



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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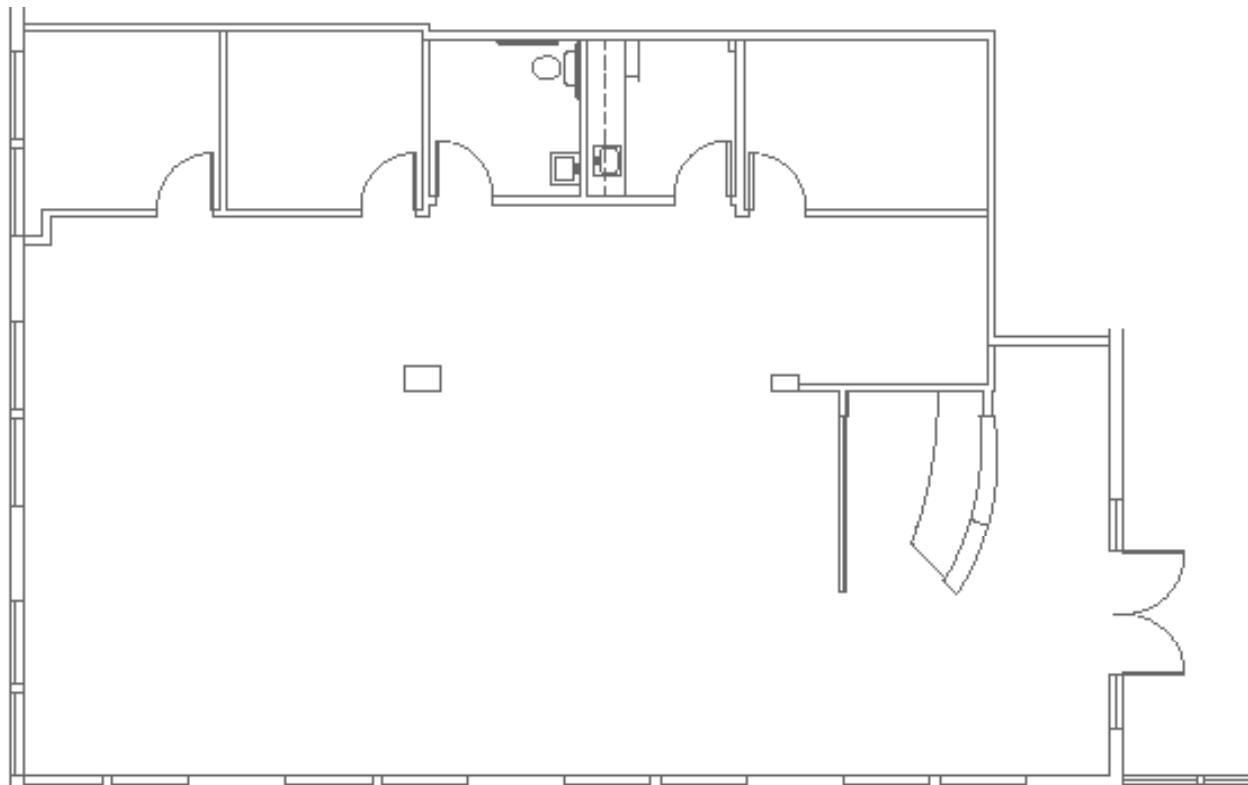
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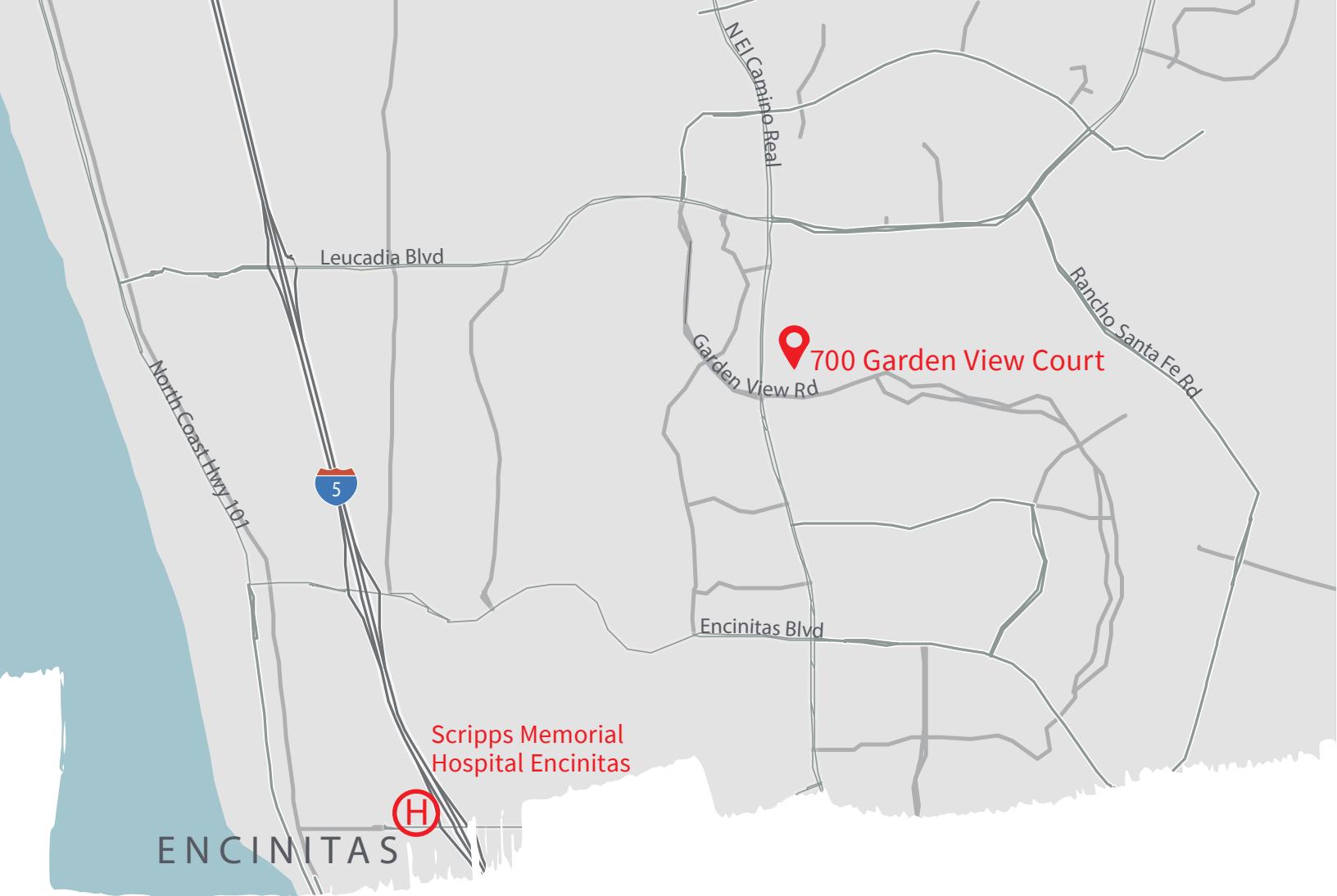
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700 Garden View Court

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.

