

**FOR SALE**  
**700**

**GARDEN VIEW CT #202**  
**ENCINITAS, CA 92024**

**3,294 RSF OFFICE/MEDICAL CONDO**



# ENCINITAS RANCH TOWN CENTER

Target  
Scandinavian Designs  
Total Wine & More  
Dick's Sporting Goods  
Mor Furniture  
Petsmart  
J Crew  
Barnes & Noble  
Ross  
Bath & Body Works  
Enzo's BBQ  
CAVA  
Urbane Cafe

Best Buy  
State Bros  
Jersey Mike's  
KC's Tandoor Indian  
Poki Poki  
Thai Society  
Starbucks  
El Pollo Loco  
Vans  
Wahoo's Fish Tacos  
Einstein Bros Bagels  
Juice Stop  
TRE Boutique

Panda Express  
US Bank  
McDonald's  
UPS Store  
Chase Bank  
Gaspar Physical Therapy  
Paper Source  
Sprint  
Supercuts  
LensCrafters  
Hallmark  
Black Whale Lighting

700  
GARDEN VIEW COURT

Garden View Rd.

Garden View Ct.

El Camino Real

**E55 FITNESS**  
TODAY. NOT TOMORROW.

## GARDEN VIEW COURT TENANTS

California Skin Institute  
Coastal Cardiovascular Care  
Coastal Gastroenterology  
Edward Jones—Financial Advisor  
Encinitas Dental Group  
Endoscopy Center  
McElroy Smiles By Design  
Stuart B Kipper MD  
SC Oral Surgery

UC San Diego Health

Chick-fil-A



VONS



HomeGoods



Michaels



UC San Diego Health

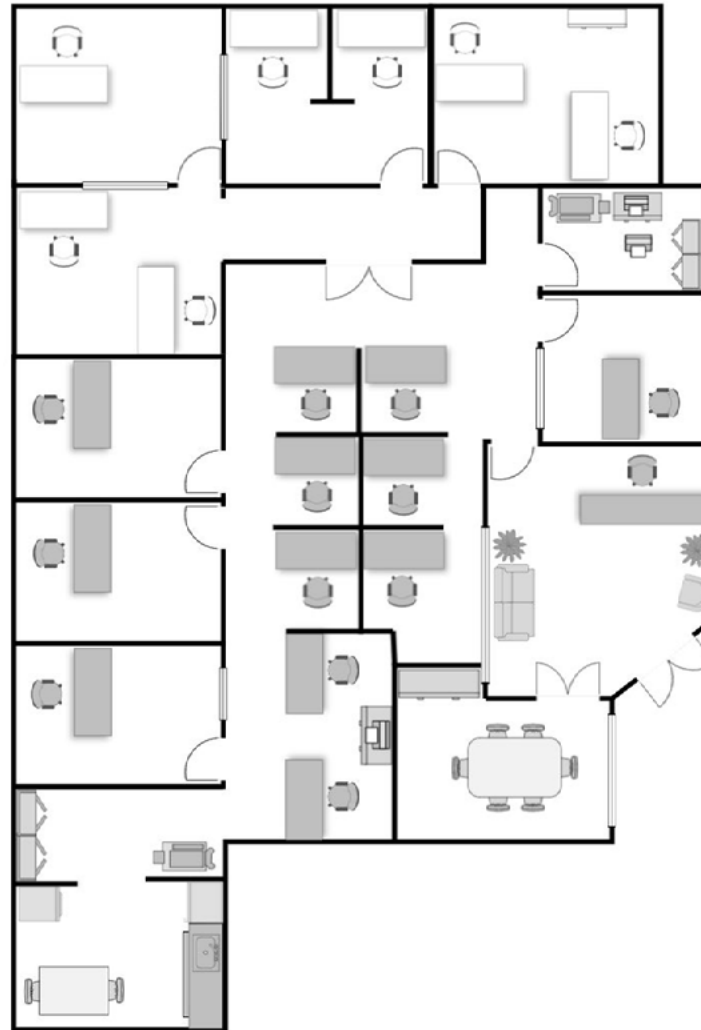
# PROPERTY FEATURES

- 3,294 RSF office condo located in the heart of Encinitas - zoning allows for medical use
- Sale Price: \$2,470,500 (\$750/SF)
- Close proximity to North Coast Health Center (the largest outpatient health center in coastal North County) and EōS Fitness
- Prominent monument signage available
- Excellent parking ratio of 4.5 / 1,000 USF
- Easy access to I-5
- Close proximity to numerous grocery stores, shopping centers, restaurants, banks, schools and other amenities



# FLOOR PLAN

Suite 202 3,294 SF



Current Office Improvements:

- 6 private offices
- 1 executive office
- Conference room
- Kitchen/break room
- Copy room
- Open work areas
- Reception

# GALLERY



# 700

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*For more information, please contact:*

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**CUSHMAN &  
WAKEFIELD**