

For additional information, Contact

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FOR SALE

Surgery Center - Medical Office Building

**Berkshire Hathaway
California Properties
Commercial Division**

**303 Santa Fe Drive
Encinitas Ca 92024**

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THOMAS SURGERY CENTER

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Unique Opportunity in a Prime Medical Corridor

A Rare Gem in the Heart of West Encinitas

This exceptional fully equipped surgery center and medical office building presents a golden long-term opportunity in a premium location that cannot be replicated. Strategically positioned adjacent to the Scripps Encinitas Hospital and Medical Campus, this property boasts a prime, traffic rich, high-profile location, ensuring unparalleled visibility and accessibility for your practice or investment. Limited new development in Encinitas, (West of I-5), creates significant barriers to entry.

Unique Owner-User Potential with Income Stream

Offering a unique owner-user opportunity with an existing income stream, this dynamic property allows you to seamlessly transition into your dream medical facility while benefiting from the revenue generated by the current tenant, Sovereign Healthcare. The remaining area is currently utilized by the owner-occupant, open to leasing back, providing you with flexibility and additional income potential. Performa NOI = 225,615 with a seller leaseback of current space.

Architectural Masterpiece Inspired by Feng Shui

Meticulously designed with Feng Shui principles in mind, this high-quality architectural gem exudes a harmonious and welcoming ambiance. The well-thought-out floor plan spans 2,680 square feet, with the main reception rooms strategically positioned on either side, ensuring optimal flow and organization. Shared spaces further enhance the collaborative environment, fostering a sense of community among medical professionals.

High Tech Amenities and Exceptional Construction

Boasting high-quality construction and high tech amenities, this property offers: 14+ dedicated parking spaces with elevator access, ensuring convenience for patients and staff. Plus an instant on commercial backup generator system, ensuring uninterrupted operations. Also a seller-owned rooftop solar system.

Unmatched Exposure and Growth Potential

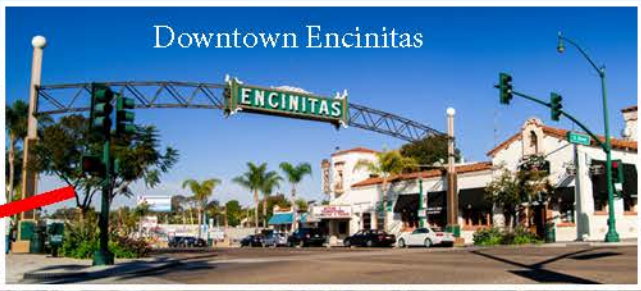
With its dynamic exposure possibilities and prime location in the heart of West Encinitas, this property presents unparalleled growth potential for your medical practice or investment portfolio. Seize this rare opportunity to secure a prestigious address and elevate your brand's visibility in one of the most sought-after medical corridors in the region. Don't miss this chance to own a piece of medical real estate perfection this exceptional property has to offer.

Tenant Profile - SOVERIEGN

Sovereign Healthcare is a group of seasoned healthcare professionals formed in 2003 that partners with select physician specialists and health systems to develop and execute strategic plans for the next phase of healthcare. They provide advanced guidance, planning, and best-in-the-industry operations capabilities to empower their partners in shaping their futures for the benefit of patients and communities. Sovereign Healthcare offers healthcare management services for various healthcare facilities such as ambulatory surgery centers, physician clinics, imaging centers, and other ancillary businesses, as well as research, education activities, and fundraising.

Their core values are integrity, trust, respect, leadership, partnership, and results.

Contact Norm Berg for additional details.



Downtown Encinitas



SITE



PART OF NEW FUTURE EXPANSION

CLINIC

SCRIPPS MEDICAL CAMPUS

MAIN HOSPITAL





**All seller owned furnishings and
medical equipment will convey.**

Turn key operation.



HIGH TECH MEDICAL BUILDING

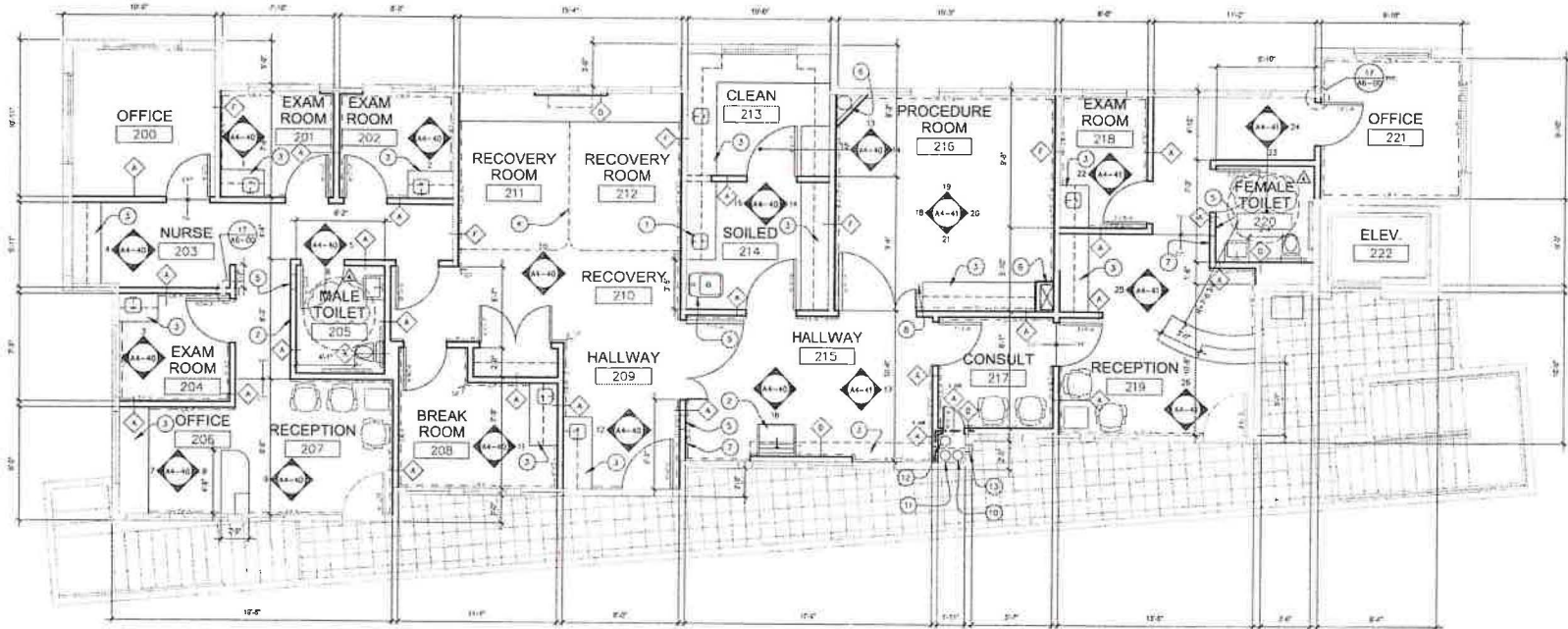


WiFi
Galloway
Pw: 760-944229

BOMB THREAT PROCEDURES

BOMB THREAT PROCEDURES

Turn Exhaust Fan off
at end of day



1 FIRST FLOOR PLAN
SCALE 1/4"=1'-0"

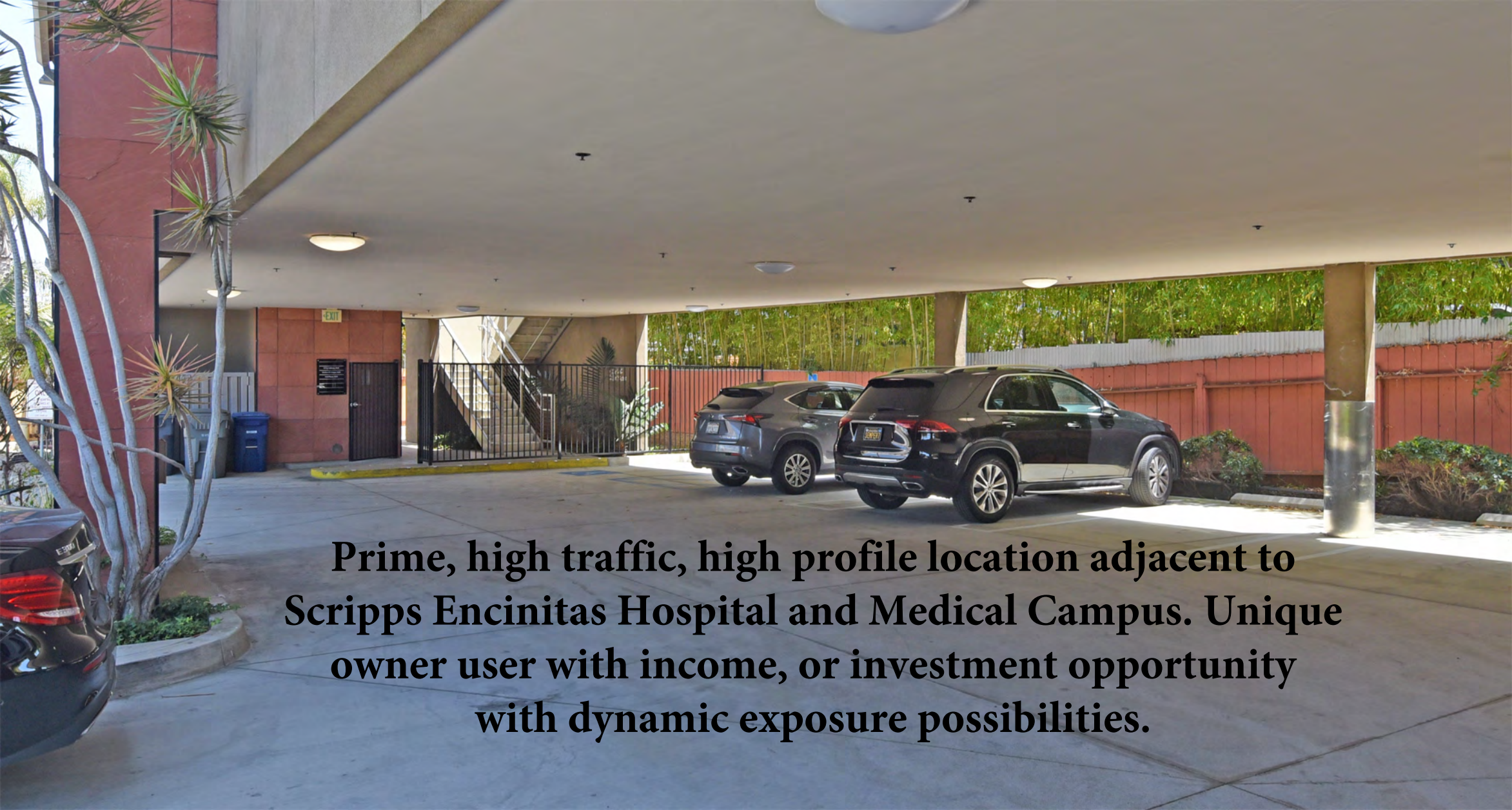




HIGH QUALITY CONSTRUCTION

14+ PARKING SPACES





Prime, high traffic, high profile location adjacent to Scripps Encinitas Hospital and Medical Campus. Unique owner user with income, or investment opportunity with dynamic exposure possibilities.





**Golden long-term
opportunity in a
premium location
which cannot be
replicated.**

Gil Q. Galloway, M.D.

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Roof top
seller owned
solar array

COMMERCIAL
BACK UP
GENERATOR
SYSTEM

GENERAC

GENERAC



**Feng-Shui
inspired
architectural
gem**

PART OF NEW FUTURE EXPANSION



CLINIC



SCRIPPS MEDICAL CAMPUS

MAIN HOSPITAL



SCRIPPS CLINIC

ENCINITAS HOSPITAL

SITE

