

SCRIPPS ENCINITAS



200,000 SF Medical Office Campus

Available for Lease



310, 320, 332 Santa Fe Dr., Encinitas, 92024



Scripps Health is one of the premier healthcare systems serving San Diego County, with campuses in Encinitas, La Jolla, Torrey Pines, Hillcrest, and Chula Vista. Consistently rated one of the top health systems in the country, Scripps Health is dedicated to quality, safe, cost-efficient, socially responsible health care for everyone they serve.

The on-campus medical office buildings at Scripps Memorial Hospital Encinitas are a vital part of the hospital's comprehensive healthcare campus, providing a convenient, collaborative environment for healthcare providers and patients. The buildings are modern, patient-friendly spaces designed to enhance access to a wide range of specialty and primary care services.

Scripps Health is consistently recognized for excellence in patient care, earning accolades for safety, quality, and innovation. Scripps Health has deep roots in the Encinitas community, combining cutting-edge care with a personal touch. Choosing to establish a practice in the on-campus buildings at Scripps Memorial Hospital Encinitas positions healthcare providers at the center of a thriving, respected medical community that prioritizes patient care, innovation, and collaboration.



PROPERTY HIGHLIGHTS



Free Unreserved Parking in Surface and Structured Lots, at a Ratio of 5 Stalls per 1,000 RSF



Convenient Access off the I-5 Freeway Broadens the Patient Catchment Area to a Regional Scale



Full Service Gross Rent, net of Electricity



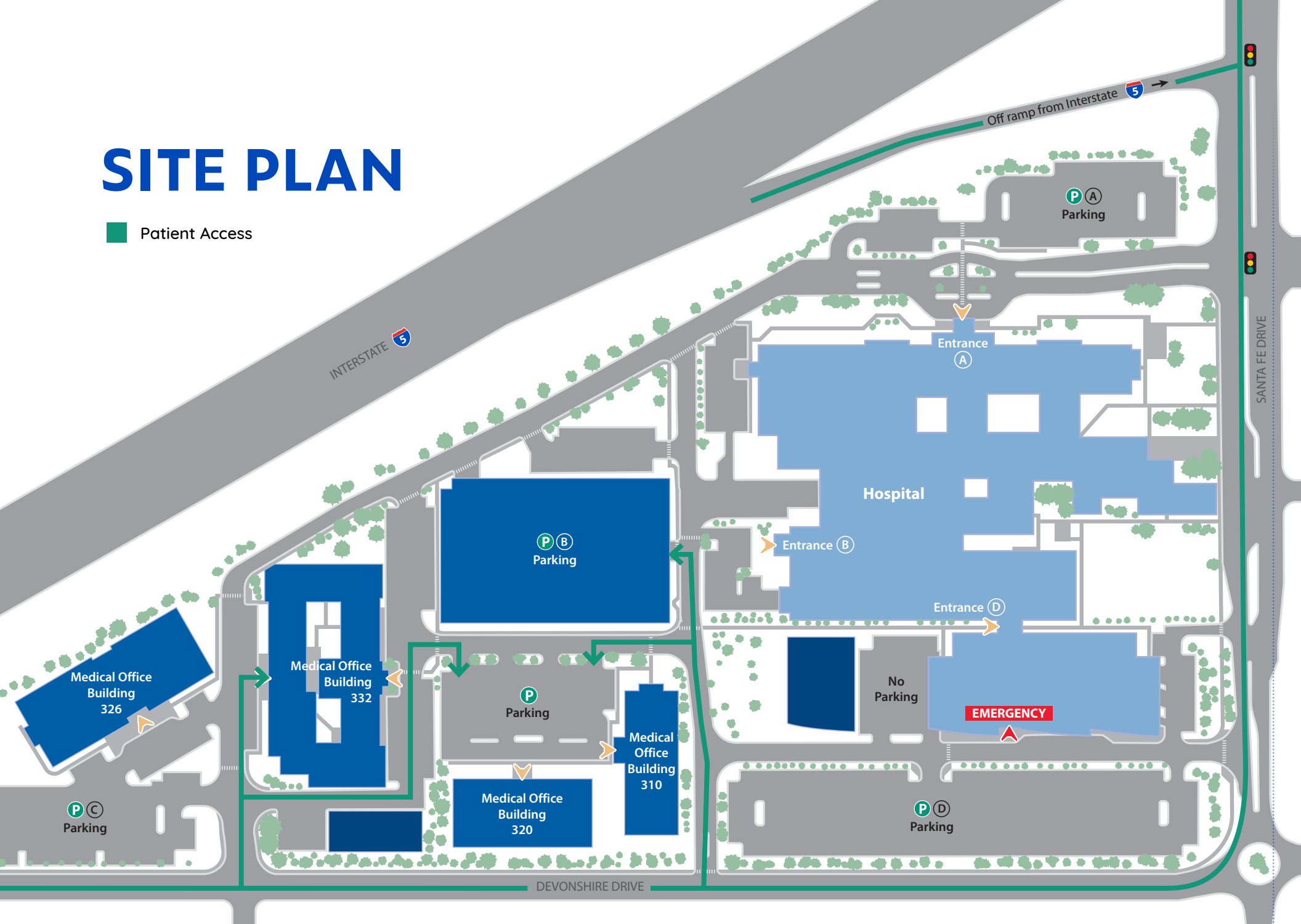
Clear Visibility to 250,000 Cars Daily



On Campus of Scripps Memorial Hospital Encinitas, a 193-Bed Hospital Serving Over 80,000 Patients Annually

SITE PLAN

 Patient Access



AVAILABILITIES

310 SANTA FE DRIVE

FLOOR	SUITE #	SF	NOTES	RATE
2	202-212	4,600 SF -12,563 SF	Full Floor Opportunity	\$4.05/SF Full Service Gross (FSG)

320 SANTA FE DRIVE

FLOOR	SUITE #	SF	NOTES	RATE
LL	4	2,122 SF	Floor LL Former OBGYN Office 7 Exam Rooms 2 Bathrooms Office Lab Nurse Station Waiting Room Reception Room	\$4.05/SF Full Service Gross (FSG)
2	201	1,412 SF	3 Exam Rooms Office Waiting Room Reception Room 2 Labs Bathrooms	\$4.05/SF Full Service Gross (FSG)
2	205	1,439 SF	2nd Gen Medical Office 2 Offices 3 Exam Rooms Waiting Room Reception Room 1 Lab Bathroom	\$4.05/SF Full Service Gross (FSG)
2	211	2,198 SF	4 Exam Rooms 3 Offices Break Room Open Back Office Area Lab Bathroom Waiting Room Reception Room	\$4.05/SF Full Service Gross (FSG)

332 SANTA FE DRIVE

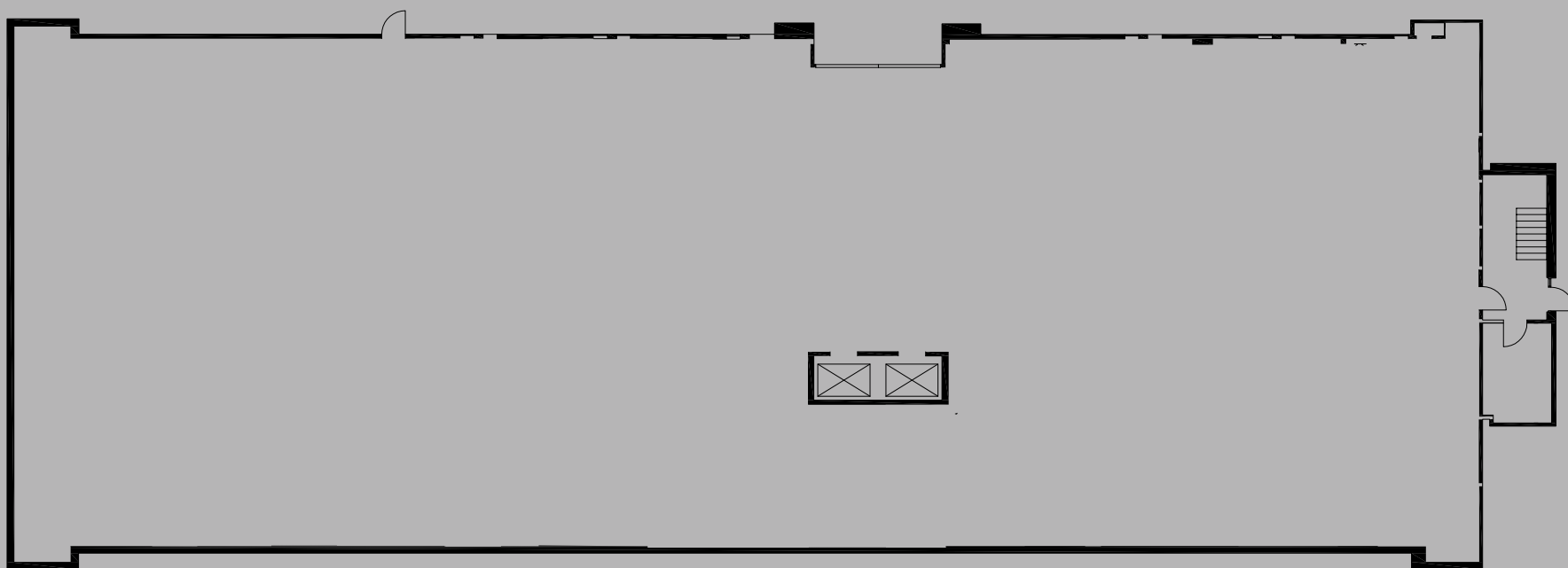
FLOOR	SUITE #	SF	NOTES	RATE
1	120	4,579 SF	Former Physical Therapy Office Open Gym Area 4 Exam Rooms 8 Offices Break Room 3 Bathrooms	\$4.05/SF Full Service Gross (FSG)
1	105	2,839 SF	Former Imaging Suite 4 Exam Rooms 3 Offices Break Room Open Back Office Area Lab Bathroom Waiting Room Reception Room	\$4.05/SF Full Service Gross (FSG)

310 SANTA FE DR.

SUITE **202-212**

4,600 SF - 12,563 SF

- Full Floor Opportunity

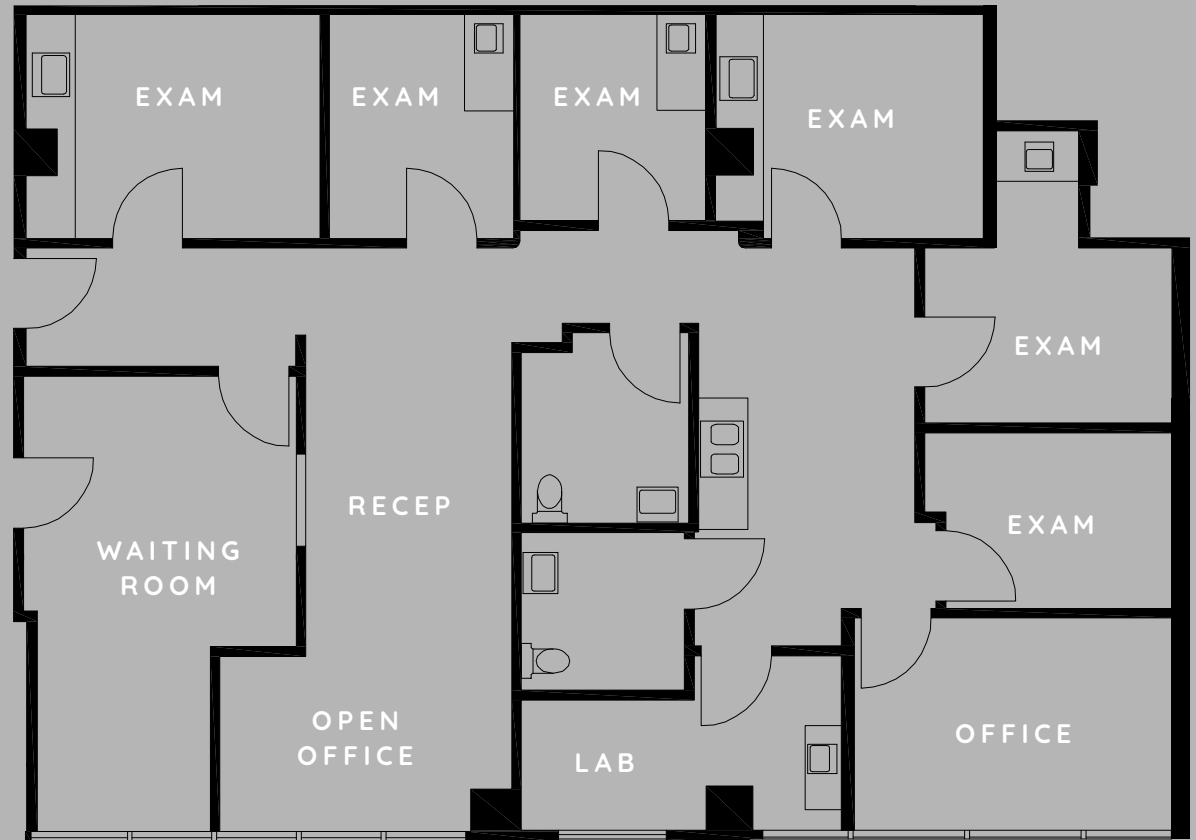


320 SANTA FE DR.

SUITE LL4

2,122 SF

- Floor Lower Lobby
- Former OBGYN Office
- 7 Exam Rooms
- 2 Bathrooms
- Office
- Lab
- Nurse Station
- Waiting Room
- Reception Room

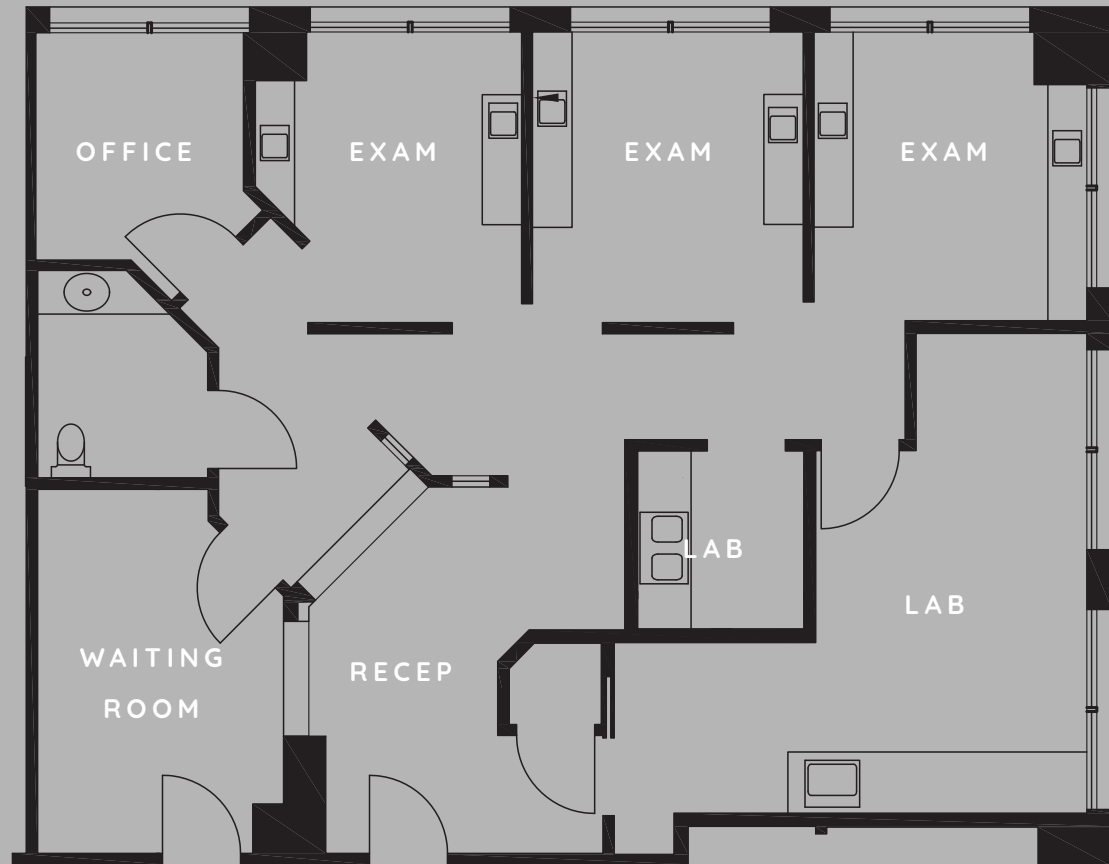


320 SANTA FE DR.

SUITE 201

1,412 SF

- 3 Exam Rooms
- Office
- Waiting Room
- Reception Room
- 2 Labs
- Bathroom

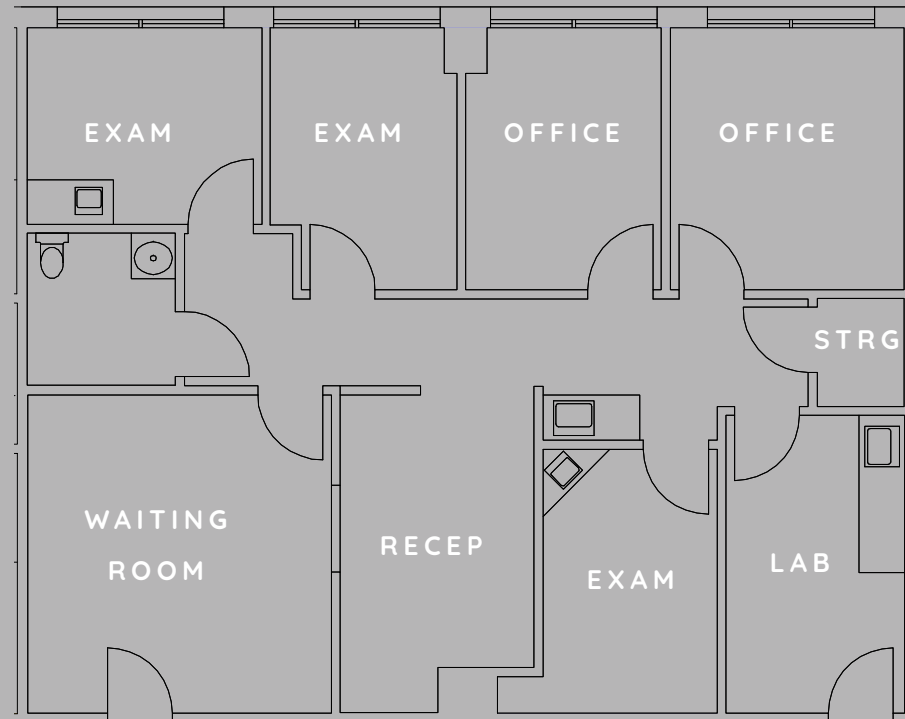


320 SANTA FE DR.

SUITE 205

1,439 SF

- 3 Exam Rooms
- 2 Offices
- Waiting Room
- Reception Room
- 1 Lab
- Bathroom

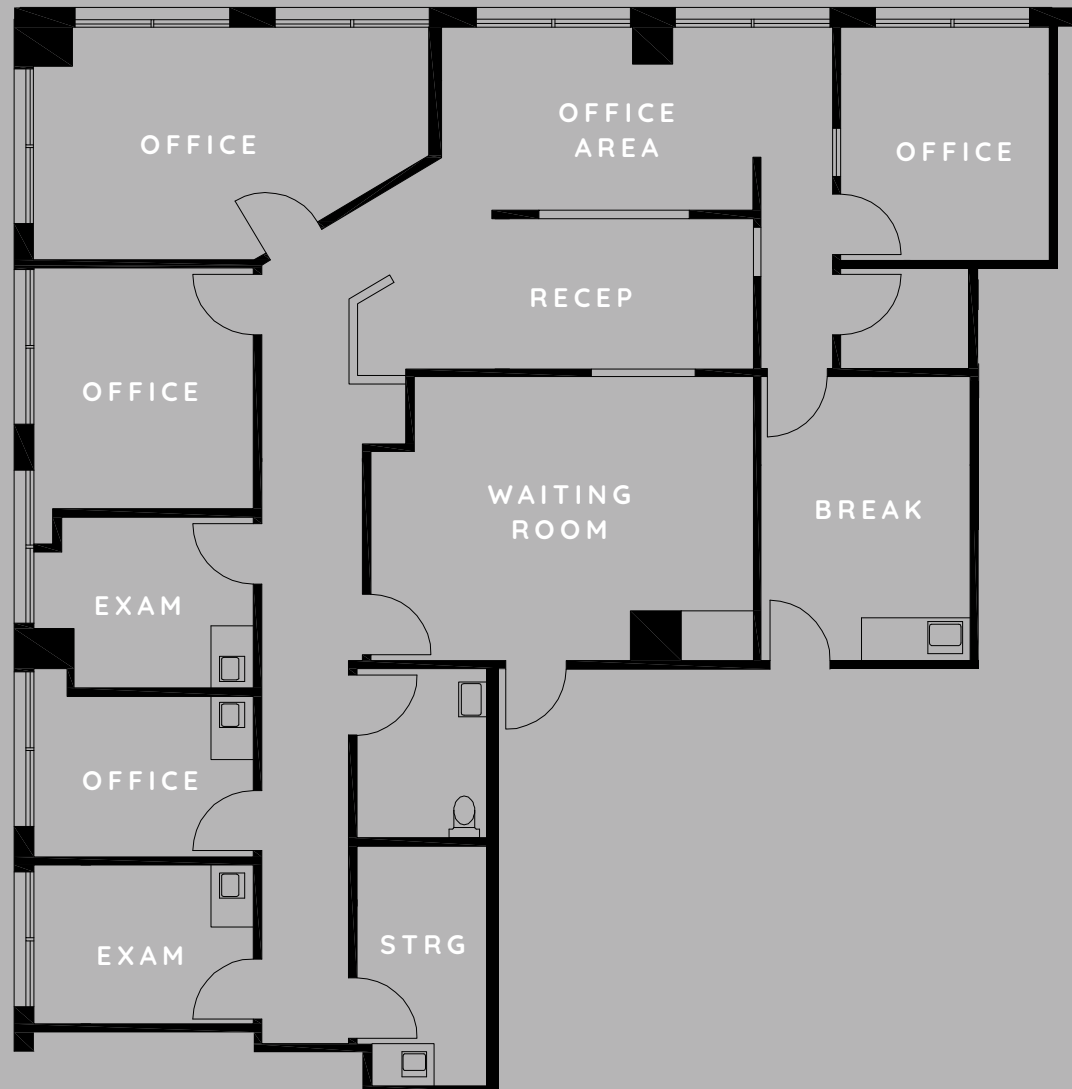


320 SANTA FE DR.

SUITE 211

2,198 SF

- Floor 2
- 4 Exam Rooms
- 3 Offices
- Break Room
- Open Back Office Area
- Lab
- Bathroom
- Waiting Room
- Reception Room



332 SANTA FE DR.

SUITE 120

4,579 SF

- Floor 1
- Former Physical Therapy Office
- Open Gym Area
- 4 Exam Rooms
- 8 Offices
- Break Room
- 3 Bathrooms

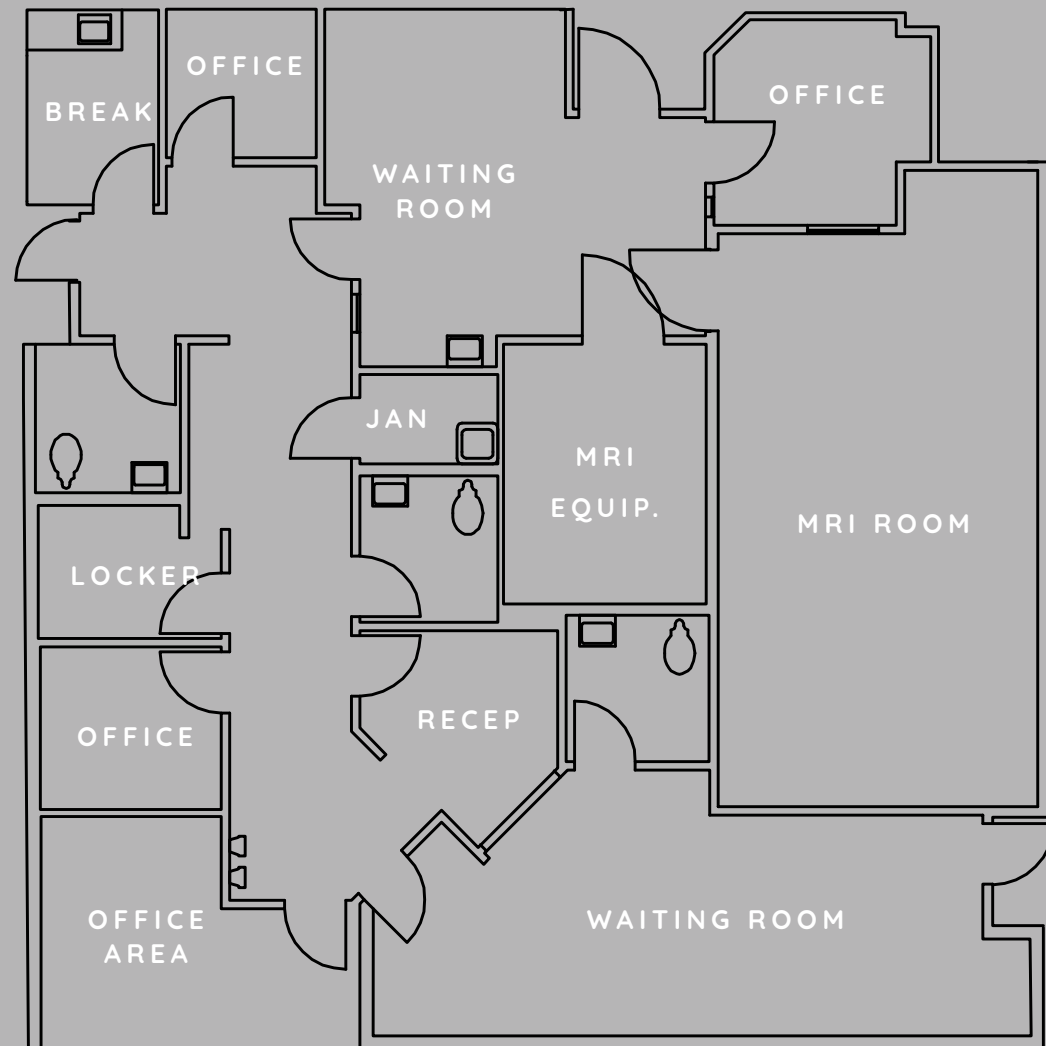


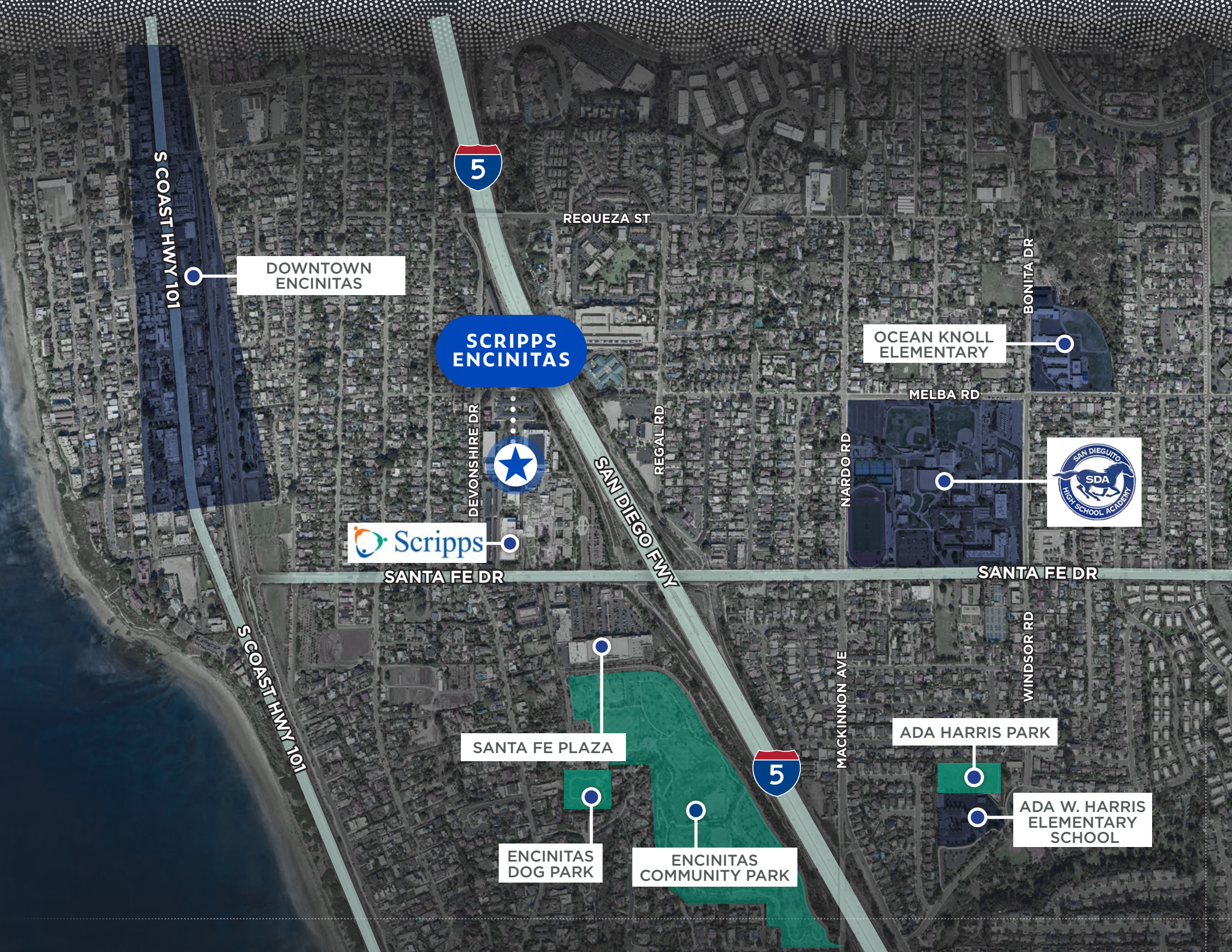
332 SANTA FE DR.

SUITE 105

2,839 SF

- Floor 1
- Former Imaging Suite
- 4 Exam Rooms
- 3 Offices
- Break Room
- Open Back Office Area
- Lab
- Bathroom
- Waiting Room
- Reception Room





S COAST HWY 101

DOWNTOWN
ENCINITAS



REQUEZA ST

SCRIPPS
ENCINITAS

DEVONSHIRE DR



SANTA FE DR

SAN DIEGO FWY

REGAL RD

OCEAN KNOLL
ELEMENTARY

BONITA DR

MELBA RD

NARDO RD



SANTA FE DR

S COAST HWY 101

SANTA FE PLAZA

ENCINITAS
DOG PARK

ENCINITAS
COMMUNITY PARK



MACKINNON AVE

ADA HARRIS PARK

ADA W. HARRIS
ELEMENTARY
SCHOOL

WINDSOR RD

DEMOGRAPHICS

*Data within a 20 mile mile radius. ESRI

381,744

Total Population

\$138,140

Median Household Income

31%

% of Graduate Degrees

\$11,728

Average Healthcare Spending

40

Median Age

80%

% of White Collar Workers

A photograph of two scientists, a woman with blonde hair and glasses on the left, and a woman with dark hair on the right. Both are wearing white lab coats over blue collared shirts and blue nitrile gloves. They are looking at a tablet held by the woman on the right. The background is a bright, modern laboratory with white walls and ceiling lights. The entire image is overlaid with a semi-transparent light blue filter.

PATIENT DEMAND FORECAST



SERVICE LINE	2023 VOLUME ESTIMATE	2028 VOLUME FORECAST	2023 VOLUME FORECAST	5 YR GROWTH	10 YR GROWTH
Endocrinology	1,008	1,229	1,388	22.0%	37.8%
Psychiatry	61,227	71,481	74,433	16.7%	21.6%
Spine	966	1,100	1,165	13.9%	20.7%
Physical Therapy/Rehabilitation	120,550	134,994	157,266	12.0%	30.5%
Vascular	8,340	9,313	10,199	11.7%	22.3%
Cardiology	49,011	54,390	58,393	11.0%	19.1%
Ophthalmology	44,300	49,076	54,114	10.8%	22.2%
ENT	14,850	16,403	17,831	10.5%	20.1%
Orthopedics	14,581	16,018	17,788	9.9%	22.0%
Lab	211,968	232,294	247,864	9.6%	16.9%
Miscellaneous Services	99,973	109,323	119,680	9.4%	19.7%
Pain Management	5,623	6,127	6,529	9.0%	16.1%
Podiatry	8,600	9,235	10,018	7.4%	16.5%
Nephrology	2,608	2,788	2,946	6.9%	12.9%
Evaluation and Management	481,255	512,790	536,377	6.6%	11.5%
Neurology	7,800	8,306	8,816	6.5%	13.0%
Trauma	3,670	3,900	4,125	6.3%	12.4%
Radiology	143,457	150,631	156,942	5.0%	9.4%
Dermatology	20,848	21,799	22,601	4.6%	8.4%
Oncology	7,577	7,826	8,180	3.3%	8.0%
General Surgery	2,890	2,970	3,062	2.8%	6.0%
Cosmetic Procedures	3,647	3,723	3,796	2.1%	4.1%
Gastroenterology	11,885	12,129	12,341	2.1%	3.8%
Urology	4,947	5,025	5,217	1.6%	5.5%



Market Scenario Planner displays the types of services patients in your market are expected to use and allows projections to be customized according to five key growth drivers; disease prevalence, care management, insurance, readmissions and technology shifts. The above data is representative of the property which includes areas within a 5 mile radius.

SCRIPPS ENCINITAS

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