

SCRIPPS ENCINITAS



200,000 SF Medical Office Campus

Available for Lease



310, 320, 332 Santa Fe Dr., Encinitas, 92024



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

The on-campus medical office buildings at Scripps Memorial Hospital Encinitas are a vital part of the hospital's comprehensive healthcare campus, providing a convenient, collaborative environment for healthcare providers and patients. The buildings are 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. Scripps Health has deep roots in the Encinitas community, combining cutting-edge care with a personal touch. Choosing to establish a practice in the on-campus buildings at Scripps Memorial Hospital Encinitas positions healthcare providers at the center of a thriving, respected medical community that prioritizes patient care, innovation, and collaboration.



PROPERTY HIGHLIGHTS



Free Unreserved Parking in Surface and Structured Lots, at a Ratio of 5 Stalls per 1,000 RSF



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



Full Service Gross Rent, net of Electricity



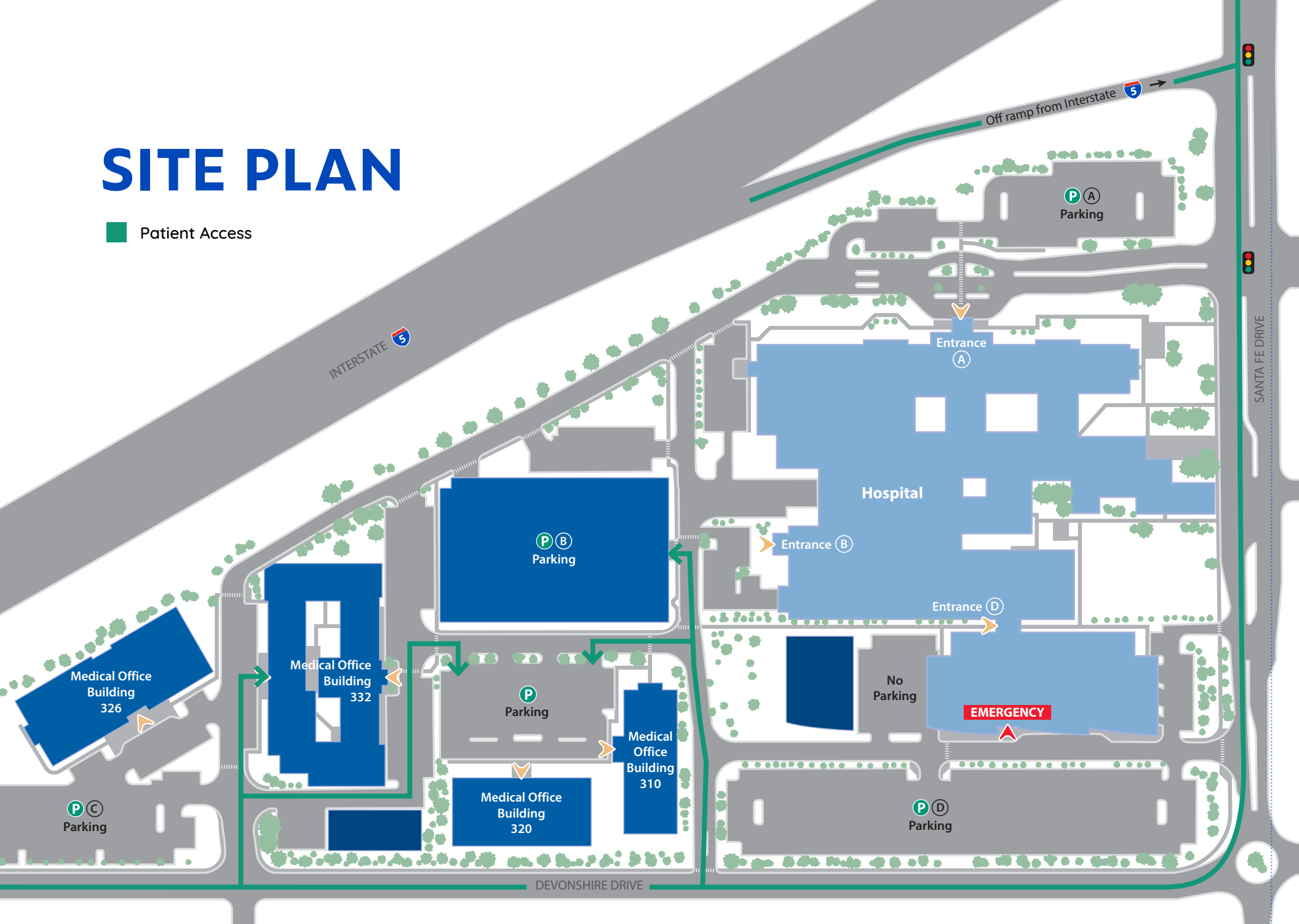
Clear Visibility to 250,000 Cars Daily



On Campus of Scripps Memorial Hospital Encinitas, a 193-Bed Hospital Serving Over 80,000 Patients Annually

SITE PLAN

 Patient Access



AVAILABILITIES

310 SANTA FE DRIVE

| FLOOR | SUITE # | SF | NOTES | RATE |
|-------|---------|---------------------|------------------------|------------------------------------|
| 2 | 202-212 | 4,600 SF -12,563 SF | Full Floor Opportunity | \$4.05/SF Full Service Gross (FSG) |

320 SANTA FE DRIVE

| FLOOR | SUITE # | SF | NOTES | RATE |
|-------|---------|----------|---|------------------------------------|
| LL | 4 | 2,122 SF | Floor LL Former OBGYN Office 7 Exam Rooms 2 Bathrooms Office Lab Nurse Station Waiting Room Reception Room | \$4.05/SF Full Service Gross (FSG) |
| 2 | 201 | 1,412 SF | 3 Exam Rooms Office Waiting Room Reception Room 2 Labs Bathrooms | \$4.05/SF Full Service Gross (FSG) |
| 2 | 211 | 2,198 SF | 4 Exam Rooms 3 Offices Break Room Open Back Office Area Lab Bathroom Waiting Room Reception Room | \$4.05/SF Full Service Gross (FSG) |

332 SANTA FE DRIVE

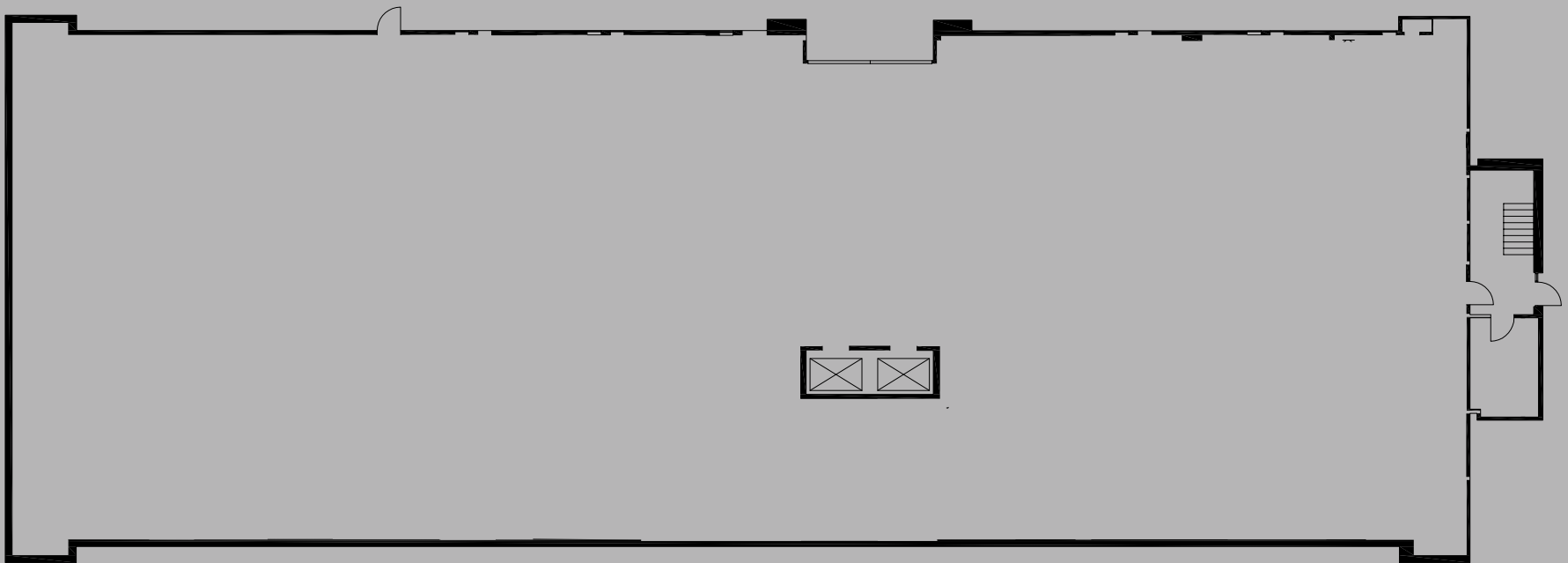
| FLOOR | SUITE # | SF | NOTES | RATE |
|-------|---------|----------|---|------------------------------------|
| 1 | 120 | 4,579 SF | Former Physical Therapy Office Open Gym Area 4 Exam Rooms 8 Offices Break Room 3 Bathrooms | \$4.05/SF Full Service Gross (FSG) |
| 1 | 105 | 2,839 SF | Former Imaging Suite 4 Exam Rooms 3 Offices Break Room Open Back Office Area Lab Bathroom Waiting Room Reception Room | \$4.05/SF Full Service Gross (FSG) |

310 SANTA FE DR.

SUITE **202-212**

4,600 SF - 12,563 SF

- Full Floor Opportunity

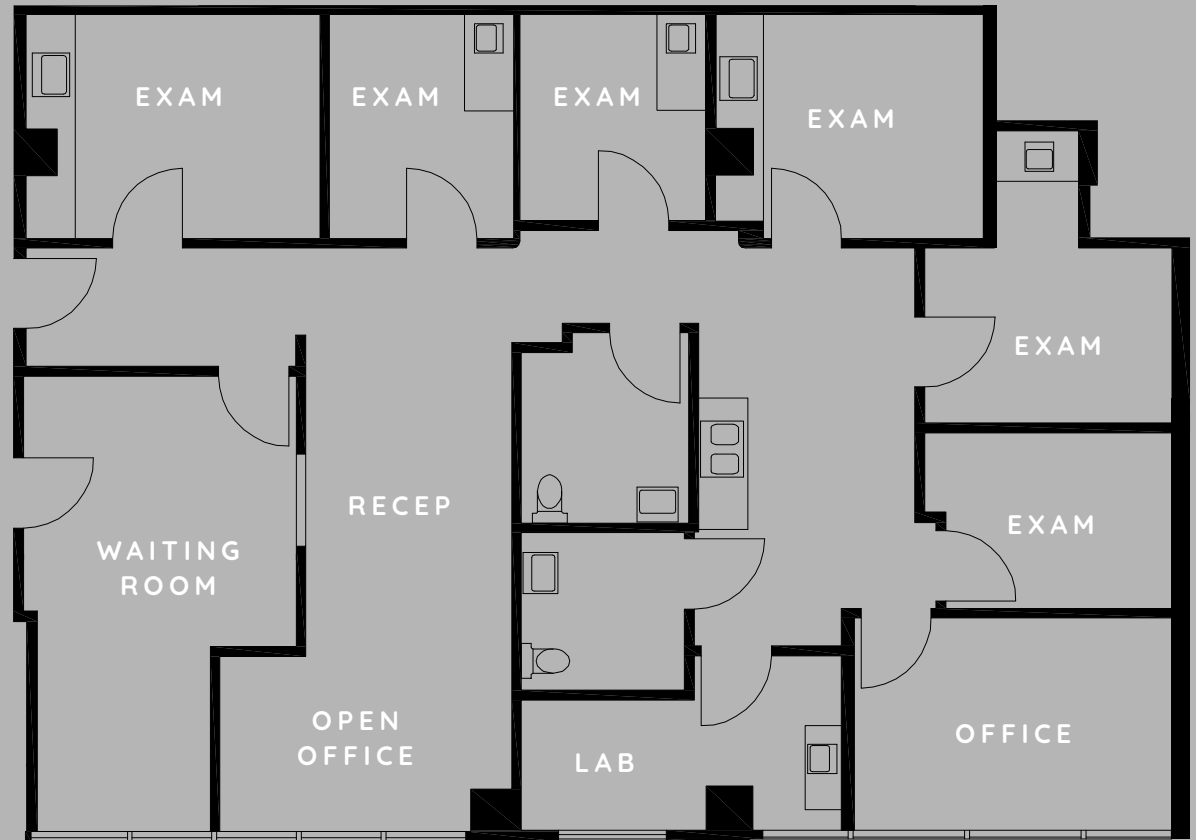


320 SANTA FE DR.

SUITE LL4

2,122 SF

- Floor Lower Lobby
- Former OBGYN Office
- 7 Exam Rooms
- 2 Bathrooms
- Office
- Lab
- Nurse Station
- Waiting Room
- Reception Room

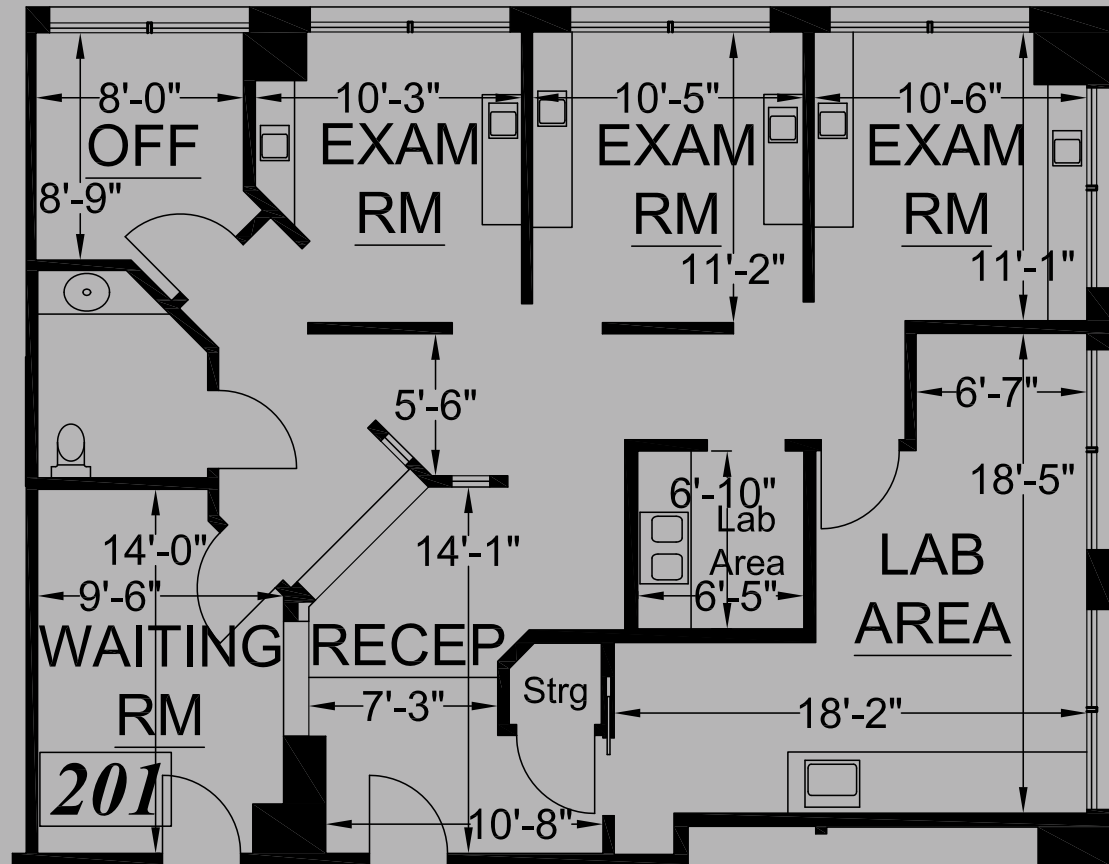


320 SANTA FE DR.

SUITE 201

1,412 SF

- 3 Exam Rooms
- Office
- Waiting Room
- Reception Room
- 2 Labs
- Bathroom



320 SANTA FE DR.

SUITE 211

2,198 SF

- Floor 2
- 4 Exam Rooms
- 3 Offices
- Break Room
- Open Back Office Area
- Lab
- Bathroom
- Waiting Room
- Reception Room



332 SANTA FE DR.

SUITE 120

4,579 SF

- Floor 1
- Former Physical Therapy Office
- Open Gym Area
- 4 Exam Rooms
- 8 Offices
- Break Room
- 3 Bathrooms

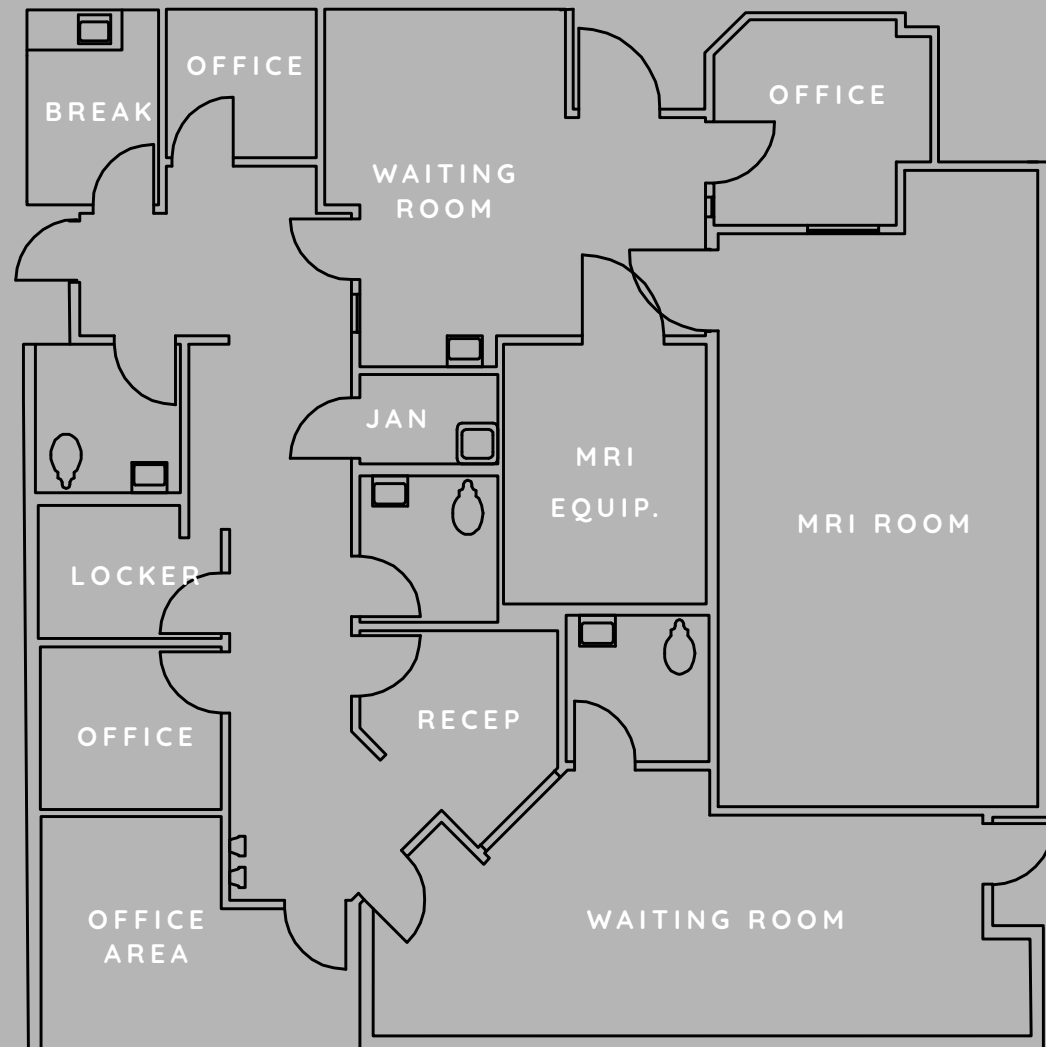


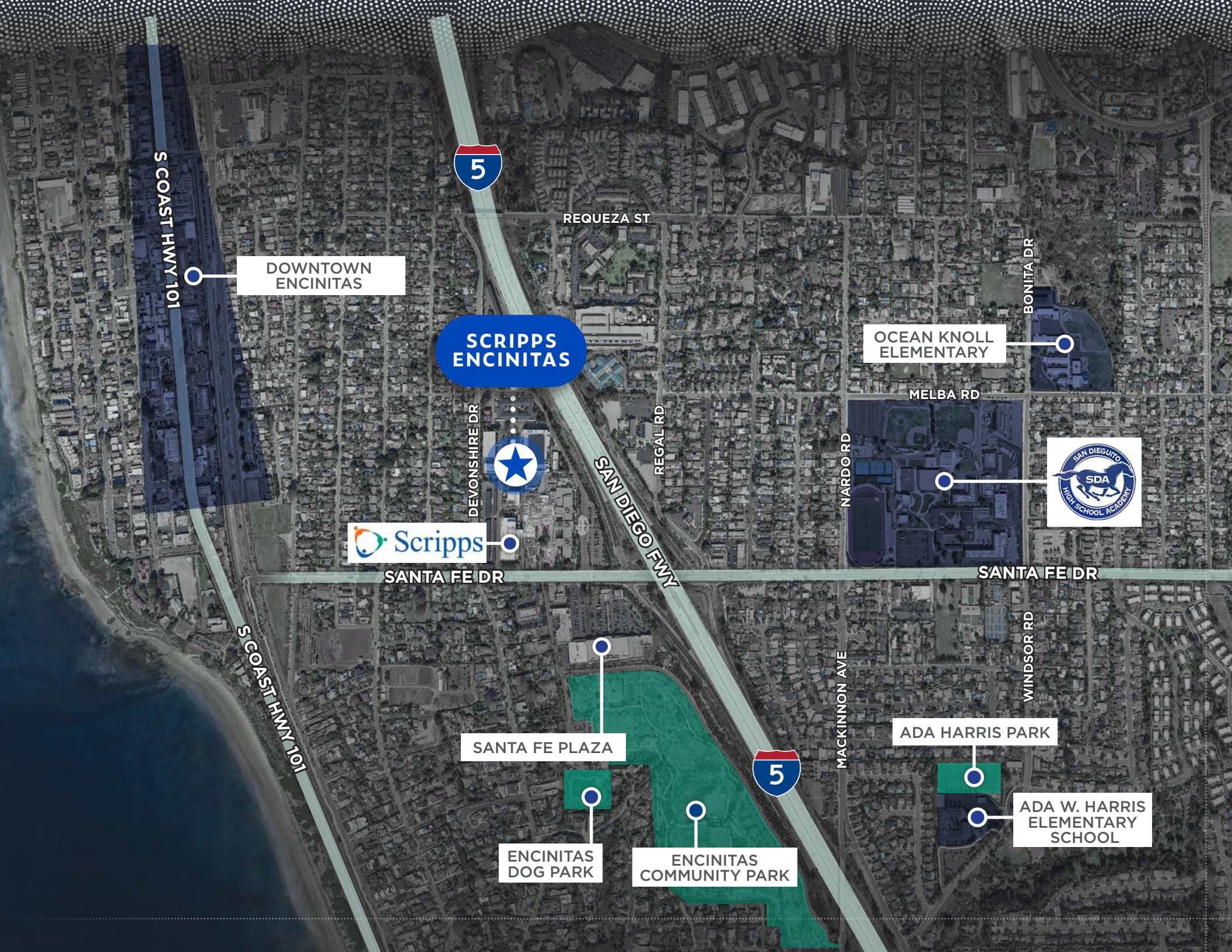
332 SANTA FE DR.

SUITE 105

2,839 SF

- Floor 1
- Former Imaging Suite
- 4 Exam Rooms
- 3 Offices
- Break Room
- Open Back Office Area
- Lab
- Bathroom
- Waiting Room
- Reception Room





S COAST HWY 101

DOWNTOWN
ENCINITAS



REQUEZA ST

SCRIPPS
ENCINITAS

DEVONSHIRE DR



SANTA FE DR

SAN DIEGO FWY

REGAL RD

OCEAN KNOLL
ELEMENTARY

BONITA DR

MELBA RD

NARDO RD



SANTA FE DR

S COAST HWY 101

SANTA FE PLAZA

ENCINITAS
DOG PARK

ENCINITAS
COMMUNITY PARK



MACKINNON AVE

ADA HARRIS PARK

ADA W. HARRIS
ELEMENTARY
SCHOOL

WINDSOR RD

DEMOGRAPHICS

*Data within a 20 mile mile radius. ESRI

381,744

Total Population

\$138,140

Median Household Income

31%

% of Graduate Degrees

\$11,728

Average Healthcare Spending

40

Median Age

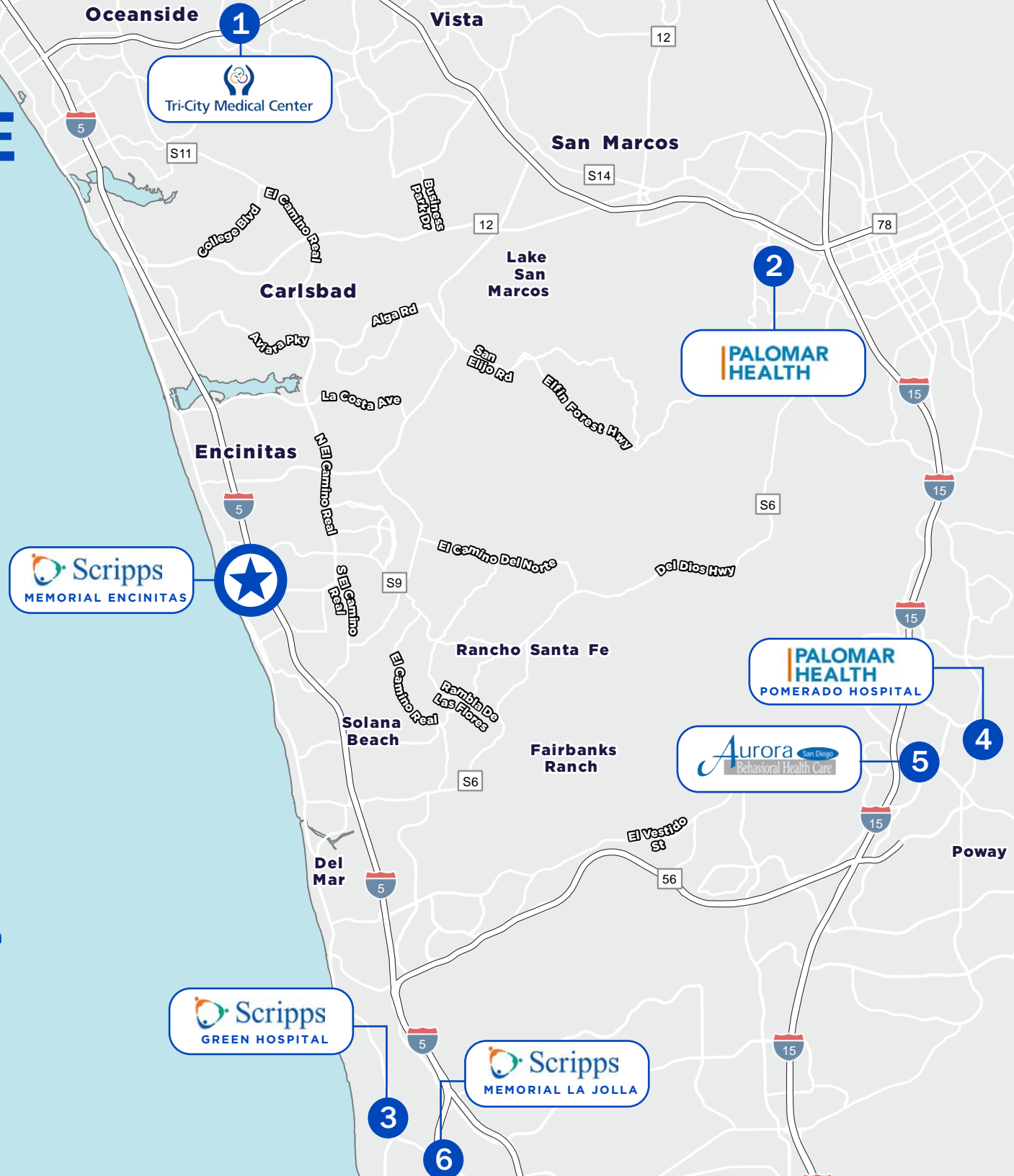
80%

% of White Collar Workers


NEARBY HEALTHCARE



- | | | |
|---|---------------------------|----------------|
| 1 | TRI-CITY MEDICAL | 15 Mi 20 Min |
| 2 | PALOMAR HEALTH | 19 Mi 30 Min |
| 3 | SCRIPPS GREEN HOSPITAL | 13 Mi 16 Min |
| 4 | PALOMAR POMERADO | 21 Mi 26 Min |
| 5 | AURORA SAN DIEGO | 20 Mi 24 Min |
| 6 | SCRIPPS MEMORIAL LA JOLLA | 12 Mi 14 Min |



PATIENT DEMAND FORECAST



| SERVICE LINE | 2023 VOLUME ESTIMATE | 2028 VOLUME FORECAST | 2023 VOLUME FORECAST | 5 YR GROWTH | 10 YR GROWTH |
|---------------------------------|----------------------------|----------------------------|----------------------------|----------------|-----------------|
| Endocrinology | 1,008 | 1,229 | 1,388 | 22.0% | 37.8% |
| Psychiatry | 61,227 | 71,481 | 74,433 | 16.7% | 21.6% |
| Spine | 966 | 1,100 | 1,165 | 13.9% | 20.7% |
| Physical Therapy/Rehabilitation | 120,550 | 134,994 | 157,266 | 12.0% | 30.5% |
| Vascular | 8,340 | 9,313 | 10,199 | 11.7% | 22.3% |
| Cardiology | 49,011 | 54,390 | 58,393 | 11.0% | 19.1% |
| Ophthalmology | 44,300 | 49,076 | 54,114 | 10.8% | 22.2% |
| ENT | 14,850 | 16,403 | 17,831 | 10.5% | 20.1% |
| Orthopedics | 14,581 | 16,018 | 17,788 | 9.9% | 22.0% |
| Lab | 211,968 | 232,294 | 247,864 | 9.6% | 16.9% |
| Miscellaneous Services | 99,973 | 109,323 | 119,680 | 9.4% | 19.7% |
| Pain Management | 5,623 | 6,127 | 6,529 | 9.0% | 16.1% |
| Podiatry | 8,600 | 9,235 | 10,018 | 7.4% | 16.5% |
| Nephrology | 2,608 | 2,788 | 2,946 | 6.9% | 12.9% |
| Evaluation and Management | 481,255 | 512,790 | 536,377 | 6.6% | 11.5% |
| Neurology | 7,800 | 8,306 | 8,816 | 6.5% | 13.0% |
| Trauma | 3,670 | 3,900 | 4,125 | 6.3% | 12.4% |
| Radiology | 143,457 | 150,631 | 156,942 | 5.0% | 9.4% |
| Dermatology | 20,848 | 21,799 | 22,601 | 4.6% | 8.4% |
| Oncology | 7,577 | 7,826 | 8,180 | 3.3% | 8.0% |
| General Surgery | 2,890 | 2,970 | 3,062 | 2.8% | 6.0% |
| Cosmetic Procedures | 3,647 | 3,723 | 3,796 | 2.1% | 4.1% |
| Gastroenterology | 11,885 | 12,129 | 12,341 | 2.1% | 3.8% |
| Urology | 4,947 | 5,025 | 5,217 | 1.6% | 5.5% |



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 the property which includes areas within a 5 mile radius.

SCRIPPS ENCINITAS

For More Information, Please Contact:

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