

285 North El Camino Real

✚ MEDICAL SUITE FOR LEASE



**MED
WEST**
REALTY

Lic # 02161402

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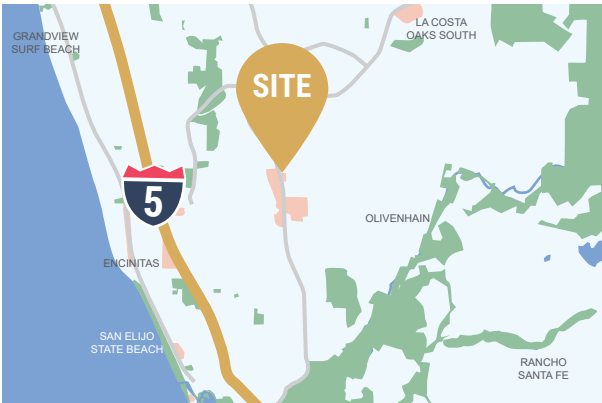
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Encinitas, CA



285 NORTH EL CAMINO REAL

Located in the heart of Encinitas, CA, 285 N. El Camino Real is a prime medical office building that offers 43,488 square feet of modern medical office space on a 3.12-acre lot. Encinitas, a vibrant coastal city, is known for its affluent population, excellent schools, and high quality of life, making it an ideal location for medical services. The region has seen significant growth in the medical sector, driven by the increasing demand for healthcare services in Coastal San Diego. The property benefits from excellent visibility and accessibility, with monument signage available, ensuring that medical practices located here can attract and serve a broad patient base. As the Coastal San Diego region continues to grow, this property represents an excellent opportunity for medical professionals seeking to establish or expand their practice in a thriving community.



PRIME LOCATION

Situated in the heart of Encinitas, this medical office building enjoys a highly desirable location with easy access to major roads and highways, making it convenient for both patients and healthcare professionals.



VISIBILITY

- Every day, Over 45,000 cars pass by the building, which helps promote your practice to a variety of new patients.
- The remaining space is first floor facing El Camino.



AMPLE PARKING

- Patients and staff will appreciate the ample parking facilities available on-site, ensuring ease of access and convenience.
- Surface parking



DIVERSE MEDICAL SPECIALTIES

The buildings have a variety of medical practices, offering a range of specialties under one roof. This convenience makes it easier for patients to access multiple healthcare services in one location.



PROXIMITY TO AMENITIES

The building's location offers easy access to nearby amenities such as restaurants, shops, and public transportation, enhancing convenience for patients and staff.

Estimate 15 Min Drive

POPULATION ESTIMATES

232,545

>17 58,831

18-44 78,371

AVERAGE HOUSEHOLD INCOME

\$204,029.8297

45-64 71,997

65+ 51,308

Data Source:  **Placer.ai**

PAYOR MIX Within 15 Mile Radius

COMMERCIAL 15%

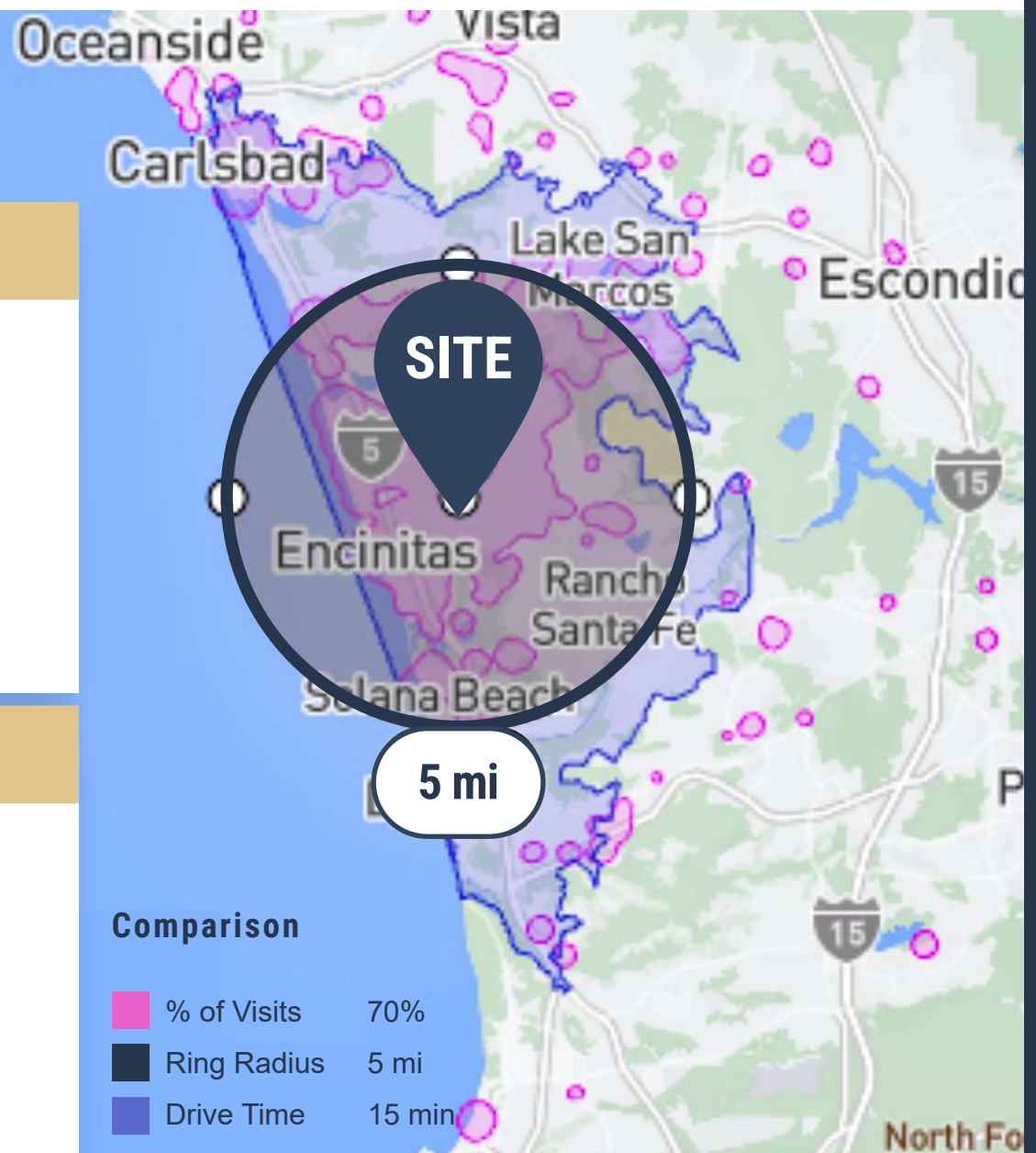
EMPLOYER BASED 59%

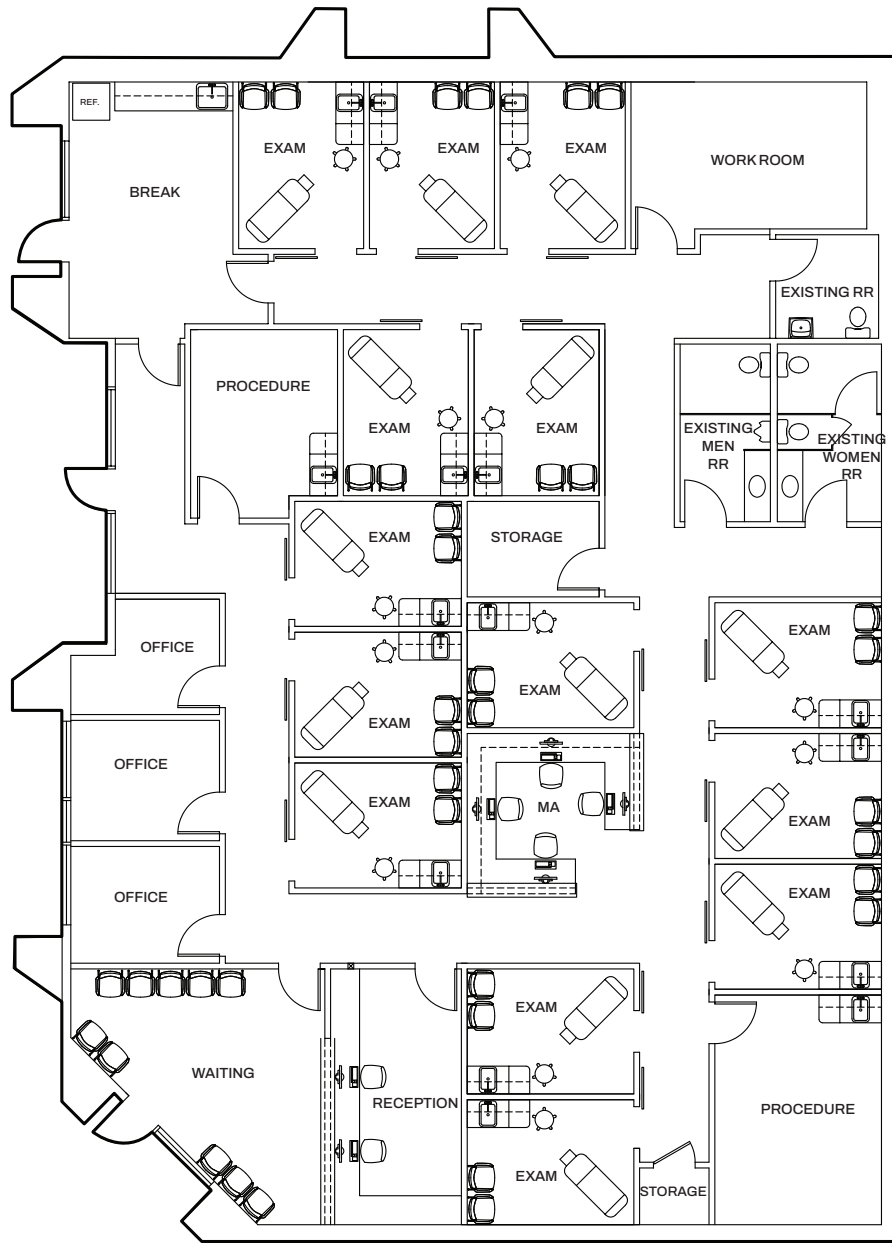
GOVERNMENT 17%

MULTIPLE 6%

SELF PAY 4%

Data Source:  **revista med**





Preliminary Test Fit Plan - Not as Built / For marketing purposes only

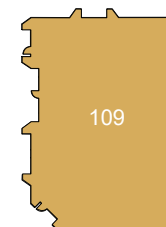
AVAILABLE SUITE

Suite 109 - 4,885 RSF

SUITE DESCRIPTION

Suite is ready to be customized to fit practices needs.

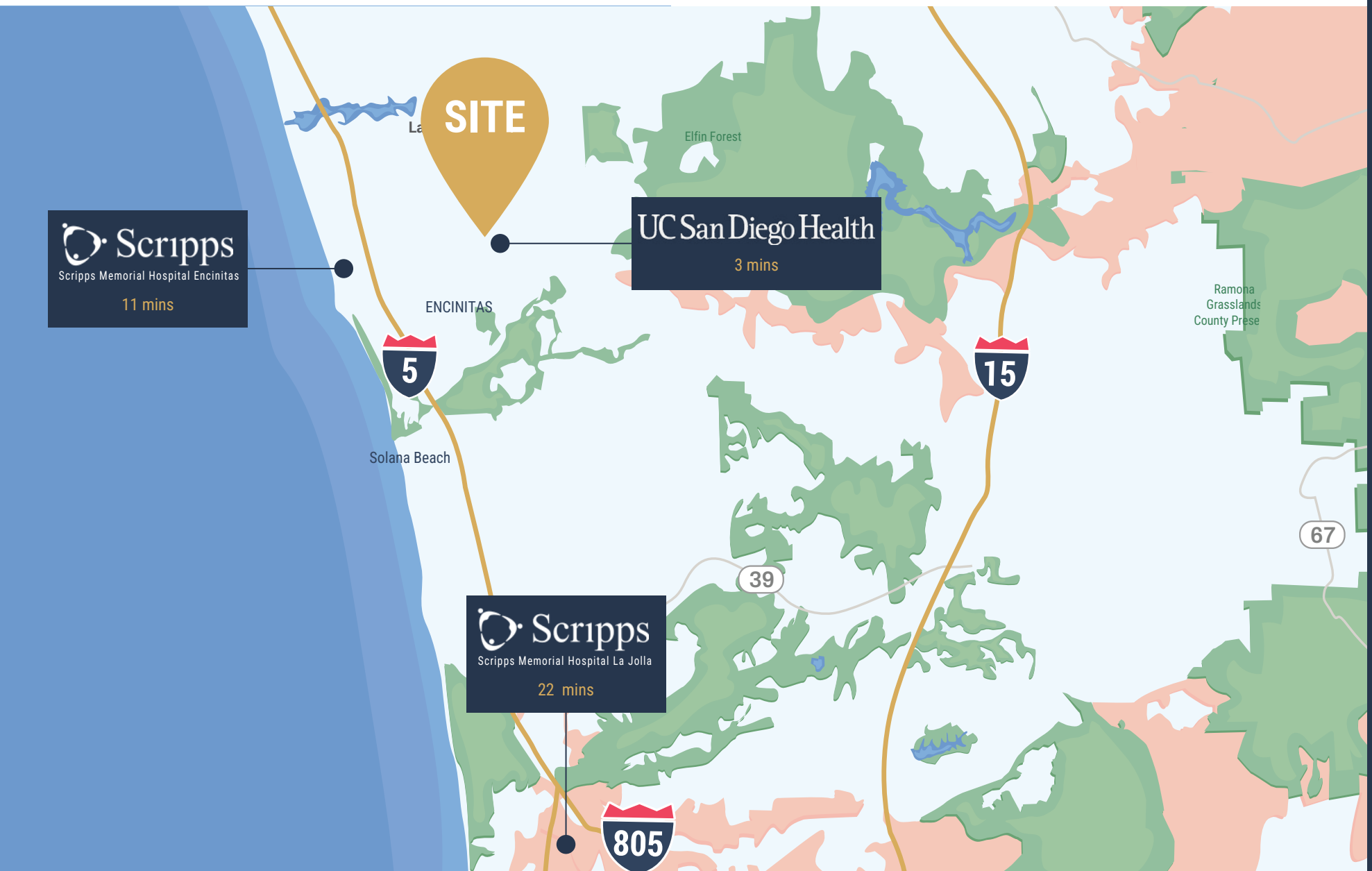
Spec plan as shown as to how it could be laid out.



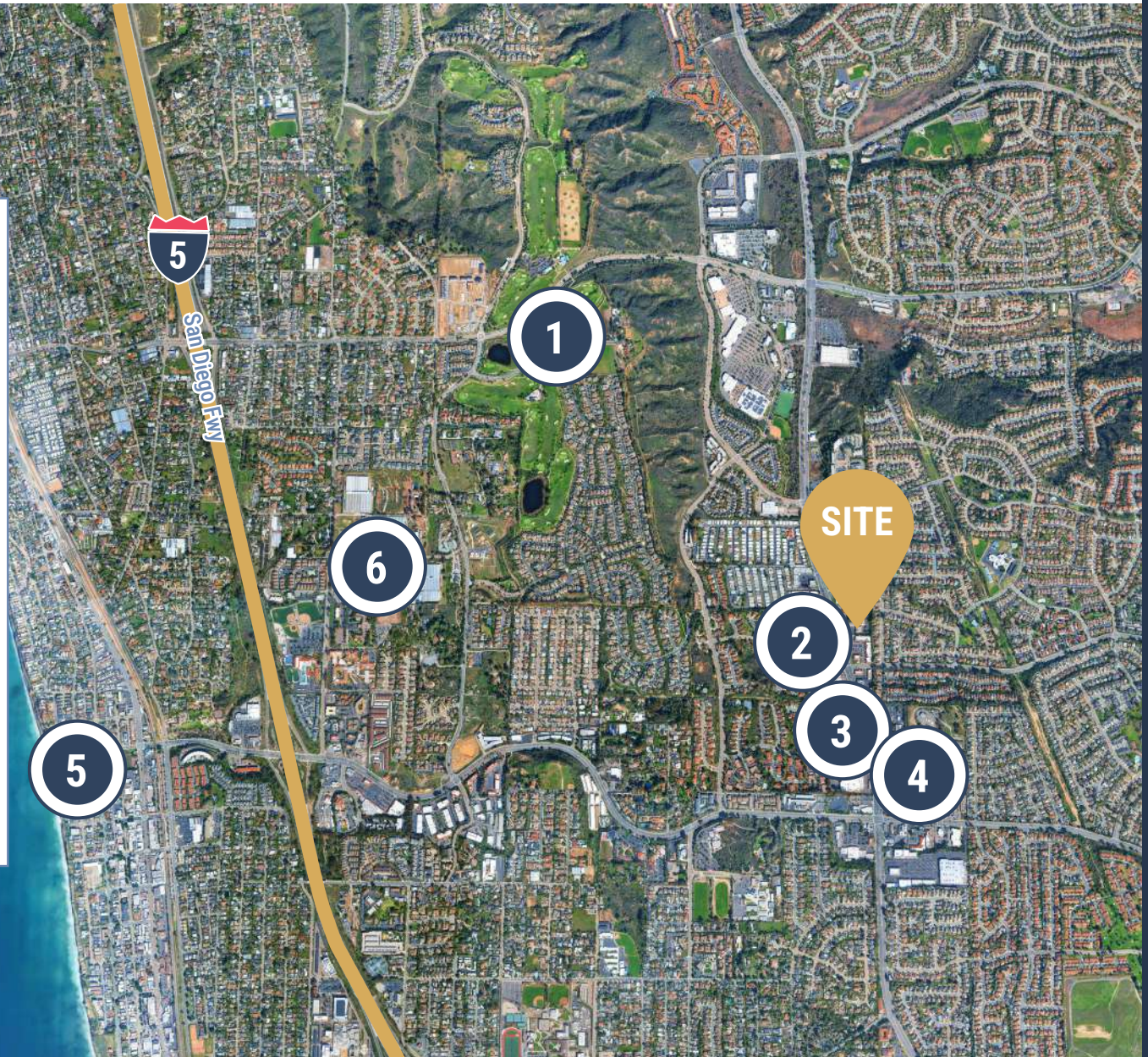


LOCAL HOSPITAL DISTANCE MAP

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- ❶ Encinitas Ranch Golf Course
- ❷ Local Shopping Center
 - Healthy Creations Cafe
 - Peachy's Market and Grill
 - Vons
 - Starbucks
 - HomeGoods
 - Paw Commons Pet Resort
 - UPS
- ❸ Shops
 - T.J. Maxx
 - Chick Fil-A
 - Kohl's
 - BevMo!
- ❹ Moonlight State Beach
- ❺ Nature





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