1,996 SF

FOR LEASE

NORTH COAST HEALTH CENTER

Building **D** | 477 North El Camino Real, Encinitas, CA 92024

CBRE

North Coast Health Center is a four-building campus offering a highly collaborative medical environment with five primary care groups and over 45 specialties on campus, creating opportunities for professional interaction and patient coordination. The availability of ancillary services—including a surgery center, lab, radiology, and pharmacy—adds convenience for both providers and patients alike. This established outpatient campus supports efficient care delivery in a centralized, well-trafficked location.

Join over 250 doctors and dentists representing over 50 specialties

Class “A” four-building medical campus in the heart of North County Coastal

Strong patient referral base with multiple major primary care groups

Surgery center, imaging, Rx, and Lab conveniently located on campus

More than 2,500 patient visits daily

10 acre campus with ample parking

Key Tenants

UC San Diego Health

Scripps Coastal Medical Center

Imaging Healthcare Specialists

North Coast Family Medical Group

UCSD Center for Surgery of Encinitas

Pacific Pain Medical Consultants

Davis Pediatric Dentistry

West Dermatology

Quest Diagnostics

Synergy Orthopedics

North Coast Medical Pharmacy

Women's Integrative Health

United Medical Doctors

Perlman Clinic

Solv Health

Morris Eye Group

Schoemann Plastic Surgery

Top 10 Benefits

North Coast Health Center offers many unique advantages to help your practice grow and succeed:

1. **Affluent Population:** The local community is both highly insured and affluent drawing patients from Encinitas, Rancho Santa Fe, Solana Beach, Del Mar, Carlsbad, and beyond.
2. **Location:** North Coast Health Center is located directly on N. El Camino Real – the main travel artery within Encinitas. More than 100,000 cars pass by this location daily.
3. **Referrals:** With five major primary care providers and 45 other specialties on campus, physicians have a strong opportunity to develop referral relationships.
4. **Collegial Environment:** With more than 200 physicians, the Campus offers a collegial environment in an outpatient setting with nu-merous opportunities for interaction.
5. **100% Medical/Dental:** North Coast Health Center is 100% medical and dental only and is home to some of the most cutting-edge technology available in the market.
6. **Reputation:** For more than 20 years, North Coast Health Center has been a leader in providing outpatient medical care. Nearly the entire community knows us by one of three names: North Coast Health Center, 477, or the “red brick campus”. This can be an extreme-ly valuable brand to harness when opening a new location.
7. **Exposure:** Our physicians have access to more than 2,000 patients who visit the 477 Campus daily. Numerous marketing opportunities are available ranging from multiple on-site directories, take-home print directories, campus website with searchable physician directory by name and specialty, lobby poster rotation, peer-to-peer Tenant Spotlights, Campus PR, and more.
8. **Patient Convenience:** Multiple ancillary services are available on site including a surgery center, lab, pharmacy, radiology, and more than 45 other specialties. This makes life easy for patients and keeps them coming back.
9. **Class “A” Office:** First impressions matter. As a 10-acre campus, North Coast Health Center offers a Class “A” tranquil campus envi-ronment with mature landscaping, fountains, and waterfalls. There is ample parking at today’s 5:1,000 medical ratios. High speed fiber is available from multiple providers. We are continually investing in the property to meet today’s medical office requirements.
10. **Hospital Proximity:** Many physicians of North Coast Health Center have privileges at Scripps Encinitas, Scripps La Jolla, Scripps Mercy, Tri City, UCSD, Palomar/Palmorado, and more. The 477 Campus is a strong outpatient compliment to the network of hospitals within San Diego County.

NORTH COAST HEALTH CENTER | FOR LEASE

35,000 SF
Building **D**

477 North El Camino Real
Encinitas, CA 92024

Property Overview

Located just minutes from the I-5 and coastal corridors, North Coast Health Center offers an ideal blend of convenience and prestige for businesses. Encinitas boasts strong demographics, excellent accessibility, and proximity to top dining, retail, and wellness amenities. With its professional atmosphere and coastal charm, North Coast Medical Center is a premier choice for medical professionals seeking a vibrant, high-quality healthcare environment.

Location
3 Miles from Scripps Encinitas Hospital

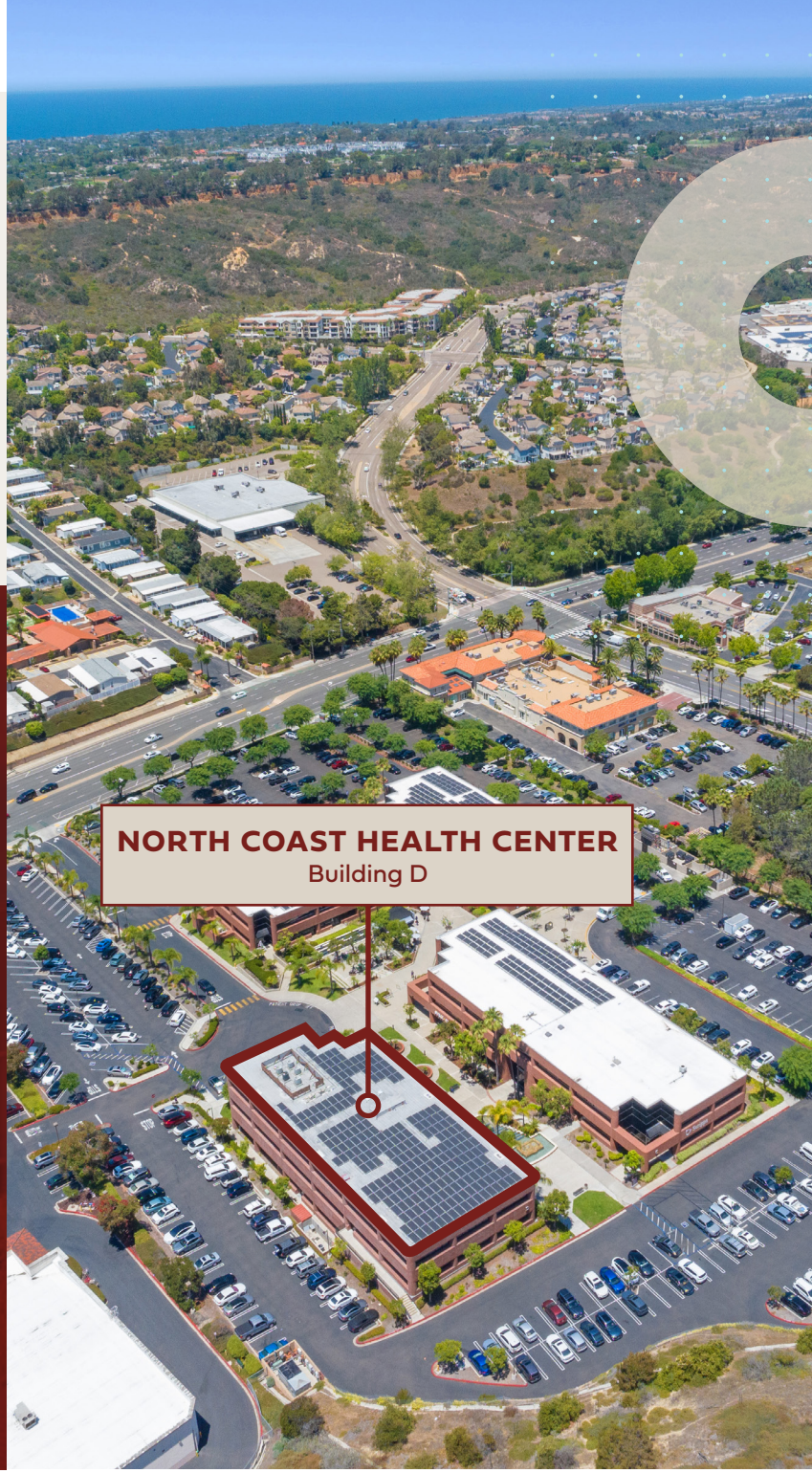
Parking Ratio
5:1000

Building Type
Class A Medical Office

Stories
3

RBA
35,000 SF

Building Amenity
Onsite Courtyard Café

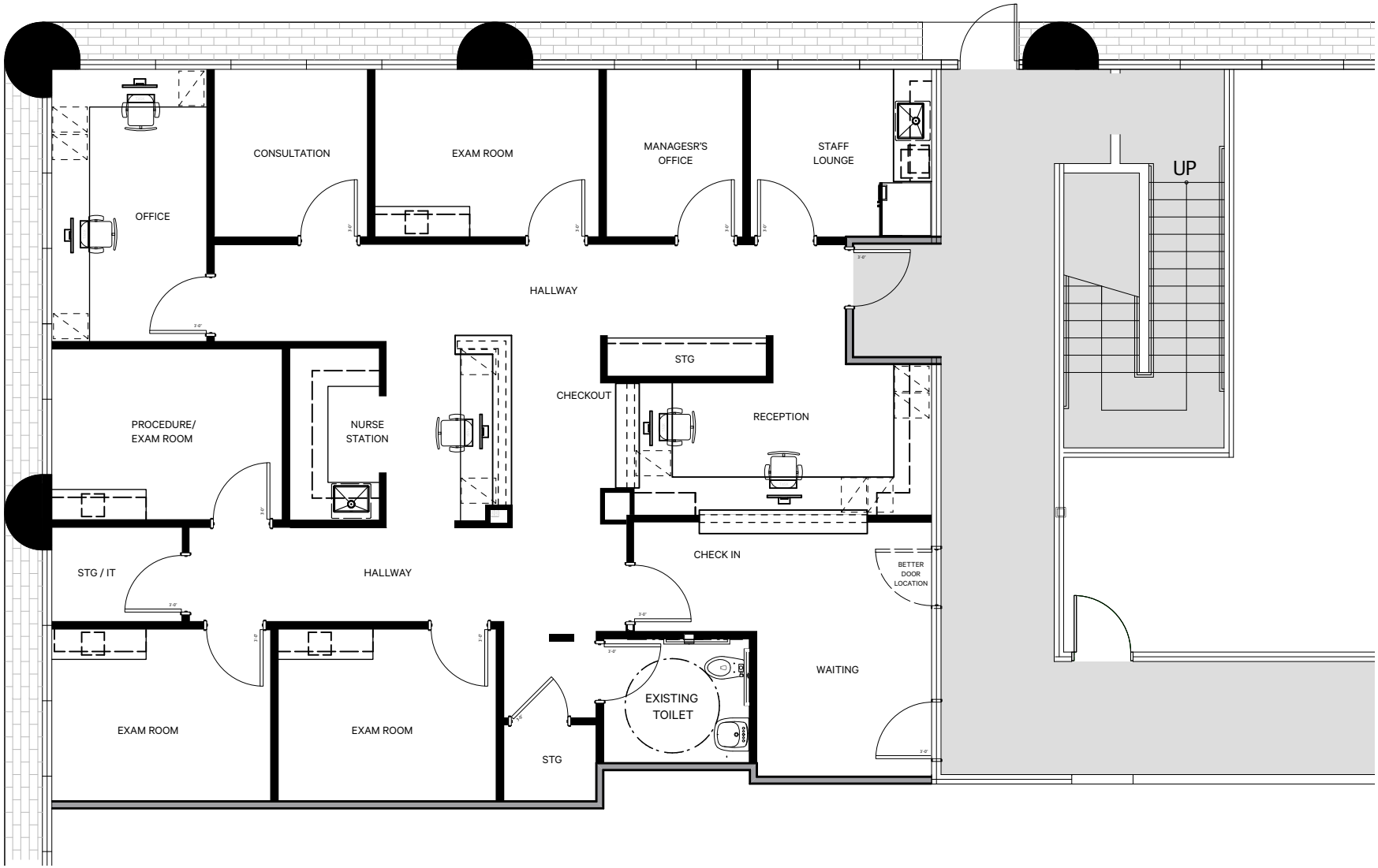


Suite 201

D201: 1,996 SF

360° VIRTUAL TOUR

Concept Plan



15-Minute Drive Time Radius

$228K
Average Household Income in 2024

153K
Population – 2024

154K
Population – 2029

$14K
Annual Healthcare Spending per household

34K
Population age 65+

43K
Population age <24

Aerial Map

UC San Diego
Medical Center
Scripps
SCRIPPS MEDICAL
CENTER ENCINITAS
Scripps
SCRIPPS MEMORIAL
HOSPITAL LA JOLLA
NORTH COAST HEALTH CENTER
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