



SURGERY CENTER & MEDICAL OFFICE SPACE FOR SALE

2,680 SF

303 Santa Fe Drive, Encinitas, CA 92024



Jones Lang LaSalle Brokerage, Inc. RE license #01856260

The Highlights

- **Built-Out Surgery Center**

Fully improved surgery center and medical office space available for purchase. The center was a previously AAAASF and Medicare accredited facility.

- **Prime Medical Location**

Situated directly across from Scripps Memorial Hospital at 303 Santa Fe Drive in Encinitas, this 2,680 SF second-floor medical space offers unparalleled convenience for patients and staff seeking proximity to a major healthcare facility.

- **Excellent Access & Parking**

Easy freeway access via I-5 with 14 dedicated parking spaces (5.22 parking ratio), providing ample convenience in the highly desirable North County Coastal market.

- **Desirable North County Coastal Demographics**

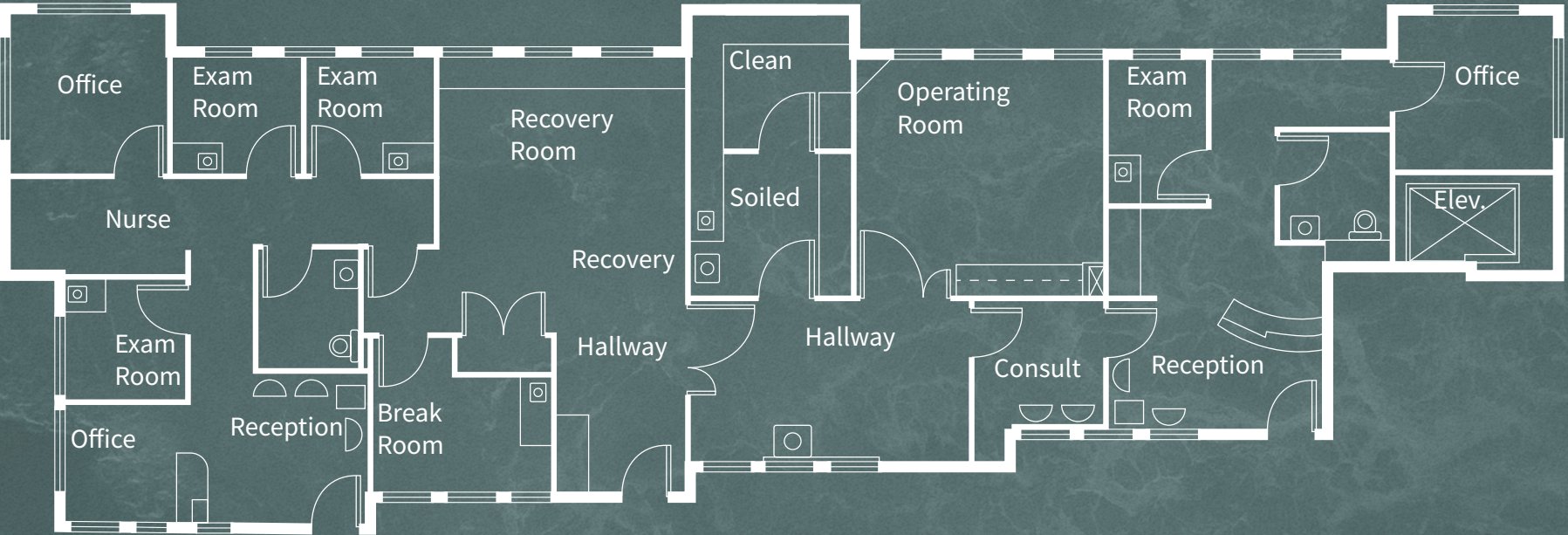
Located in one of San Diego's most affluent coastal communities, benefiting from strong demographics and high-quality patient base in the thriving North County Coastal submarket.



The Opportunity

303 SANTA FE DRIVE

2,680 SF





The Location

SCRIPPS MEDICAL CAMPUS

1. Scripps Cancer Center

MEDICAL FACILITIES

1. Scripps Memorial Hospital Encinitas

EL CAMINO REAL CORRIDOR

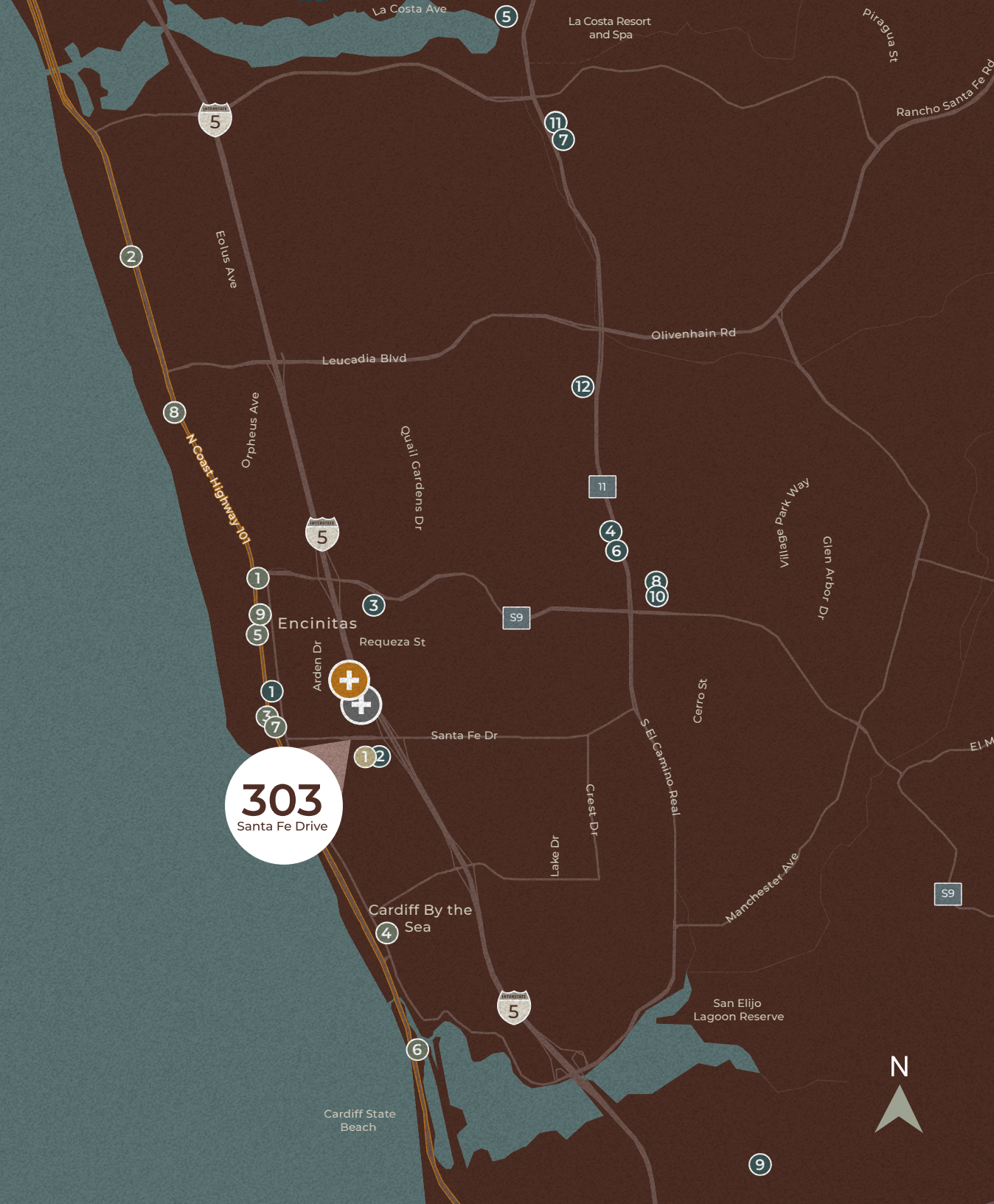
1. Rite Aid

RETAIL CENTERS & MAJOR STORES

1. Lumberyard Shopping Center
2. Vons
3. CVS Pharmacy
4. Starbucks Coffee Company
5. Panera Bread
6. Rubio's Coastal Grill
7. Bloom
8. Swirl Boutique
9. Palma Boutique
10. Wild Dove Boutique
11. A Line Boutique
12. TRE Boutique - Encinitas

RESTAURANTS

1. Leucadia Pizza Encinitas
2. Fish 101
3. Union Kitchen and Tap Encinitas
4. Pipes Cafe
5. Honey's Bistro & Bakery
6. Ki's Restaurant
7. Swami's Cafe
8. La Especial Norte
9. The Roxy Encinitas



North County Demographics

WITHIN 5 MILES

Total Population

116,158

Median Age

46.2

Total Daytime Population

124,224

Total Households

46,769

Median Household Income

\$172,386

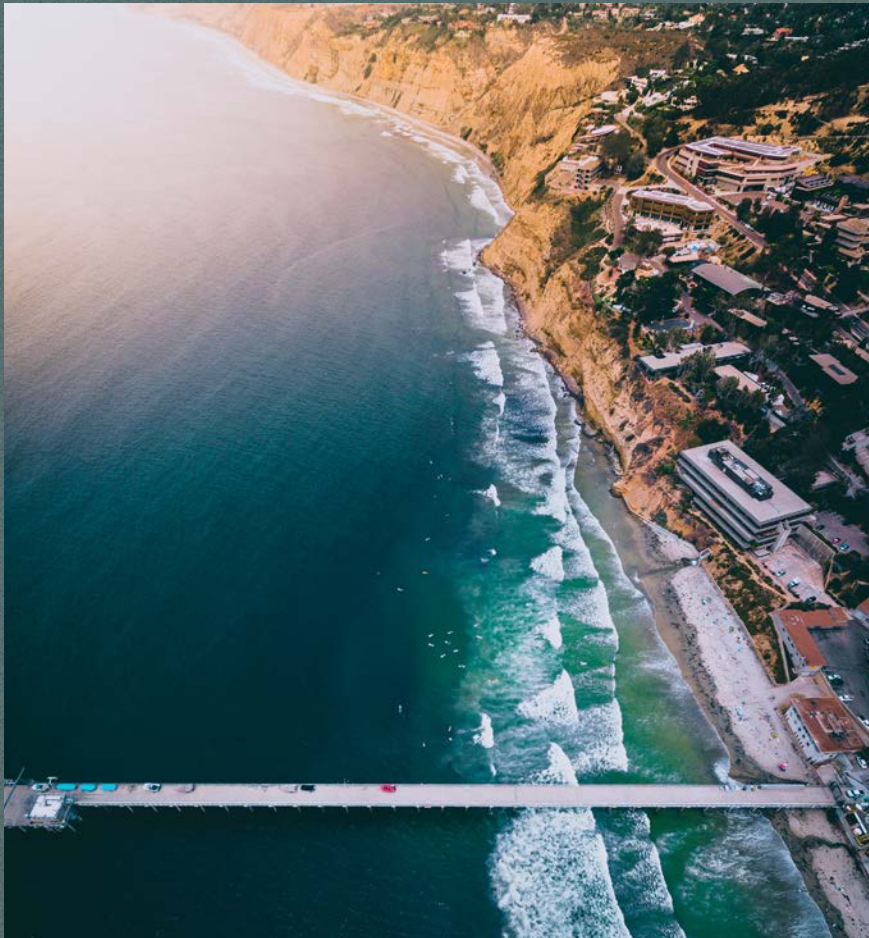
Total Employees

56,438



Americas Finest City

San Diego's near-perfect climate delivers 266 sunny days annually along 70 miles of stunning Pacific coastline, attracting 32+ million visitors and an affluent, health-conscious population that drives sustained demand for premium healthcare. This coastal paradise combines active aging demographics with year-round tourism, creating consistent patient volume from both local residents and beyond.



Average Healthcare Spend

\$8,700

Average Spend on Medical Services

\$1,807

Average Spend on Personal Care & Services

\$1,329

Average Spend on Health Insurance

\$5,600



OUTPATIENT SURGERY
CENTER

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