

4407 Manchester Ave / Ste 103

PRICE REDUCTION

*960 SF Ground-Floor Medical
Office Condominium Available*

FOR SALE IN COASTAL ENCINITAS, CA





Located in a professionally managed commercial project in Encinitas, the Encinitas Professional Park, is home to medical professionals, law offices and financial services professionals.

±960 SF ground-floor medical office condominium

Prime location within Encinitas Professional Park

Two private entrances to suite

Large reception area

Large conference / open office

One private office

Private restroom in-suite & common use restroom

Kitchenette area with sink

Ample parking

Zoned OP, Encinitas

APN: 259-190-47-51

HOA fees: \$510/month

4407 MANCHESTER AVENUE

SOCAL'S *BEST KEPT SECRET*

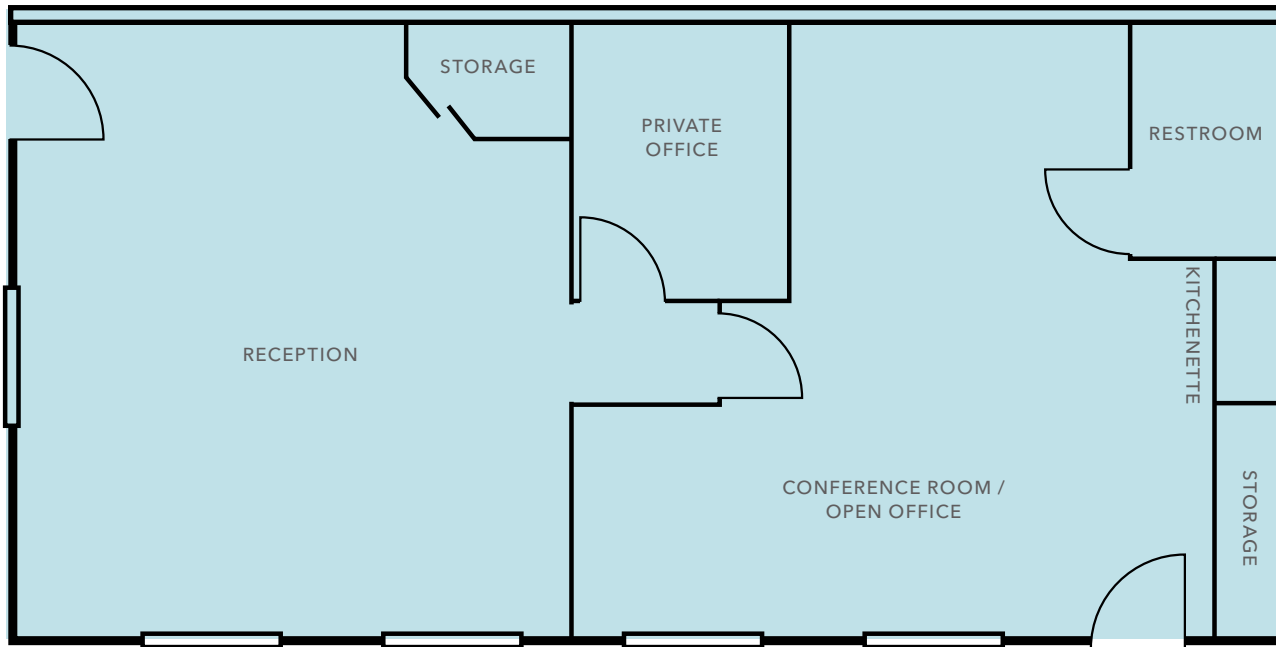
The Encinitas Professional Park is comprised of four buildings broken up into offices of varying square footage and layouts. The buildings share a central open-air courtyard with gardens and a fountain, making it a pleasant spot to take a break or wait for an appointment. Completed in the early 1980's, the complex is host to businesses of all kinds, from dental offices to accounting firms. Encinitas Professional Park is conveniently located near both Rancho Santa Fe and the primary business district of Encinitas with the popular plaza, The Ranch, just across the street.

Encinitas Professional Park provides a pleasant and safe environment to both tenants and visitors.



4407 MANCHESTER AVE

FLOOR PLAN | SUITE 103



960 SF

AVAILABLE

~~*\$700,000*~~

\$650,000

PURCHASE PRICE

USES

OFFICE & MEDICAL

NOW

DATE AVAILABLE

* Building Signage

* Operable Windows

4407 MANCHESTER AVENUE



THE SURF CITY HEARD AROUND THE WORLD

Located along six miles of Pacific Ocean coastline in San Diego County, Encinitas offers a unique blend of old-world charm, sophistication, and new-world culture.

Incorporated in 1986, the city brought together the communities of New Encinitas, Old Encinitas, Cardiff-by-the-Sea, Olivenhain and Leucadia to create a single city rich in history and steeped in tradition. Encinitas offers nightlife, restaurants, a historic old theater, plus plenty of shops along the coast highway. A few beach hotels, a classic record store, some real style taco shops, where surfers frequent. With a population of 60,000 people, Encinitas has something for everyone.

With its pristine beaches and rolling hills, famous Botanic Gardens and vibrant downtown business district, the City of Encinitas attracts visitors from all over the world.

TOP 5

PLACES TO LIVE IN
SAN DIEGO COUNTY

6 MILES

OF PACIFIC OCEAN
COASTLINE

TOP 30

BEST SUBURBS TO
LIVE IN CALIFORNIA

4407 MANCHESTER AVENUE

Encinitas' eclectic downtown has long drawn surfers and hippies with its unique and dynamic blend of San Diego's top surf shops, coffeehouses and record stores, not to mention the beaches are coveted by locals as hidden gems.

The warm California sunshine provides for year-round enjoyment of our beautiful parks, beaches and trails, making Encinitas a spectacular place to live, work, visit and raise a family. The century-old Downtown 101 coastal shopping district features historic architecture, quaint shops, sidewalk cafes, specialty retail stores and upscale restaurants.

BOTANICAL GARDENS, GOLF & SURF

Recently named among the 20 best surf towns in the world by National Geographic, Encinitas wears its surf history proudly, remaining an unspoiled reminder of the historic Highway 101 beach culture that thrived in the mid-1900s. Encinitas is home to some of the most beautiful beaches in California and known for its excellent surfing conditions. Each year, surfers from all over gather to compete in local surfing tournaments.

Encinitas is also known as the "Flower Capital of the World," because of its extensive collection of unique nurseries and gardens, most of which is the San Diego Botanic Gardens, and the world's leading grower of the Christmas flower, the poinsettia. San Diego Botanic Gardens, with an Amazon Rainforest, showcases the world's largest display of bamboo. The gardens of the Self Realization Center offer spectacular views of the Pacific Ocean in a serene garden-like setting.

Golf enthusiasts enjoy a round of golf at the Encinitas Ranch Golf Course, a championship 18-hole, par 72 course with panoramic ocean views.

Data Source: ©2023, encinitas.gov, sandiego.org

MEDICAL / OFFICE SUITE AVAILABLE FOR SALE



SUB-MARKET OVERVIEW

62,363

POPULATION
(2024)

\$221+

ESTIMATED AVG
HOUSEHOLD INCOME

24.9K

TOTAL
HOUSEHOLDS



KIDDER MATHEWS

STRATEGIC LOCATION

Located at the entrance to Rancho Santa Fe

Walking distance to various retail & restaurant amenities

Across from "the Ranch" retail center

3 Airports within 50 miles, including McClellan-Palomar Airport in Carlsbad

Commuter-friendly location

Close to Encinitas County Day and the Rhodes School

Easy for visitors to locate

25 Miles north of San Diego & 95 Miles south of Los Angeles



ENCINITAS PROFESSIONAL PARK



*Exclusively
Listed By*

JOHN HOFFMANN
760.402.8950
john.hoffmann@kidder.com
LIC N° 01023816

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

