

For additional information

Contact

858-353-7733

Norm Berg nberg52@gmail.com

dre# 00907316

Owner - User Opportunity

Surgery Center - Medical Office Building

**Berkshire Hathaway
California Properties
Commercial Division**

303 Santa Fe Drive
Encinitas Ca 92024

303

井





303

THOMAS
SURGERY
CENTER

THOMAS
SURGERY
CENTER

TUNDRA

6000

Unparalleled Opportunity in a Prime Medical Corridor in the coastal community of West Encinitas.

Status Change 2025 - Full Building available for an owner user by June 1st.

This exceptional fully equipped surgery center and medical office building with multiple usage possibilities, presents a golden long-term opportunity in a premium location which cannot be replicated. Strategically positioned adjacent to the renowned Scripps Encinitas Hospital and Medical Campus which can help to expand your practice via “medical staff privileges” if obtained at Scripps Encinitas. Very limited off campus medical office space exists in this area.

Property boasts a prime, traffic rich, high-profile location, ensuring visibility and accessibility for your practice or investment. Turn key offering including all seller owned on site furnishings and medical equipment. Open flyer for best view of photos and more info.

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.

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, with dual reception rooms strategically positioned on either side, expand possible uses.

High Tech Amenities and Exceptional Construction

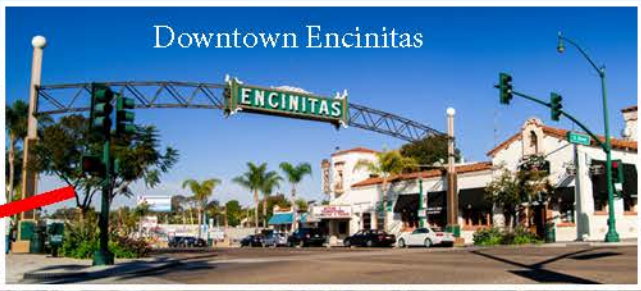
Boasting high-quality construction and high-tech amenities, this property offers: 14+ covered parking spaces with elevator access, easing convenience for patients and staff. Also an instant on Generac commercial backup generator system, ensuring uninterrupted operations.

Seller-owned rooftop solar system, contributing to energy efficiency and cost savings

Location, Location, Location, with unmatched Exposure and Growth Potential.

With its dynamic exposure possibilities including identifying your practice via multiple signage opportunities, 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.

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

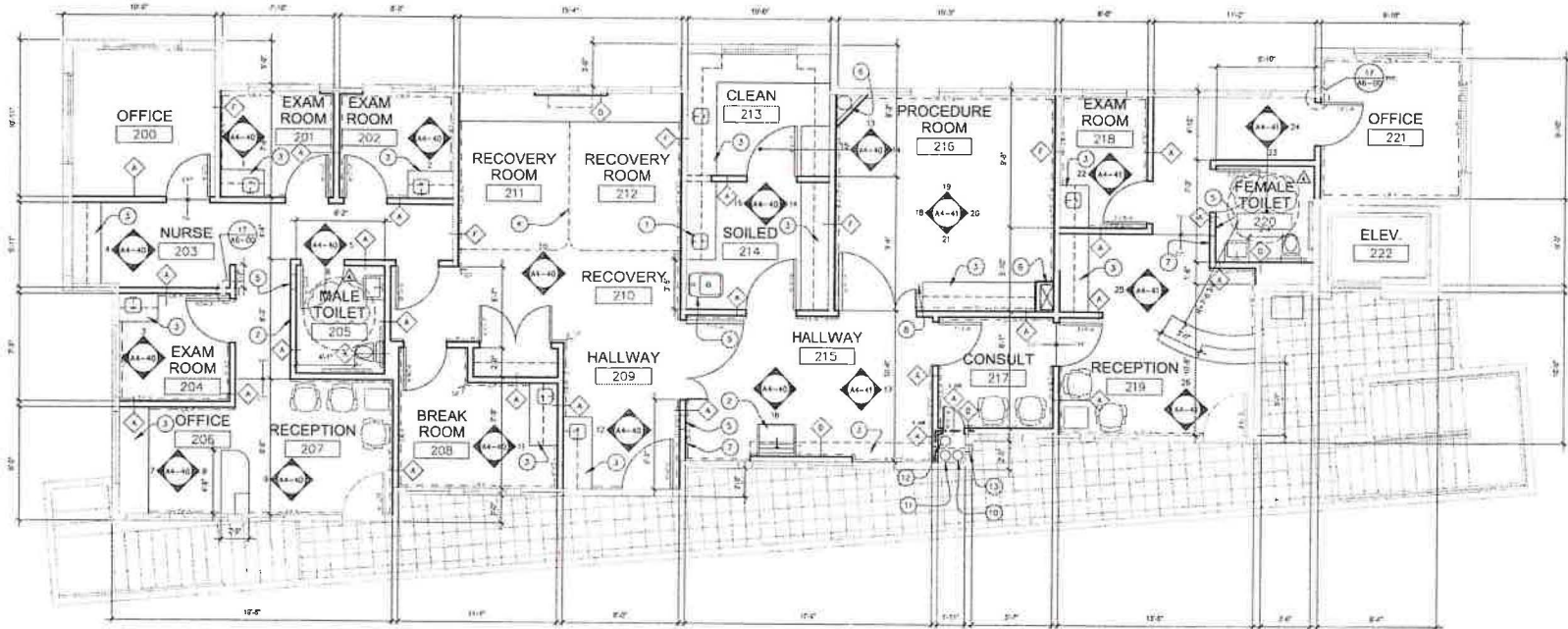


WiFi
Galloway
Pw: 760-944229

BOMB THREAT PROCEDURES

BOMB THREAT PROCEDURES

Turn Exhaust Fan off
at end of day



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

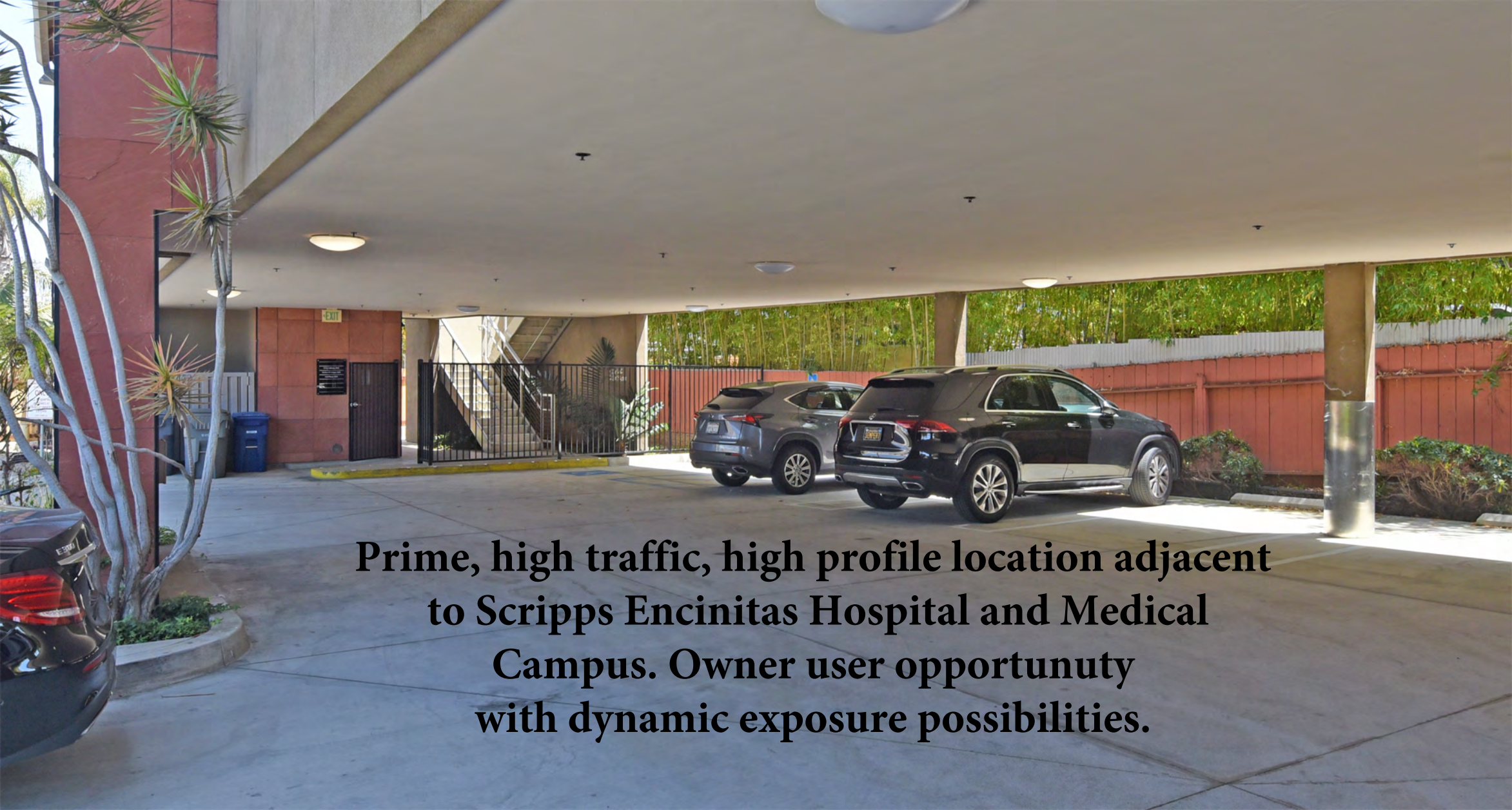




HIGH QUALITY CONSTRUCTION

14+ PARKING SPACES





Prime, high traffic, high profile location adjacent to Scripps Encinitas Hospital and Medical Campus. Owner user opportunity with dynamic exposure possibilities.





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

Gil Q. Galloway, M.D.

303

Roof top
seller owned
solar array

COMMERCIAL
BACK UP
GENERATOR
SYSTEM

GENERAC

GENERAC





**Feng-Shui
inspired
architectural
gem**

NEW EXPANSION UNDER CONSTRUCTION



CLINIC



SCRIPPS MEDICAL CAMPUS

MAIN HOSPITAL



SCRIPPS CLINIC

ENCINITAS HOSPITAL

SITE

