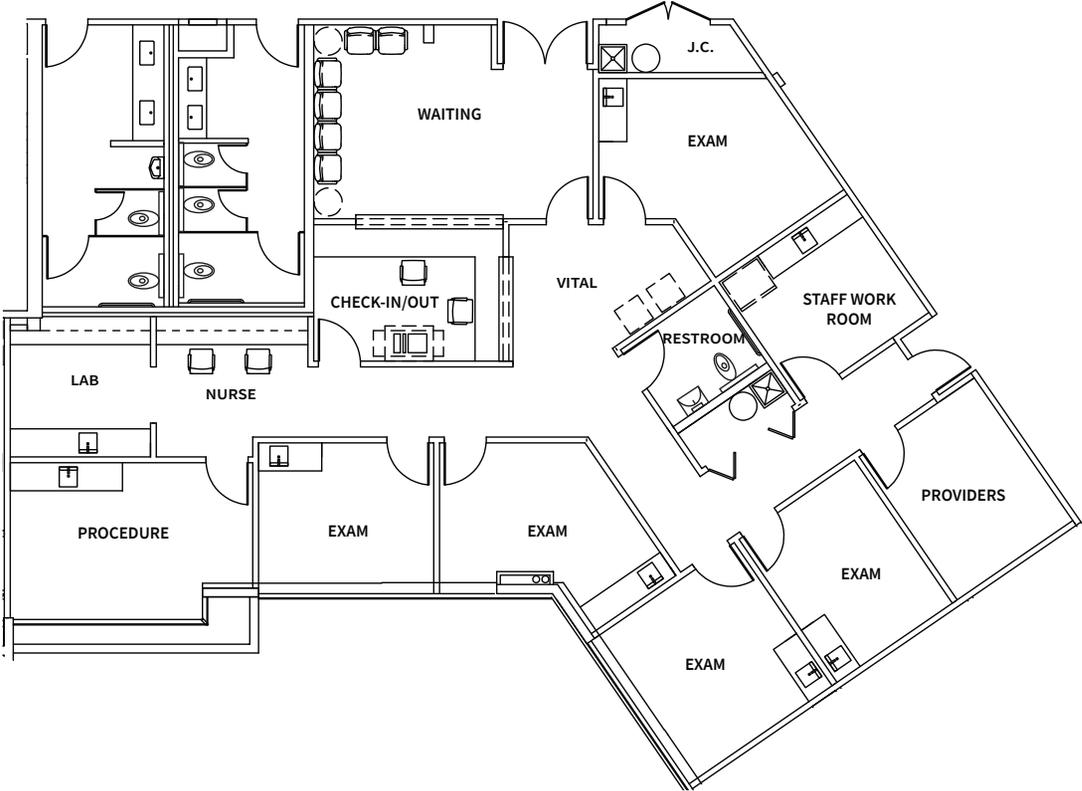
6185 PASEO DEL NORTE | SECOND FLOOR

SUITE 255: 1,960 SF
PLANNED MEDICAL SUITE



6185 PASEO DEL NORTE | SECOND FLOOR

SUITE 265: 2,838 SF
PLANNED MEDICAL SUITE



Another quality project
brought to you by

NextMed
GROUP



KELLY MORIARTY | 858.410.6359 | kelly.moriarty@jll.com | RE Lic. #01963162
JESS GIANULIAS | 858.352.2906 | jess.gianulias@jll.com | RE Lic. # 02091715

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