

781 GARDEN VIEW SUITE 200

ENCINITAS, CALIFORNIA

FULLY LEASED
MEDICAL CONDOMINIUM INVESTMENT

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781 GARDEN
VIEW

PROPERTY DETAILS

Suite 200 at 781 Garden View Court offers a rare opportunity to acquire a fully leased, high-quality medical office condominium in the heart of Encinitas’ thriving healthcare and commercial district. Located just off El Camino Real, the property benefits from excellent accessibility and proximity to major medical providers, senior living communities, and affluent neighborhoods.

Part of a well-maintained, condo-mapped, two-story building totaling approximately 11,407 square feet across three units, suite 200 is one of two separately owned units on the second floor and is currently leased to a respected institutional healthcare provider. This Offering pertains solely to Suite 200; however, prospective buyers may inquire with the listing team about the potential to acquire the first floor availability as well. Ownership of both condo units would convey full control of the building’s HOA, offering enhanced operational and long-term investment benefits.

Property Address	781 Garden View Ct. Suite 200 Encinitas, CA 92024
APN	257-470-11-02
Available Space	2,809 SF
Floor	Second Floor Unit
Tenant	UCSD Maternal-Fetal Medicine Group
Lease Term Remaining	~3.5 years
Offering Price	\$2,540,000



CLICK HERE FOR LINK TO
OFFERING MEMORANDUM

\$2,540,000



781 Garden View Ct. | Encinitas, CA



MAJOR MEDICAL CENTERS



SCRIPPS MEDICAL
CENTER JEFFERSON



TRI-CITY MEDICAL CENTER



SCRIPPS MEMORIAL
HOSPITAL ENCINITAS

SCRIPPS MEDICAL
CENTER JEFFERSON

TRI-CITY
MEDICAL CENTER

SCRIPPS COASTAL
MEDICAL CENTER
CARLSBAD

KAISER
PERMANENTE
SAN MARCOS

PALOMAR
MEDICAL CENTER
ESCONDIDO

781 GARDEN VIEW

SCRIPPS MEMORIAL
HOSPITAL ENCINITAS

PALOMAR MEDICAL
CENTER
POWAY

KAISER PERMANENTE
SAN MARCOS



PALOMAR MEDICAL
CENTER ESCONDIDO



PALOMAR MEDICAL
CENTER POWAY



NEARBY AMENITIES

MEDICAL FACILITIES

- 1 UC San Diego Health
- 2 UC San Diego Health
- 3 Scripps Coastal Medical Center
- 4 North Coast Family Medical Group

RETAIL & SHOPPING

- 5 Target
- 6 Best Buy
- 7 Dick's Sporting Goods
- 8 Barnes & Noble
- 9 Total Wine & More
- 10 Ross - Dress for Less
- 11 PetSmart
- 12 Vans
- 13 Famous Footwear
- 14 Men's Warehouse
- 15 Bath & Body Works
- 16 Apple
- 17 Anthrologie
- 18 Vuori
- 19 Alo Yoga
- 20 Urban Outfitters

BANKS

- 21 San Diego County Credit Union
- 22 Chase Bank
- 23 Chase Bank
- 24 US Bank
- 25 US Bank

WELLNESS

- 26 EōS Fitness
- 27 Soul of Yoga
- 28 Preva Aesthetics
- 29 The How Clinic

EDUCATION & CHILDCARE

- 30 Capri Elementary School
- 31 Flora Elementary School
- 32 Oak Crest Middle School
- 33 Pacific Academy
- 34 Encinitas Shining Star Preschool

RESTAURANTS

- 35 Cava
- 36 Urbane Café
- 37 Einstein Bros. Bagels
- 38 El Pollo Loco
- 39 Panda Express
- 40 Wahoo's Fish Tacos
- 41 Jucie Stop
- 42 KC's Tandoor
- 43 Thai Society
- 44 Jersey Mike's Subs
- 45 McDonald's
- 46 Starbucks Coffee
- 47 Urban Plates
- 48 The Henry
- 49 Bucca di Beppo
- 50 Parakeet Café
- 51 McConnell's Fine Ice Cream
- 52 The Naked Cafe
- 53 Hooked on Sushi
- 54 Breakfast Republic
- 55 Jamba Juice
- 56 Mendocino Farms
- 57 NuYo Frozen Yogurt
- 58 Rubio's Coastal Grill
- 59 Alice's Italian Gourmet
- 60 Super Donuts #2
- 61 Chipotle
- 62 Subman
- 63 Chick-fil-A

