





## Unparalleled Opportunity - Full Building available for an owner user - Office - Retail - Medical

Owner user opportunity in a traffic rich prime location, strategically positioned adjacent to the renowned Scripps Encinitas Hospital and Medical Campus with easy freeway access. Partial Building available for an owner user. 850 sf of the building occupied through 10/31/2026, call agent for details. This former surgery center and medical office building with multiple usage possibilities, presents a unique long-term opportunity which cannot be replicated. Very limited off campus medical or office space exists in this area. Formidable Barriers to Entry Very limited new development possibilities in west Encinitas, (West of I-5), creates significant barriers to entry, ensuring long-term growth prospects for the property and your practice or investment **Attractive Demographics** 

The property benefits from affluent local demographics up and down the coast.

Architectural gem designed with Feng Shui principles in mind. The well-thought-out floor plan, with dual reception rooms strategically positioned on either side, expand possible uses. Exceptional design boasting high-quality construction and high-tech medical amenities including 14+ covered parking spaces with elevator access, easing convenience for patients and staff. An instant on Generac commercial backup generator system. Seller-owned rooftop solar system for operating cost savings. Seize this rare opportunity to secure a prestigious address and elevate your brand's visibility in one of the most sought-after medical corridors in the region.

asking \$3,100,000

Contact Norm Berg for additional details.







## HIGH TECH MEDICAL BUILDING RECOVERY ROOM OPERATING ROOM MAIN MEDVAC NOT IN SERVICE MEDVAC Alert Alert Alert



















