

SCRIPPS DEL MAR



58,896 SF Medical Office Building

Available for Lease



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

Situated in the heart of Del Mar, 12395 El Camino Real is a medical office building that offers a unique combination of prestige, convenience, and accessibility. Known for its affluent community and central location, Del Mar is a highly sought-after area that attracts discerning patients and top-tier healthcare providers alike. The building's 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. Choosing to establish a practice at 12395 El Camino Real positions healthcare providers at the center of a thriving, respected medical community that prioritizes patient care, innovation, and collaboration.

PROPERTY **HIGHLIGHTS**



Abundant Surface Parking Available 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



Seamless access to nearby residential neighborhoods and thriving commercial corridor ensures an unmatched experience for both patients and practitioners.



Reserved Physicians Only Parking Area



AVAILABILITIES

1ST FLOOR

SUITE #	SF	NOTES	RATE
117	1,046 SF	3 Exam Rooms Break Room Restroom Waiting Room Reception Room	\$4.85/SF Full Service Gross (FSG)

2ND FLOOR

SUITE #	SF	NOTES	RATE
204	1,395 SF	2 Offices Exam Room Break Room Waiting Room Reception Room	\$4.85/SF Full Service Gross (FSG)
217	1,384 SF	3 Exam Rooms Office Lab Restroom Storage Waiting Room Reception Room	\$4.85/SF Full Service Gross (FSG)
219	2,200 - 6,396 SF	Divisible to 2,200 SF 16 Exam Rooms 9 Offices Break Room 2 Restrooms Lab Waiting Room Reception Room	\$4.85/SF Full Service Gross (FSG)

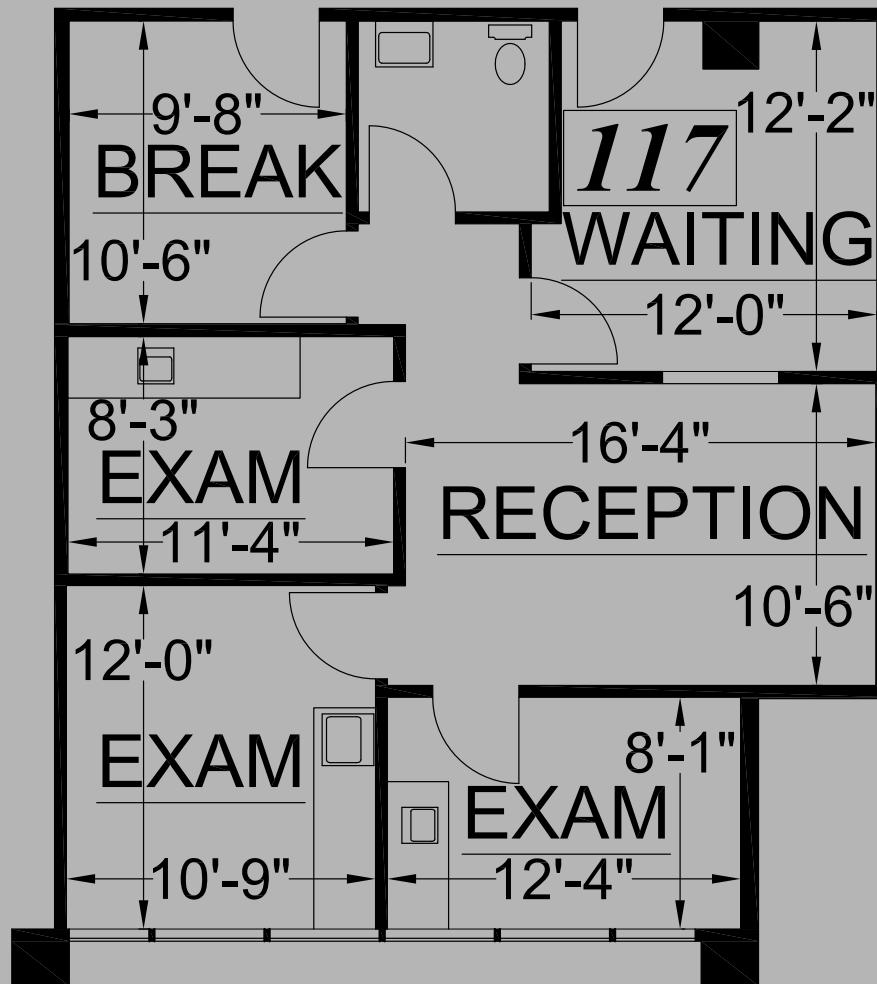
3RD FLOOR

SUITE #	SF	NOTES	RATE
315	1,429 SF	3 Exam Rooms Office Break Room Waiting Room Reception Room	\$4.85/SF Full Service Gross (FSG)

SUITE **117**

1,046 SF
\$4.85/SF FSG

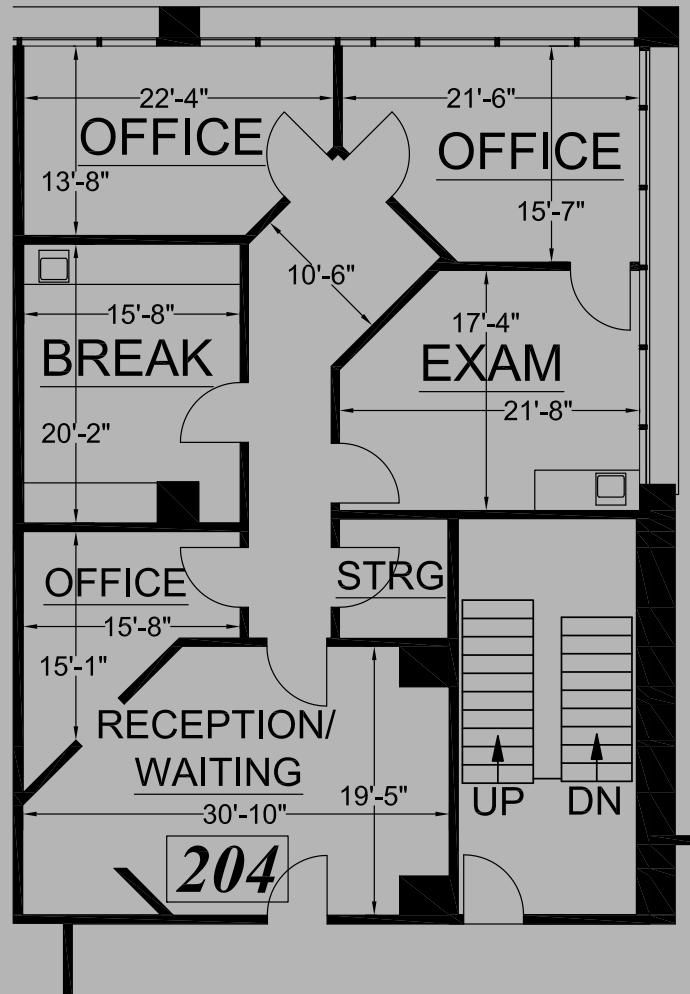
- Three (3) Exam Rooms
- Breakroom
- Restroom
- Waiting Room
- Reception Room



SUITE 204

1,395 SF
\$4.85/SF FSG

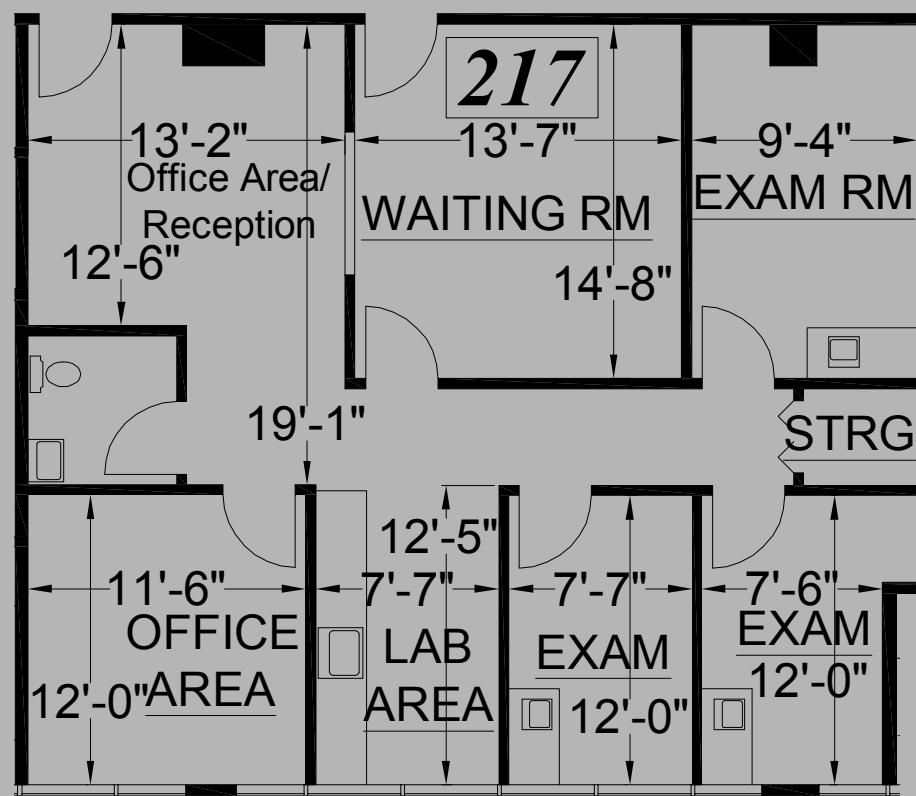
- Two (2) Offices
- Exam Room
- Break Room
- Waiting Room
- Reception Room



SUITE 217

1,384 SF
\$4.85/SF FSG

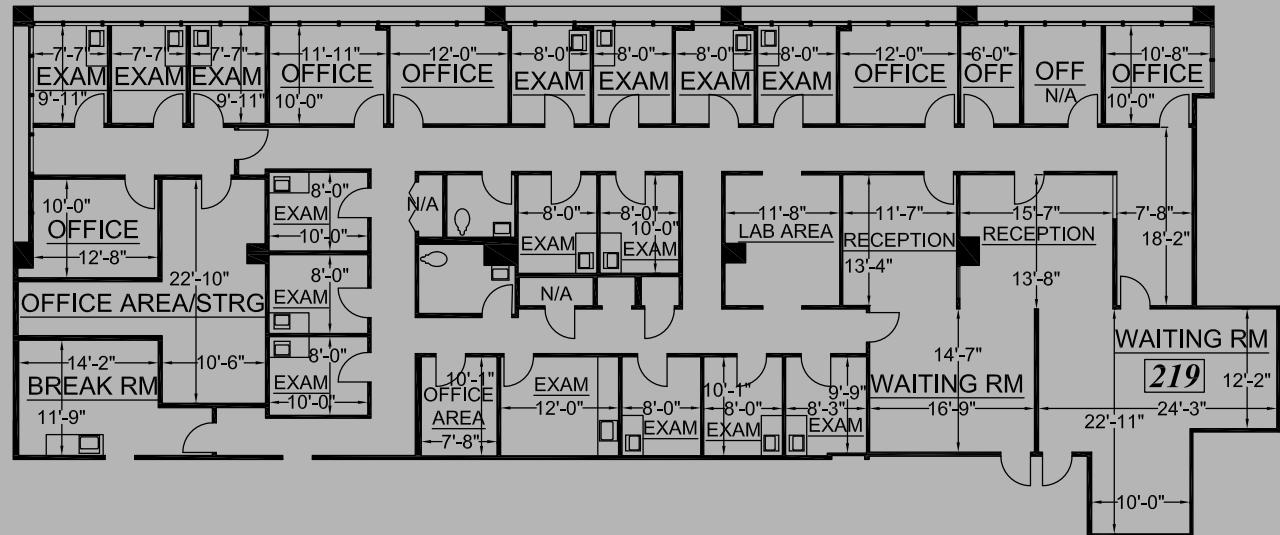
- Three (3) Exam Rooms
- Office
- Lab
- Restroom
- Storage
- Waiting room
- Reception room



SUITE 219

6,396 SF
\$4.85/SF FSG

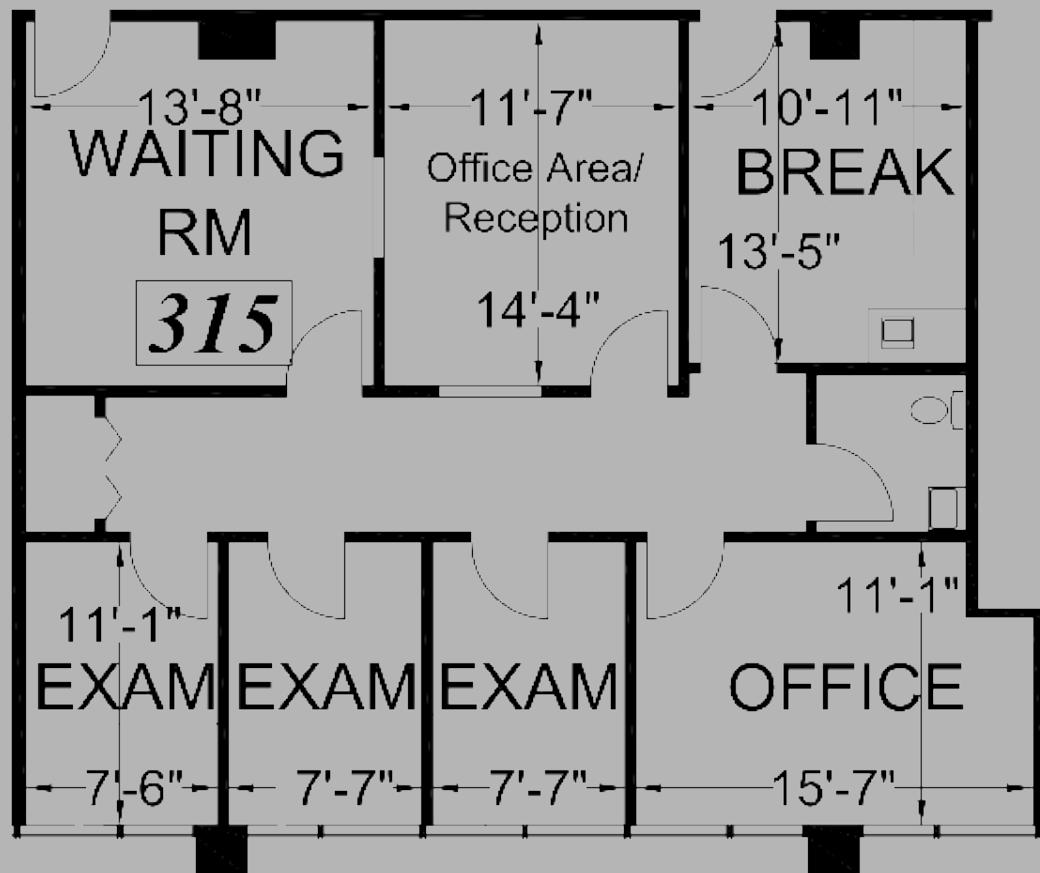
- Divisible to 2,200 SF
- Sixteen (16) Exam Rooms
- Nine (9) offices
- Break room
- Two (2) restrooms
- Lab
- Waiting room
- Reception room

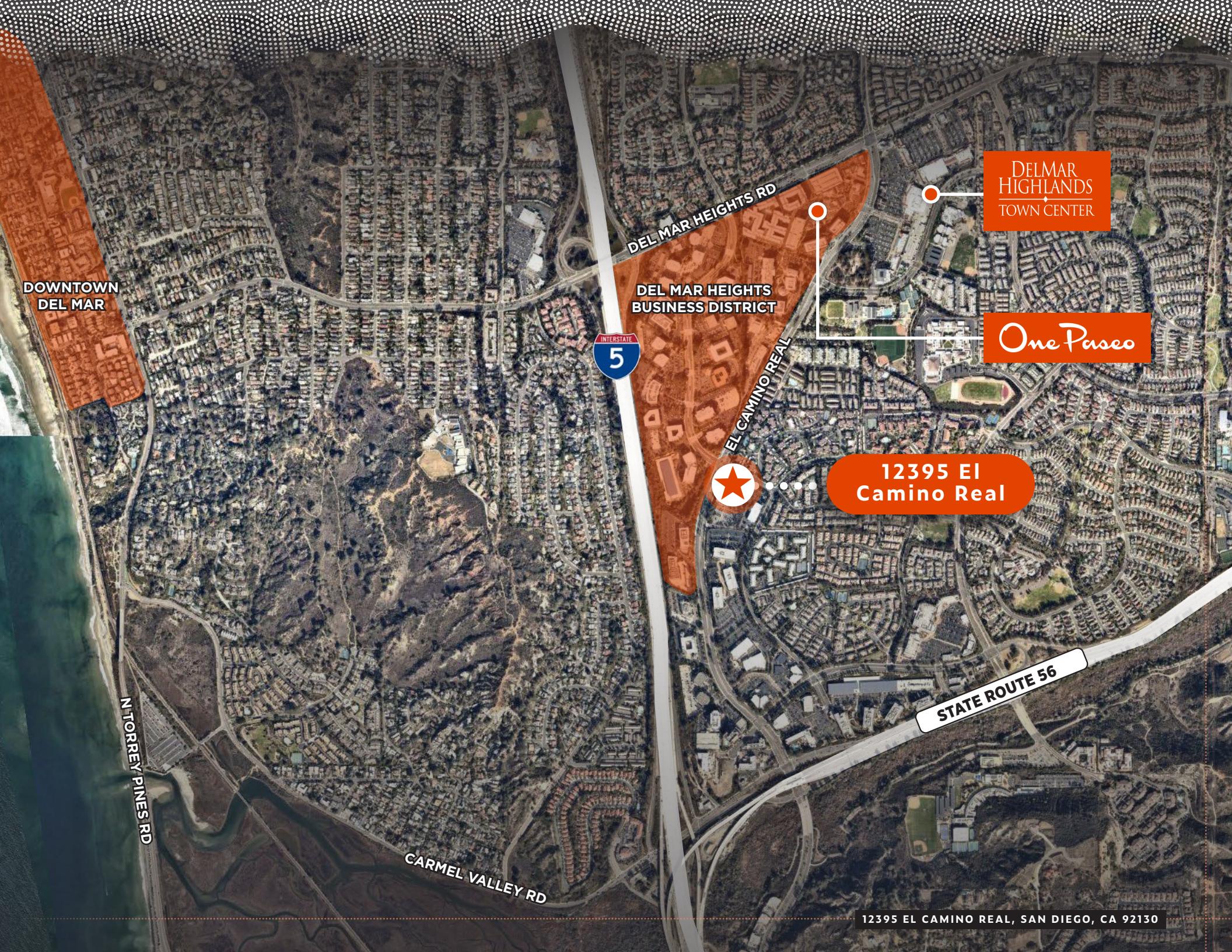


SUITE **315**

1,429 SF
\$4.85/SF FSG

- Three (3) exam rooms
- Office
- Break room
- Waiting room
- Reception room





DEMOGRAPHICS

*Data within a 20 mile radius. ESRI 2024

700,609
Total Population

\$125,801
Median Household Income

29%
% of Graduate Degrees

\$10,552
Average Healthcare Spending

38
Median Age

79%
% of White Collar Workers



NEARBY MEDICAL

1	Scripps Clinic La Jolla	1.13 Mi 5 Min
2	Thornton Hospital	1.06 Mi 6 Min
3	Scripps Green Hospital	1.91 Mi 8 Min
4	Scripps Clinic Del Mar Hospital	5.30 Mi 12 Min
5	Scripps Carmel Valley	5.30 Mi 12 Min

PATIENT DEMAND FORECAST



SERVICE LINE	2023 VOLUME ESTIMATE	2028 VOLUME FORECAST	2033 VOLUME FORECAST	5 YR GROWTH	10 YR GROWTH
Endocrinology	1,106	1,356	1,529	22.5%	38.2%
Psychiatry	75,159	87,235	89,945	16.1%	19.7%
Vascular	7,764	8,703	9,578	12.1%	23.4%
Physical Therapy/Rehabilitation	135,858	151,978	176,204	11.9%	29.7%
ENT	16,317	18,194	20,085	11.5%	23.1%
Ophthalmology	40,980	45,645	50,723	11.4%	23.8%
Cardiology	46,005	51,155	55,056	11.2%	19.7%
Orthopedics	14,950	16,388	18,137	9.6%	21.3%
Pain Management	5,537	6,053	6,474	9.3%	16.9%
Miscellaneous Services	104,407	114,014	125,140	9.2%	19.9%
Lab	219,969	239,806	254,784	9.0%	15.8%
Podiatry	7,036	7,657	8,442	8.8%	20.0%
Nephrology	2,580	2,784	2,953	7.9%	14.5%
Neurology	8,610	9,212	9,812	7.0%	14.0%
Evaluation and Management	514,803	545,003	567,747	5.9%	10.3%
Trauma	3,678	3,887	4,092	5.7%	11.2%
Oncology	7,322	7,648	8,046	4.4%	9.9%
Radiology	148,135	154,687	160,469	4.4%	8.3%
Dermatology	22,229	23,058	23,763	3.7%	6.9%
Gastroenterology	11,770	12,102	12,364	2.8%	5.0%
General Surgery	3,041	3,118	3,205	2.5%	5.4%
Cosmetic Procedures	4,276	4,357	4,422	1.9%	3.4%
Urology	4,718	4,793	4,977	1.6%	5.5%
Gynecology	5,127	5,053	4,991	-1.4%	-2.7%
Obstetrics	2,216	1,868	1,577	-15.7%	-28.8%

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.



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