

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. 6183/6185 common areas completed in 2026



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 • VEBA Behavioral Health •
Headlight 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

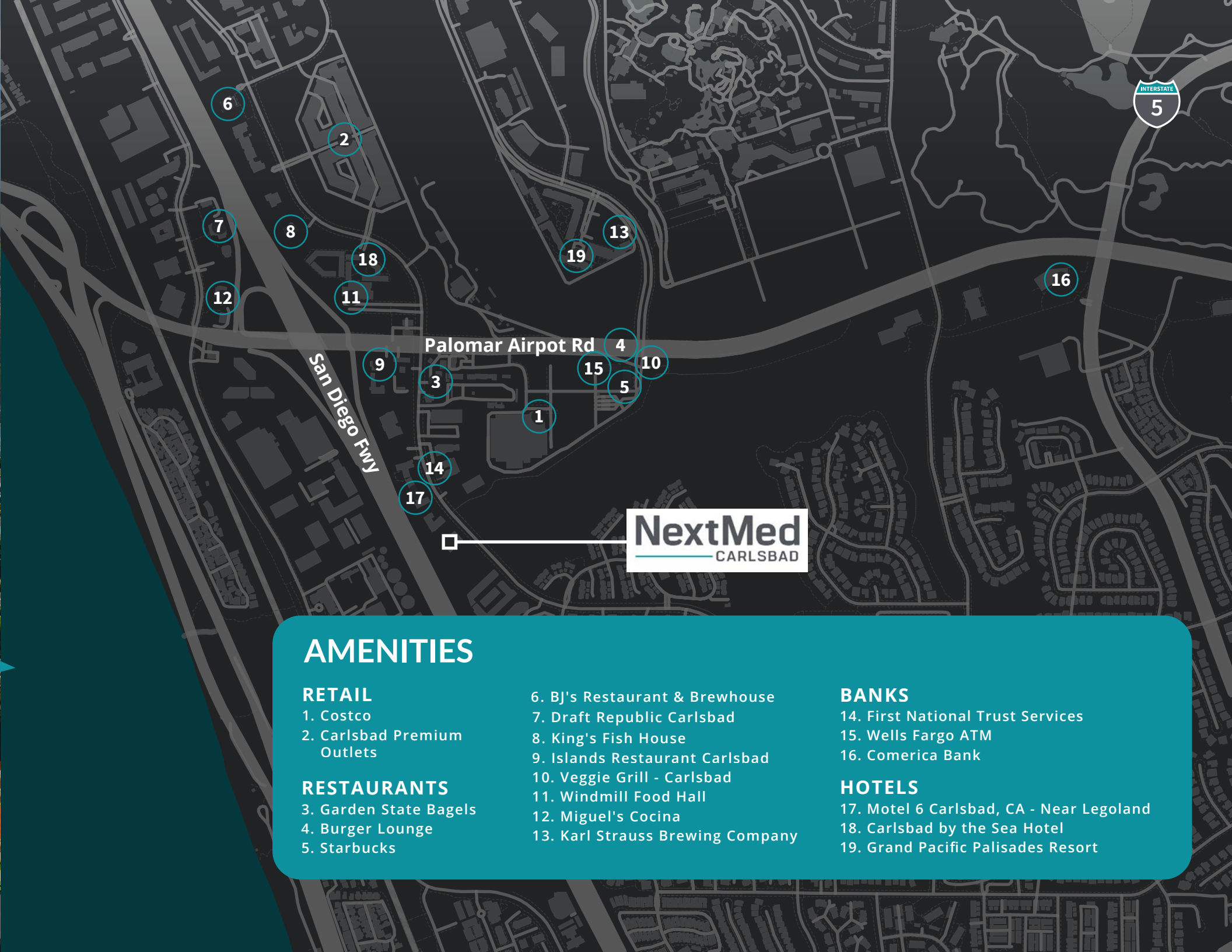
6121
6125

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6183

6185

Parking
Garage



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	19,400	20,636	6.3%
Lab	280,300	294,902	5.2%
Orthopedicst	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



**Scripps Memorial
Hospitals Encinitas**

Availability

6183 PASEO DELNORTE

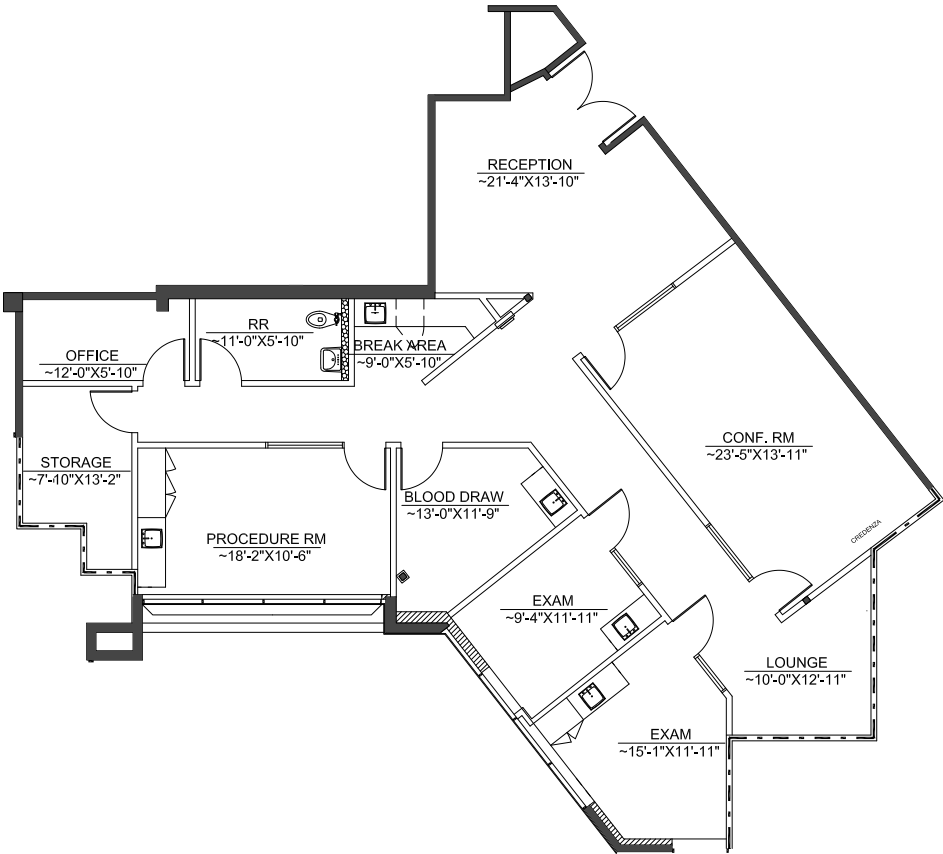
Suite 260	2,432 SF Built-Out Medical Suite
Suite 280	1,962 SF Brand New Medical Spec Suite!

6185 PASEO DEL NORTE

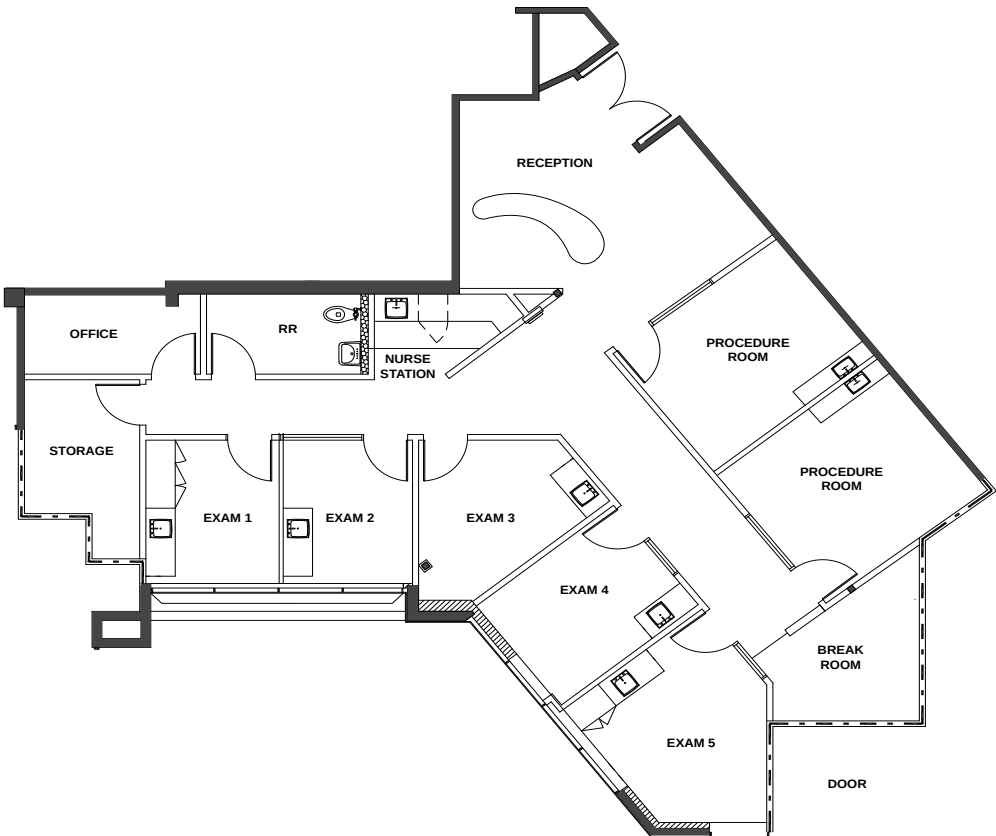
SECOND FLOOR	22,264 SF (divisible to 1,960 SF) Entire 2nd Floor - Expansive Ocean Views
Suite 205	2,813 SF Planned Medical Suite
Suite 215	2,593 SF Planned Medical Suite with 93 SF Balcony
Suite 225	5,222 SF Planned Medical Suite with 392 SF Balcony
Suite 235	4,234 SF Planned Medical Suite with 126 SF Balcony
Suite 245	2,159 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 | SECOND FLOOR

SUITE 260: 2,432 SF
BUILT-OUT MEDICAL SUITE



EXISTING MEDICAL BUILD-OUT



HYPOTHETICAL MEDICAL LAYOUT



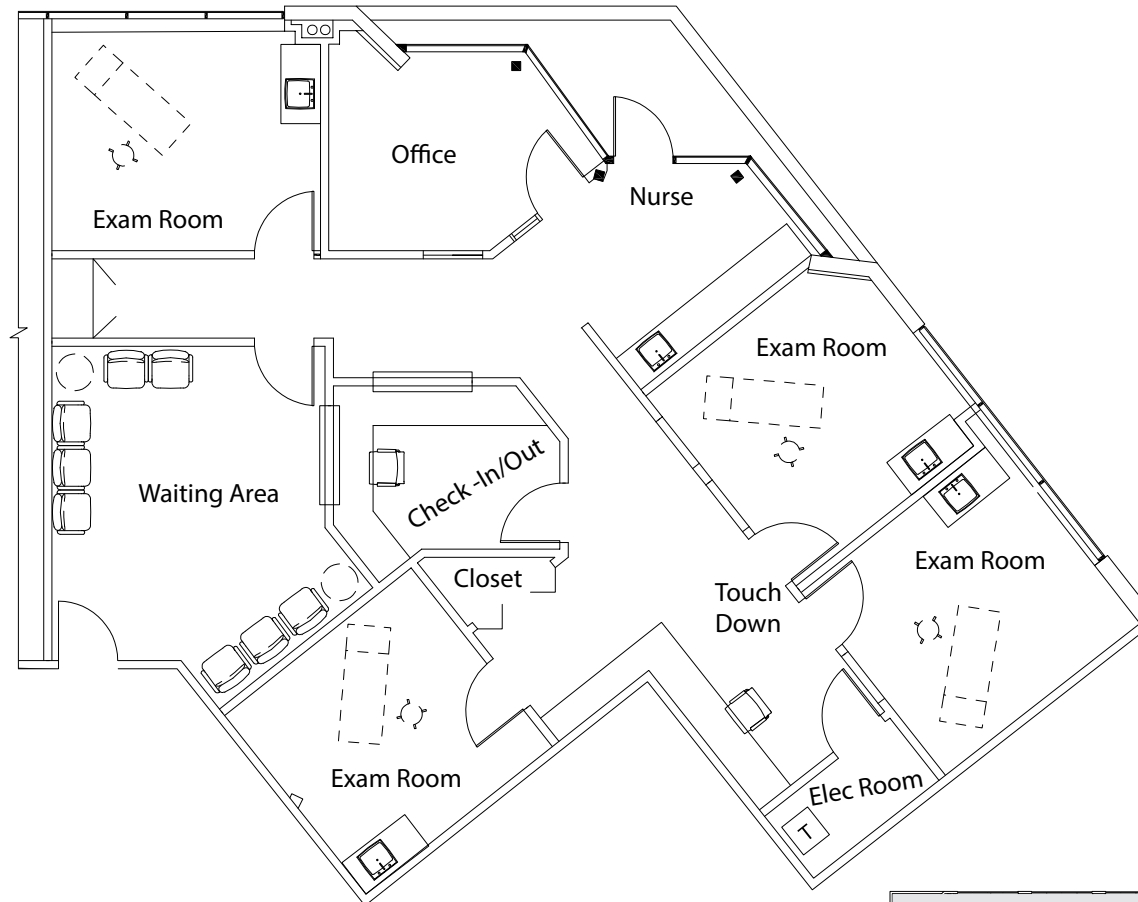
Scan QR code for a virtual tour!

6183 PASEO DEL NORTE | SECOND FLOOR

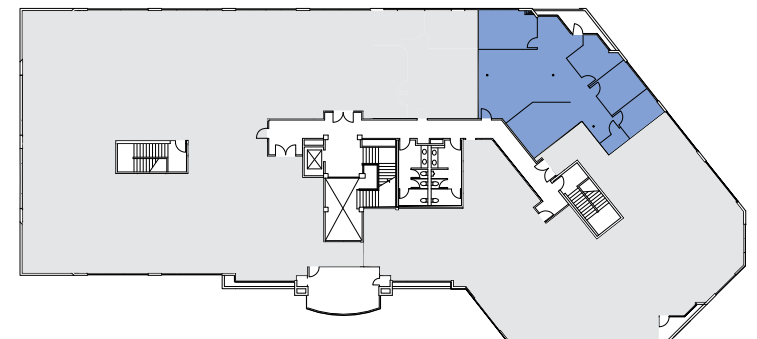
SUITE 280: 1,962 SF

BRAND NEW MEDICAL SPEC SUITE!

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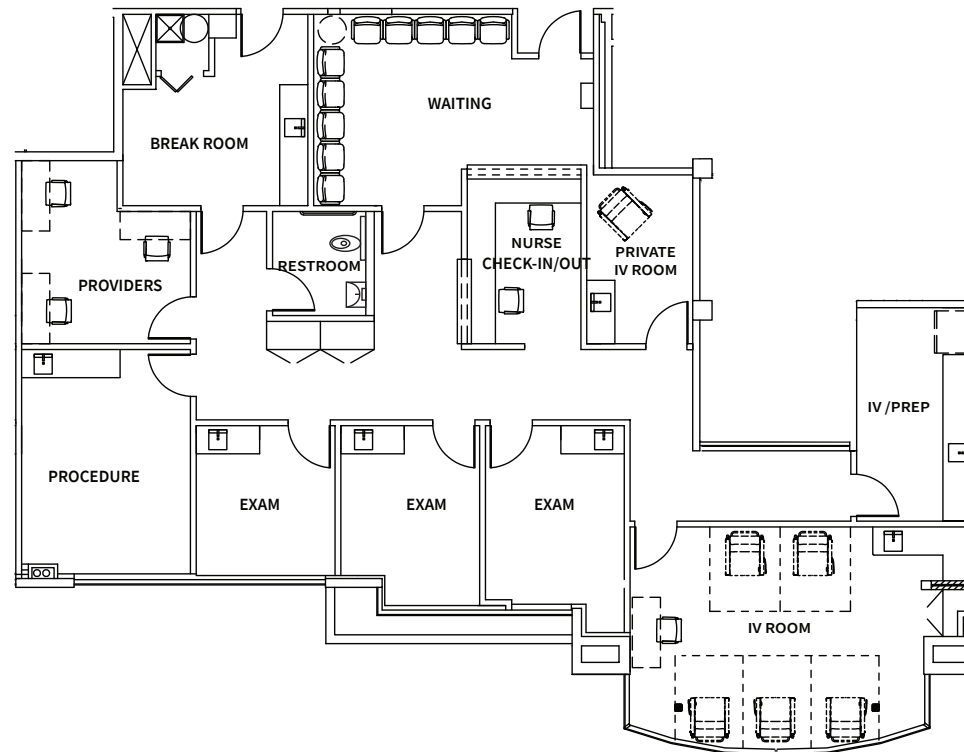
6185 PASEO DEL NORTE | SECOND FLOOR

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



6185 PASEO DEL NORTE | SECOND FLOOR

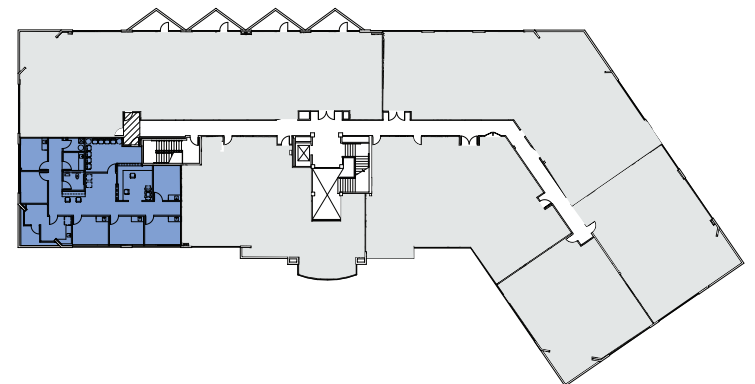
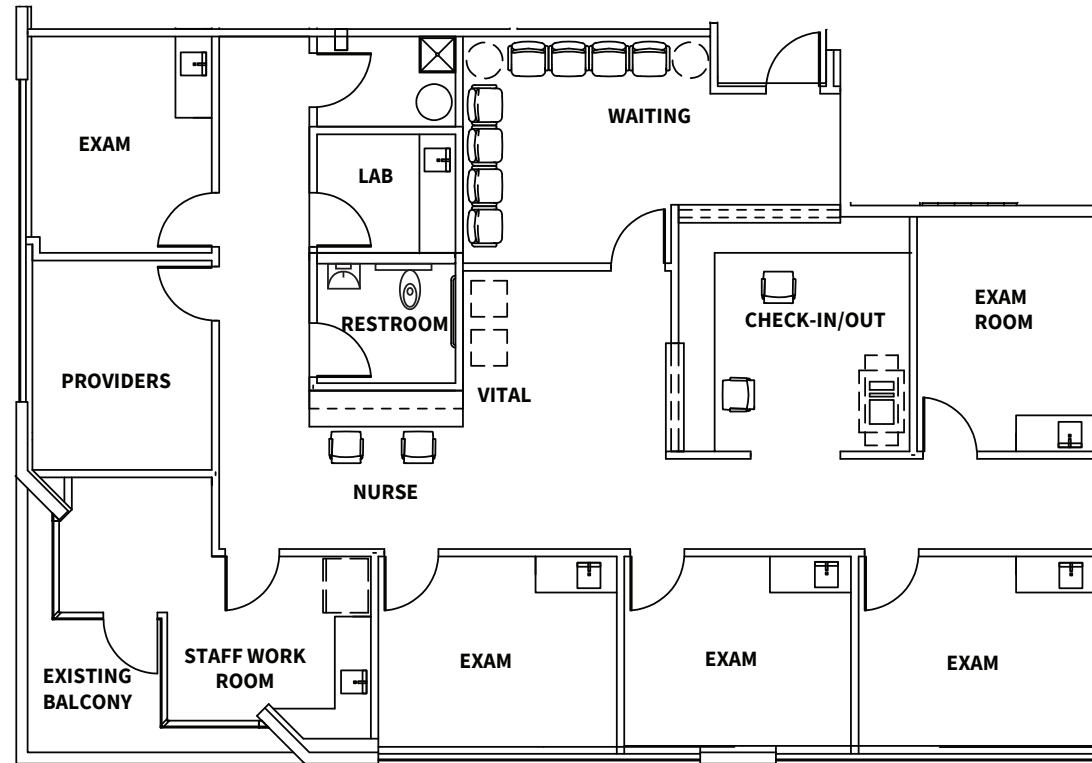
SUITE 205: 2,813 SF
PLANNED MEDICAL SUITE



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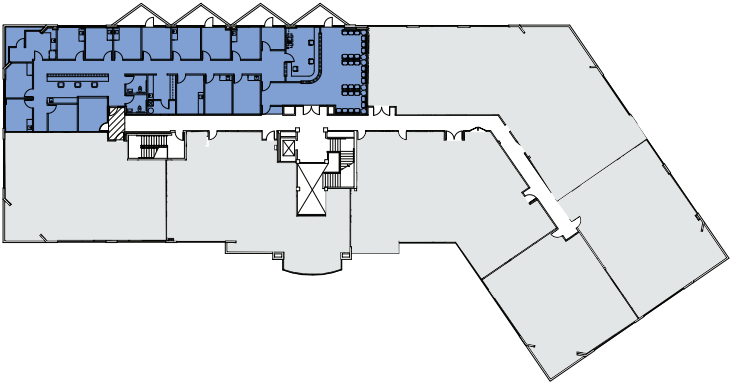
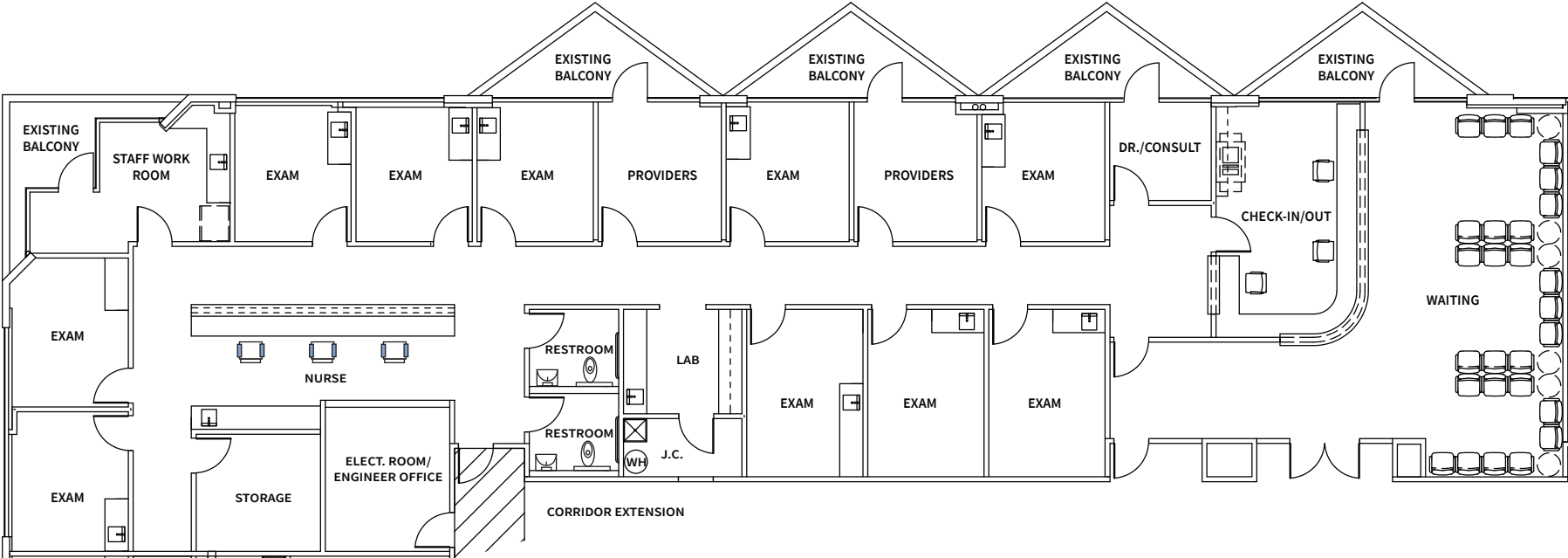
SUITE 215: 2,593 SF
PLANNED MEDICAL SUITE

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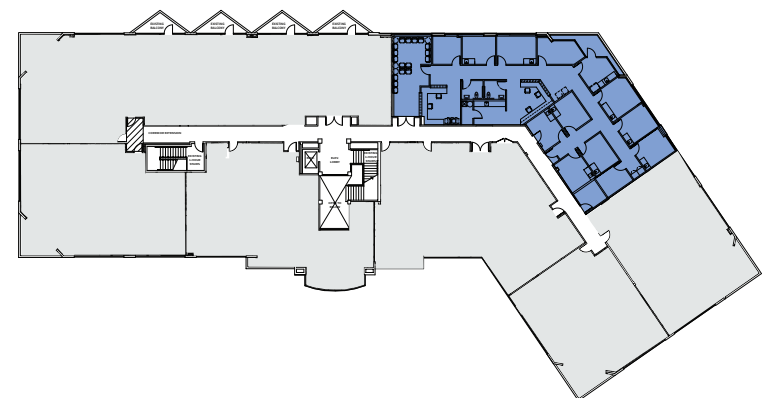
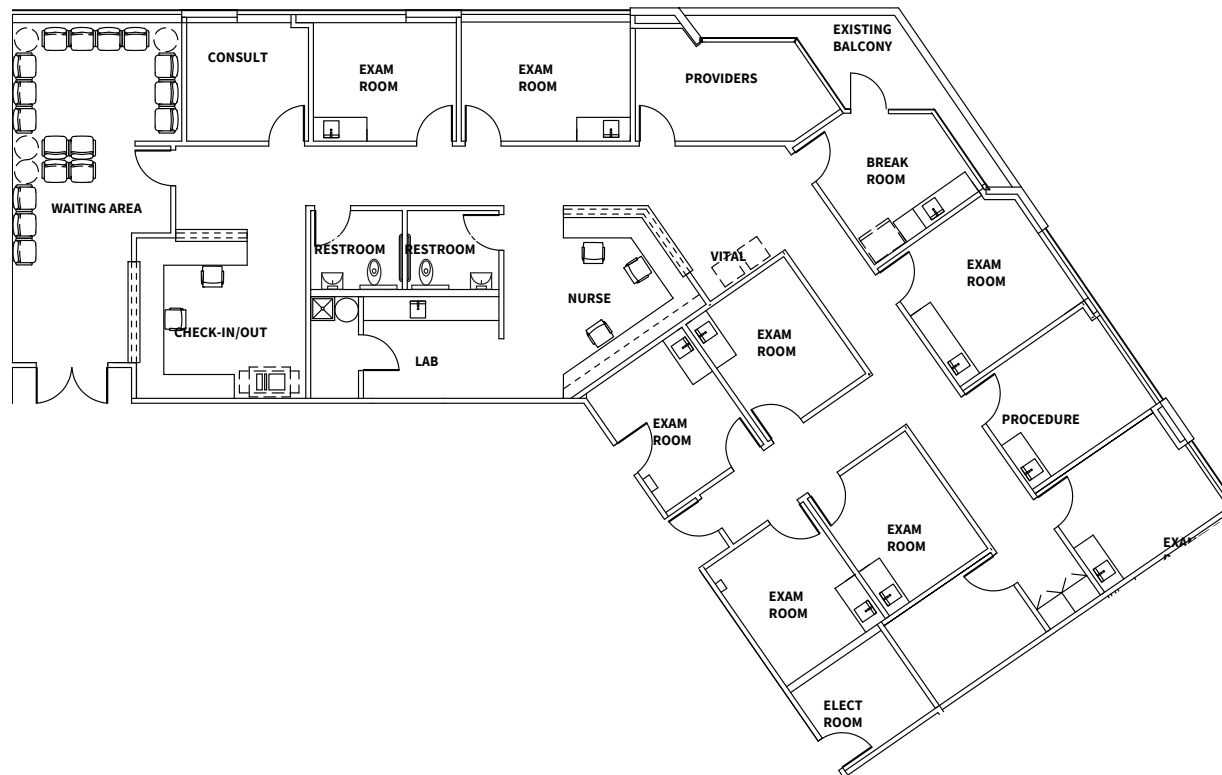
SUITE 225: 5,222 SF
PLANNED MEDICAL SUITE



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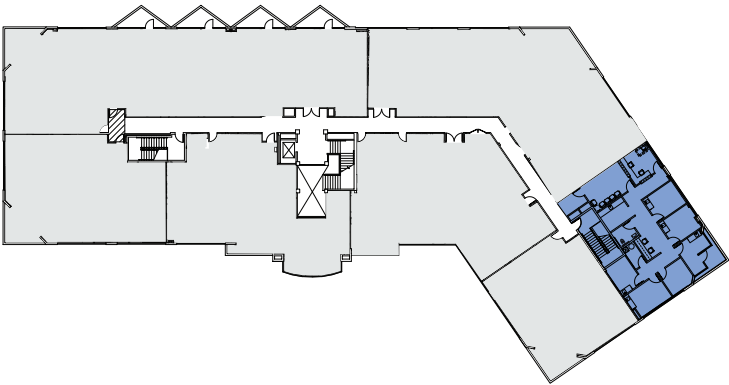
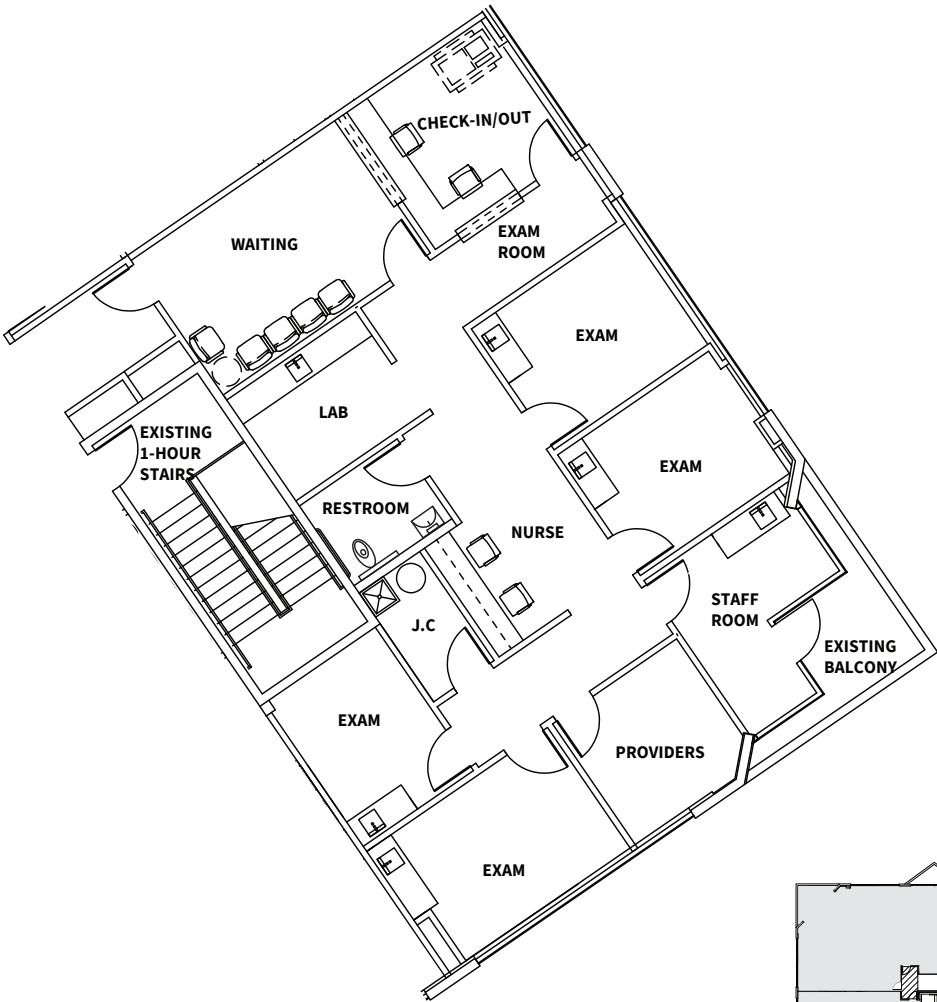
SUITE 235: 4,234 SF
PLANNED MEDICAL SUITE

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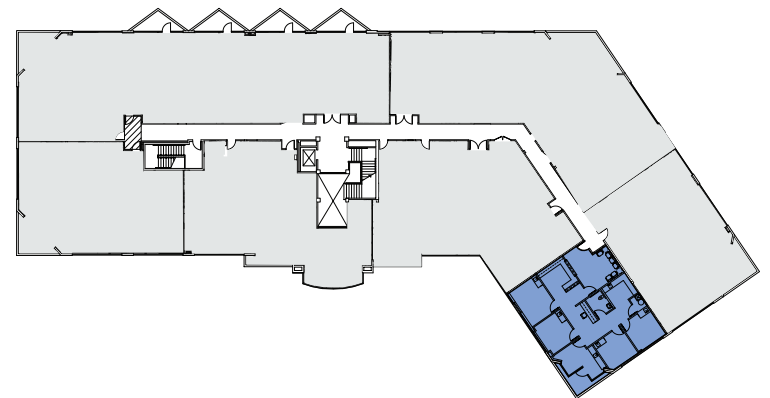
SUITE 245: 2,159 SF
PLANNED MEDICAL SUITE



6185 PASEO DEL NORTE | SECOND FLOOR

SUITE 255: 1,960 SF
PLANNED MEDICAL SUITE

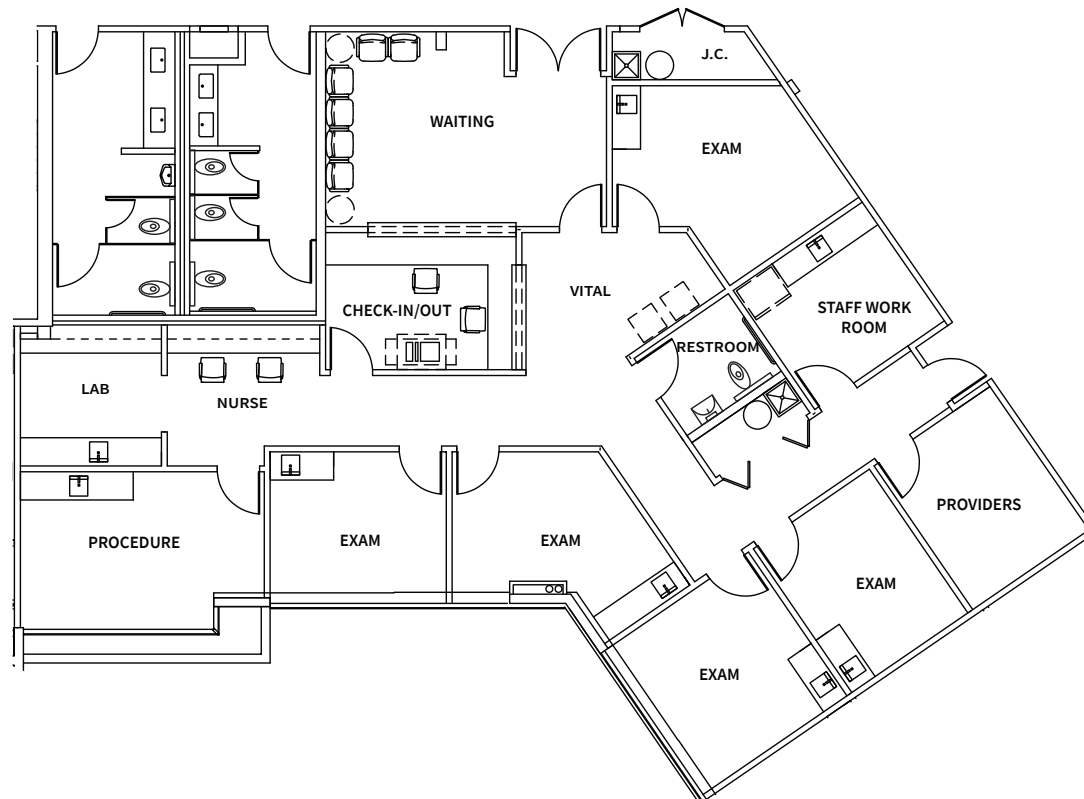
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6185 PASEO DEL NORTE | SECOND FLOOR

SUITE 265: 2,838 SF
PLANNED MEDICAL SUITE

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