



FOR SALE
OR LEASE

COASTAL MEDICAL/OFFICE

condos

191 Calle Magdalena, Encinitas

AMY MCNAMARA

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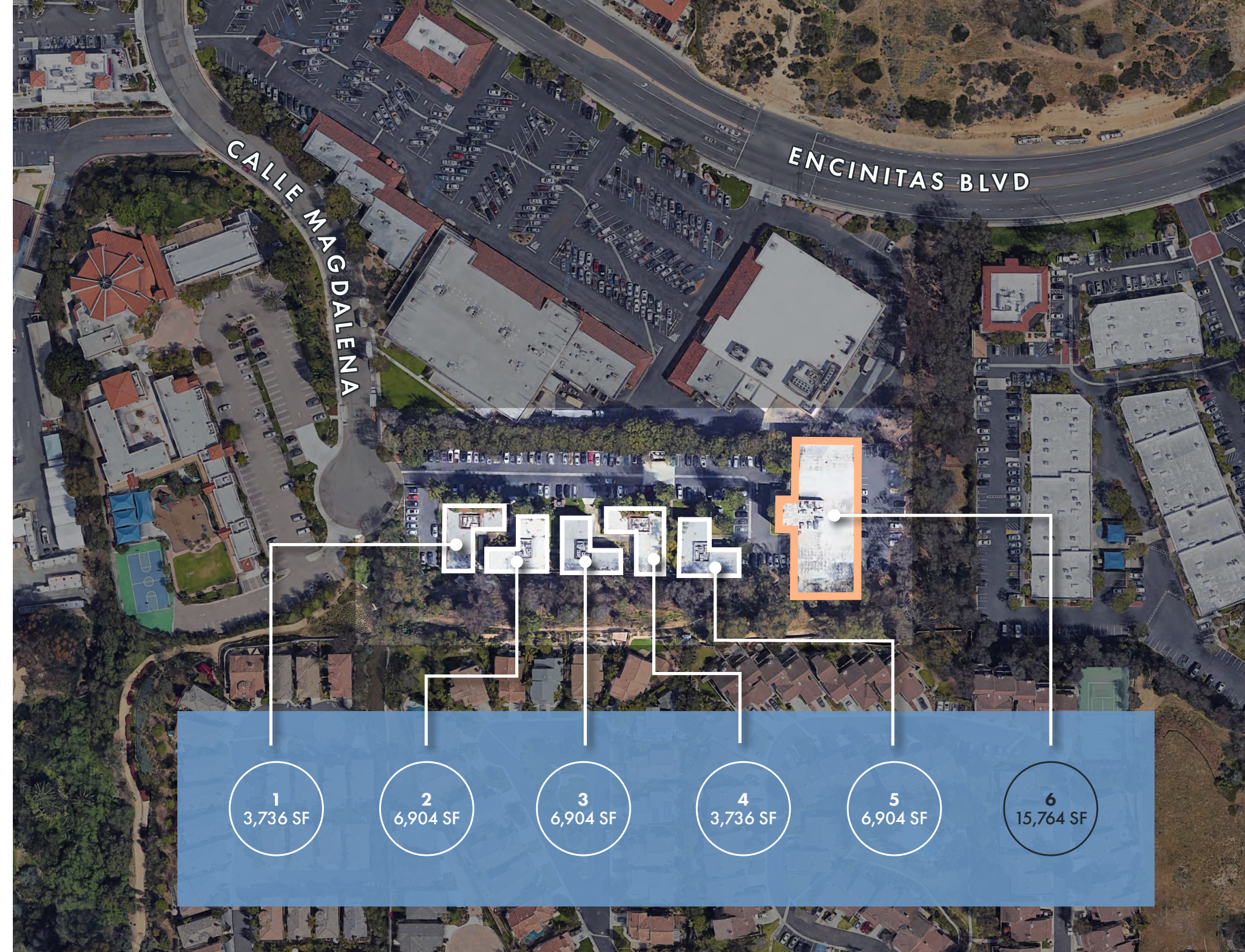
The Property

PROPERTY HIGHLIGHTS

Urban Property Group is pleased to present the opportunity to acquire medical/office condos located at 191 Calle Magdalena in the Santa Fe Business Park. The property is located in the premier San Diego County coastal community of Encinitas. Encompassing 13,221 square feet, this property features four separate condos in a two-story, freestanding building.

Encinitas is a great beach city location that is bordered by Carlsbad to the North, Rancho Santa Fe to the East, Solana Beach to the South, and the Pacific Ocean to the West. 191 Calle Magdalena is a rare opportunity to purchase an owner-user or investment condo within the highly desirable coastal city of Encinitas.

- Medical/office condos located within the desirable Santa Fe Business Park, a 6-building office campus
- Elevator served building
- Multi-tenant building allows for an owner-user to extend or reduce their occupancy of the building
- Just one block from I-5 freeway and one mile from Moonlight Beach and downtown Encinitas
- Within close proximity to numerous amenities including Crack Shack, In N Out, and Lazy Acres Market
- Covered parking available on the ground floor, plus additional reserved and enclosed garage spaces
- Possibility for full building sale (15,764 SF - contact broker for details)



The Property



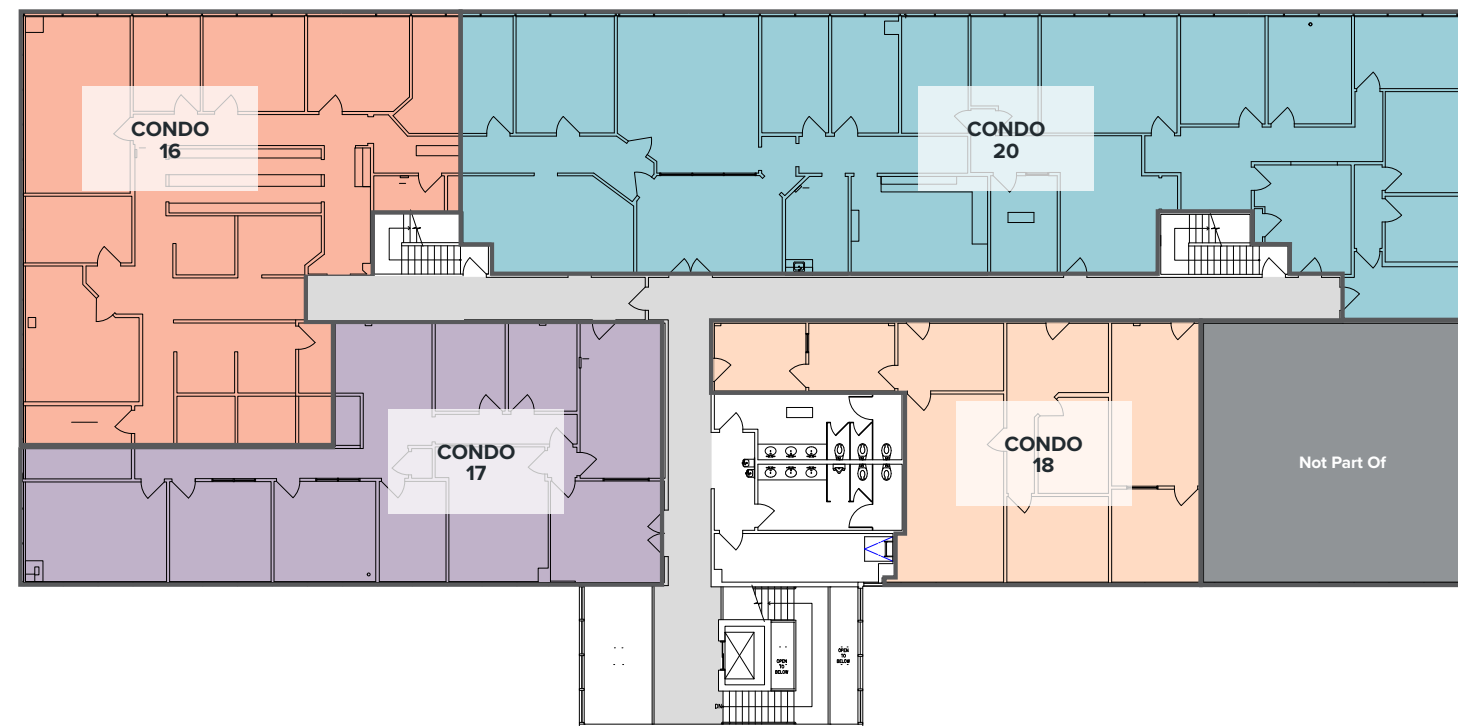
- 1 3,736 SF
- 2 6,904 SF
- 3 6,904 SF
- 4 3,736 SF
- 5 6,904 SF
- 6 15,764 SF

The Availability

FOR SALE

Building	Condo	Total Square Feet	Available To Occupy	Asking Price
6	16	3,324 SF	3,324 SF	\$450 psf
6	17	2,619 SF	2,619 SF	\$450 psf
6	18	1,850 SF	447 SF	\$450 psf
6	20	5,428 SF	1,000 SF	\$450 psf

CONDO LAYOUT

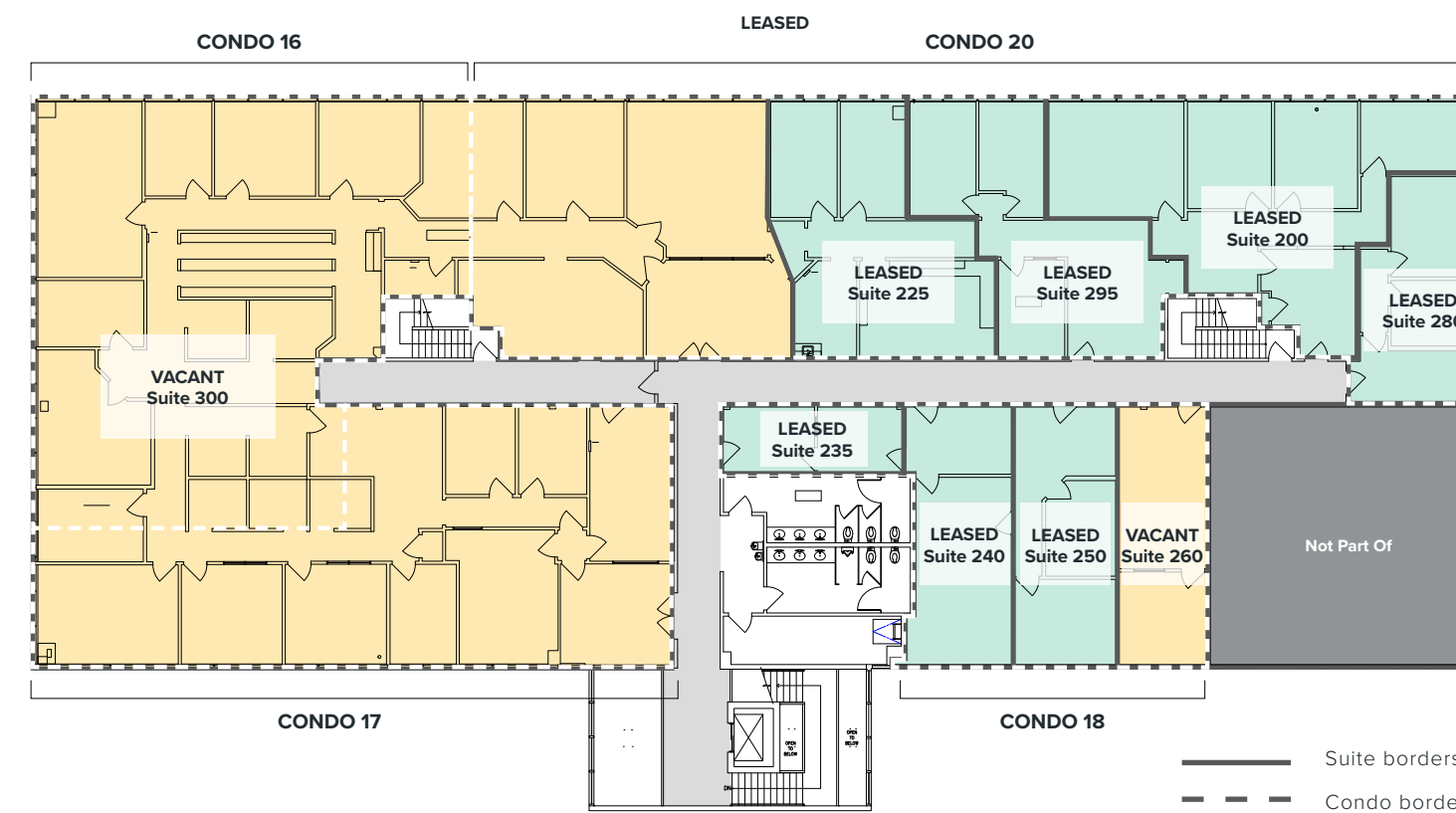


Rent roll available upon request

FOR LEASE

Building	Suite	Condo	Square Feet	Timing	Asking Rate
6	300	16, 17, 20 (partial)	6,317 SF	Available Now	\$2.85 psf + electricity
6	260	18	447 SF	Available Now	\$2.85 psf + electricity

TENANT LAYOUT



The Location



ENCINITAS

Encinitas isn't just a city; it's a vibe. Visit the coastal community 25 miles north of downtown San Diego and you'll instantly get a sense of surfer-cool. To grab coffee in the morning is to witness legions of customers with hair still sandy from the surf. Regardless of whether you like to shred, Encinitas exudes a laid-back attitude that is sure to charm your tensions away. The city's 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 in Encinitas are coveted by locals as hidden gems.

\$115,439

AVG HH INCOME
3 mile radius

0.3

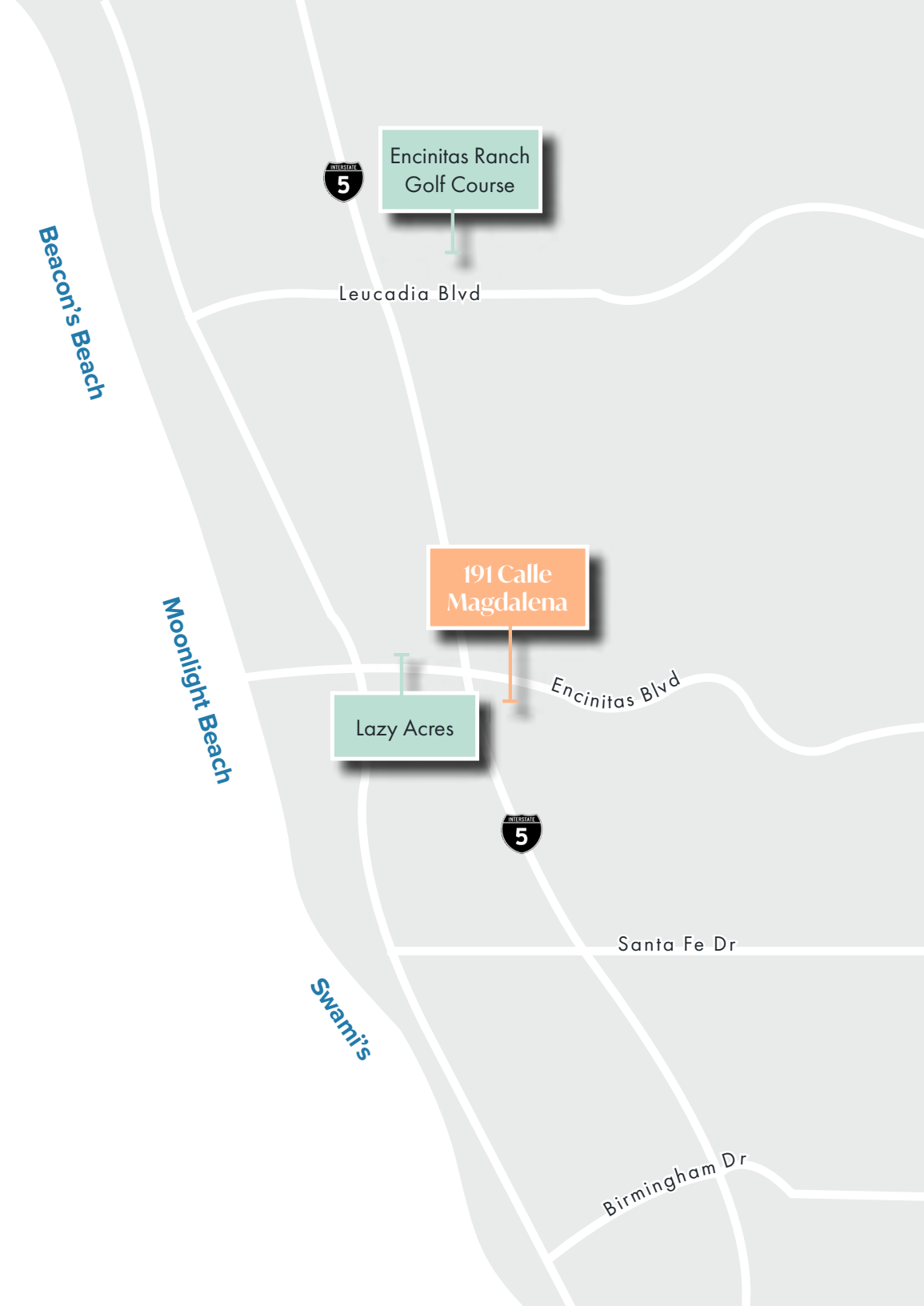
MI
to I-5 freeway

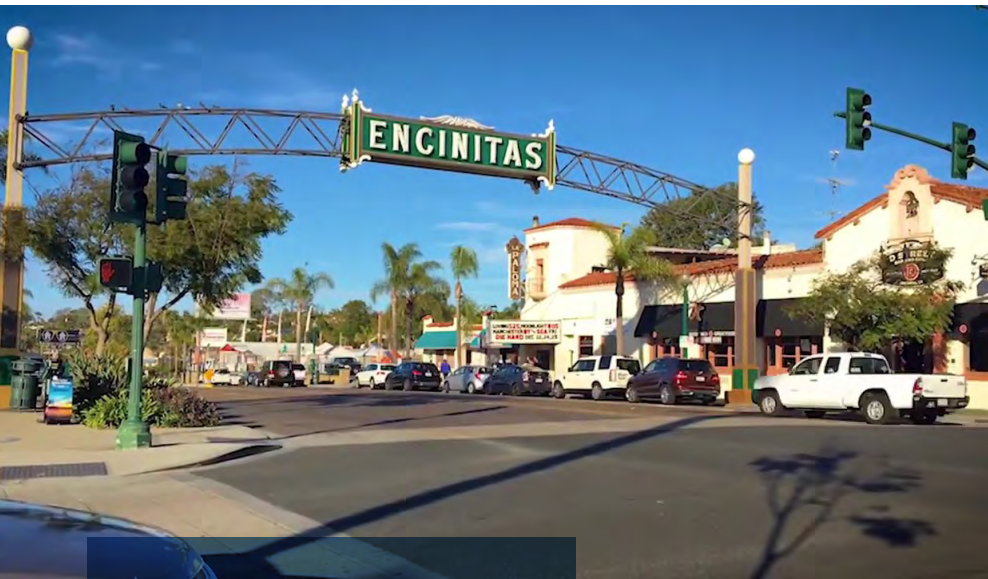
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MI
to Moonlight Beach

“Encinitas has been energized with hip new eateries, coffeehouses and shops, and there are more on the way. The blend of the old and the new is a fun dynamic, and everything is within a compact area.”

Los Angeles Times





The Neighbors





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