

285 NORTH EL CAMINO REAL

✚ MEDICAL SUITES FOR LEASE



**MED
WEST**
REALTY

Lease with Confidence, Choose MedWest

Kellie Hill

LIC#01923075

(858) 461-8776

Kellie@MedWestRealty.com

Brian Galligan

LIC#00827206

(619) 921-9642

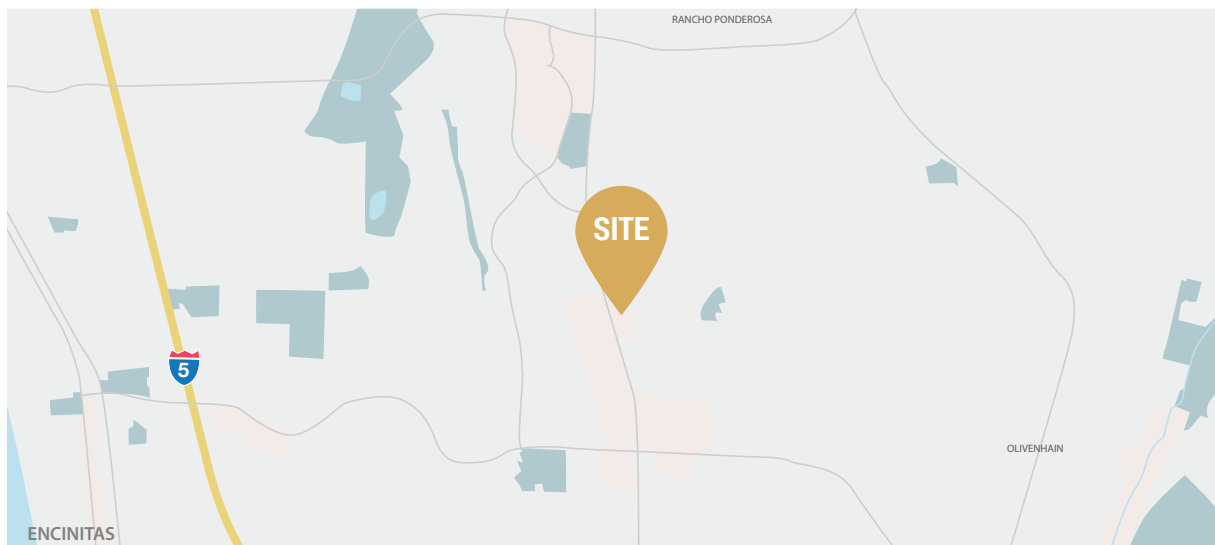
BG@MedWestRealty.com

Encinitas, CA



285 NORTH EL CAMINO REAL

Located in the heart of Encinitas, CA, 285 N. El Camino Real is a prime medical office building that offers 43,488 square feet of modern medical office space on a 3.12-acre lot. Encinitas, a vibrant coastal city, is known for its affluent population, excellent schools, and high quality of life, making it an ideal location for medical services. The region has seen significant growth in the medical sector, driven by the increasing demand for healthcare services in Coastal San Diego. The property benefits from excellent visibility and accessibility, with monument signage available, ensuring that medical practices located here can attract and serve a broad patient base. As the Coastal San Diego region continues to grow, this property represents an excellent opportunity for medical professionals seeking to establish or expand their practice in a thriving community.



✚ PRIME LOCATION

Situated in the heart of Encinitas, this medical office building enjoys a highly desirable location with easy access to major roads and highways, making it convenient for both patients and healthcare professionals.

✚ VISIBILITY

Every day, Over 45,000 cars pass by the building, which helps promote your practice to a variety of new patients.

- The remaining space is first floor facing El Camino.

✚ AMPLE PARKING

Patients and staff will appreciate the ample parking facilities available on-site, ensuring ease of access and convenience.

✚ DIVERSE MEDICAL SPECIALTIES

The buildings have a variety of medical practices, offering a range of specialties under one roof. This convenience makes it easier for patients to access multiple healthcare services in one location.

✚ PROXIMITY TO AMENITIES

The building's location offers easy access to nearby amenities such as restaurants, shops, and public transportation, enhancing convenience for patients and staff.

Estimate 15 Min Drive

POPULATION ESTIMATES

232,545

>17 51,817

18-44 70,618

45-64 64,777

65+ 45,333

AVERAGE HOUSEHOLD INCOME

\$187,988

Data Source:  Placer.ai

PAYOR MIX Within 5 Mile Radius

COMMERCIAL 11.6%

EMPLOYER BASED 56.8%

GOVERNMENT 16.0%

MULTIPLE 15.7%

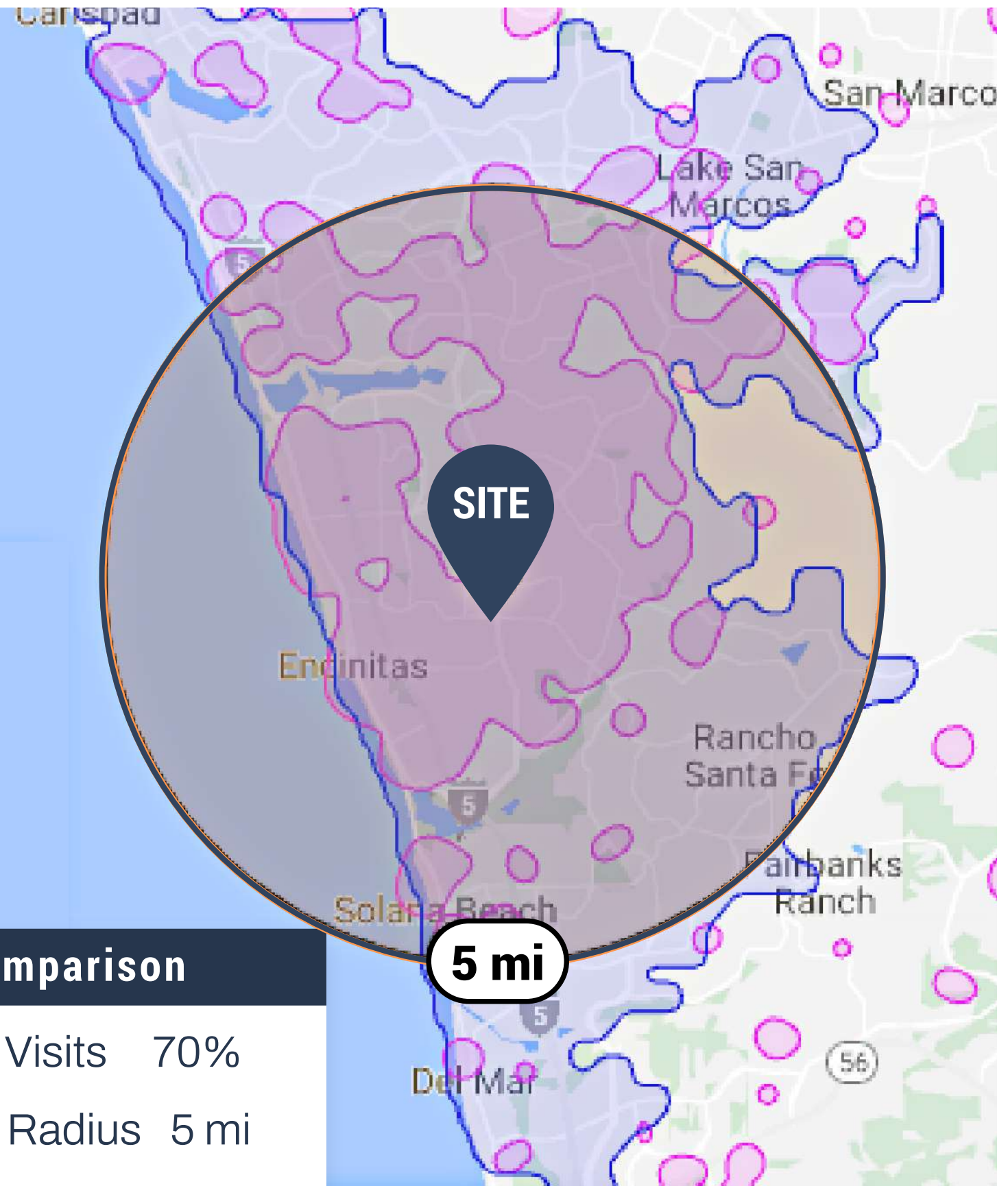
Data Source:  revista med

Comparison

 % of Visits 70%

 Ring Radius 5 mi

 Drive Time 15 min





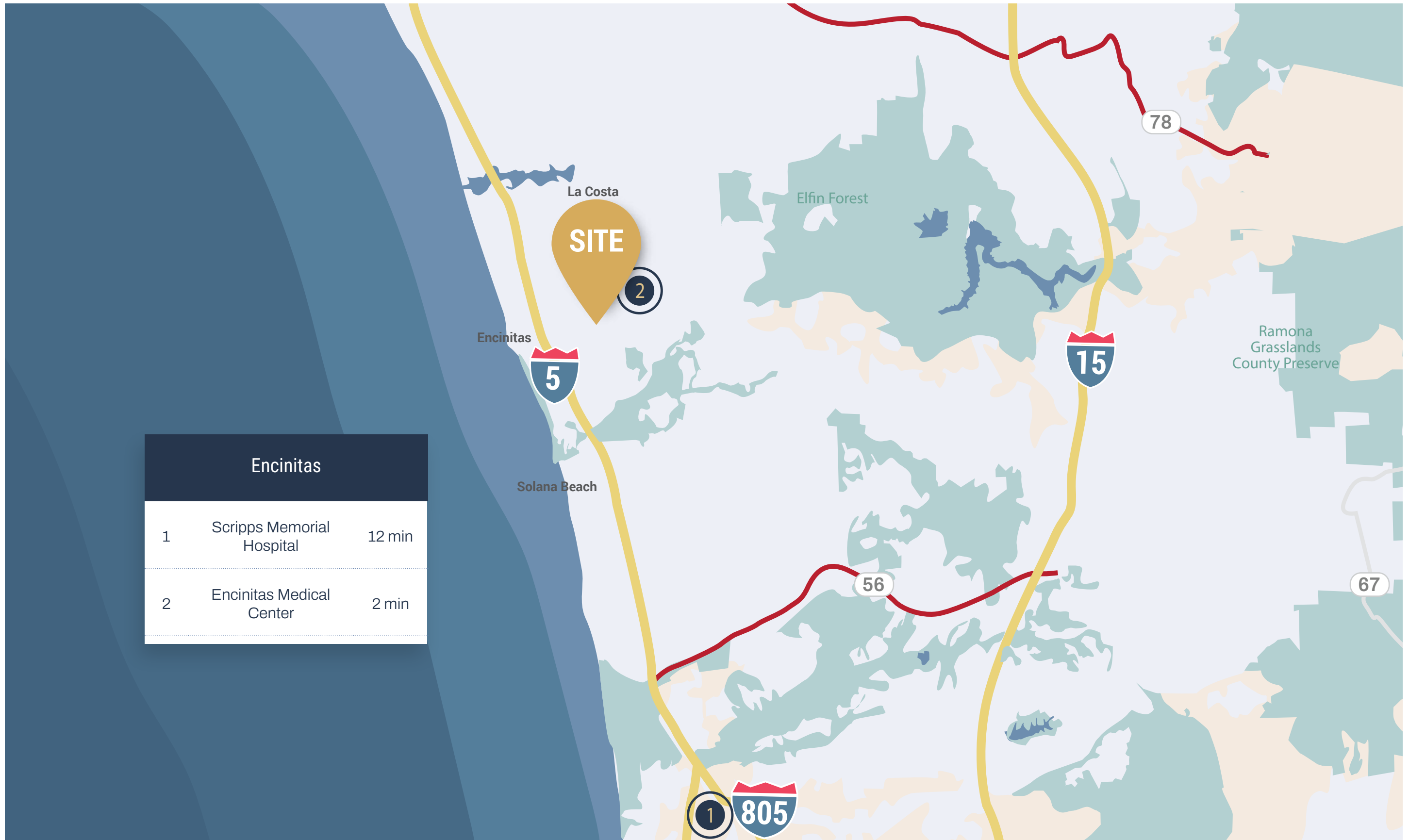
45,000
cars/day

SITE

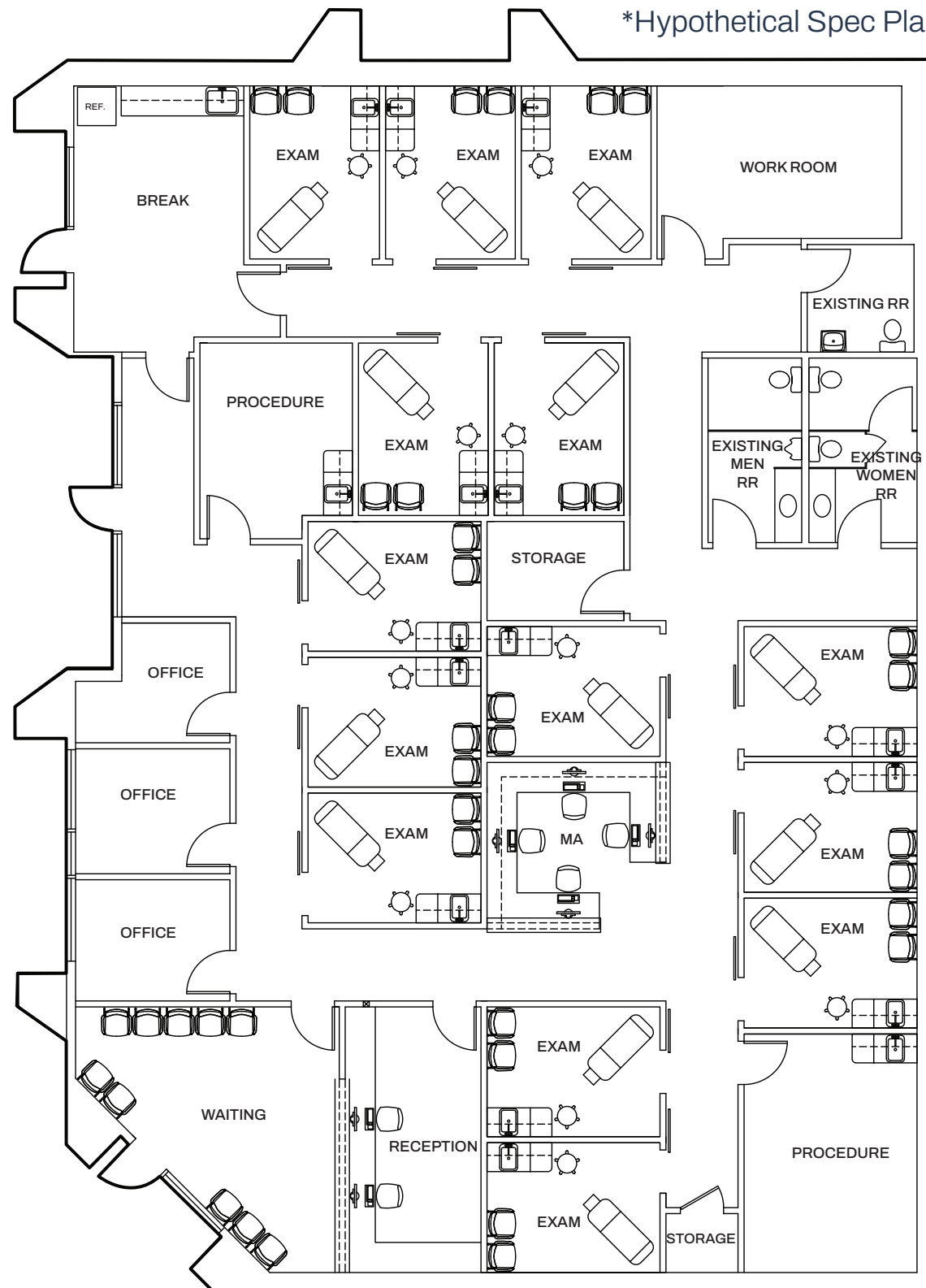
11,000
cars/day

EL CAMINO REAL

MOUNTAIN VISTA DR

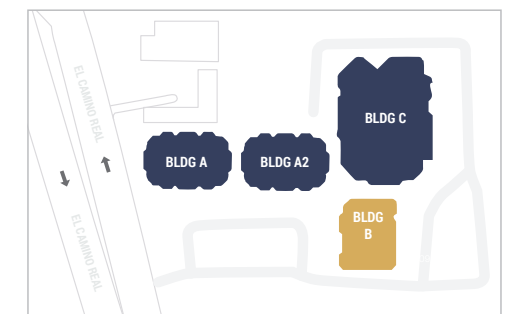
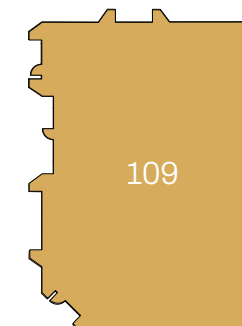


*Hypothetical Spec Plan



CURRENT AVAILABILITIES BUILDING B

AVAILABLE SUITE	RSF
Suite 109	5,004
SUITE DESCRIPTION	
Suite is ready to be customized to fit practices needs.	
Spec plan as shown as to how it could be laid out.	
LEASE RATE	
\$3.50 NNN	



1 Golf

Encinitas Ranch Golf Course

2 Local Shopping Center

Healthy Creations Cafe

Peachy's Market and Grill

Vons

Starbucks

HomeGoods

Paw Commons Pet Resort

UPS

3 Shops

T.J. Maxx

Chick Fil-A

Kohl's

BevMo!

4 Shopping Center

Trader Joe's

Ralph's

Sephora

Board and Brew

CVS

Athleta

5 Beach

Moonlight State Beach

6 Nature

San Diego Botanic Garden

7 Fastfood Restaurant

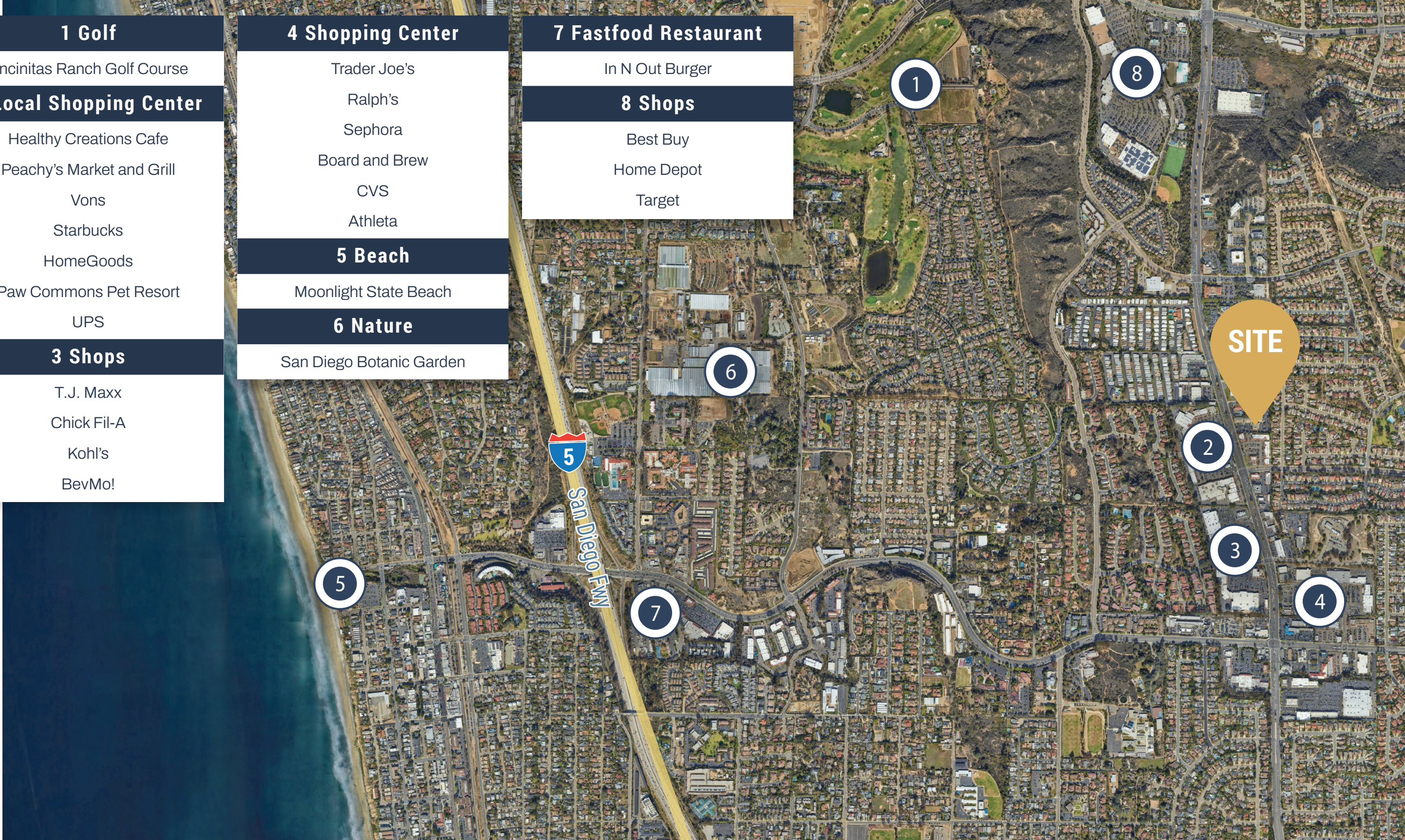
In N Out Burger

8 Shops

Best Buy

Home Depot

Target





**MED
WEST**
REALTY

Lease with Confidence, Choose MedWest

Kellie Hill

LIC#01923075

(858) 461-8776

Kellie@MedWestRealty.com

Brian Galligan

LIC#00827206

(619) 921-9642

BG@MedWestRealty.com

Encinitas, CA