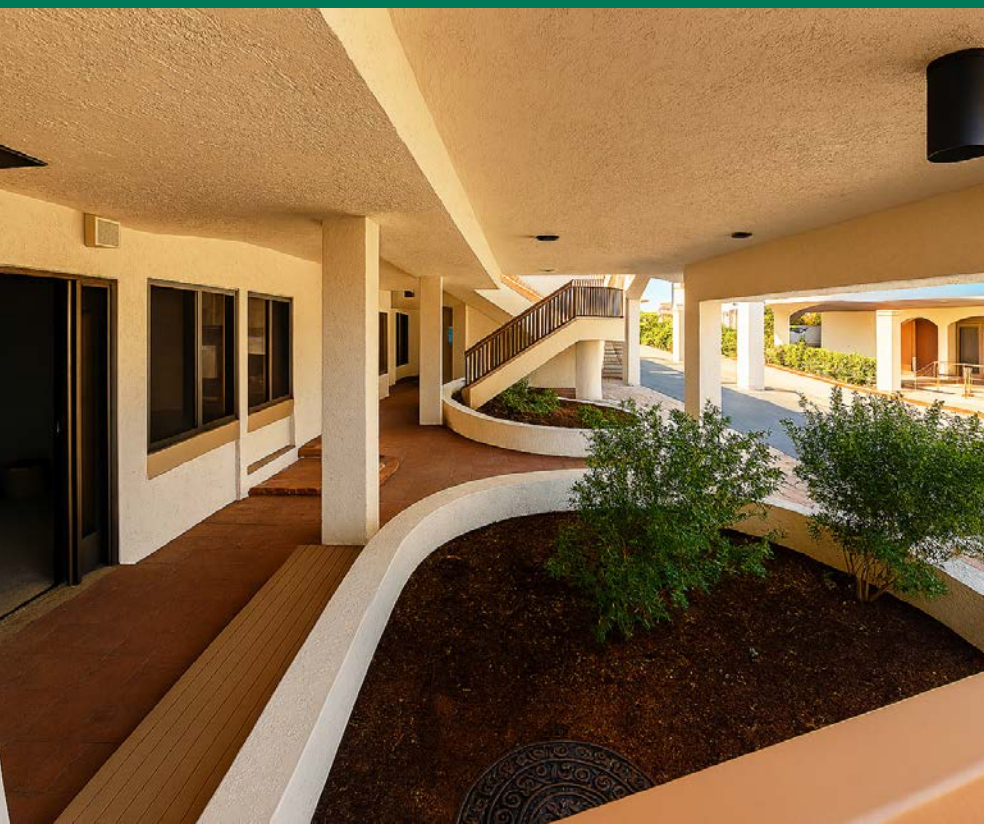


DEVONSHIRE MEDICAL BUILDING

1011 Devonshire Drive, Encinitas, CA 92024

Devonshire Medical Building
1011



BUILDING FEATURES



Parking:
Free surface level parking



Access:
Convenient access off the I-5 Freeway with strong nearby demographics



Location:
Prime location on Scripps Memorial Hospital Encinitas



Renovations:
Exterior Building renovations recently completed

AVAILABILITY:

SUITE	SIZE	RATE	COMMENTS
G	1,140 SF	Contact brokers	Partial shell ready for build-out

PROJECT AERIAL

S COAST HWY 101

DOWNTOWN
ENCINITAS



REQUEZA ST

**DEVONSHIRE
MEDICAL BUILDING**
1011 Devonshire Drive, Encinitas, CA 92024

OCEAN KNOLL
ELEMENTARY

BONITA DR

MELBA RD

DEVONSHIRE DR

REGAL RD

SAN DIEGO FWY

NARDO RD



Scripps

SANTA FE DR

SANTA FE DR

S COAST HWY 101

SANTA FE PLAZA

ENCINITAS
DOG PARK

ENCINITAS
COMMUNITY PARK



MACKINNON AVE

ADA HARRIS PARK

WINDSOR RD

ADA W. HARRIS
ELEMENTARY
SCHOOL

PATIENT DEMAND FORECAST

SERVICE LINE	2024 VOLUME	2029 VOLUME	2034 VOLUME	5 YR GROWTH	10 YR GROWTH
Endocrinology	1,086	1,304	1,382	20.1%	27.3%
Psychiatry	62,579	69,945	71,084	11.8%	13.6%
Physical Therapy/ Rehabilitation	125,752	139,503	150,383	10.9%	19.6%
Spine	1,071	1,180	1,215	10.2%	13.5%
Cardiology	54,987	59,285	63,098	7.8%	14.7%
Vascular	9,449	10,136	10,672	7.3%	12.9%
Miscellaneous Services	105,361	112,979	118,880	7.2%	12.8%
ENT	15,541	16,574	17,562	6.6%	13.0%
Ophthalmology	50,679	53,875	55,928	6.3%	10.4%
Podiatry	9,912	10,488	11,027	5.8%	11.3%
Lab	229,550	241,883	250,938	5.4%	9.3%
Pain Management	6,227	6,530	6,674	4.9%	7.2%
Orthopedics	15,977	16,725	17,676	4.7%	10.6%
Neurology	8,097	8,366	8,562	3.3%	5.7%
Oncology	8,298	8,568	8,757	3.2%	5.5%
Trauma	3,986	4,102	4,185	2.9%	5.0%
Evaluation and Management	527,331	541,722	535,567	2.7%	1.6%
Nephrology	2,847	2,907	2,902	2.1%	1.9%
Radiology	152,895	155,419	156,986	1.7%	2.7%

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 zip codes within a 5 mile radius of Devonshire Medical Building.



DEMOGRAPHICS

*Data within a 20 mile radius. ESRI

381,744
Total Population

31%
% of Graduate Degrees

40
Median Age

\$138,140
Median Household Income

\$11,728
Average Healthcare Spending

DEVONSHIRE MEDICAL BUILDING

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[VIEW OUR LATEST SAN DIEGO MEDICAL OFFICE REPORT](#)

