



SURGERY CENTER & MEDICAL OFFICE SPACE FOR SALE

2,680 SF

303 Santa Fe Drive, Encinitas, CA 92024



Jones Lang LaSalle Brokerage, Inc. RE license #01856260

The Highlights

- **Turnkey Surgery Center**

Fully improved surgery center and medical office space available for purchase. The center was a previously AAAASF and Medicare accredited facility.

- **Prime Medical Location**

Situated directly across from Scripps Memorial Hospital at 303 Santa Fe Drive in Encinitas, this 2,680 SF second-floor medical space offers unparalleled convenience for patients and staff seeking proximity to a major healthcare facility.

- **Excellent Access & Parking**

Easy freeway access via I-5 with 14 dedicated parking spaces (5.22 parking ratio), providing ample convenience in the highly desirable North County Coastal market.

- **Desirable North County Coastal Demographics**

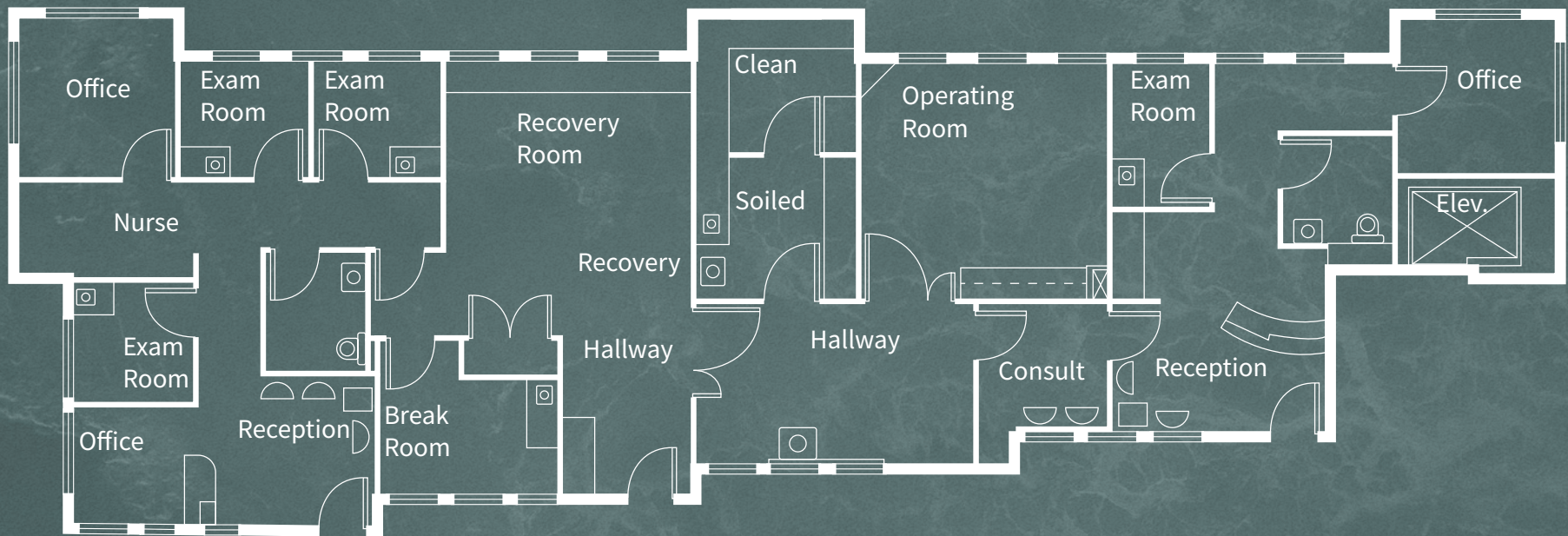
Located in one of San Diego's most affluent coastal communities, benefiting from strong demographics and high-quality patient base in the thriving North County Coastal submarket.



The Opportunity

303 SANTA FE DRIVE

2,680 SF





North County Demographics

WITHIN 5 MILES

Total Population

116,158

Median Age

46.2

Total Daytime Population

124,224

Total Households

46,769

Median Household Income

\$172,386

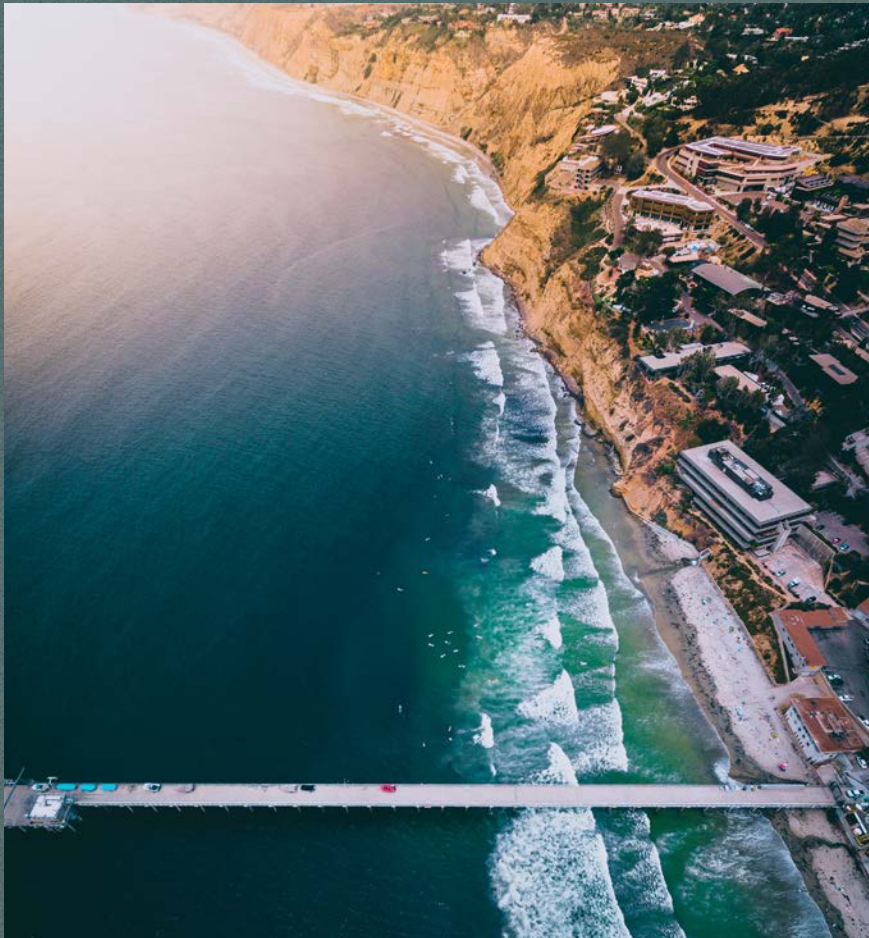
Total Employees

56,438



Americas Finest City

San Diego's near-perfect climate delivers 266 sunny days annually along 70 miles of stunning Pacific coastline, attracting 32+ million visitors and an affluent, health-conscious population that drives sustained demand for premium healthcare. This coastal paradise combines active aging demographics with year-round tourism, creating consistent patient volume from both local residents and beyond.



Average Healthcare Spend

\$8,700

Average Spend on Medical Services

\$1,807

Average Spend on Personal Care & Services

\$1,329

Average Spend on Health Insurance

\$5,600



OUTPATIENT SURGERY
CENTER

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