

SCRIPPS DEL MAR



58,896 SF Medical Office Building

Available for Lease



Scripps Health is one of the premier healthcare systems serving San Diego County, with campuses in Encinitas, Torrey Pines, La Jolla, 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.

Situated in the heart of Del Mar, 12395 El Camino Real is a medical office building that offers a unique combination of prestige, convenience, and accessibility. Known for its affluent community and central location, Del Mar is a highly sought-after area that attracts discerning patients and top-tier healthcare providers alike. The building's 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. Choosing to establish a practice at 12395 El Camino Real positions healthcare providers at the center of a thriving, respected medical community that prioritizes patient care, innovation, and collaboration.

PROPERTY HIGHLIGHTS



Abundant Surface Parking Available at a Ratio of 5 Stalls per 1,000 RSF



Full Service Gross Rent, net of Electricity



Reserved Physicians Only Parking Area



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



Seamless access to nearby residential neighborhoods and thriving commercial corridor ensures an unmatched experience for both patients and practitioners.



AVAILABILITIES

1ST FLOOR

| SUITE # | SF | NOTES | RATE |
|---------|----------|---|--|
| 117 | 1,046 SF | 3 Exam Rooms Break Room Restroom Waiting Room Reception Room | \$4.85/SF Full Service Gross (FSG) |

2ND FLOOR

| SUITE # | SF | NOTES | RATE |
|---------|---------------------|--|--|
| 204 | 1,395 SF | 2 Offices Exam Room Break Room Waiting Room Reception Room | \$4.85/SF Full Service Gross (FSG) |
| 217 | 1,384 SF | 3 Exam Rooms Office Lab Restroom Storage Waiting Room Reception Room | \$4.85/SF Full Service Gross (FSG) |
| 219 | 2,200 - 6,396 SF | Divisible to 2,200 SF 16 Exam Rooms 9 Offices Break Room 2 Restrooms Lab Waiting Room Reception Room | \$4.85/SF Full Service Gross (FSG) |

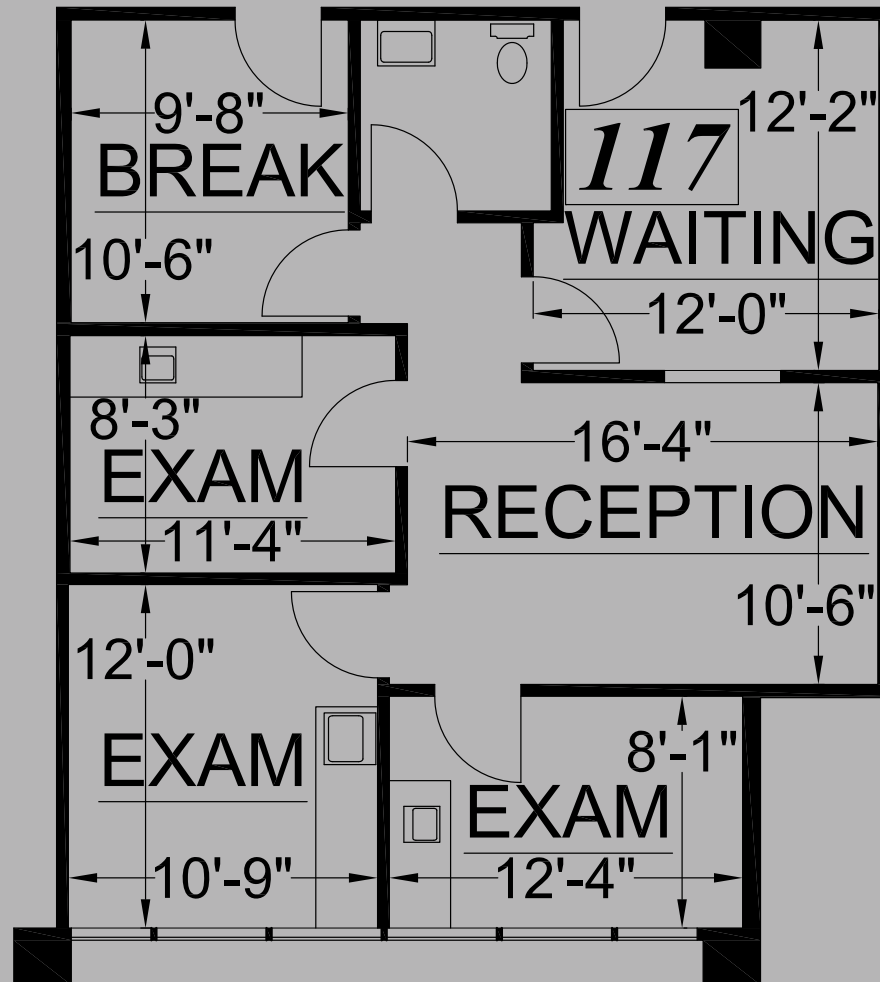
3RD FLOOR

| SUITE # | SF | NOTES | RATE |
|---------|----------|---|--|
| 315 | 1,429 SF | 3 Exam Rooms Office Break Room Waiting Room Reception Room | \$4.85/SF Full Service Gross (FSG) |

SUITE 117

1,046 SF
\$4.85/SF FSG

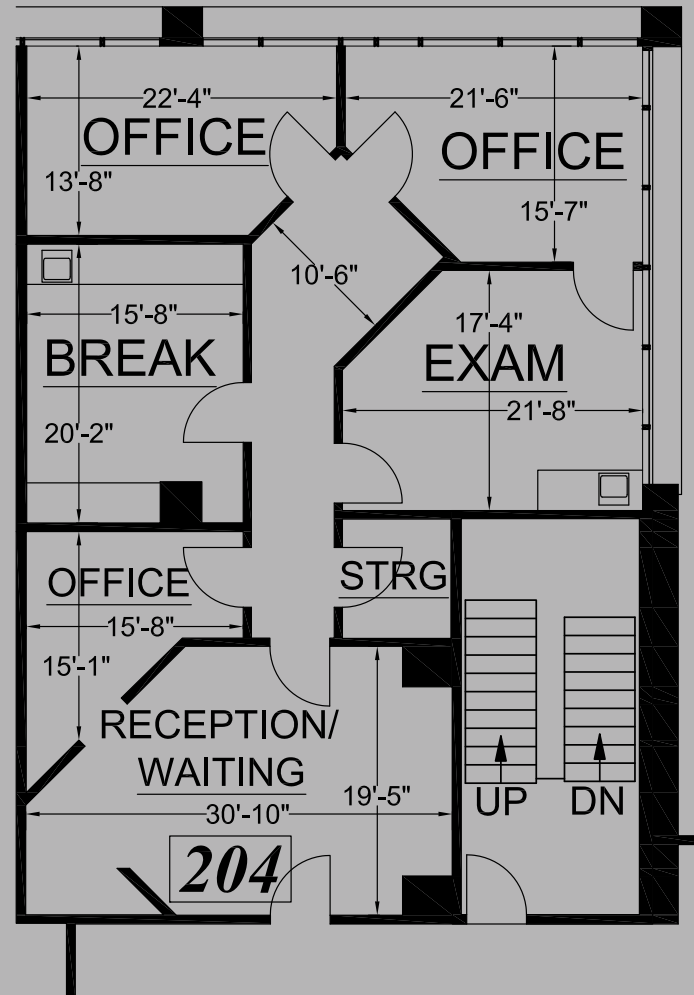
- Three (3) Exam Rooms
- Breakroom
- Restroom
- Waiting Room
- Reception Room



SUITE 204

1,395 SF
\$4.85/SF FSG

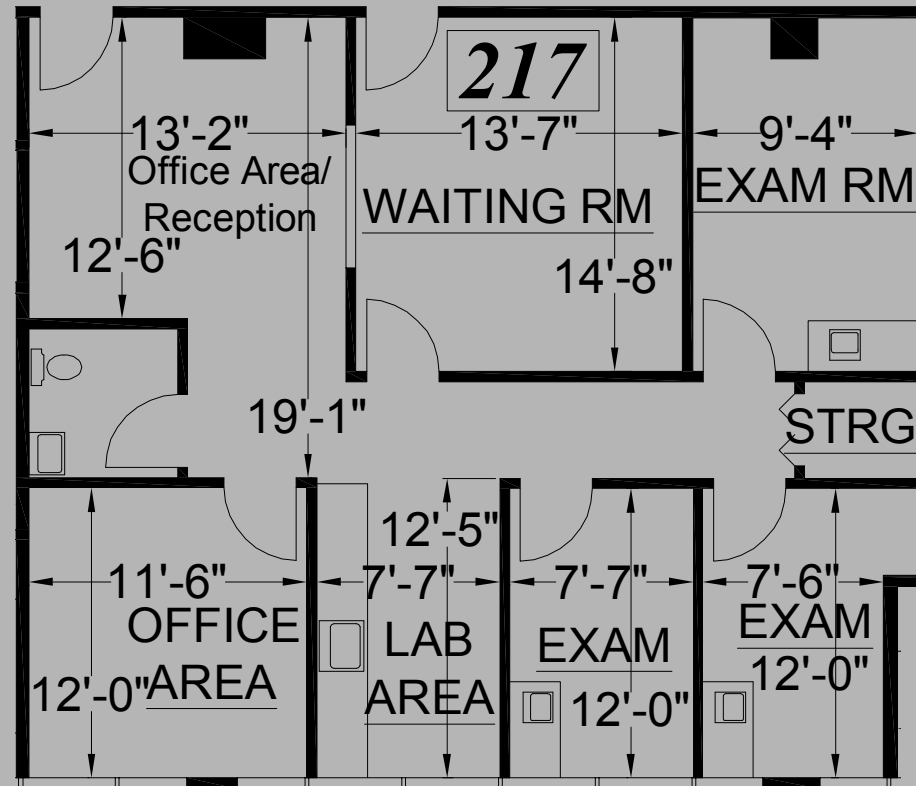
- Two (2) Offices
- Exam Room
- Break Room
- Waiting Room
- Reception Room



SUITE 217

1,384 SF
\$4.85/SF FSG

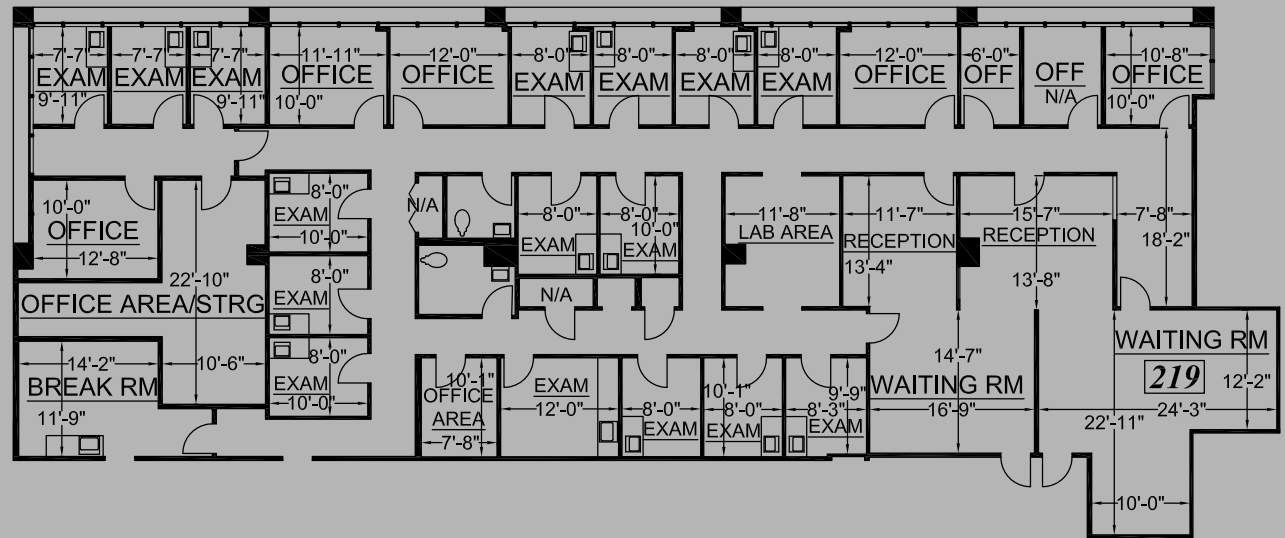
- Three (3) Exam Rooms
- Office
- Lab
- Restroom
- Storage
- Waiting room
- Reception room



SUITE 219

6,396 SF
\$4.85/SF FSG

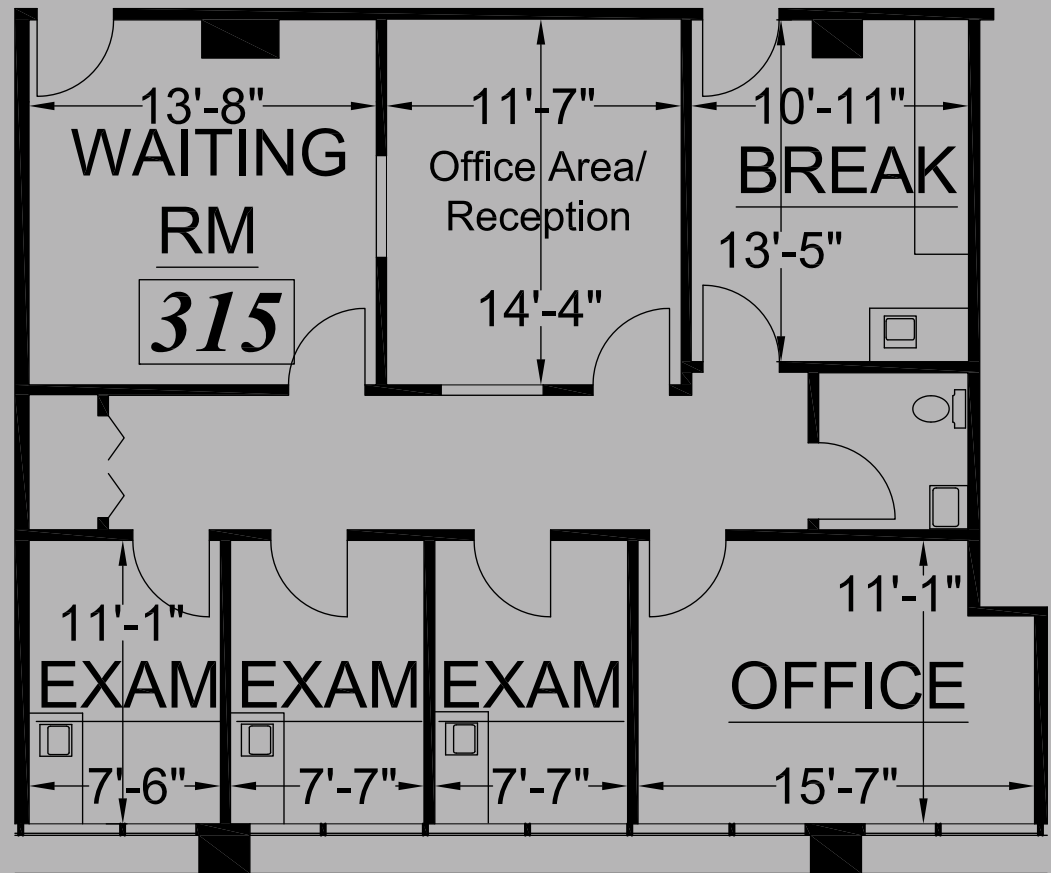
- Divisible to 2,200 SF
- Sixteen (16) Exam Rooms
- Nine (9) offices
- Break room
- Two (2) restrooms
- Lab
- Waiting room
- Reception room



SUITE 315

1,429 SF
\$4.85/SF FSG

- Three (3) exam rooms
- Office
- Break room
- Waiting room
- Reception room



DOWNTOWN
DEL MAR

DEL MAR HEIGHTS RD

DEL MAR HEIGHTS
BUSINESS DISTRICT

DELMAR
HIGHLANDS
TOWN CENTER

One Paseo

12395 El
Camino Real

N TORREY PINES RD

CARMEL VALLEY RD



STATE ROUTE 56

12395 EL CAMINO REAL, SAN DIEGO, CA 92130

DEMOGRAPHICS

*Data within a 20 mile radius. ESRI 2024

700,609
Total Population

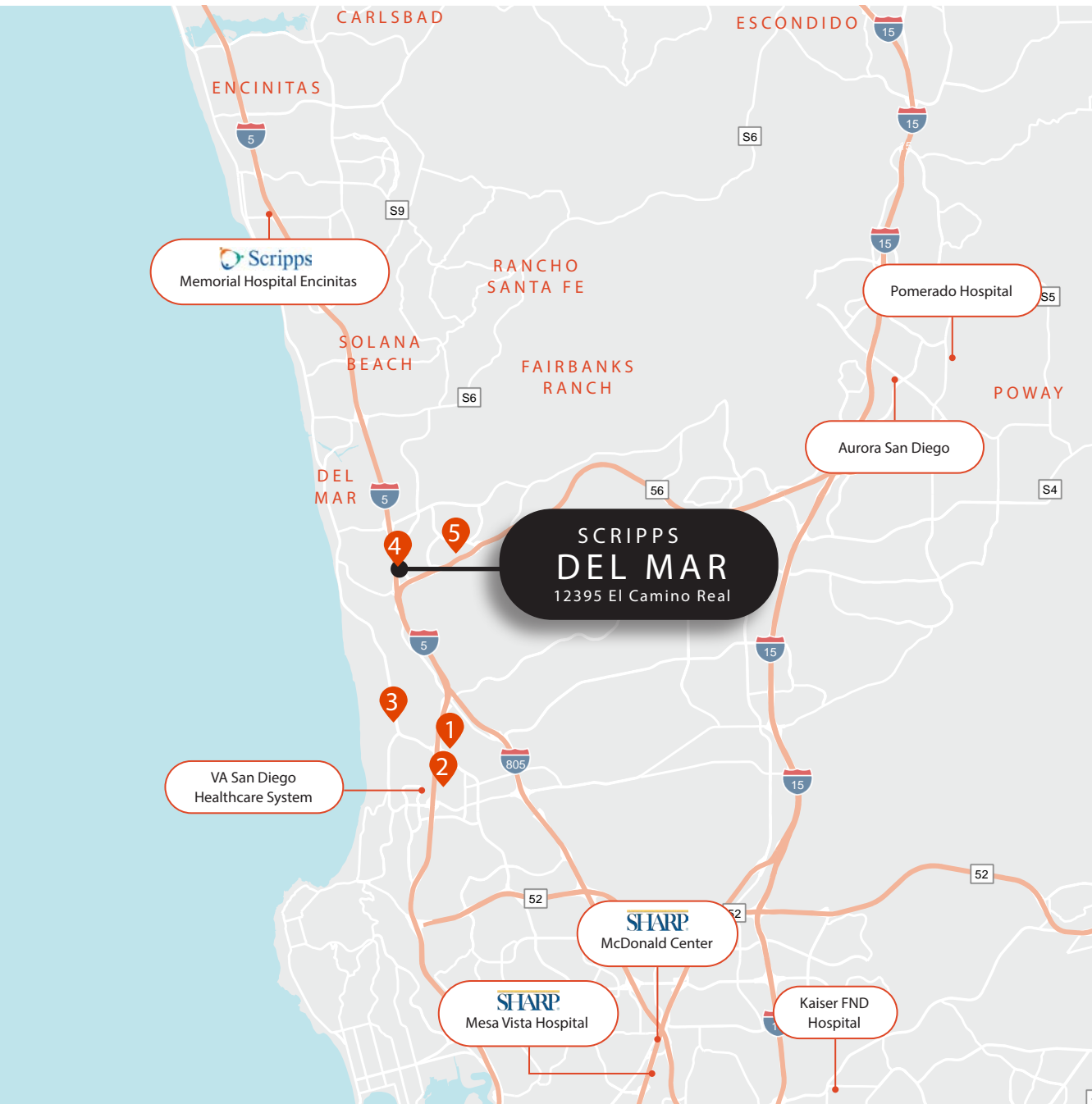
\$125,801
Median Household Income

29%
% of Graduate Degrees

\$10,552
Average Healthcare Spending

38
Median Age

79%
% of White Collar Workers



NEARBY MEDICAL

- 1 Scripps Clinic La Jolla 1.13 Mi | 5 Min
- 2 Thornton Hospital 1.06 Mi | 6 Min
- 3 Scripps Green Hospital 1.91 Mi | 8 Min
- 4 Scripps Clinic Del Mar Hospital 5.30 Mi | 12 Min
- 5 Scripps Carmel Valley 5.30 Mi | 12 Min

PATIENT DEMAND FORECAST

| SERVICE LINE | 2023 VOLUME ESTIMATE | 2028 VOLUME FORECAST | 2023 VOLUME FORECAST | 5 YR GROWTH | 10 YR GROWTH |
|---------------------------------|----------------------------|----------------------------|----------------------------|----------------|-----------------|
| Endocrinology | 1,106 | 1,356 | 1,529 | 22.5% | 38.2% |
| Psychiatry | 75,159 | 87,235 | 89,945 | 16.1% | 19.7% |
| Vascular | 7,764 | 8,703 | 9,578 | 12.1% | 23.4% |
| Physical Therapy/Rehabilitation | 135,858 | 151,978 | 176,204 | 11.9% | 29.7% |
| ENT | 16,317 | 18,194 | 20,085 | 11.5% | 23.1% |
| Ophthalmology | 40,980 | 45,645 | 50,723 | 11.4% | 23.8% |
| Cardiology | 46,005 | 51,155 | 55,056 | 11.2% | 19.7% |
| Orthopedics | 14,950 | 16,388 | 18,137 | 9.6% | 21.3% |
| Pain Management | 5,537 | 6,053 | 6,474 | 9.3% | 16.9% |
| Miscellaneous Services | 104,407 | 114,014 | 125,140 | 9.2% | 19.9% |
| Lab | 219,969 | 239,806 | 254,784 | 9.0% | 15.8% |
| Podiatry | 7,036 | 7,657 | 8,442 | 8.8% | 20.0% |
| Nephrology | 2,580 | 2,784 | 2,953 | 7.9% | 14.5% |
| Neurology | 8,610 | 9,212 | 9,812 | 7.0% | 14.0% |
| Evaluation and Management | 514,803 | 545,003 | 567,747 | 5.9% | 10.3% |
| Trauma | 3,678 | 3,887 | 4,092 | 5.7% | 11.2% |
| Oncology | 7,322 | 7,648 | 8,046 | 4.4% | 9.9% |
| Radiology | 148,135 | 154,687 | 160,469 | 4.4% | 8.3% |
| Dermatology | 22,229 | 23,058 | 23,763 | 3.7% | 6.9% |
| Gastroenterology | 11,770 | 12,102 | 12,364 | 2.8% | 5.0% |
| General Surgery | 3,041 | 3,118 | 3,205 | 2.5% | 5.4% |
| Cosmetic Procedures | 4,276 | 4,357 | 4,422 | 1.9% | 3.4% |
| Urology | 4,718 | 4,793 | 4,977 | 1.6% | 5.5% |
| Gynecology | 5,127 | 5,053 | 4,991 | -1.4% | -2.7% |
| Obstetrics | 2,216 | 1,868 | 1,577 | -15.7% | -28.8% |

SCRIPPS DEL MAR

For More Information, Please Contact:

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