

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



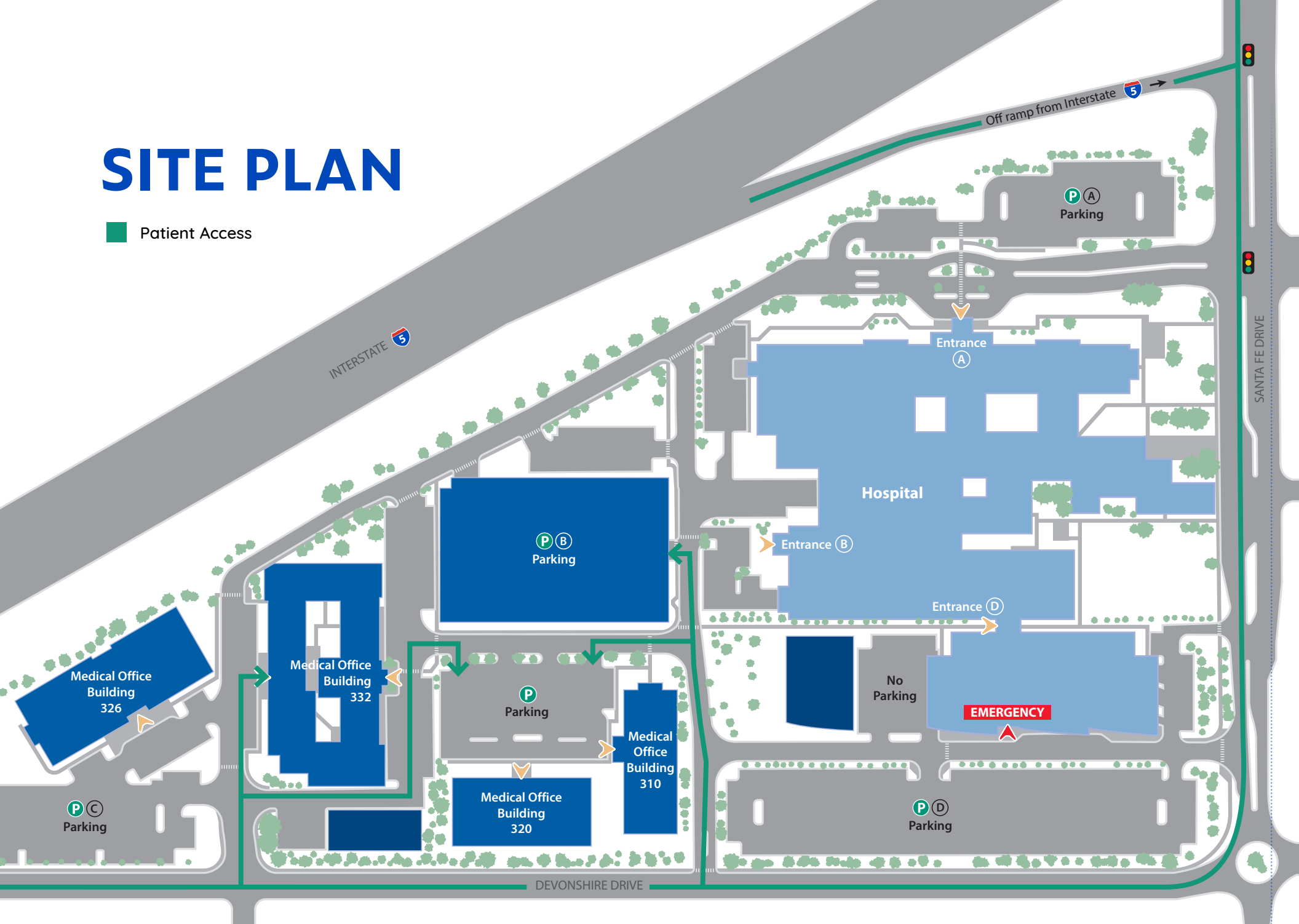
Clear Visibility to 250,000 Cars Daily



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	1,500 SF -10,913 SF	Large block shell space ready for medical build-out. Divisible up to 1,500 SF	\$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	205	1,439 SF	2nd Gen Medical Office 2 Offices 3 Exam Rooms Waiting Room Reception Room 1 Lab Bathroom	\$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

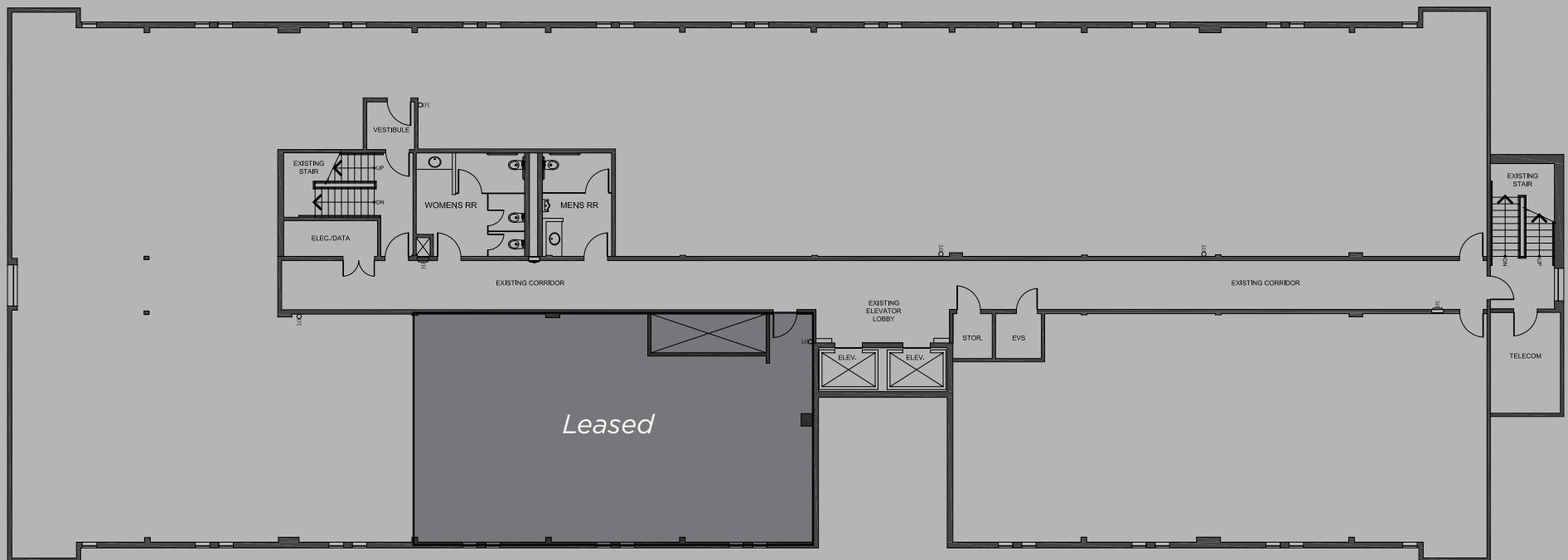
FLOOR	SUITE #	SF	NOTES	RATE
1	120	4,579 SF	Former Physical Therapy Office Open Gym Area 4 Exam Rooms 8 Offices Break Room 3 Bathrooms	\$4.05/SF Full Service Gross (FSG)
1	105	2,839 SF	Former Imaging Suite 4 Exam Rooms 3 Offices Break Room Open Back Office Area Lab Bathroom Waiting Room Reception Room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

310 SANTA FE DR.

SUITE 202-212

1,500 SF - 10,913 SF

- Shell space ready for medical build-out



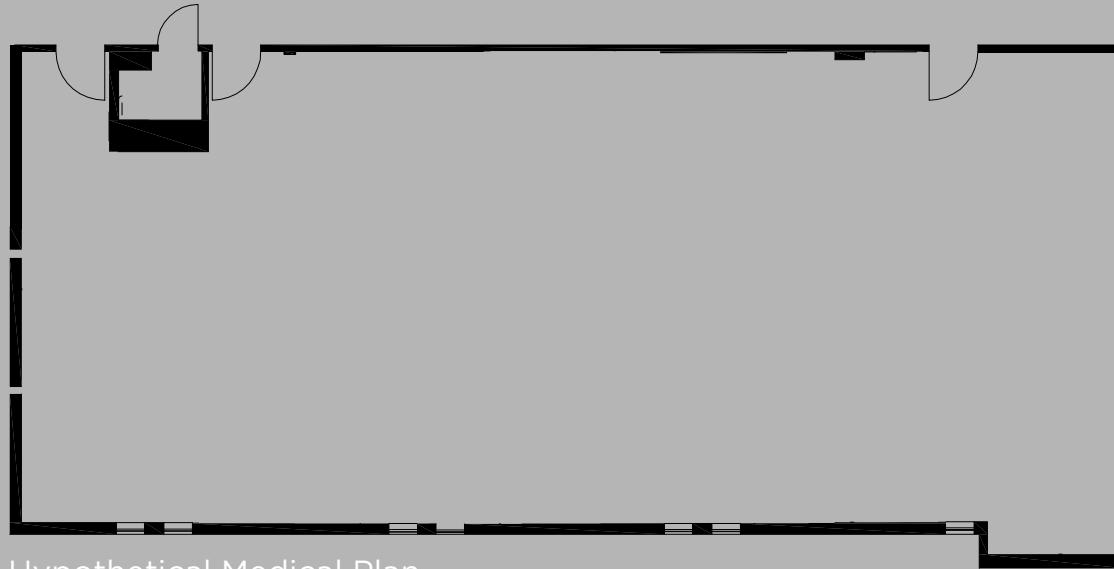
310 SANTA FE DR.

SUITE 212

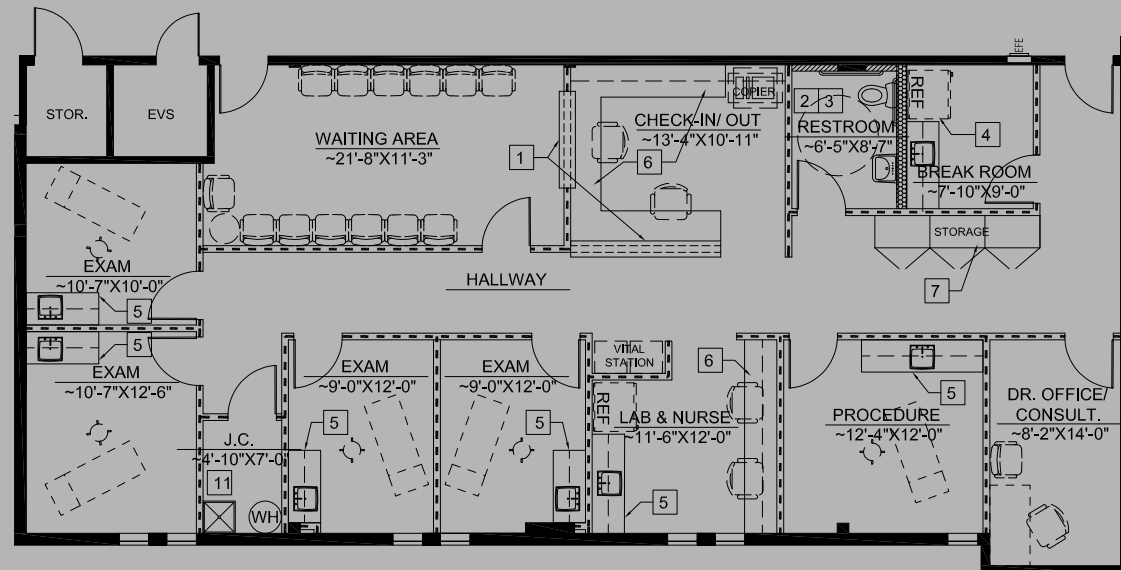
2,323 SF

- Floor 2
- Shell Condition
- Contiguous with Suite 202-212

Existing Shell Space



Hypothetical Medical Plan

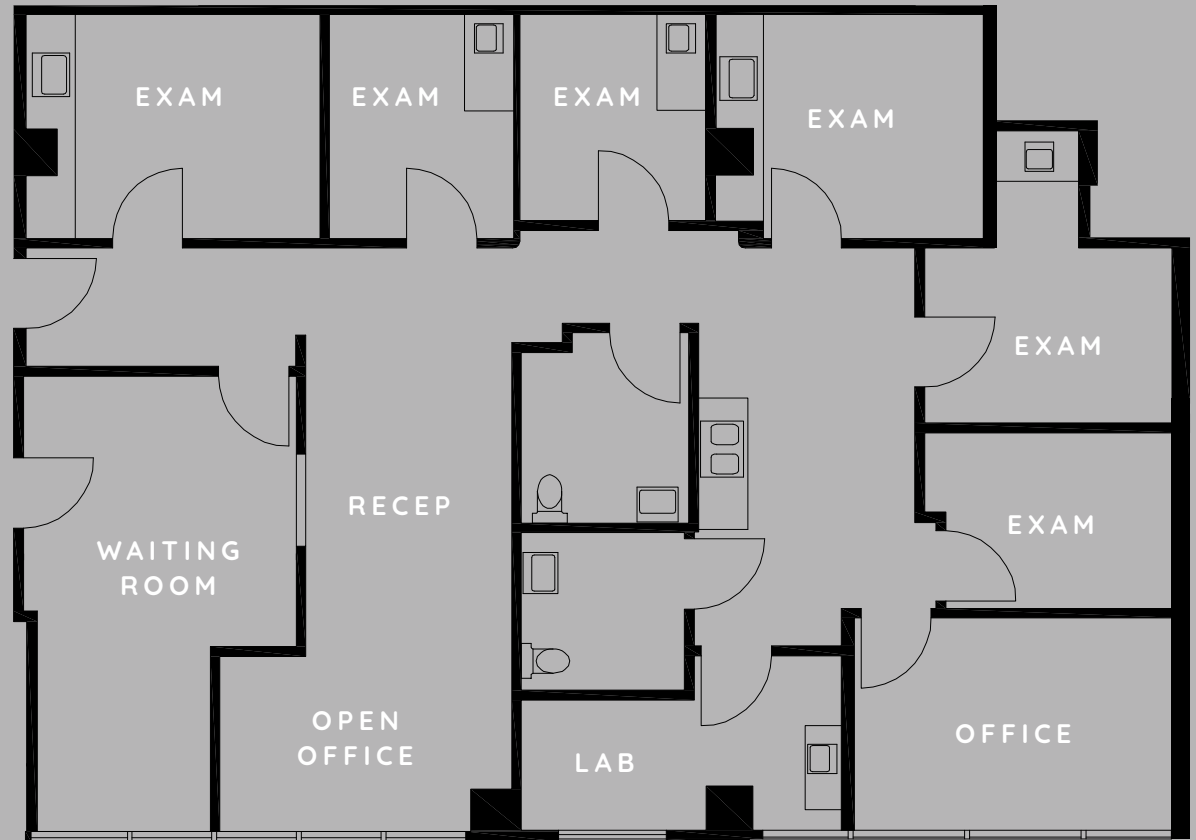


320 SANTA FE DR.

SUITE LL4

2,122 SF

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

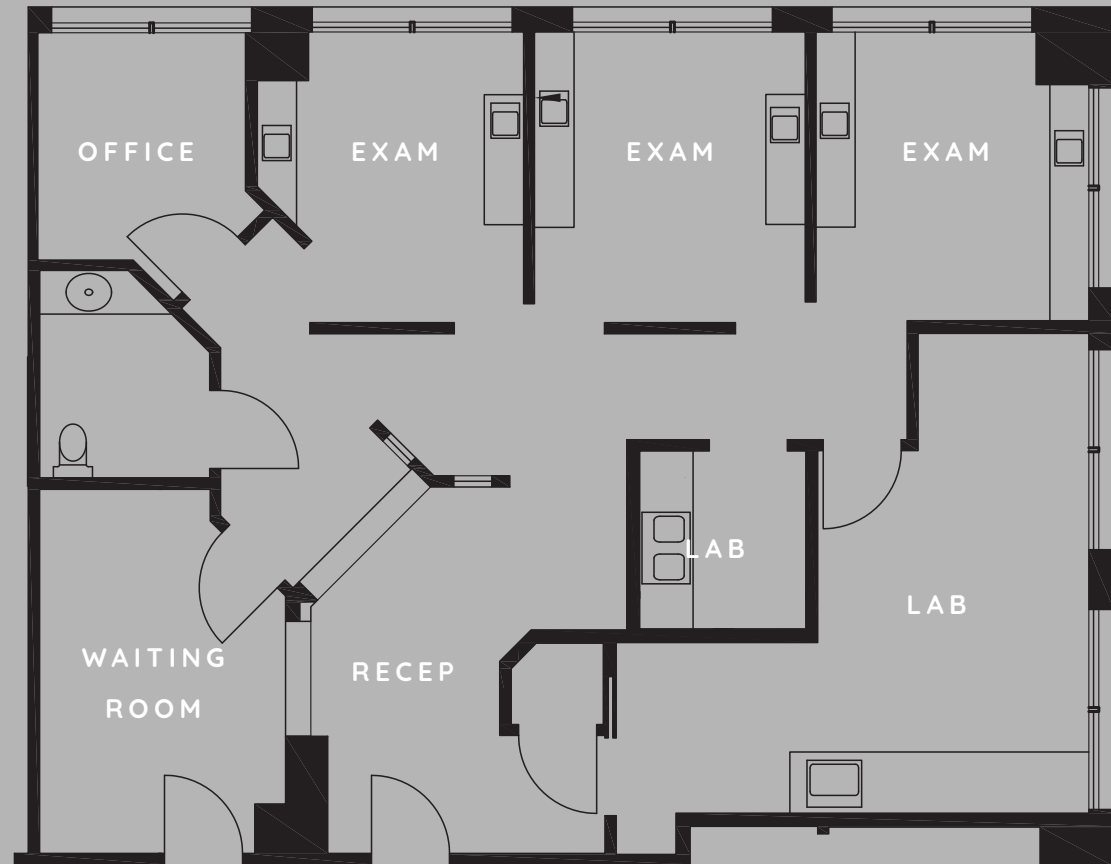


320 SANTA FE DR.

SUITE 201

1,412 SF

- 3 Exam Rooms, Second-gen dental office
- Office
- Waiting Room
- Reception Room
- 2 Labs
- Bathroom

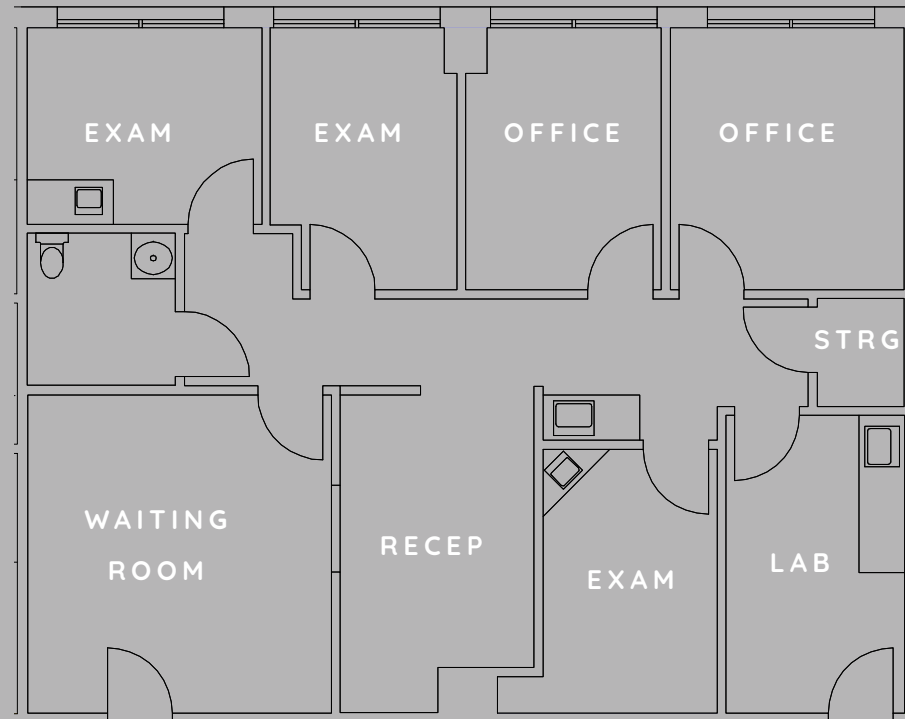


320 SANTA FE DR.

SUITE 205

1,439 SF

- 3 Exam Rooms
- 2 Offices
- Waiting Room
- Reception Room
- 1 Lab
- Bathroom

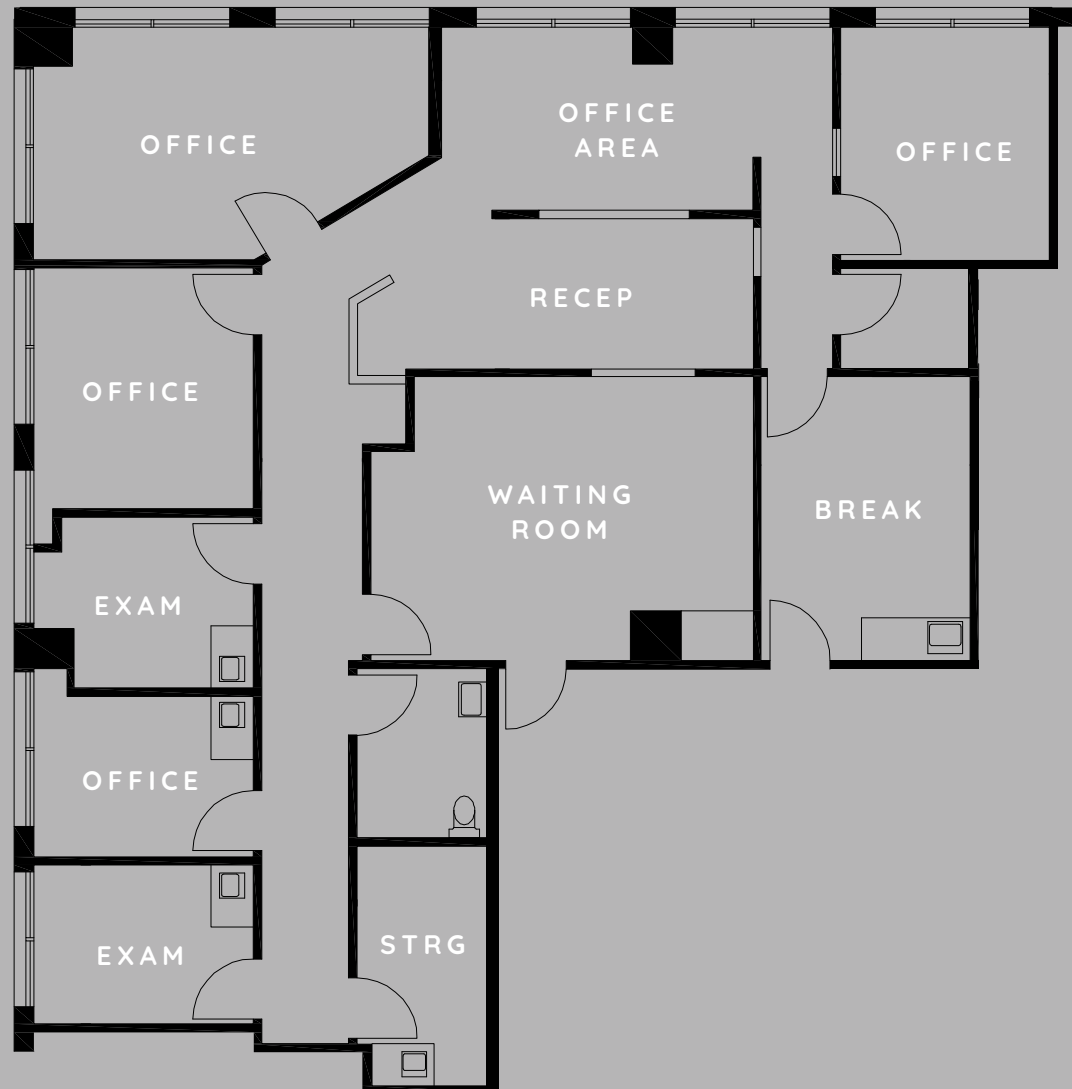


320 SANTA FE DR.

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

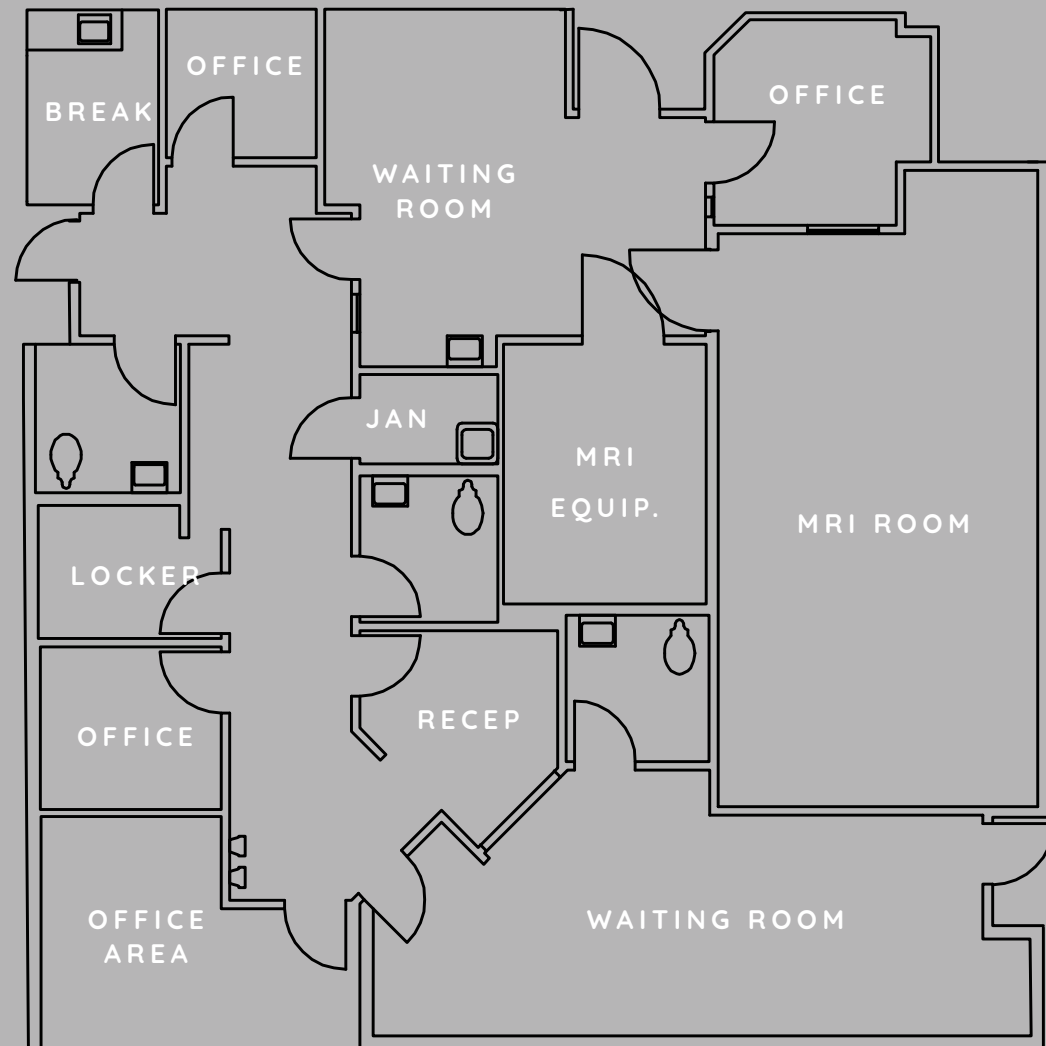


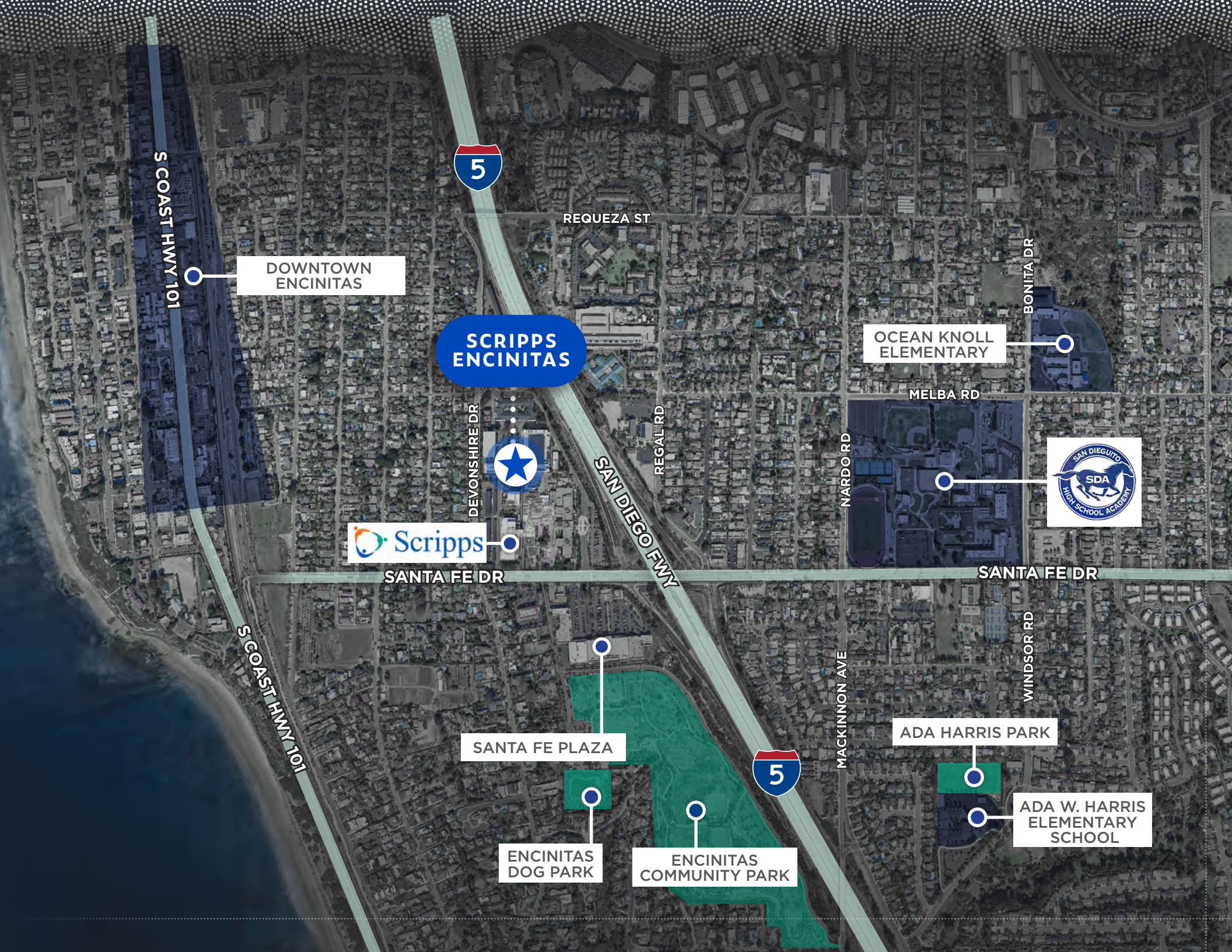
332 SANTA FE DR.

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





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

A photograph of two scientists, a woman and a man, in a laboratory setting. The woman, on the left, is wearing a white lab coat, glasses, and blue gloves, and is holding a tablet. The man, on the right, is also wearing a white lab coat and blue gloves, and is pointing at the tablet. The image has a blue overlay.

- [illegible]

PATIENT DEMAND FORECAST

SERVICE LINE	2025 VOLUME	2030 VOLUME	2035 VOLUME	5 YR GROWTH	10 YR GROWTH
Endocrinology	1,117	1,330	1,408	19.1%	26.1%
Podiatry	9,896	10,852	11,440	9.7%	15.6%
Spine	1,078	1,180	1,194	9.5%	10.8%
Physical Therapy/Rehabilitation	127,410	138,244	145,993	8.5%	14.6%
Vascular	9,461	10,174	10,662	7.5%	12.7%
Miscellaneous Services	105,548	112,893	118,572	7.0%	12.3%
Psychiatry	63,658	68,030	70,265	6.9%	10.4%
Ophthalmology	50,745	54,098	56,161	6.6%	10.7%
Cardiology	55,206	58,588	63,554	6.1%	15.1%
Lab	229,661	241,486	250,459	5.1%	9.1%
Orthopedics	15,972	16,786	17,869	5.1%	11.9%
Pain Management	6,229	6,546	6,630	5.1%	6.4%
ENT	15,487	16,142	17,084	4.2%	10.3%
Trauma	3,960	4,093	4,203	3.3%	6.1%
Oncology	8,269	8,473	8,625	2.5%	4.3%
Evaluation and Management	523,834	535,864	524,350	2.3%	0.1%
Neurology	8,064	8,245	8,417	2.2%	4.4%
Radiology	151,876	154,607	155,206	1.8%	2.2%
Dermatology	22,149	22,335	22,408	0.8%	1.2%
Oncology	7,577	7,826	8,180	3.3%	8.0%



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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For More Information, Please Contact:

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