

781 GARDEN VIEW SUITE 100 ENCINITAS, CALIFORNIA

FULLY LEASED
MEDICAL CONDOMINIUM INVESTMENT

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781 GARDEN
VIEW

PROPERTY DETAILS

Suite 100 at 781 Garden View Court offers a rare opportunity to acquire a fully leased, high-quality medical office condo in the heart of Encinitas’ thriving healthcare and commercial district. Located just off El Camino Real, the property benefits from strong accessibility and proximity to major providers, senior living, and affluent neighborhoods.

Part of a well-maintained, condo-mapped two-story building totaling approximately 11,407 square feet across three units, Suite 100 comprises 4,879 square feet with a functional medical build-out. While this Offering Memorandum pertains solely to the sale of Suite 100, prospective buyers may inquire about the potential to acquire both separately deeded suites. Ownership of both units would convey full control of the building’s HOA, offering additional long-term strategic value.

Property Address	781 Garden View Ct. Suite 100 Encinitas, CA 92024
APN	257-470-11-01
Available Space	4,879 SF
Floor	First Floor Unit
Tenant	Unio Specialty Care – Gastroenterology (<i>formerly Genesis Healthcare Partners</i>)
Lease Term Remaining	±6 Years
Offering Price	\$4,150,000



CLICK HERE FOR LINK TO
OFFERING MEMORANDUM

\$4,150,000



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 Juice Stop
- 42 KC's Tandoor
- 43 Thai Society
- 44 Jersey Mike's Subs
- 45 McDonald's
- 46 Starbucks Coffee
- 47 Urban Plates
- 48 Casa de Bandini
- 49 The Henry
- 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

