

For Sale



MEDICAL/OFFICE



condos

Encinitas Blvd & Manchester Avenue

upgsocal.com | 858-874-1989

±480 - 960 SF
Available!





The Offering | 3 Medical/Office Condos For Sale

Capitalize on this rare owner-user opportunity to own a medical/office condo in the highly desirable Encinitas market. Ideal for medical professionals seeking long-term stability, this property offers the benefits of ownership in one of North County San Diego's most sought-after coastal communities.



Rare owner-user opportunities within Encinitas Professional Park, one of North County San Diego's most established professional office campuses

Premier location near the signalized intersection of Encinitas Boulevard and Manchester Avenue

Strategically positioned between the affluent coastal communities of Encinitas, Rancho Santa Fe, and Olivenhain

Directly across from Rancho Santa Fe Plaza, a popular destination for dining, shopping, and everyday conveniences

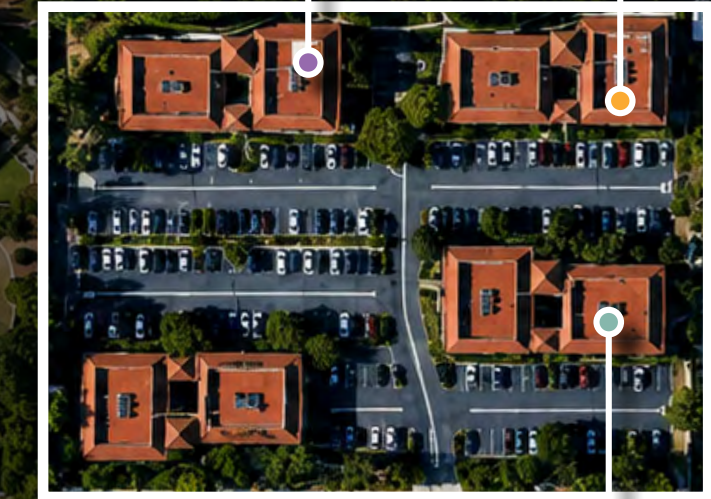
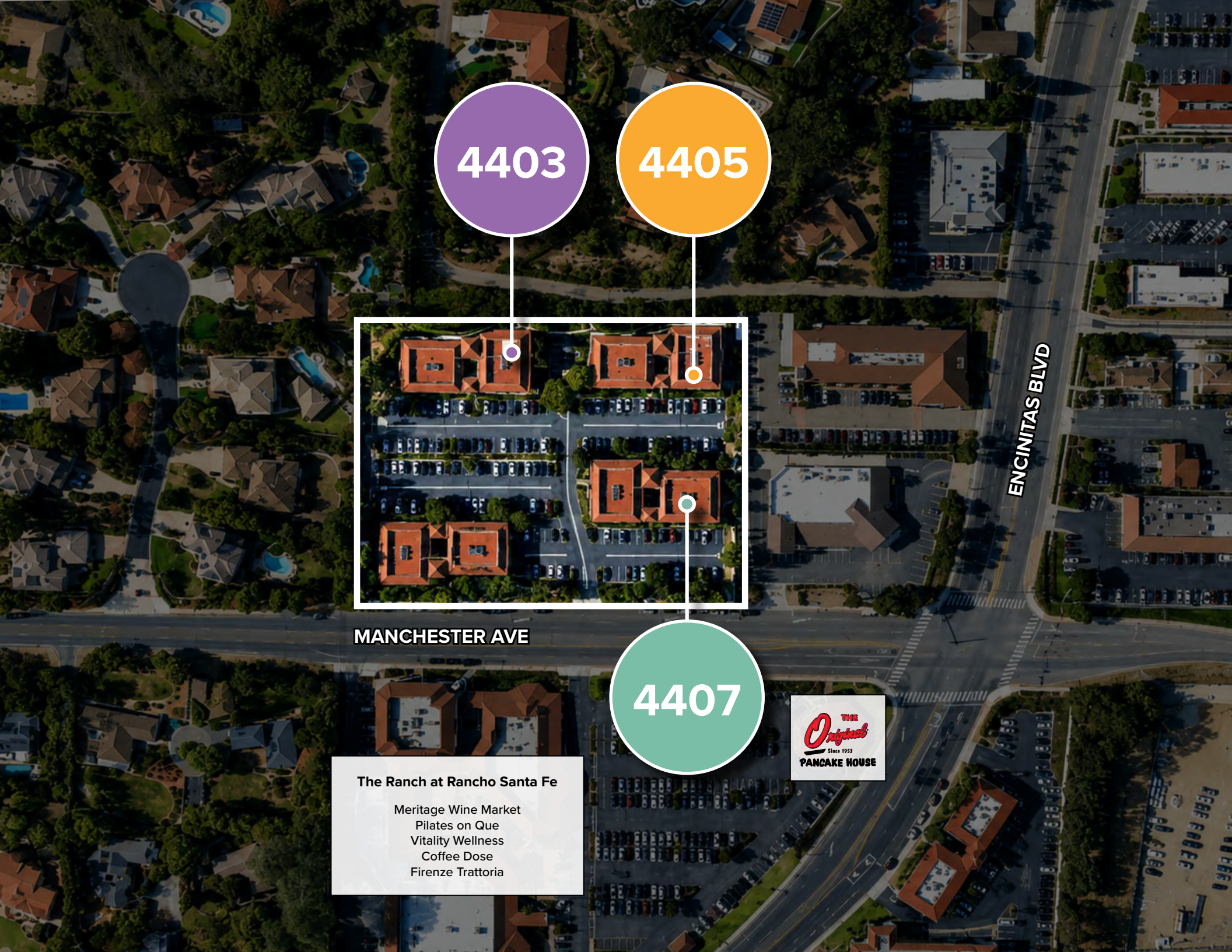
Established professional campus home to medical, legal, financial, and other professional service providers

Ample complimentary parking located adjacent to the suite for owners, staff, patients, and clients

Minutes from El Camino Real, providing convenient north-south access throughout North County

Located a short drive from Downtown Encinitas with approximately six miles of San Diego scenic Pacific coastline

Key Highlights



- MANCHESTER AVE**
- The Ranch at Rancho Santa Fe**
- Meritage Wine Market
 - Pilates on Que
 - Vitality Wellness
 - Coffee Dose
 - Firenze Trattoria



The Availability »»

Encinitas Professional Center					
Building	Suite	APN	SF	Asking Price	Price PSF
4403	207 A&B	259-190-47-31	±960 SF*	\$633,600	\$660
4405	208	259-190-47-48	±480 SF	\$384,000	\$800
4407	206	259-190-47-62	±480 SF	\$384,000	\$800

**Suite A: ±360 SF | Suite B: ±600 SF | Suites can delivered vacant or with additional income*

Building 4403

Suite 207 A&B



Building 4405

Suite 208



Building 4407

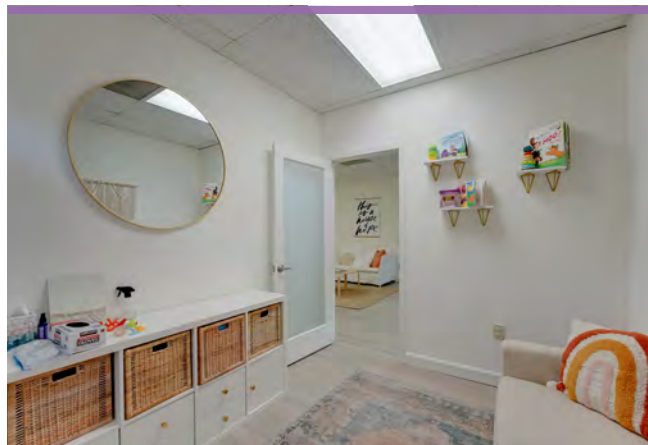
Suite 206



4403 Manchester Ave, Suite 207 A&B



\$633,600 | \$660 PSF



4403 Manchester Ave, Suite 208



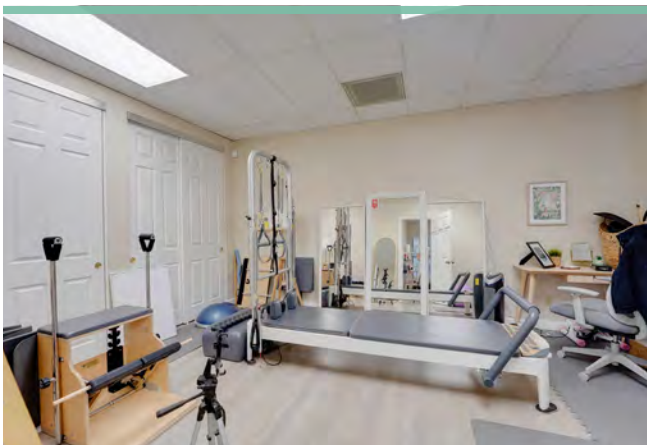
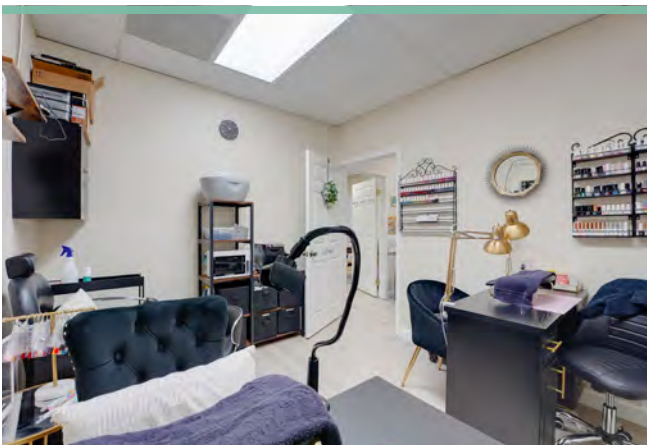
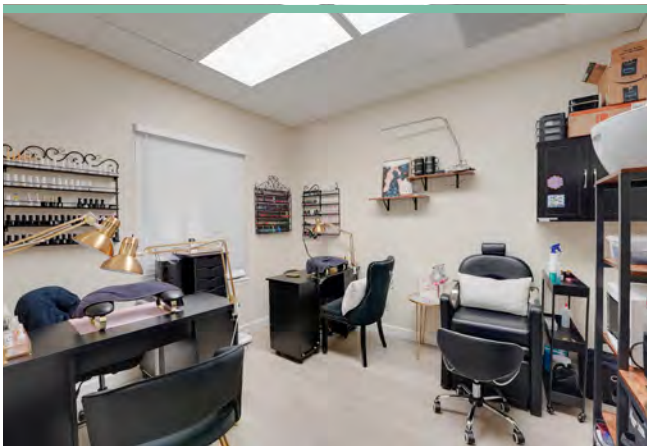
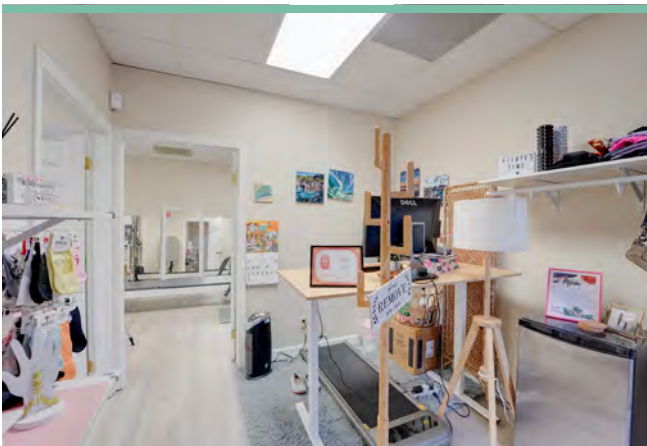
\$384,000 | \$800 PSF



4407 Manchester Ave, Suite 206



\$384,000 | \$800 PSF



Discover Encinitas

Where Business Meets the Coast

Located along six miles of scenic Pacific coastline in North County San Diego, Encinitas is one of Southern California’s most desirable coastal communities. The city blends a relaxed beach-town atmosphere with an affluent residential base, a thriving professional business environment, and an exceptional quality of life. Home to approximately 61,000 residents, Encinitas boasts highly educated households, strong incomes, and a vibrant mix of retail, dining, healthcare, and professional services.



Downtown Encinitas | 5.3 Mi. | 13 Mins.



Moonlight State Beach | 4 Mi. | 13 Mins

Amenity Rich Location | Everything you Need Just Steps Away!

The property offers exceptional convenience, with a variety of restaurants, cafés, and everyday services within walking distance. Located directly across from The Ranch at Rancho Santa Fe Shopping Center, currently undergoing a significant restoration and revitalization, the area continues to evolve with enhanced retail, dining, and lifestyle amenities.

- Coffee

• Fitness
- Lunch

• Cocktails
- Breakfast

• Services

RANCHO SANTA FE PLAZA *2 minute walk from site



Population

1 Mile	6,971
3 Miles	63,870
5 Miles	130,578



Consumer Spending

1 Mile	\$118.8M
3 Miles	\$1.1B
5 Miles	\$2.3B



Daytime Employees

1 Mile	1,998
3 Miles	32,291
5 Miles	66,931



Avg. Household Income

1 Mile	\$178,001
3 Miles	\$189,122
5 Miles	\$187,523

MEDICAL/OFFICE

condos

Encinitas Blvd & Manchester Avenue

- 2 minutes to El Camino Real
- 5 minutes to Interstate 5
- 10 minutes to Downtown Encinitas
- 10 minutes to the beach
- 15 minutes to Rancho Santa Fe
- 25-30 minutes to McClellan–Palomar Airport



Contact Us



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