

Garden View Professional Center

✚ MEDICAL OFFICE SUITES FOR LEASE



**MED
WEST**
REALTY

Lic # 02161402

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**499 N. El Camino Real
Encinitas, CA**



GARDEN VIEW PROFESSIONAL CENTER

Garden View Professional Center is a highly visible, two-story medical and professional office building totaling ±34,000 SF along Encinitas' main commercial corridor. The property offers strong corner exposure at El Camino Real and Garden View Road, providing excellent signage opportunities and easy access for patients and clients. The building features a Mediterranean architectural style, abundant surface parking, and suites designed to accommodate a wide range of medical and office users. Positioned within minutes of major retail amenities, residential communities, and regional thoroughfares, this location delivers high visibility, strong daily traffic counts, and a robust patient draw. The property sits in the heart of North County San Diego's medical and commercial hub, making it ideal for established providers and growing practices.



PROMINENT LOCATION & ACCESSIBILITY

- Corner exposure at El Camino Real and Garden View Road
- Excellent signage opportunities



IDEAL MARKET & SITE LOCATION

- The proximity to major throughfares enables this location to conveniently serve:
 - 317,000 patients within a 15 minute drive time
 - 160,770 patients within a 5 mile radius



BUILDING HIGHLIGHTS

- Strong tenant base including LabCorp, Rady's and Simon Med Imaging
- Office/medical building ideal for medical or professional tenants.
- Ample parking supporting both tenant and visitors.
- Strong road frontage/visibility along N. El camino Real a key north-south arterial thoroughfare through Encinitas that connects to Interstate 5
- Available signage opportunities
- Close proximity to Scripps Memorial Hospital Encinitas and other healthcare services

Estimate 15 Min Drive

POPULATION ESTIMATES

317,196

>17	70,223
18-44	104,682

AVERAGE HOUSEHOLD INCOME	45-64	85,336
	65+	56,995

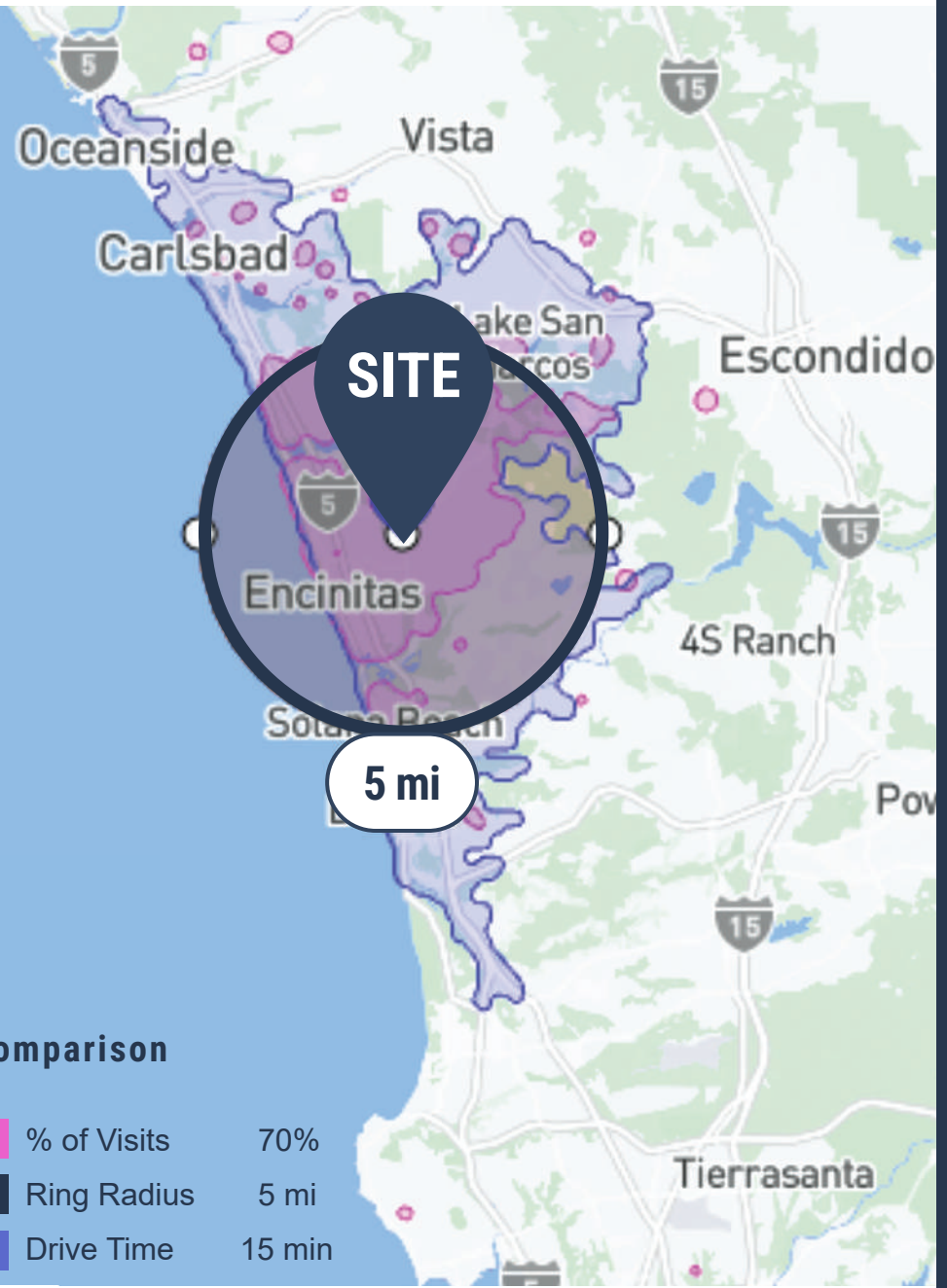
\$183,380.76

Data Source:  **Placer.ai**

PAYOR MIX Within 15 Min Drive

COMMERCIAL	13.7%
EMPLOYER BASED	57.6%
GOVERNMENT	17.4%
MULTIPLE	5.7%
SELF PAY	5.5%

Data Source:  **Placer.ai**

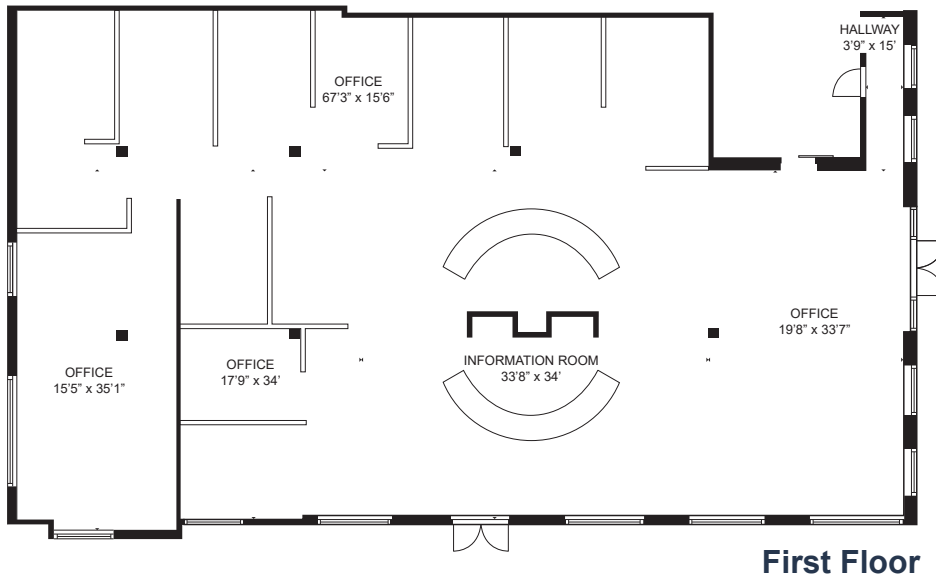


SITE

5 mi

Comparison

- % of Visits 70%
- Ring Radius 5 mi
- Drive Time 15 min



AVAILABLE SUITE

Suite A100

4,668 RSF - 8,630 RSF

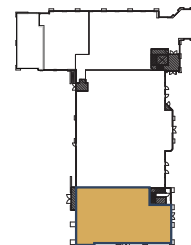
SUITE DESCRIPTION

- Large medical office suite available with over 4,000 RSF on the first floor allowing patients and staff to simply drive up, park, and walk directly into the suite. Suite is connected via internal staircase and private elevator.
- Suite can be demised as Landlord would create a vestibule separating the two floors.
- Expansive window lines provide abundant natural light throughout both floors, creating an efficient, comfortable environment for multi-provider practices, specialty care, or wellness services.
- Prominent building-top signage and a monument sign opportunity on high-traffic El Camino Real deliver outstanding branding for your practice.



FLOOR PLAN

Second Floor





11,200
cars/day

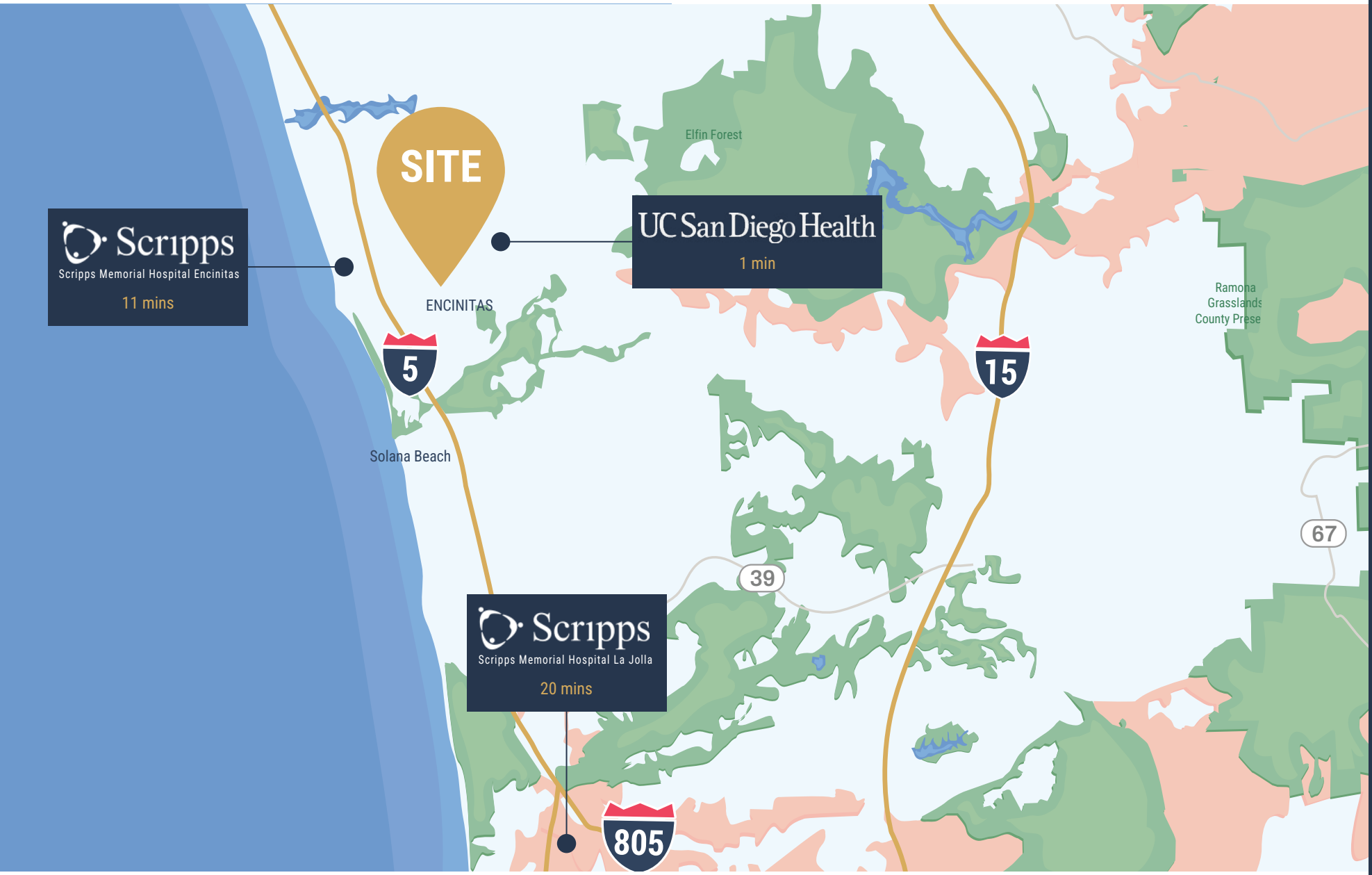
SITE

47,100
cars/day

GARDEN VIEW RD

EL CAMINO REAL

LOCAL HOSPITAL DISTANCE MAP



- 1 Golf**
Encinitas Ranch Golf Course

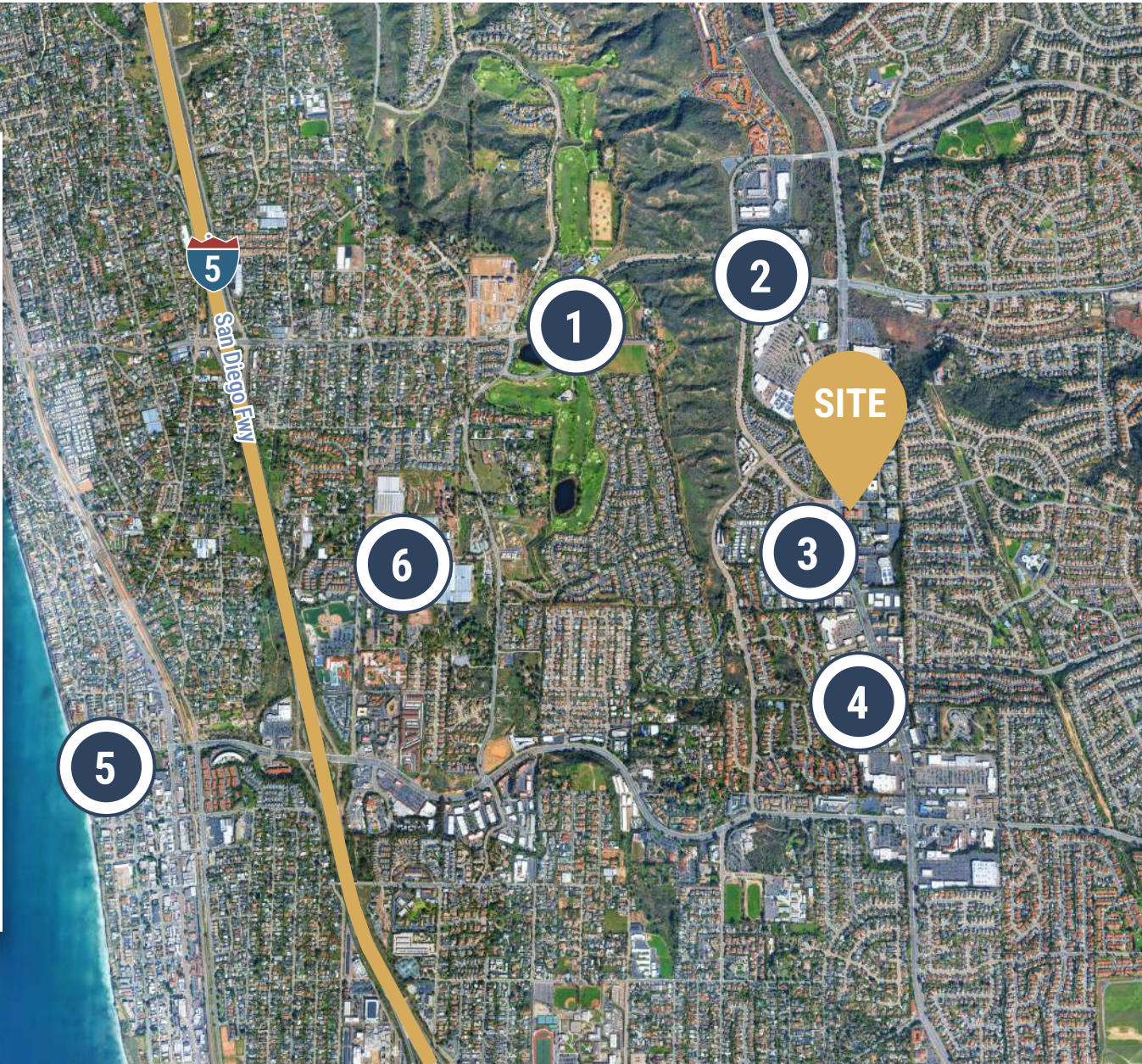
- The Forum Carlsbad**
Walmart Supercenter
Barnes and Noble
The UPS Store
Target

- 3 Local Shopping Centers**
Healthy Creations Cafe
Peachy's Market and Grill
Vons
Starbucks
HomeGoods

- 4 Shops**
T.J.
Chick
Kohl's
BevMo!

- 5 Moonlight State Beach**

- 6 San Diego Botanic Garden**





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