

285 NORTH EL CAMINO REAL

➤ MEDICAL SUITE FOR LEASE



**MED
WEST**
R E A L T Y

Lease with Confidence, Choose MedWest

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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
- Under new ownership and professional management with HEALTHCARE REALTY



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 51,817

18-44 70,618

AVERAGE HOUSEHOLD INCOME

\$187,988

45-64 64,777

65+ 45,333

Data Source:  **Placer.ai**

PAYOR MIX Within 5 Mile Radius

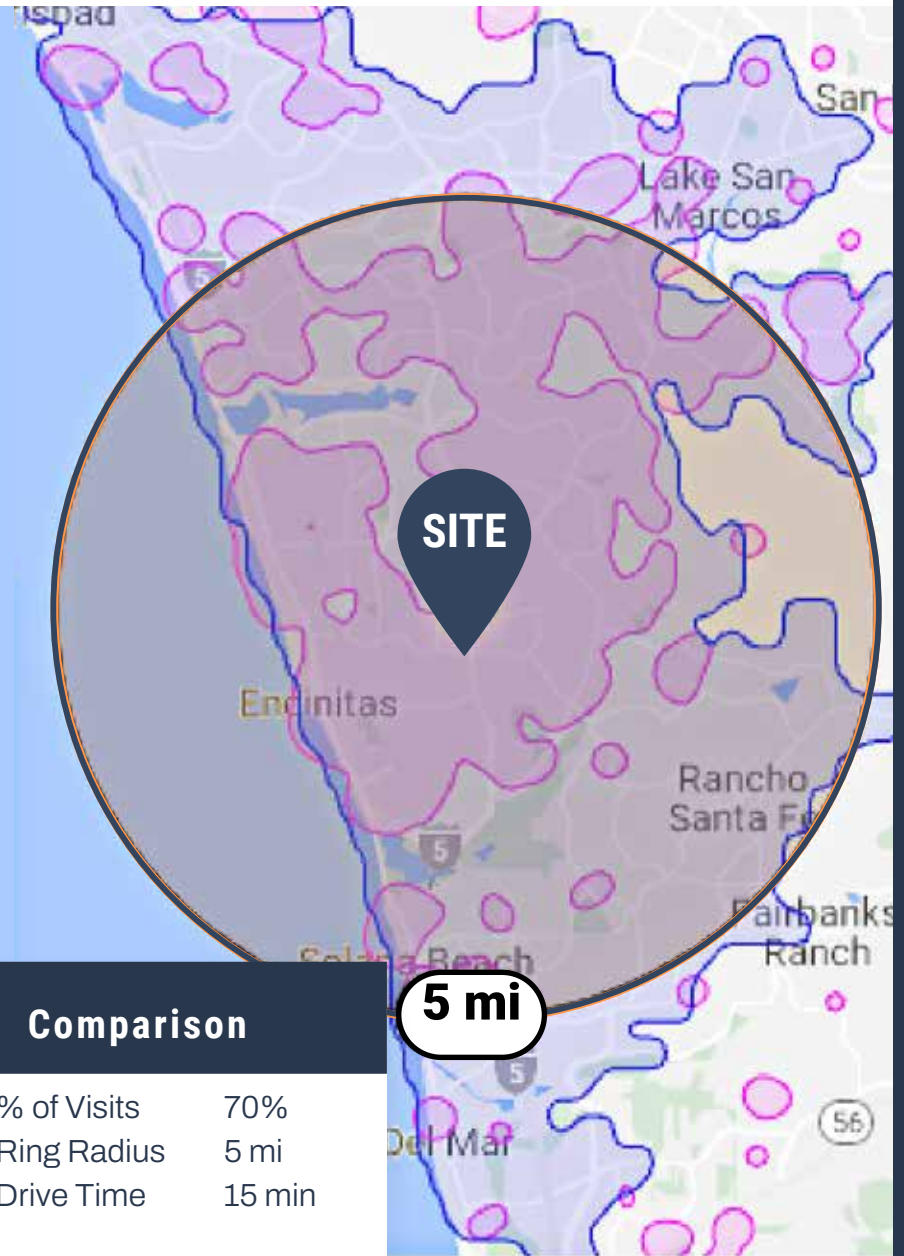
COMMERCIAL 11.6%

EMPLOYER BASED 56.8%

GOVERNMENT 16.0%

MULTIPLE 15.7%

Data Source:  **revista.med**



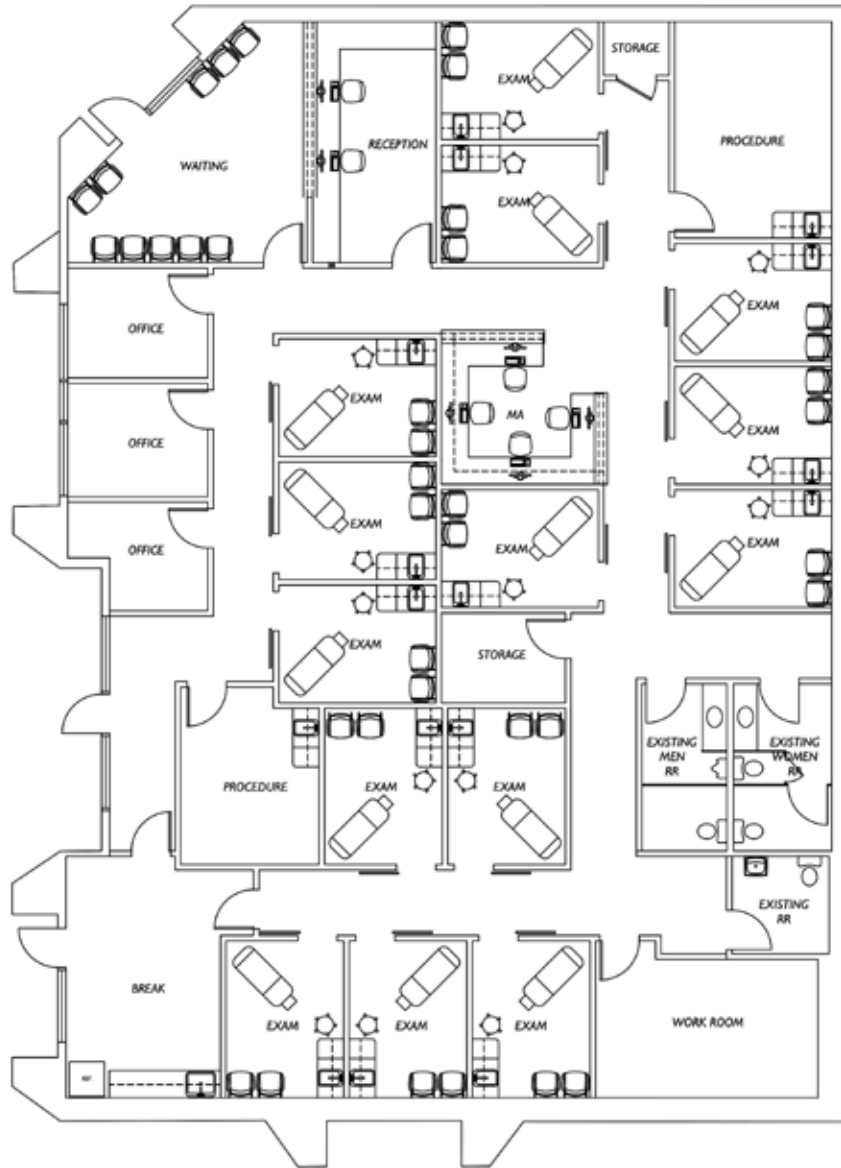




45,000
cars/day

SITE

11,000
cars/day



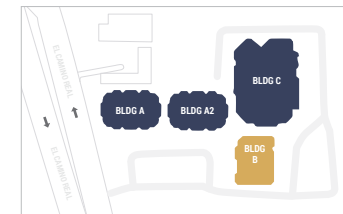
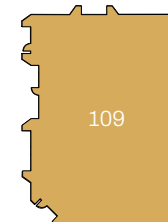
AVAILABLE SUITE

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.



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

1 Golf

Encinitas Ranch Golf Course

2 Local Shopping Center

Healthy Creations Cafe

Peachy's Market and Grill

Vons

Starbucks

HomeGoods

Paw Commons Pet Resort

UPS

3 Shops

T.J. Maxx

Chick Fil-A

Kohl's

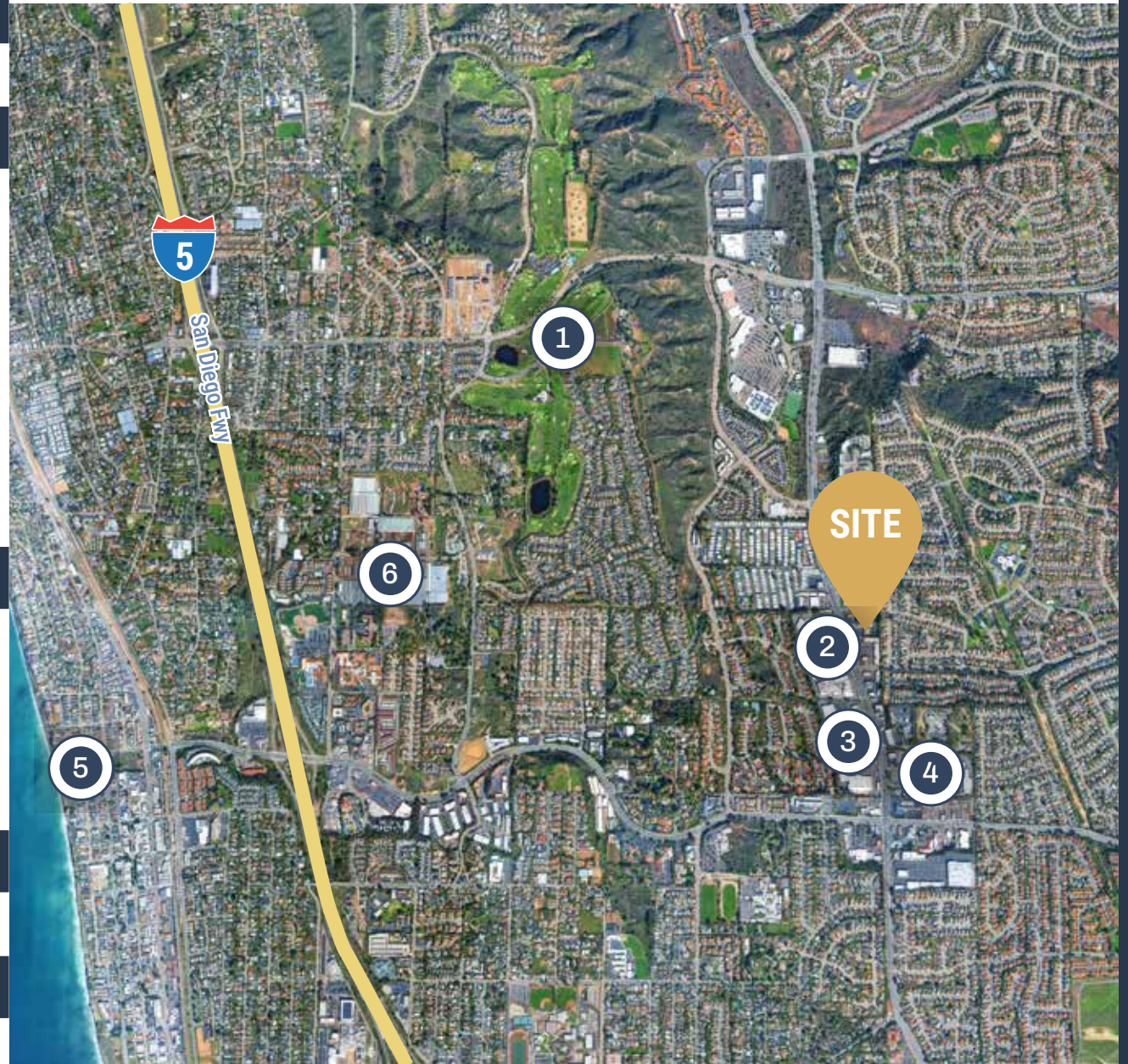
BevMo!

5 Beach

Moonlight State Beach

6 Nature

San Diego Botanic Garden





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