

# 285 North El Camino Real

ENCINITAS, CA 92024

OFFICE, MEDICAL AND  
RETAIL SUITES FOR LEASE



 CUSHMAN &  
WAKEFIELD



# North El Camino Real Suites

285 NORTH EL CAMINO REAL, ENCINITAS, CA 92024

## Building Features



4.2 Stalls : 1,000 RSF  
Parking Ratio



Monument Signage  
Availability



Property Engineer  
On-Site



Utilities: Tenant Responsible For  
In-Suite Janitorial And Separately  
Metered Electricity

## Availability

SUITE	SF	CONTIGUOUS	RATE	COMMENTS
110	1,098	1,913	\$3.25 NNN	Future Medical Spec Suite
111	815	1,913	\$3.25 NNN	Future Medical Spec Suite
114	5,005	---	\$3.25 NNN	Existing medical build-out
117	982	3,616	\$3.25 NNN	Future Medical Spec Suite
119	2,634	3,616	\$3.25 NNN	Existing medical build-out
211	2,949	---	\$3.25 NNN	Future Medical Spec Suite
217	2,138	---	\$3.25 NNN	Future Medical Spec Suite

Approximate nets \$0.87/SF

## Synergistic Tenant Base



# Project Aerial



# Demographics 3-Mile Radius



**86,498**  
POPULATION



**\$112,192**  
AVERAGE  
HOUSEHOLD INCOME



**41.40**  
MEDIAN AGE

# Traffic Counts

**39,696**  
CARS PER DAY



N El Camino Real and Via Montoro N



# Patient Demand Forecast

## 285 N El Camino Real

Service Line	2018 Volume	2023 Volume	2028 Volume	5 Year Growth	10 Year Growth
Urology	5,120	6,577	7,556	28.5%	47.6%
Podiatry	5,295	6,683	7,643	26.2%	44.3%
Orthopedics	13,217	16,646	18,505	25.9%	40.0%
Neurology	5,098	6,313	7,081	23.8%	38.9%
Pain Management	3,402	4,128	4,607	21.4%	35.4%
Vascular	4,169	5,018	5,745	20.4%	37.8%
Gastroenterology	9,040	10,800	11,982	19.5%	32.5%
ENT	10,446	12,435	14,380	19.0%	37.7%
Ophthalmology	27,664	32,884	36,756	18.9%	32.9%
Cosmetic Procedures	1,456	1,732	1,812	19.0%	24.5%
Ophthalmology	18,031	21,340	23,773	18.4%	31.8%



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 285 N El Camino Real which includes areas in zip code 92024.



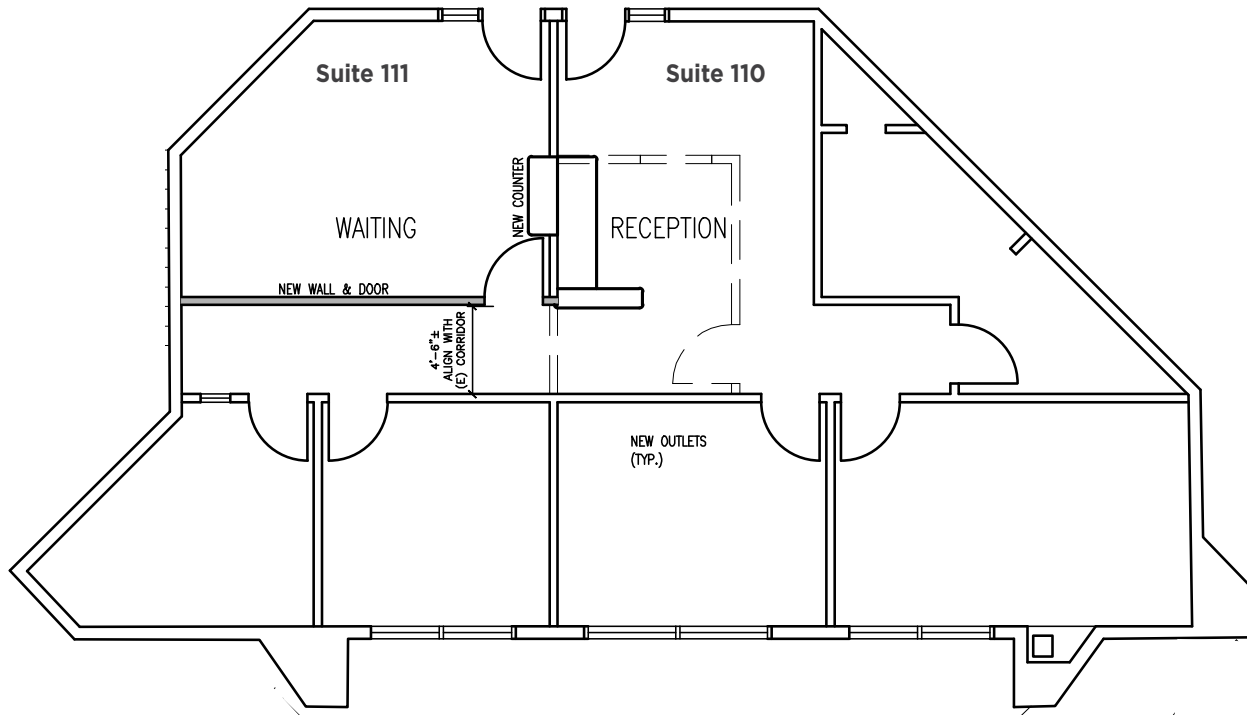
# Building C | Suite 110 & 111

## Floor Plan

VIRTUAL TOUR  
Suite 110



VIRTUAL TOUR  
Suite 111



SUITE	SF	CONTIGUOUS	RATE	COMMENTS
110	1,098	1,913	\$3.25 NNN	Future Medical Spec Suite
111	815	1,913	\$3.25 NNN	Future Medical Spec Suite

**JOE ZUREK**  
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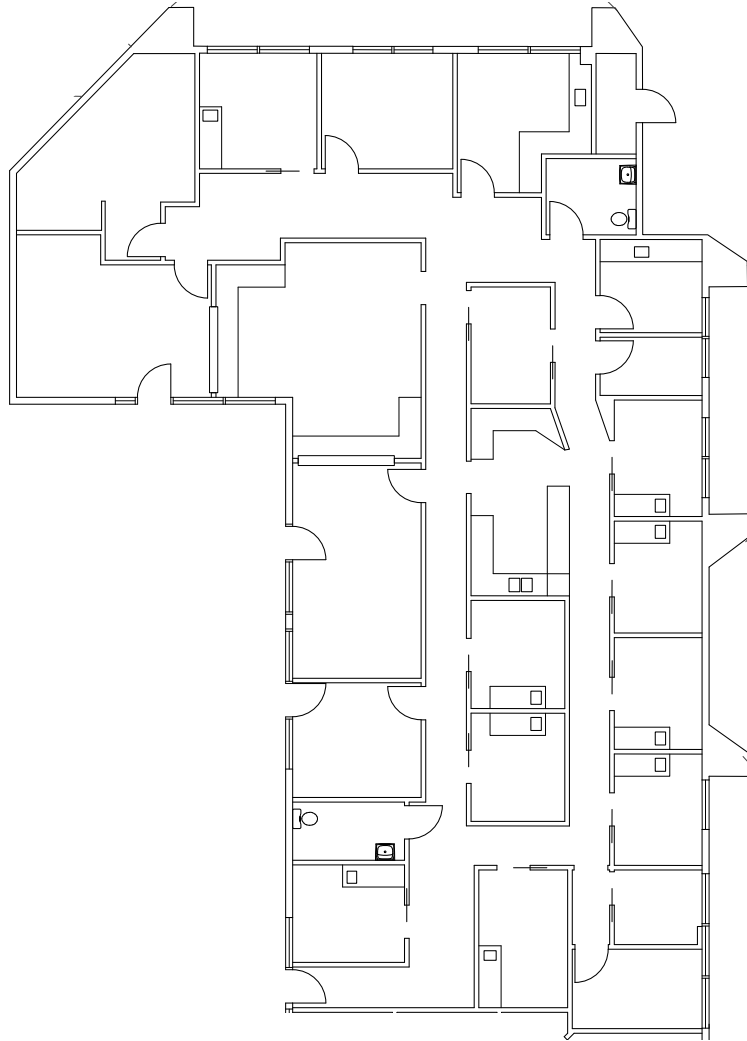
**MELANIE CHAVEZ**  
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# Building C | Suite 114

## Floor Plan

VIRTUAL TOUR 



SUITE	SF	RATE	COMMENTS
114	5,005	\$3.25 NNN	Existing medical build-out

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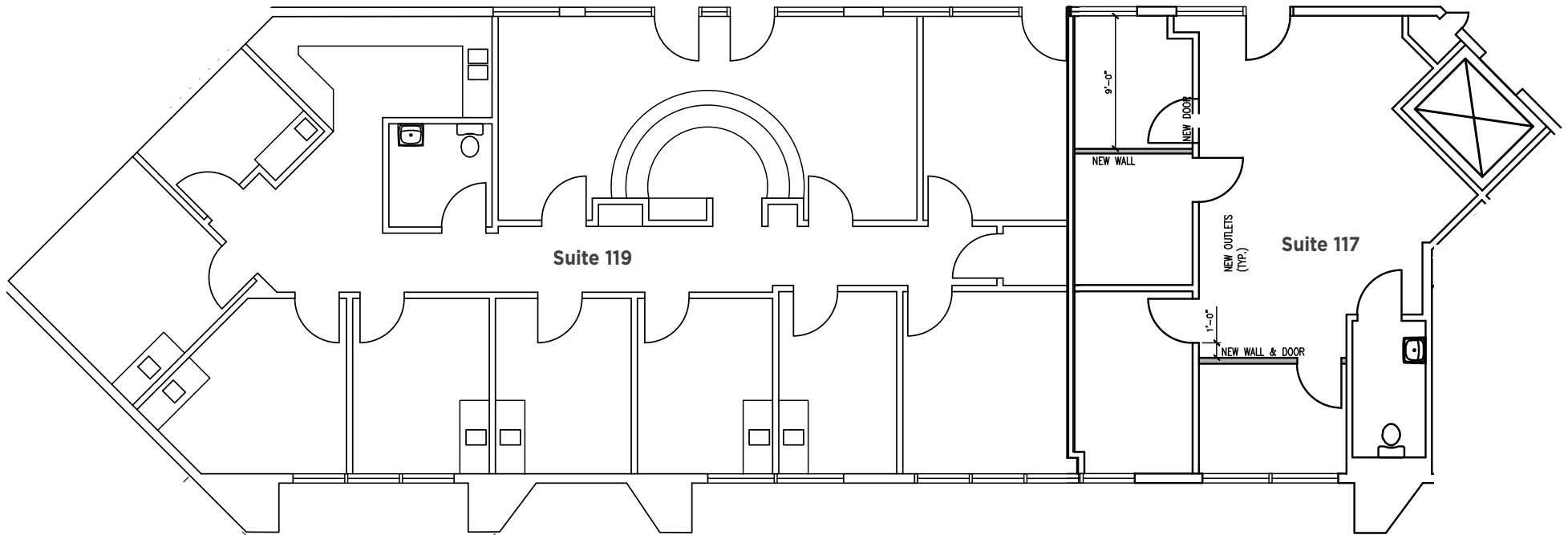
# Building C | Suite 117 & 119

## Floor Plan

VIRTUAL TOUR  
Suite 117



VIRTUAL TOUR  
Suite 119



SUITE	SF	CONTIGUOUS	RATE	COMMENTS
117	982	3,616	\$3.25 NNN	Future Medical Spec Suite
119	2,634	3,616	\$3.25 NNN	Existing medical build-out

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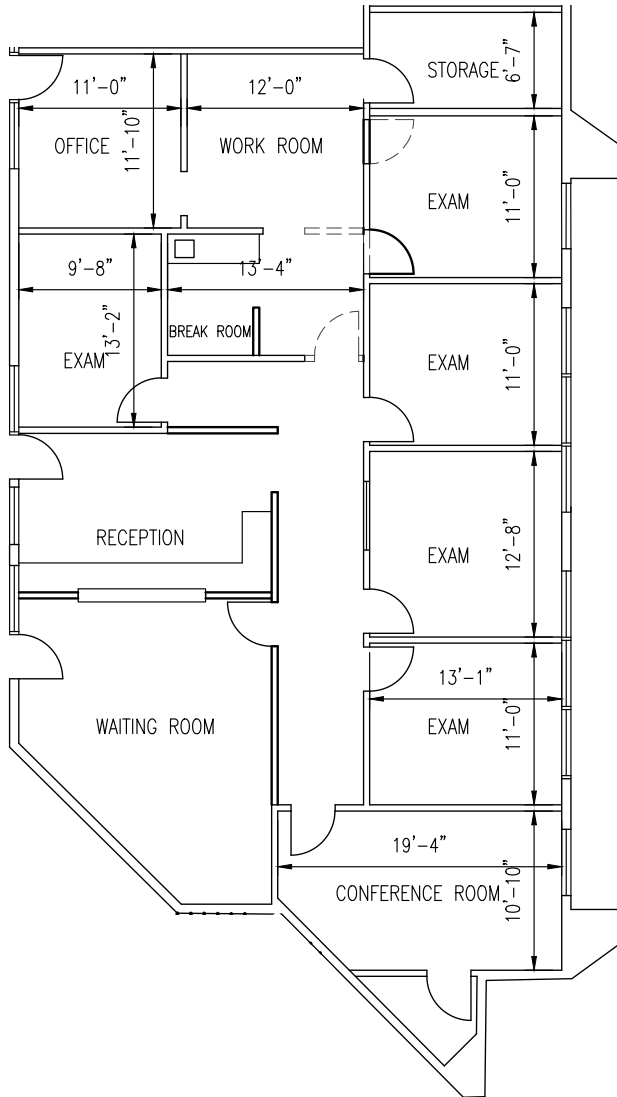
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# Building C | Suite 211

## Floor Plan

VIRTUAL TOUR 



SUITE	SF	RATE	COMMENTS
211	2,949	\$3.25 NNN	Future Medical Spec Suite

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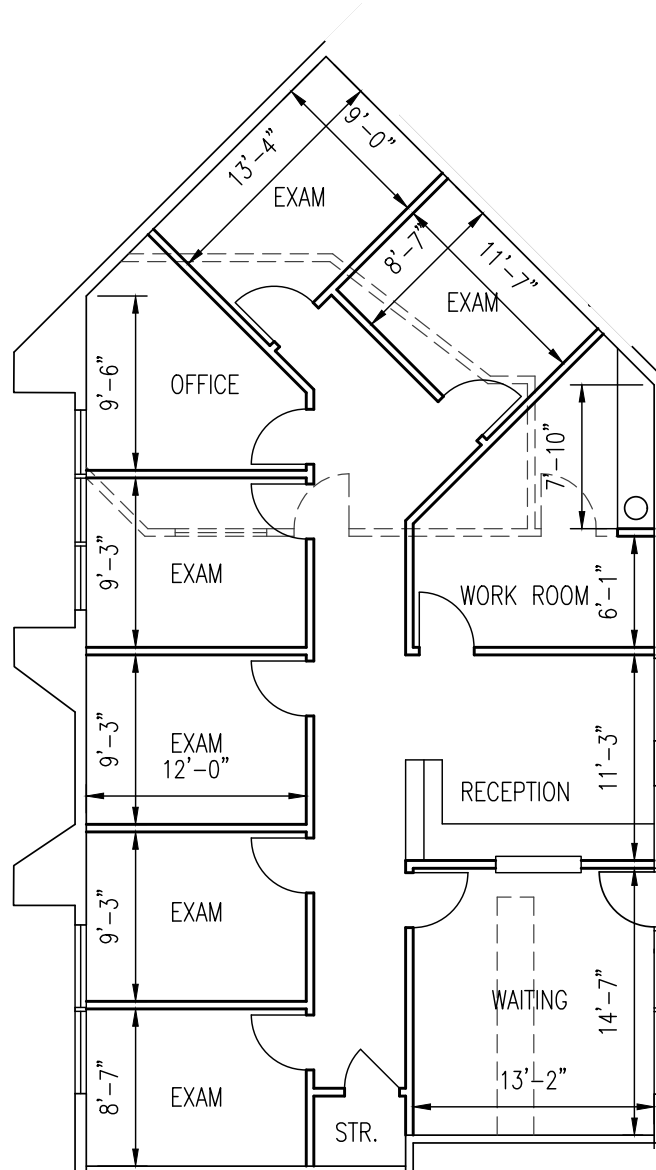




# Building C | Suite 217

## Floor Plan

VIRTUAL TOUR 

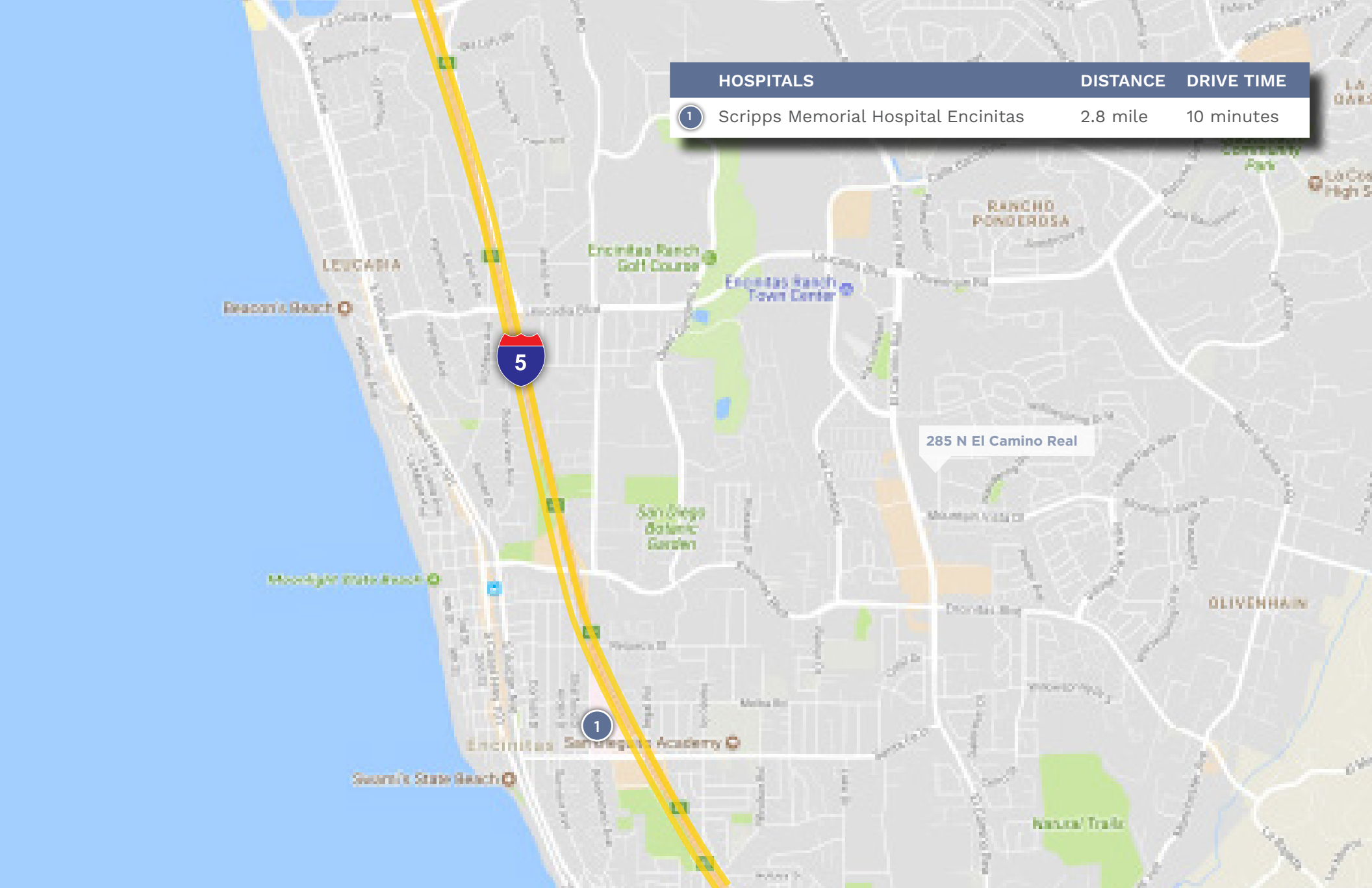


SUITE	SF	RATE	COMMENTS
217	2,138	\$3.25 NNN	Future Medical Spec Suite

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HOSPITALS	DISTANCE	DRIVE TIME
1 Scripps Memorial Hospital Encinitas	2.8 mile	10 minutes

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[View Site Specific COVID-19 Prevention Plan](#)