

# PACIFICA MEDICAL PLAZA

## MEDICAL OFFICE FOR LEASE



**MED  
WEST**  
REALTY

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# PACIFICA MEDICAL PLAZA

Pacifica Medical Plaza, is a 114,209-square-foot, four-story medical office building, ideally located in the sought after Irvine Spectrum submarket.

This high image facility has been transformed to offer a rare opportunity to lease large medical office blocks, with suite sizes ranging from 1,654 square feet to 26,941 square feet (contiguous). The building meets the expectations of the market's affluent consumer groups and draws in a sizable patient base that travels to Irvine from the broader Orange County area in search of high-quality medical care.



# PROPERTY FEATURES

## PROMINENT LOCATION & ACCESSIBILITY

The site's prominent location has high visibility from SR-133 and Irvine Center Drive to create a strong brand image in a proven successful medical market with high growth. Excellent accessibility from 3 major thoroughfares:

- Laguna Freeway (SR-133)
- Santa Ana Freeway (I-5)
- San Diego Freeway (I-405)

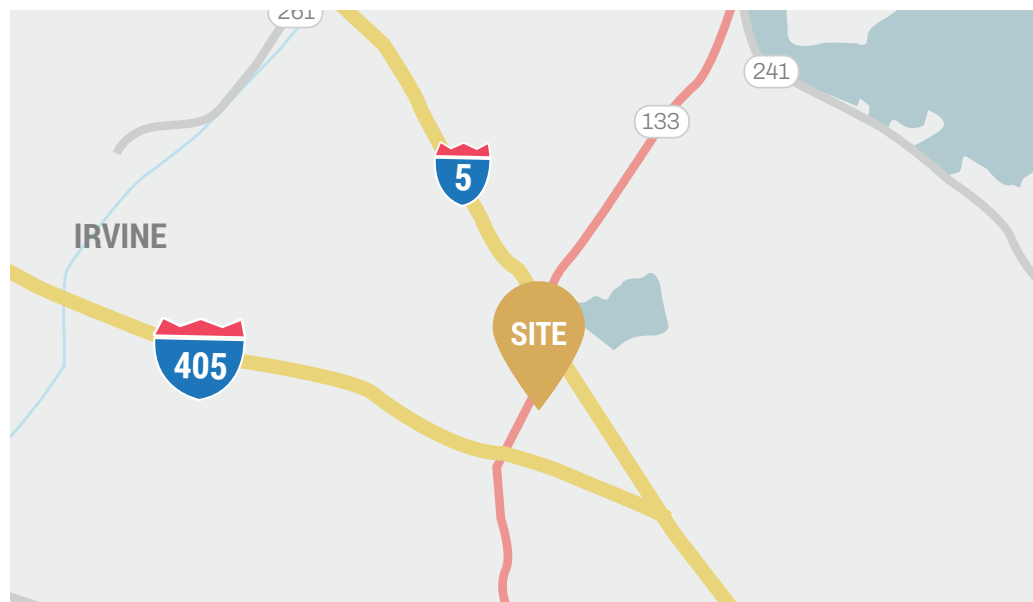
## IDEAL MARKET AND SITE LOCATION

The location is able to conveniently serve over 890,000 patients and growing (within a 15 minute drive time) due to the quality of the roads, major thoroughfares and accessibility of the site.

The service area is expected to grow at a rate of 4% per year.

## FLEXIBLE SUITE OPPORTUNITIES

- Efficient, large open floor plates able to accommodate many specialized medical uses.
- Potential to deliver HCAI compliant ground floor.
- Full floor opportunity available.
- Ground floor availability.





# PROPERTY FEATURES

## HOSPITAL PROXIMITY

Tenants will find value in the proximity to Hoag Hospital Irvine and Kaiser Permanente Orange County-Irvine Medical Center, located less than 2 miles away. City of Hope's \$1-billion cancer hospital and research center in Irvine is also less than 3 miles away and scheduled for completion in 2025.

## RECENT RENOVATIONS

Major capital improvements have been completed including common areas, landscaping, and a new parking structure. New energy efficient systems to keep operating expenses low.

Ownership is committed to enhancing the standard patient and provider experience to create a unique, tranquil building. More upgrades to come!

## AMPLE PARKING

5.6/1000 parking ratio with both surface and covered parking in the new 3-level garage.

Reserved physician parking.

## SIGNAGE OPPORTUNITIES

Building top, eyebrow, and monument signage are available with certain suite requirements and restrictions.





# DEMOGRAPHICS & DRIVETIME

## DEMOGRAPHICS

Estimate 15 Min Drive



POPULATION ESTIMATES	897,740
AVERAGE HOUSEHOLD INCOME	\$134,000.00

## POPULATION

Estimate 15 Min Drive



>17	199,037
18-44	358,478
45-64	221,892
65+	118,333

Data Source: Placer.ai

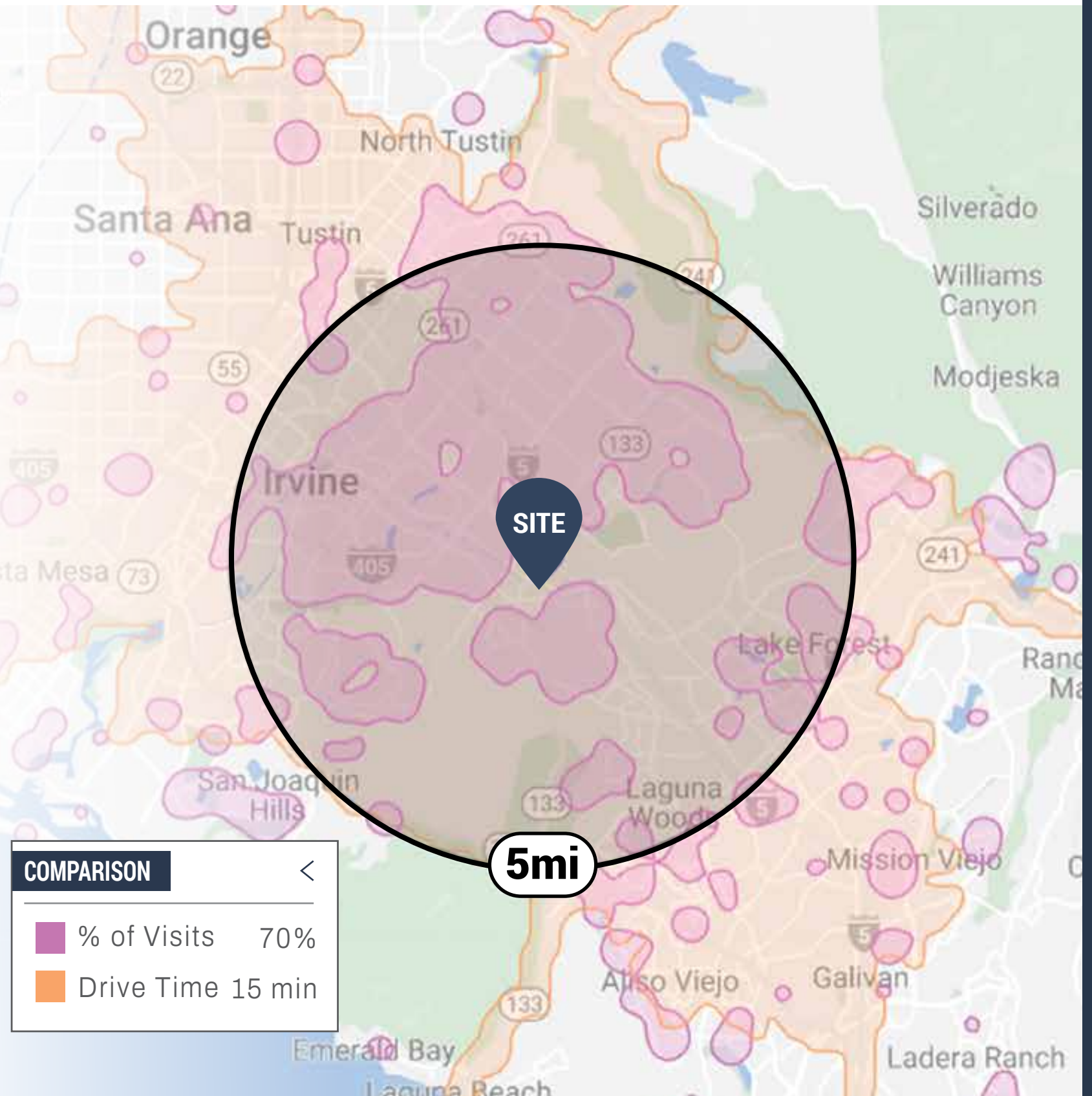
## PAYOR MIX

Within 5 Mile Radius



COMMERCIAL	13.7%
EMPLOYER BASED	55.8%
GOVERNMENT	16.3%
MULTIPLE	14.3%

Data Source: revista med



### COMPARISON

- % of Visits 70%
- Drive Time 15 min





**40,000**  
cars/day

**16,000**  
cars/day

**140,000**  
cars/day

133

Laguna Fwy

SITE

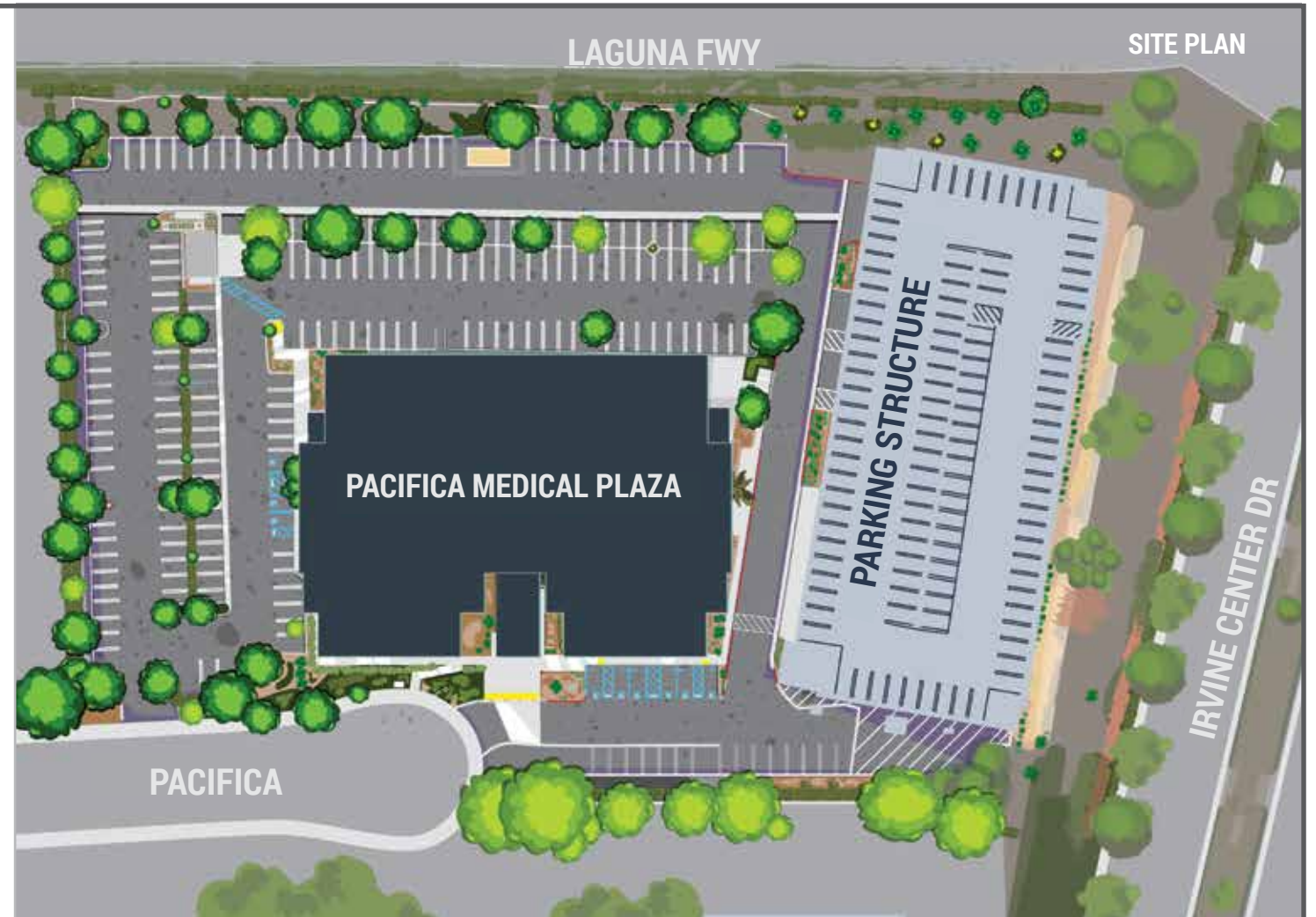
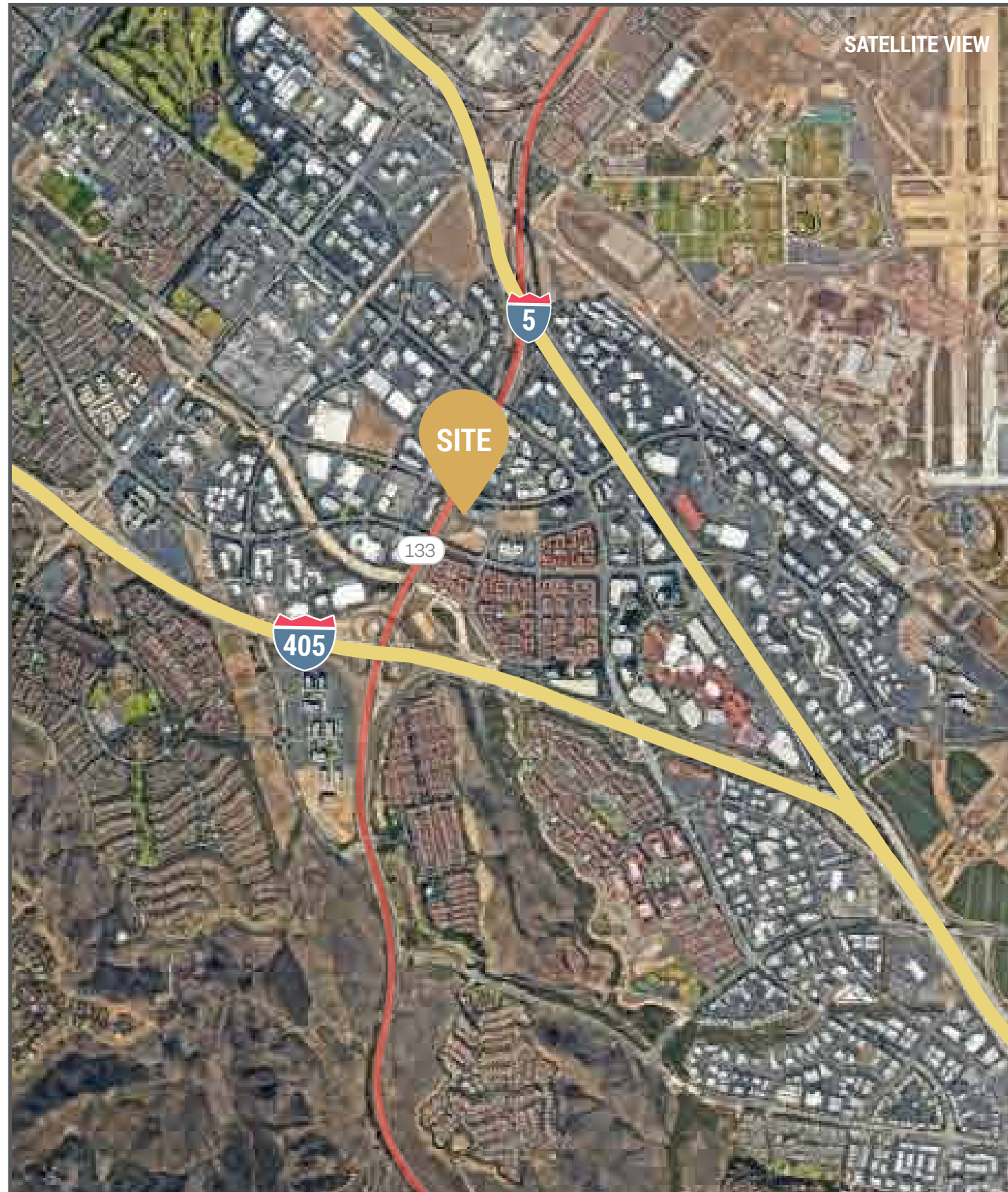
Irvine Center Dr

Pacifica





# MAJOR HIGHWAYS & SITE PLAN








# LOCAL HOSPITAL DISTANCE MAP



## IRVINE & SOUTH ORANGE COUNTY

 KAISER PERMANENTE	6 min
 City of Hope	7 min
 UCI Health New UCI Health - Irvine	14 min
 hoag	6 min
 MemorialCare Saddleback Memorial Hospital	16 min
 Providence Mission Hospital	19 min

## ORANGE

 UCI Health UCI Medical Center	19 min
 Providence St. Joseph's Hospital	19 min
 CHOC Children's	19 min

## NEWPORT BEACH

 City of Hope	19 min
 hoag	19 min





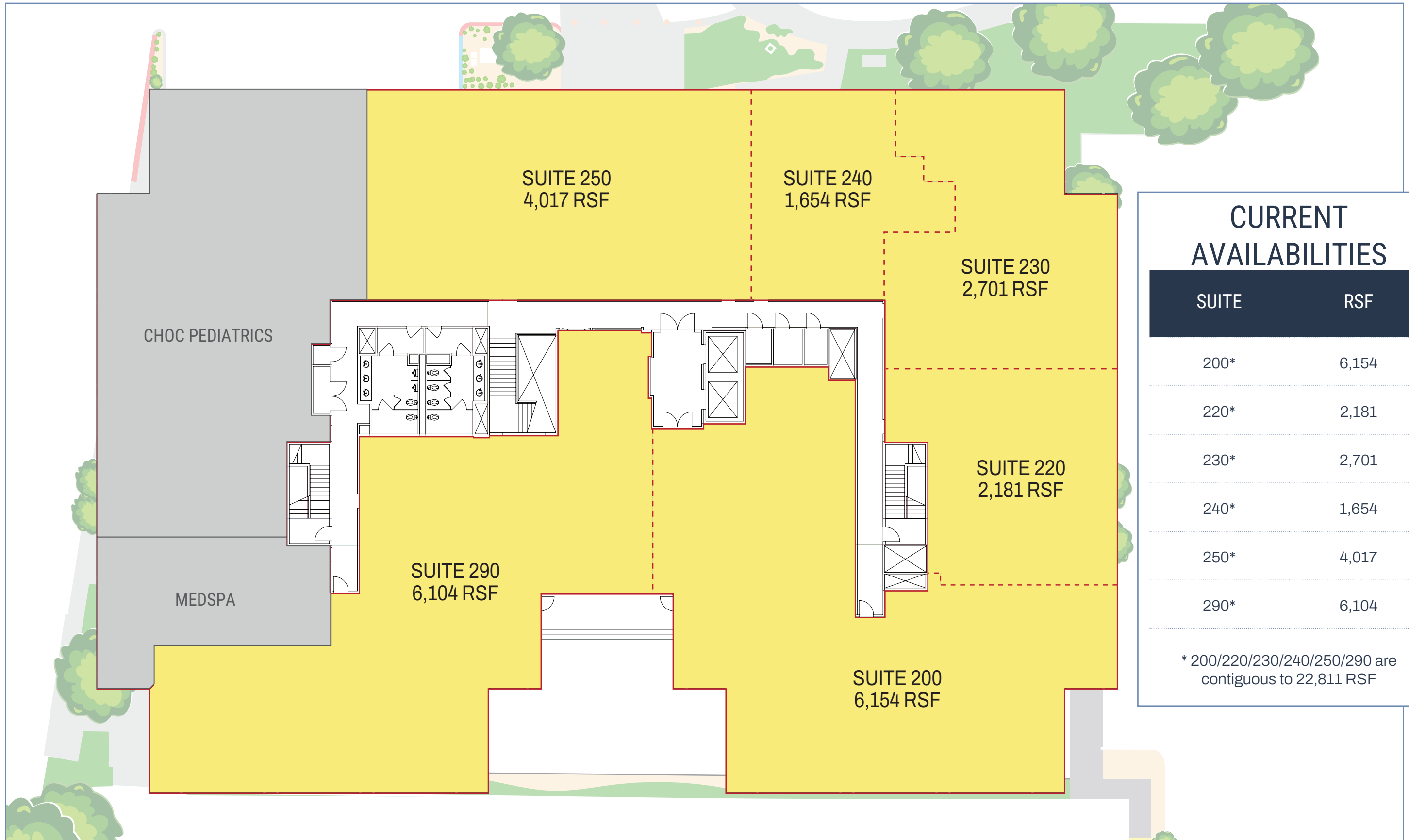
# FLOOR PLAN - FIRST FLOOR



CURRENT AVAILABILITIES	
SUITE	RSF
100	7,141
120	6,800
150	13,000



# FLOOR PLAN - SECOND FLOOR



### CURRENT AVAILABILITIES

SUITE	RSF
200*	6,154
220*	2,181
230*	2,701
240*	1,654
250*	4,017
290*	6,104

\* 200/220/230/240/250/290 are contiguous to 22,811 RSF



# FLOOR PLAN - THIRD FLOOR



### CURRENT AVAILABILITIES

SUITE	RSF
320	2,063
360	4,212
380*	2,890

*\*Occupied until April 2025*



# FLOOR PLAN - FOURTH FLOOR



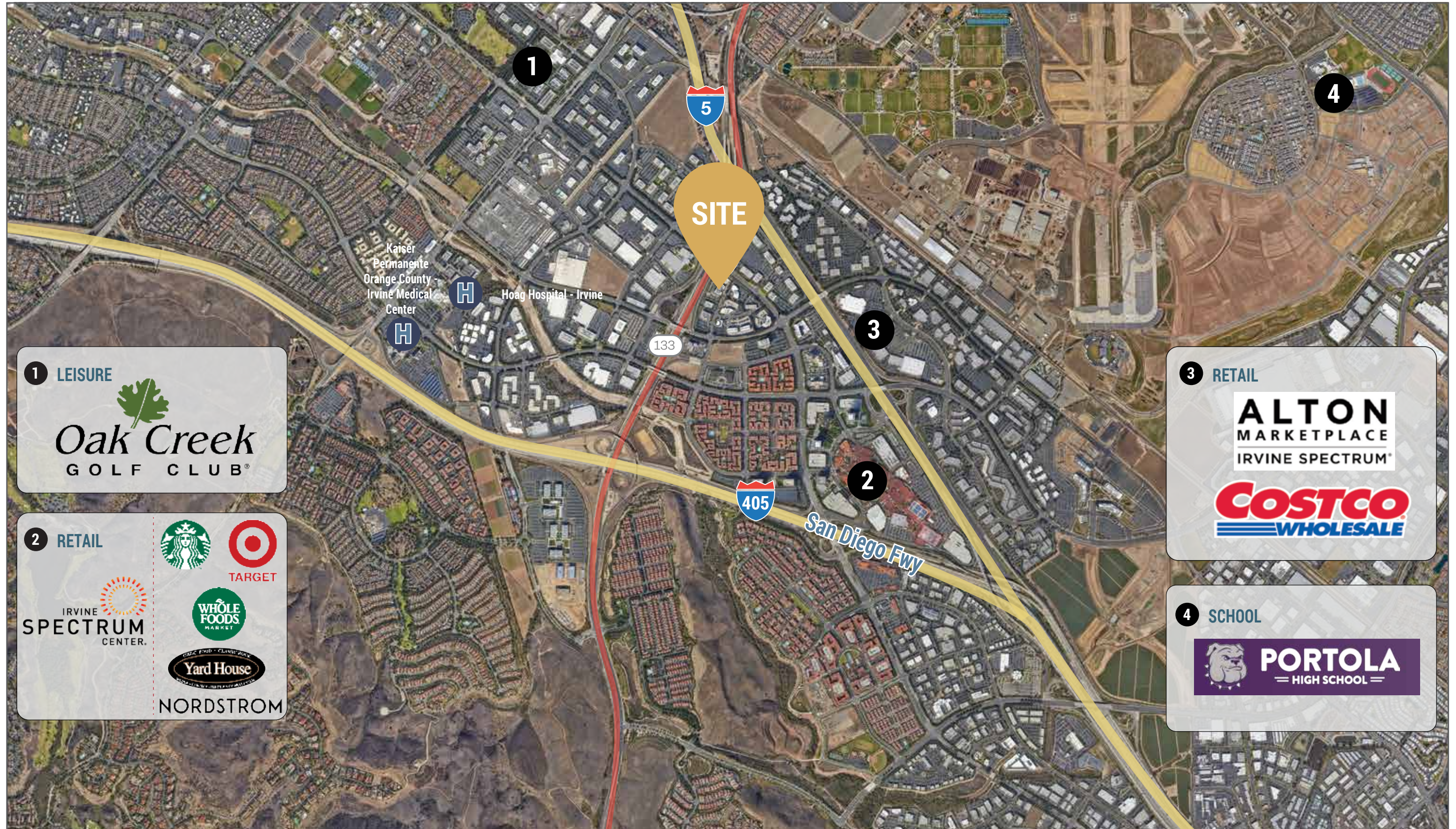
### CURRENT AVAILABILITIES

SUITE	RSF
400*	5,936
470	5,448
490*	4,607

\* 400 / 490 are contiguous 10,543 RSF



# AMENITIES AROUND THE PROPERTY



**1** LEISURE

**Oak Creek**  
GOLF CLUB®

**2** RETAIL

IRVINE SPECTRUM CENTER  
STARBUCKS  
TARGET  
WHOLE FOODS MARKET  
YARD HOUSE  
NORDSTROM

**3** RETAIL

**ALTON**  
MARKETPLACE  
IRVINE SPECTRUM®  
**COSTCO**  
WHOLESALE

**4** SCHOOL

**PORTOLA**  
HIGH SCHOOL





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