



# For Sale or Lease

## Built-out medical suite

- 2,589 SF - former Physical Therapy space
- Class A medical office space
- Centrally located off El Camino Real in Encinitas and easily accessible from Interstate 5
- In the heart of coastal North County's physician community
- Close proximity to countless grocery stores, shopping centers, restaurants, major retailers, banks, schools and other amenities
- Outstanding demographics
- Within minutes of Scripps Memorial Hospital Encinitas
- Easy patient access with abundant parking (5.0/1,000 SF)

700 Garden View Court  
Encinitas CA

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THE FORUM Carlsbad

Walmart Supercenter

REI

Islands Restaurant

Leucadia Blvd

The Home Depot

Encinitas Ranch Town Center

- Target
- Dick's Sporting Goods
- BuyBuy Baby
- Party City
- Pier 1 Imports
- Office Depot
- Barnes & Noble
- Stater Bros. Markets
- CVS
- PetsMart
- Wells Fargo
- Chase Bank
- U.S. Bank

San Diego County Credit Union

**700 Garden View Court**

Gardenview Professional Center

Garden View Medical Center

U.S. Postal Service

Little Oaks Plaza

- Healthy Creations
- La Costa Kids
- Edible Arrangements
- Mattress Firm

North Coast Health Center

Camino Village Plaza North

- Central Montessori School
- HomeGoods
- Naked Cafe
- Jenny Craig Weight Loss Center
- Mission Federal Credit Union
- Wells Fargo Bank

El Camino Real Shopping Center

- Michaels
- Big Lots
- Dream Dinners
- Rosati's Pizza and Subs

El Camino Medical Dental

El Camino Centre

Camino Village Plaza South

- Vons
- Starbucks
- Jamba Juice
- Chipotle
- Verizon
- Navy Federal Credit Union
- The UPS Store

Villa Encinitas Plaza

- Union Bank
- Capital Bank
- Breakfast Republic
- The Craftsman Tavern
- Blue Fin Sushi
- Passage to India

El Camino Promenade

- Staples
- BevMo
- T.J. Max
- Dollar Tree
- Rubio's Coastal Grill
- Burger King
- 2Good2B Bakery

Encinitas Marketplace

- Kohl's
- Total Woman Gym & Spa
- My Sister's Closet
- Five Guys Burgers and Fries

Encinitas Blvd

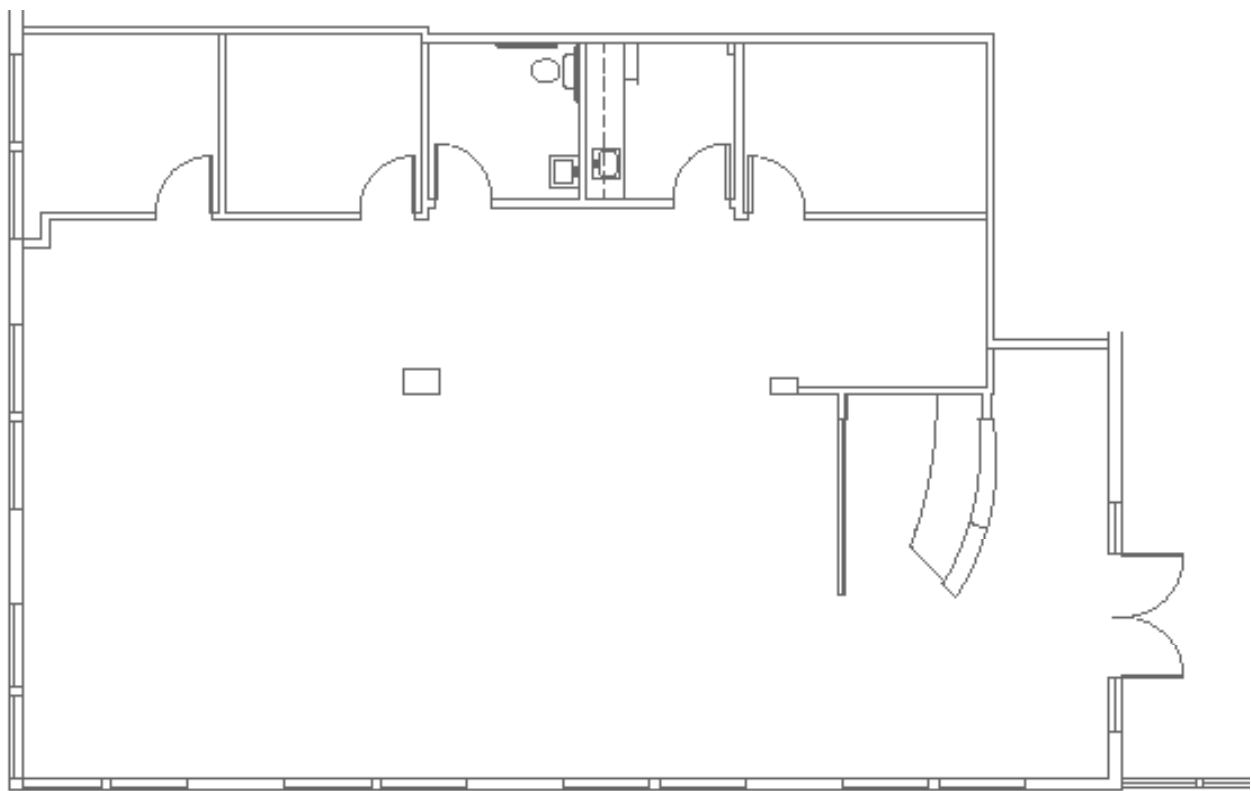
Encinitas Village Shopping Center

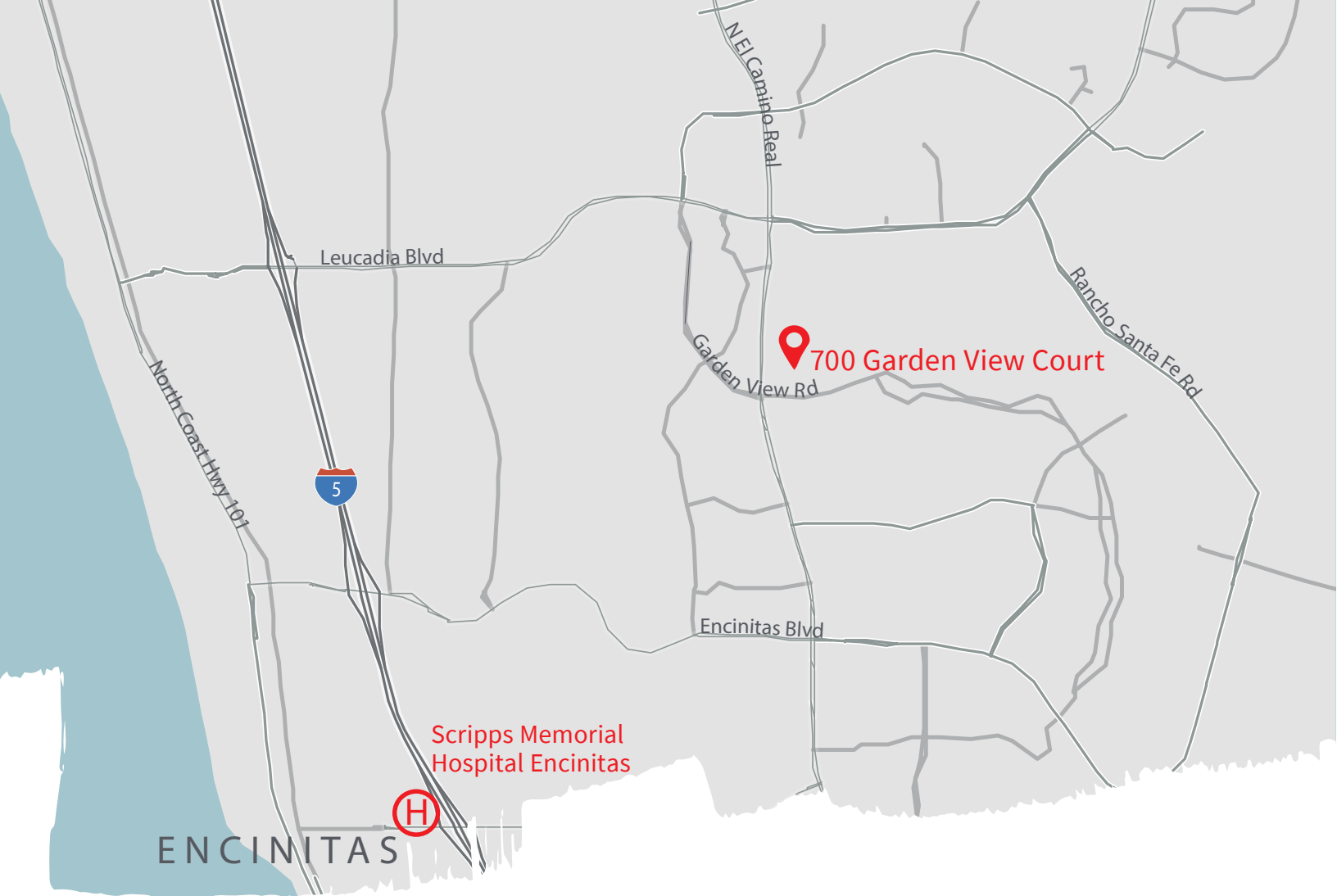
- Ralphs
- Trader Joe's
- CVS
- Chase Bank
- Citibank
- Peet's Coffee & Tea



700 Garden View Court

Suite 103: 2,589 SF - former Physical Therapy space





## Demographics (5-mile radius)



**160,237**

Population



**5.5%**

Projected Population Growth  
between 2017-2022



**17.6%**

Population 65+ years of age



**\$104,968**

Median Household  
Income



**34.3%**

Households with  
Income \$150K+



**\$586M**

Annual spending on  
health care

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The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.

