



OFFERING SUMMARY

Location

PHYSICAL THERAPY CLINIC

For additional information, complete the NDA

NDA Link: <https://bashirtariq.com/nda-form>

Offering Summary

Price	\$250,000
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Lease Term

Lease Term	3-5 years new lease
Rent	\$3,516
Building	1,475 SF

Dr. ensures smooth transition

Dr. O is willing to stay on for up to six (6) months post-closing, if needed, under a separate agreement, to ensure a smooth transition



INVESTMENT HIGHLIGHTS

Well established Physical Therapy Clinic, Prime Oceanside Location

Excellent opportunity to acquire a well-established Physical Therapy Clinic located in First Bankers Plaza, Oceanside

Dr. O has been serving the community for over 14 years in outpatient orthopedic medicine rehabilitation, specializing in manual therapy for a multitude of diagnoses with emphasis on neck and back pain, chronic pain, joint replacement, and general rehabilitation. Clinic has been delivering personalized rehabilitative experience that empowers individuals to achieve better health, improved quality of life, pain resolution, and lasting results.

AREAS OF SPECIALIZATION

- Sports injuries (sprains, strains, soft tissue tears/lesions, overuse, joint pathologies, spinal dysfunction)
- Ergonomic evaluations, Osteoporosis, Parkinson's Disease Syndrome, Osteoarthritis
- Headaches, Temporomandibular dysfunction or TMJ, and neck pain, BPPV / balance dysfunctions
- Drop Foot and multiple Sclerosis, Plantar fasciitis and Heel Spurs, Congenital and functional scoliosis
- Low back pain and degenerative disc disease, Return to sport training, Injury prevention
- Carpal Tunnel Syndrome and other hand pathologies. Other therapy related treatments
- Post-surgical spinal (spinal fusion disc replacement, laminectomy, etc.), post ACL, meniscus, labral repairs (hip and shoulder), ORIF, other post op procedures

TREATMENTS & TECHNOLOGIES

- Achilles tendinopathy, Calcific shoulder tendinopathy, Carpal Tunnel Syndrome,
- Congenital and Functional Scoliosis, Drop Foot and Multiple Sclerosis, Ergonomic Evaluation
- Injury prevention, Fractures Nonunions, Hip Necrosis, Headaches, Temporomandibular dysfunction
- Idiopathic scoliosis, Low back pain and degenerative disc disease, Myofascial Pain Syndrome
- Osteoarthritis, Parkinson Disease, Plantar Fasciitis, and other tendonitis, Pelvic Floor Dysfunction
- Post Surgery, Return to sports training, Sport Injuries, Stroke, Sciatic Nerve Injuries

ADVANCE TREATMENT & MOBILITIES

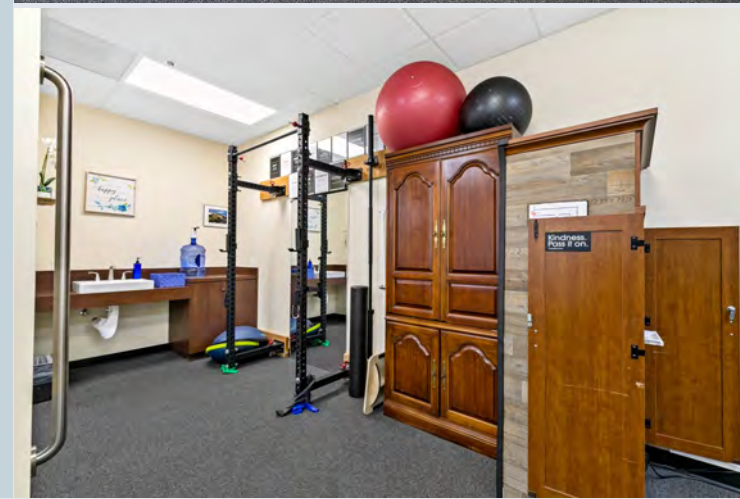
- MLS Laser Therapy, NEUBIE, Extracorporeal Shockwave Therapy (ESWT), Iontophoresis, 3D MAPS
- Blood Flow Restriction Training, IASTM, Manual Therapy, Pelvic Floor Therapy, Game Ready, Taping
- Electrical Stimulation, Moist Hot pack, Spinal Decompression

FACILITY & EQUIPMENT

- Most of the equipment shown is included in the sale. Some equipment is on the lease
- A complete inventory list of all equipment and leases will be provided to qualified buyers

IDEAL OPPORTUNITY

For a physical therapist, group practice, or healthcare investor seeking a turnkey clinic in a strong Oceanside location. The practice features established goodwill, a loyal patient base, and advanced treatment capabilities, allowing for immediate continuity of care and revenue generation.



AERIAL OVERVIEW



AERIAL OVERVIEW



AERIAL OVERVIEW



**Physical Therapy Clinic Located Inside
The First Bankers Plaza**

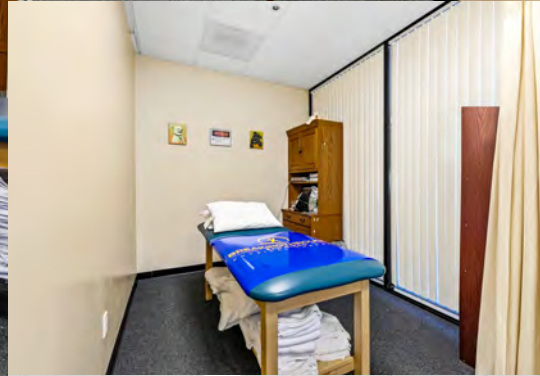
INTERIOR VIEWS



INTERIOR VIEWS



INTERIOR VIEWS



EXTERIOR - INTERIOR VIEWS



DEMOGRAPHICS

	3 miles	5 miles	10 miles
POPULATION			
2024 Population	111,611	234,807	510,482
Median Age	40.4	38.2	38.4
Bachelors' Degree Higher Education	37%	34%	38%
INCOME			
Average House Income	\$108,534	\$110,395	\$124,069
HOUSING			
Median Home Value	\$779,081	\$722,798	\$788,931
Median Home Year Built	1978	1983	1984
HOUSEHOLDS			
2024 Households	43,652	85,064	177,937
Average Household Size	2.4	2.6	2.7
Average Household Vehicles	2	2	2
HOUSING OCCUPANCY			
Owner Occupied Households	53%		
Renter Occupied Households	47%		
DAYTIME EMPLOYMENT			
Employees	49,013	97,643	217,872
Businesses	7,637	12,996	27,872
TRAFFIC			
Hwy 78 and Jefferson St W	127,700	2025	
Vista Way and Via Esmarca E	20,213	2025	
Jefferson St and Jefferson Rd N	41,375	2025	

SNAPSHOT



234,807

POPULATION 5 mile



\$110,395

INCOME 5 mile



\$722,798

HOME VALUE 5 mile



127,700

TRAFFIC Vehicles Per Day

Information has been secured from several sources. All viewers are advised they must verify with their own advisors, experts, consultants and resources for the accuracy and up to date information. We make no representations or warranties, express or implied as to the accuracy of the information. Viewers bear all risk for any inaccuracies

OCEANSIDE, CA

Oceanside is a beach city in the North County area of San Diego County, California, United States. The city had a population of 174,068 at the 2020 United States census, making it the most populous city in the North County region of San Diego. The city is a popular tourist destination, owing to its historic landmarks, beaches, and architecture.

According to the United States Census Bureau, the city has a total area of 42.2 square miles (109 km²), of which 41.2 square miles (107 km²) is land and 0.9 square miles (2.3 km²), comprising 2.23%, is water.

Traveling north on Interstate 5, Oceanside is the last city before Orange County. It is roughly the same distance from Aliso Viejo as it is to downtown San Diego. Oceanside is located about 35 miles (56 km) north of downtown San Diego and south of Marine Corps Base Camp Pendleton, one of the largest U.S. Marine Corps bases. Together with Carlsbad and Vista, it forms a tri-city area.

Oceanside blends the charm of a classic California beach town with the amenities of a modern city: Beaches & Pier: Famous for its wide sandy beaches, the historic Oceanside Pier, and excellent surfing spots.

- Harbor & Marina: A New England–style harbor offering boating, fishing, sailing, jet skiing, and whale-watching opportunities.
- Climate: Mild, pleasant weather year-round, typical of Southern California coastal areas.

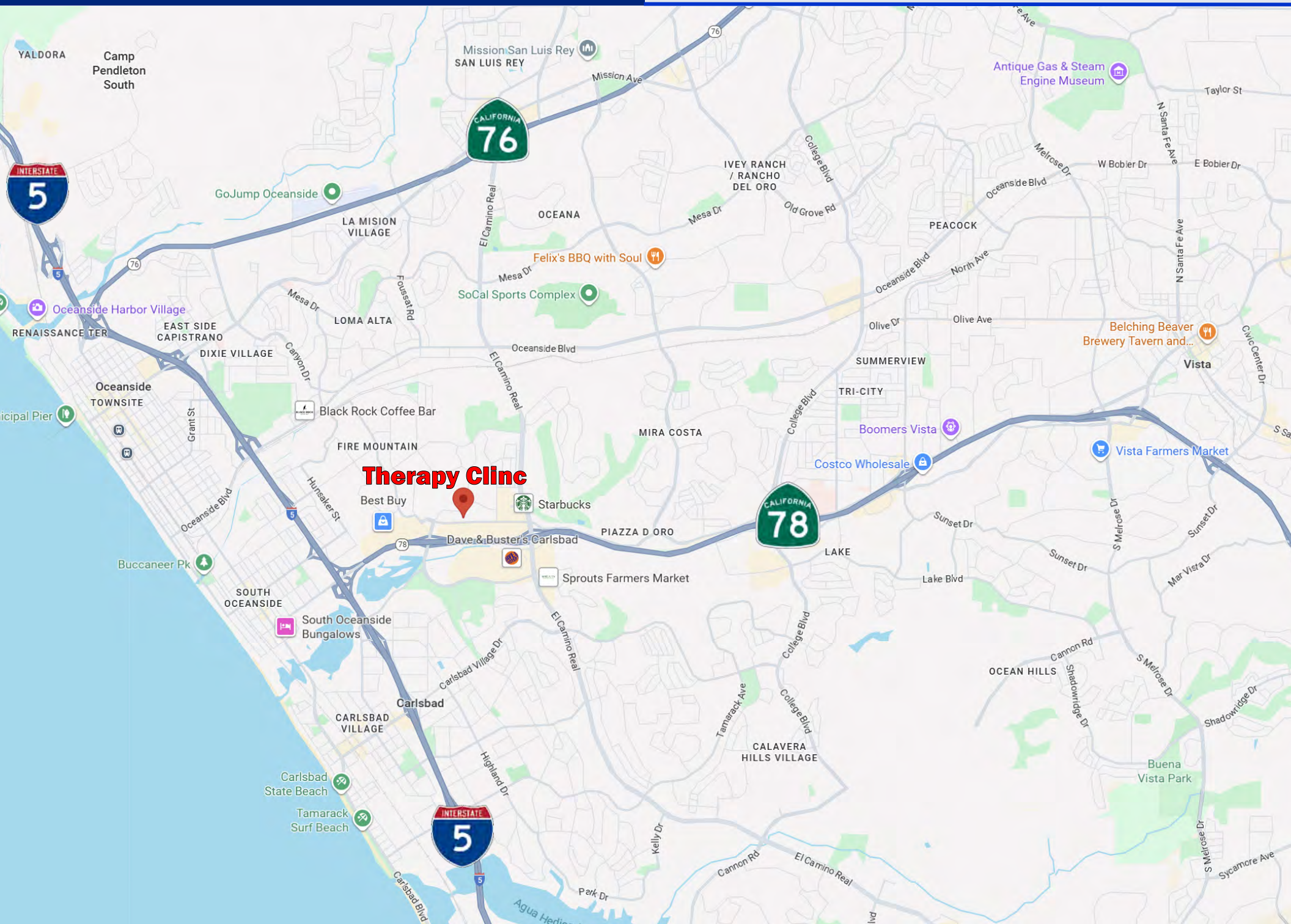
Things to Do & Attractions

- California Surf Museum: Dedicated to surf culture and history.
- Mission San Luis Rey: Historic mission and cultural site.
- Harbor Village & Downtown: Shops, café, restaurants, dining, weekly markets, and festivals. Farmers market, sailing, whale-watching tours, kayaking, and other water recreation

THINGS TO SEE & DO IN THE CITY AND VICINITY



REGINAL MAP



Presented By:



Bashir Tariq

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Confidentiality & Disclaimer

Each party is advised to consult their own advisors, consultants, experts to conduct its own independent investigation and due diligence

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DIRECTOR

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