



4403 MANCHESTER AVE

SUITES 101/104 & 103, ENCINITAS, CA 92024



FOR SALE: 3 MEDICAL OFFICE CONDOS
960 SF up to 1,920 SF
Listed: \$639,275 - \$1,295,000

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THE OFFERING

Medical Condo Portfolio: Owner-Occupant & Investment Opportunity

Urban West Ventures, as exclusive listing broker, is pleased to present to medical professionals, business owners, entrepreneurs & investors the opportunity to acquire 4403 Manchester Ave, Ste 101/104 & 103, Encinitas, CA 92024 ("the Property"). The 1,920 square foot medical office condominium portfolio is comprised of three (3) unique condos, currently demised into two (2) medical-office suites – 101/104 & 103.

Suite 103 (appx 960 SF ground-level condo) is leased & occupied through May 1, 2029, providing new ownership with a stabilized passive income stream, offsetting monthly cost of Ownership.

Suite 101/104 (appx 960 SF ground-level condo) is immediately available for an incoming Owner-Occupant and offers a waiting room, reception, 4 exam rooms, lab and 2 offices. The Suite is directly accessible from the main parking lot with overhead signage/exposure.

The Property is situated at the 'Gateway to Rancho Santa Fe' – the signalized intersection of Manchester Avenue, S Rancho Santa Fe Road and Encinitas Boulevard – and is part of the Encinitas Professional Park, a professionally managed commercial project home to medical professionals, law offices and financial services professionals. Surrounded by North County's most affluent communities of Encinitas, Rancho Santa Fe, Olivenhein, Cardiff & Solana Beach the Property is uniquely positioned as a true "Pride of Ownership" investment property.

We encourage all qualified medical professionals, business owners, entrepreneurs & investors to review this CRE investment opportunity.

DISCLAIMER:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Urban West Ventures has not and will not verify any of this information, nor Urban West Ventures conducted any investigation regarding these matters. Urban West Ventures makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity. Urban West Ventures expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance or value of this property. The value of the property to you depends on factors that should be evaluated by you and your tax, financial, consultants and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of any property to determine to your satisfaction the suitability of the property for your needs.

Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Urban West Ventures and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Do Not Disturb Tenants – Thank You.

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LOCATION HIGHLIGHTS

- Located at the Gateway to Rancho Santa Fe
- Signalized Intersection of Encinitas Blvd, S Rancho Santa Fe Rd & Manchester Ave
- Strategically located at the center of the premier coastal communities of Encinitas, Rancho Santa Fe, and Olivenhain
- Situated across 1.5 Miles to El Camino Real – North County San Diego's main inland N/S vehicular artery

AMENITIES

- Open-air courtyard, gardens & fountain provide a serene setting
- Convenient access via private, direct entrances to the suites
- Free, ample parking at building entrance provides easy accessibility for owners, patients & staff
- On-Site Professional Property Management

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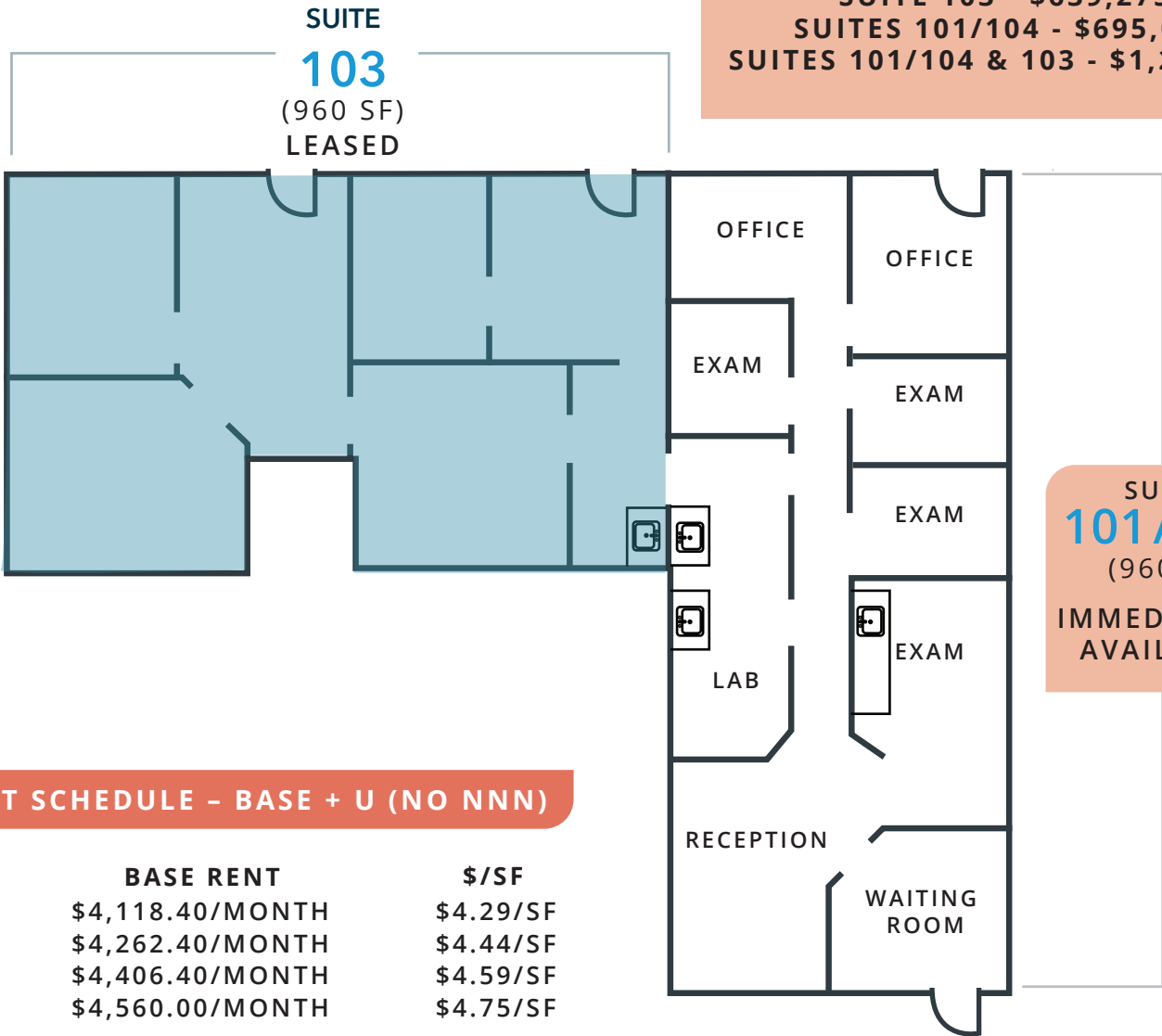
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PROPERTY OVERVIEW

Address:	4403 Manchester Ave, Suites 101/104 & 103 Encinitas, CA 92024
Submarket:	North Beach Cities
Year Built:	1982
Square Footage:	Suite 101 - 480 SF Suite 103 - 960 SF Suite 104 - 480 SF Total - 1,920 SF
Demising Plan:	Suite 101/104 – Appx 960 SF – Available Now Suite 103 – Appx 960 SF – Leased thru May 1, 2029
Zoning:	OP
Parking Ratio:	4.00/1,000
Site Area:	3.14 AC / 136,912 SF
APN:	259-190-47-17 - Suite 101 259-190-47-19 - Suite 103 250-190-47-20 - Suite 104
Property Taxes:	\$0.61/sf/mo (currently)
Property Insurance:	\$0.18/sf/mo (currently)
HOA Dues:	\$0.53/sf/mo (currently)
Sale Price – Suite 103:	\$639,275
Sale Price – Suites 101/104:	\$695,000
Sale Price – Suites 101/104 & 103:	\$1,295,000

FLOOR PLAN



LISTED SALE PRICE

SUITE 103 - \$639,275
SUITES 101/104 - \$695,000
SUITES 101/104 & 103 - \$1,295,000

SUITE 103 - RENT SCHEDULE - BASE + U (NO NNN)

YEAR	BASE RENT	\$/SF
6/1/25 - 5/31/26	\$4,118.40/MONTH	\$4.29/SF
6/1/26 - 5/31/27	\$4,262.40/MONTH	\$4.44/SF
6/1/27 - 5/31/28	\$4,406.40/MONTH	\$4.59/SF
6/1/28 - 5/31/29	\$4,560.00/MONTH	\$4.75/SF

PARKING LOT

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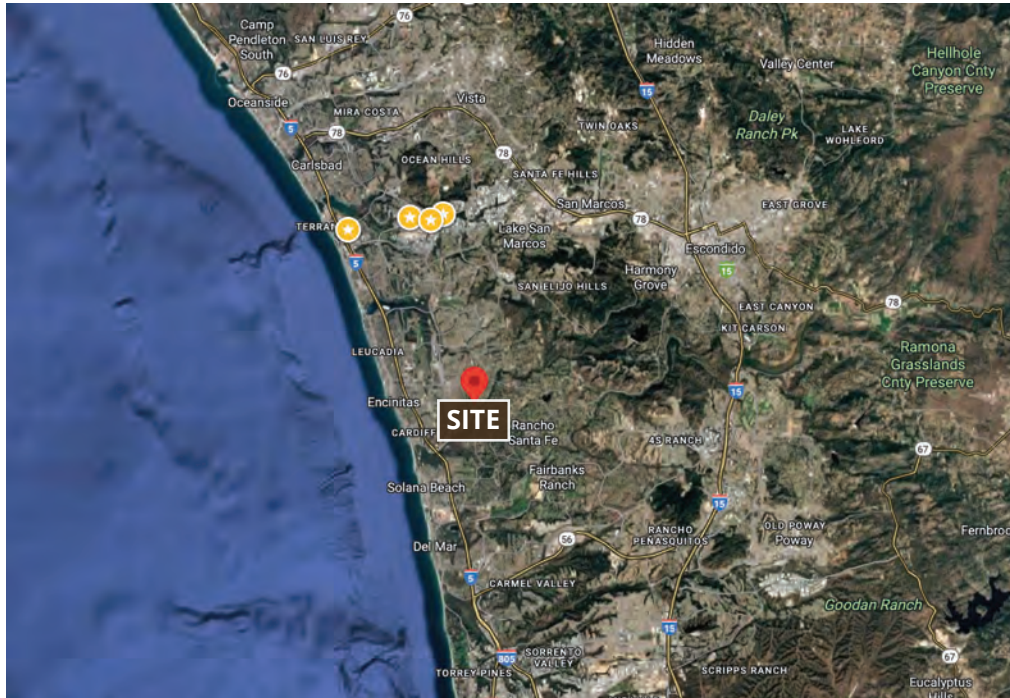
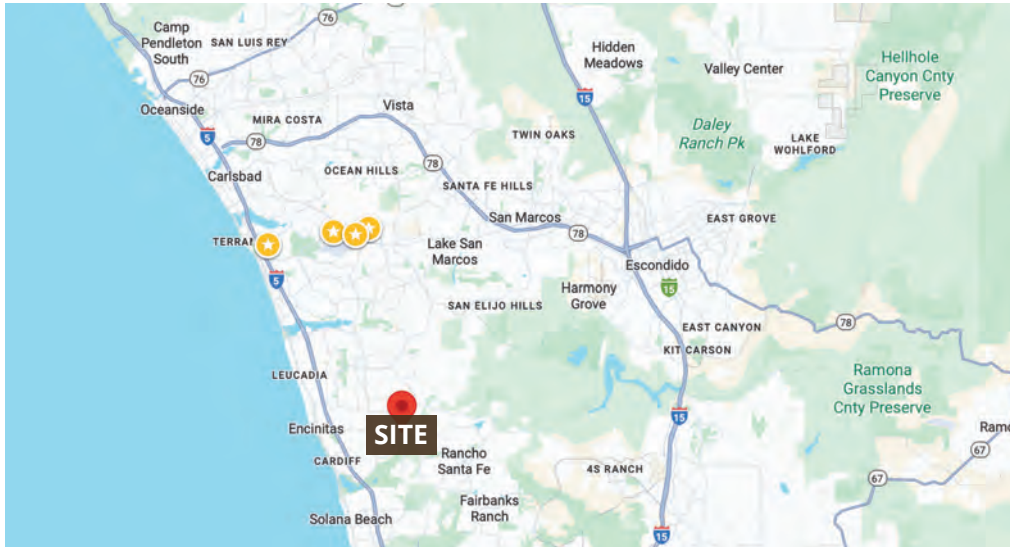
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LOCATION OVERVIEW



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TRAVEL TIMES

Drive Proximity

Encinitas & Surrounding Areas

- Rancho Santa Fe Golf Club - 2.8 miles
- San Elijo Lagoon & Eco Reserve - 3.2 miles
- San Diego Botanic Garden - 3.6 miles
- Moonlight State Beach - 4.0 miles
- Encinitas Ranch Golf Course - 4.5 miles
- San Elijo State Beach - 4.6 miles
- Fletcher Cove Beach Park - 5.0 miles
- Omni La Costa Resort & Spa - 5.6 miles
- Del Mar Racetrack - 6.0 miles
- McClellan-Palomar Airport - 8.3 miles
- Torrey Pines State Beach - 8.7 miles

Highways & Major Corridors

- El Camino Real (N/S) - 1.6 miles
- I-5 Access (N/S) - 2.5 miles
- CA-56 (E/W) - 8.7 miles
- CA-78 (E/W) - 9.5 miles
- I-15 (N/S) - 13.9 miles
- I-8 (E/W) - 21.1 miles
- USA-Mexico Border - 39.1 miles
- Irvine - 64.8 miles

DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	6,591	61,657	127,212
2024 Estimate	6,706	62,312	128,240
2020 Census	7,103	63,903	129,858
Growth 2024 - 2029	-1.71%	-1.05%	-0.80%
Growth 2020 - 2024	-5.59%	-2.49%	-1.25%
2024 Population by Hispanic Origin	824	9,139	18,673
2024 Population	6,706	62,312	128,240
White	5,303 79.08%	47,401 76.07%	95,838 74.73%
Black	30 0.45%	371 0.60%	902 0.70%
Am. Indian & Alaskan	24 0.36%	293 0.47%	539 0.42%
Asian	263 3.92%	3,190 5.12%	7,924 6.18%
Hawaiian & Pacific Island	5 0.07%	106 0.17%	196 0.15%
Other	1,080 16.10%	10,951 17.57%	22,841 17.81%
U.S. Armed Forces	20	228	411
Households			
2029 Projection	2,540	23,190	49,484
2024 Estimate	2,588	23,461	49,907
2020 Census	2,759	24,120	50,537
Growth 2024 - 2029	-1.85%	-1.16%	-0.85%
Growth 2020 - 2024	-6.20%	-2.73%	-1.25%
Owner Occupied	2,047 79.10%	16,528 70.45%	33,934 67.99%
Renter Occupied	541 20.90%	6,933 29.55%	15,973 32.01%
2024 Households by HH Income	2,586	23,461	49,907
Income: <\$25,000	219 8.47%	1,502 6.40%	3,667 7.35%
Income: \$25,000 - \$50,000	152 5.88%	1,897 8.09%	3,946 7.91%
Income: \$50,000 - \$75,000	253 9.78%	2,215 9.44%	4,432 8.88%
Income: \$75,000 - \$100,000	223 8.62%	2,106 8.98%	4,442 8.90%
Income: \$100,000 - \$125,000	244 9.44%	2,328 9.92%	5,019 10.06%
Income: \$125,000 - \$150,000	238 9.20%	1,748 7.45%	3,997 8.01%
Income: \$150,000 - \$200,000	456 17.63%	3,317 14.14%	6,735 13.50%
Income: \$200,000+	801 30.97%	8,348 35.58%	17,669 35.40%
2024 Avg Household Income	\$167,358	\$174,035	\$172,842
2024 Med Household Income	\$146,218	\$149,062	\$146,562



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