

Providence One

+ MEDICAL SUITES FOR LEASE



Lic # 02161402

Casey Immel
(949) 278-5376

Stacey Hall
(949) 331-0845

Bryan McKenney
(949) 478-0087

1950 Sunny Crest Drive
Fullerton, CA



PROVIDENCE ONE

Providence One is an 83,946-square-foot medical office building located in the heart of Fullerton's medical hub. Just a short walk from St. Jude Medical Center, this building is ideally positioned and attracts over 171,000 patient visits annually. Serving the immediate and surrounding communities of Brea, Yorba Linda, and Anaheim, this campus is a prime choice for healthcare providers looking to establish or expand their practice. The combination of its strategic location, diverse tenant mix, favorable demographics, and strong market demand makes Providence One an outstanding opportunity for medical professionals.

Drone Video

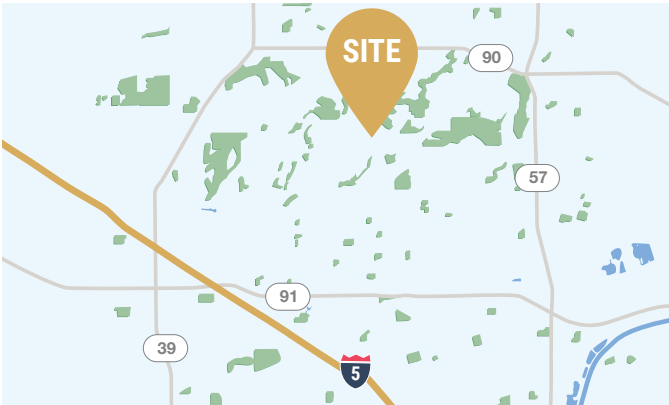
CLICK OR SCAN





+ PROMINENT LOCATION & ACCESSIBILITY

- Walking distance to St. Jude Medical Center
- On-site retail amenities
- Surface and structured parking



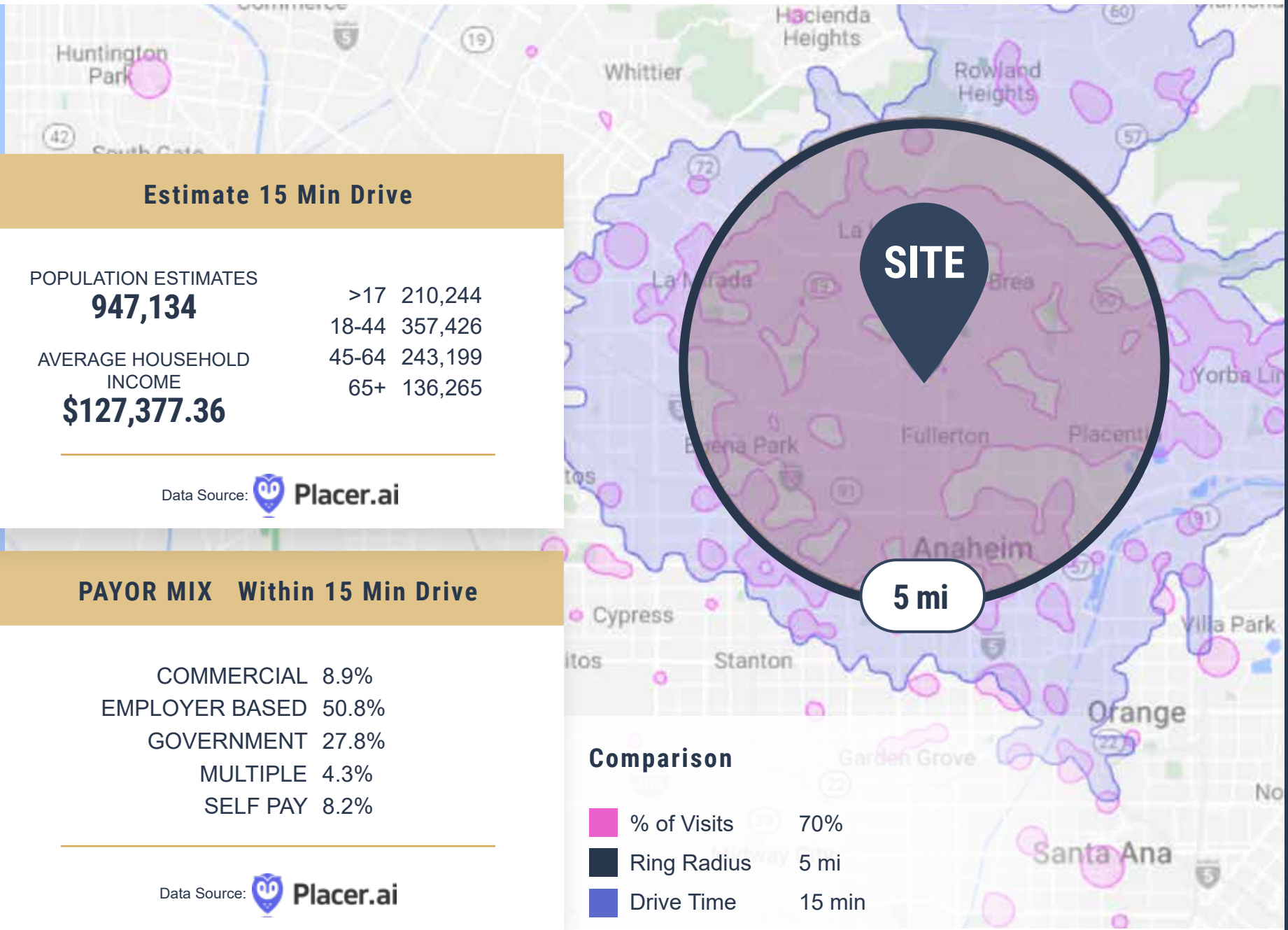
+ IDEAL MARKET & SITE LOCATION

- The proximity to major throughfares enables this location to conveniently serve:
 - 940,000 patients within a 15 minute drive time
 - 304,000 patients within a 5 mile radius



+ BUILDING HIGHLIGHTS

- 86,073 SF – 3 story medical outpatient building
- Strong tenant mix including on site pharmacy
- Elevator served
- Flexible suite sizes
- Complimentary/free staff parking
- Institutionally owned and operated



Estimate 15 Min Drive

POPULATION ESTIMATES

947,134

>17	210,244
18-44	357,426

AVERAGE HOUSEHOLD INCOME	45-64	243,199
	65+	136,265

\$127,377.36

Data Source:  **Placer.ai**

PAYOR MIX Within 15 Min Drive

COMMERCIAL	8.9%
EMPLOYER BASED	50.8%
GOVERNMENT	27.8%
MULTIPLE	4.3%
SELF PAY	8.2%

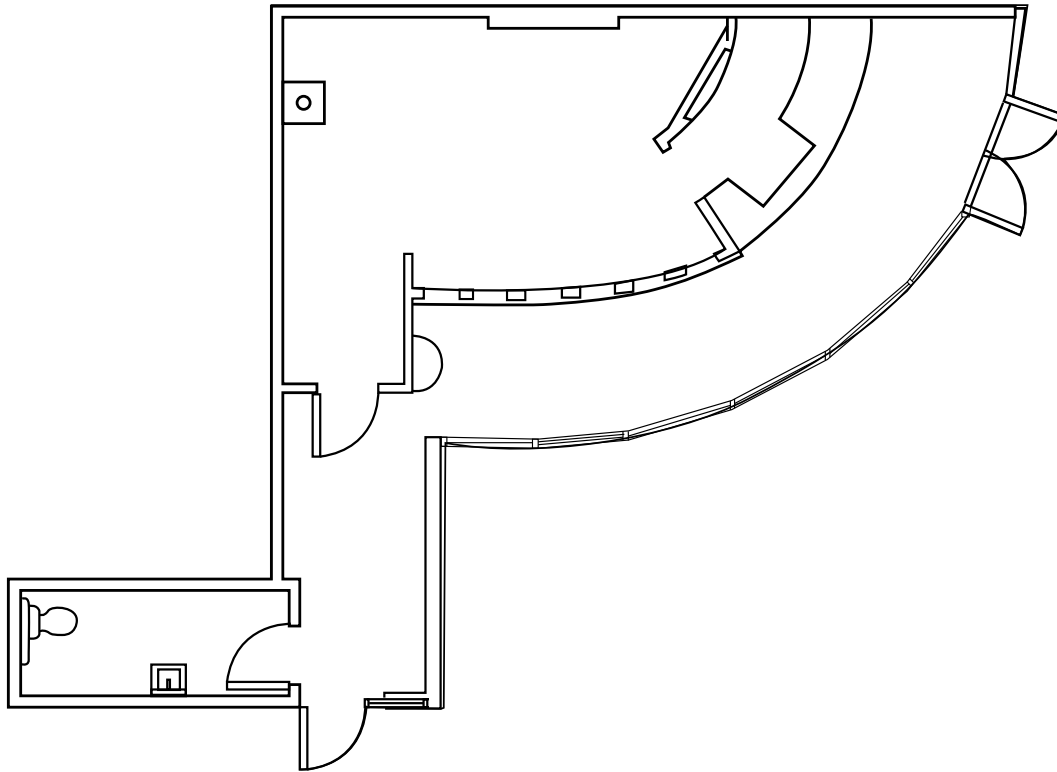
Data Source:  **Placer.ai**

SITE

5 mi

Comparison

-  % of Visits 70%
-  Ring Radius 5 mi
-  Drive Time 15 min

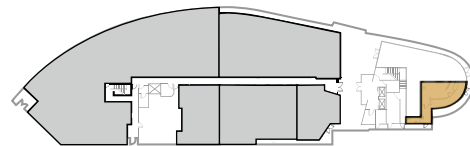


AVAILABLE SUITE

Suite 1010 - 951 RSF

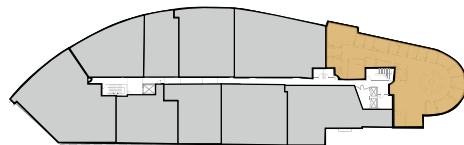
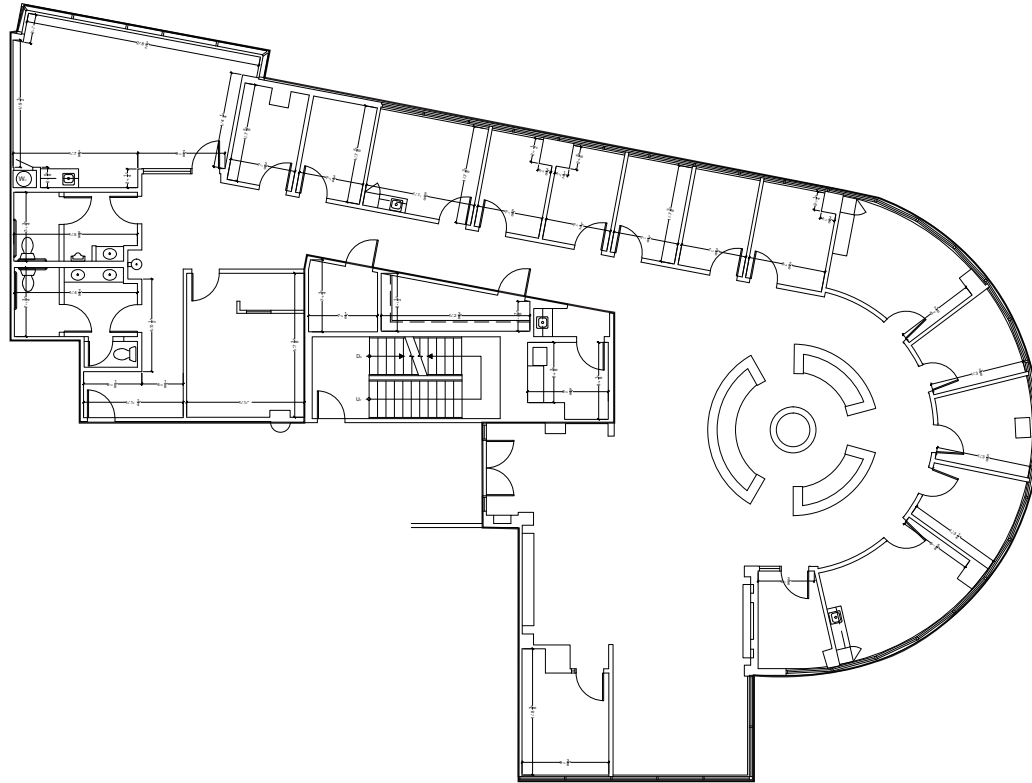
SUITE DESCRIPTION

Retail Space, Excellent Exposure to Street, In-Suite Restroom



Virtual Floor Plan
CLICK OR SCAN





AVAILABLE SUITE

Suite 2000 - 5,479 RSF

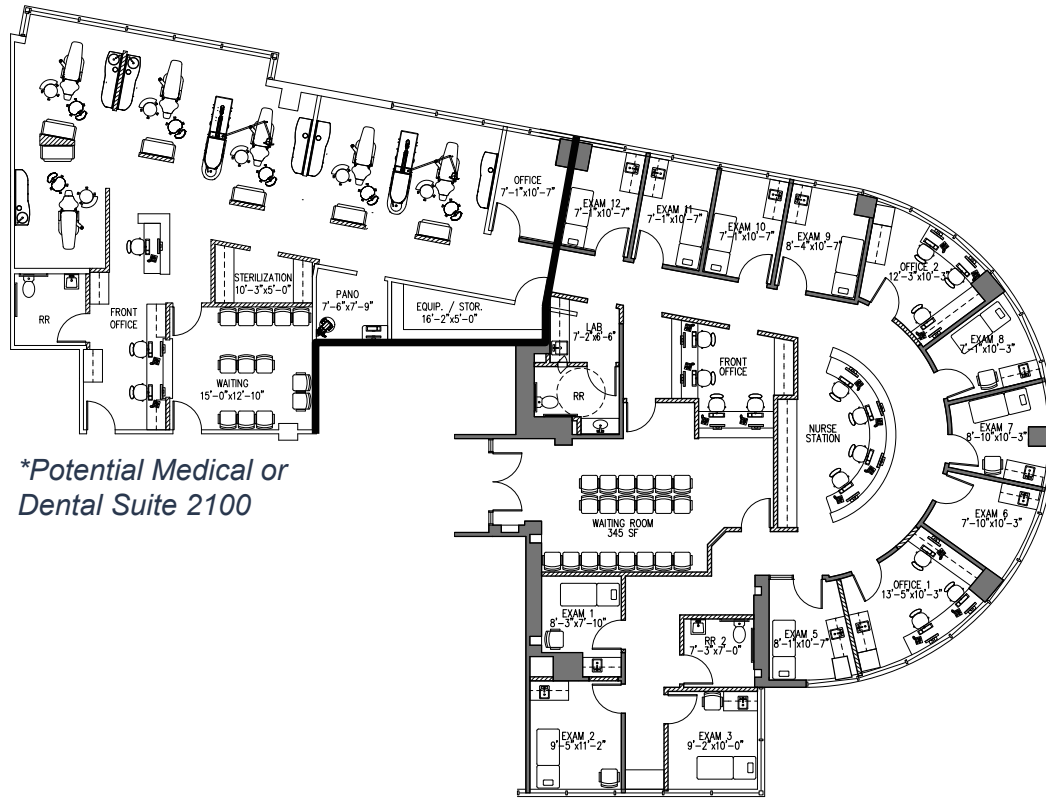
SUITE DESCRIPTION

11 Exam Rooms,
3 Procedure Rooms,
Infusion Room, Doctor's Room,
Xray Room, Lab Area, Storage,
Reception/Admin,
2 In-Suite Restroom

Virtual Floor Plan

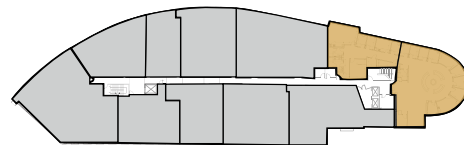
CLICK OR SCAN





**Potential Medical or Dental Suite 2100*

**Potential Medical or Dental Suite 2000*



Hypothetical floor plans for visualization purposes only

AVAILABLE SUITE

Suite 2000 - 3,313 RSF

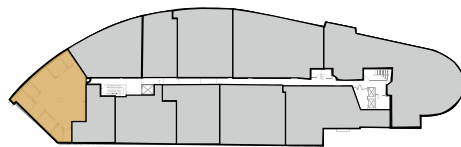
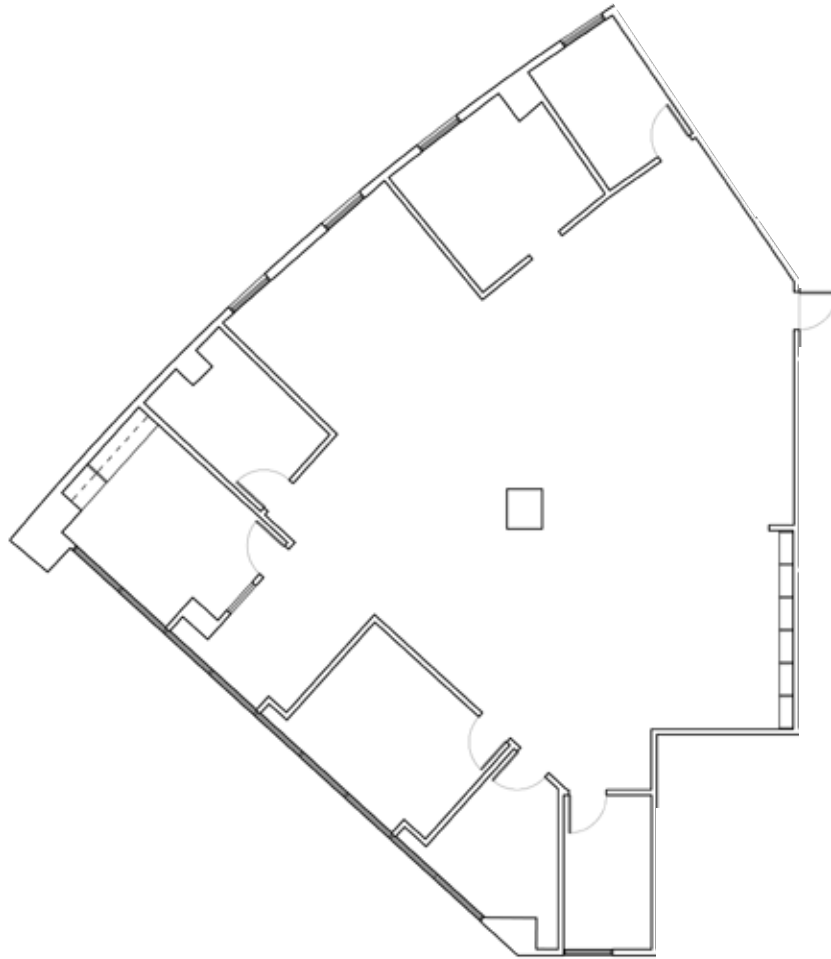
Suite 2100 - 2,166 RSF

SUITE DESCRIPTION

Potential medical or dental spaces that can be customized based on tenant requirements.

Virtual Floor Plan
CLICK OR SCAN





AVAILABLE SUITE

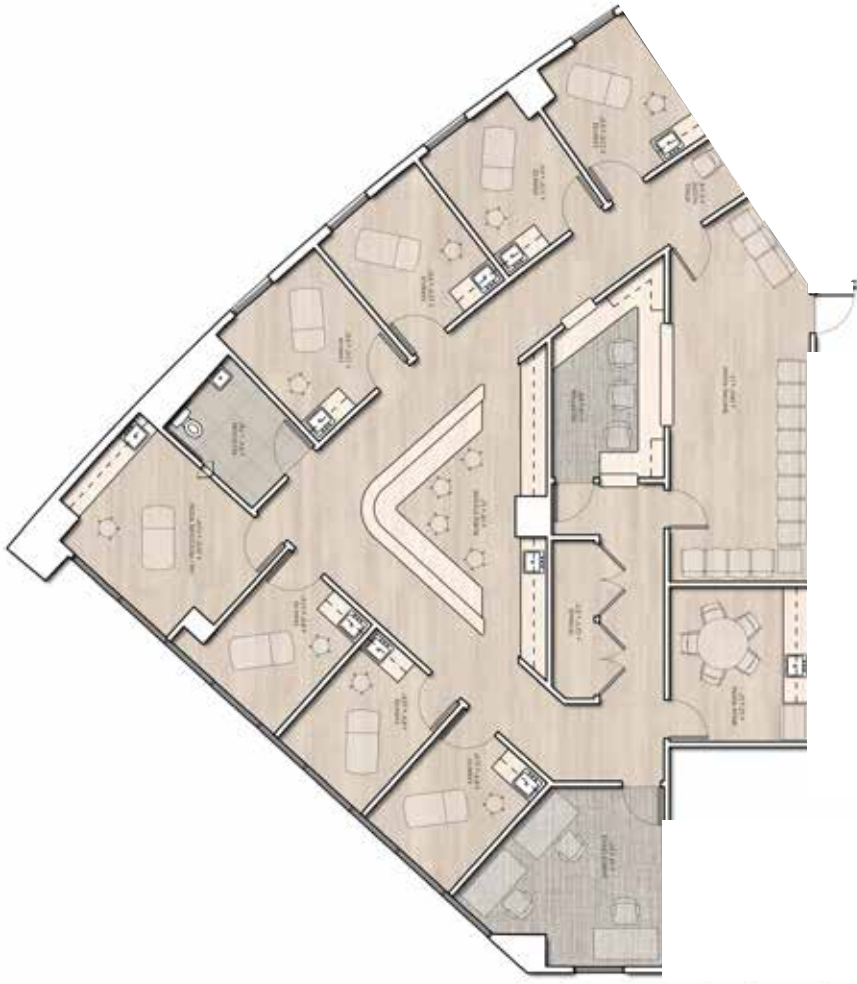
Suite 2950 - 3,087 RSF

SUITE DESCRIPTION

Currently in office condition.
Spec Plan design ready.

Virtual Floor Plan
CLICK OR SCAN





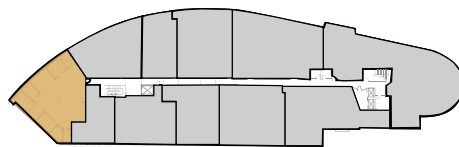
AVAILABLE SUITE

Suite 2950 - 3,087 RSF

SUITE DESCRIPTION

Currently in office condition.
Spec Plan design ready.

**Spec Plan*



Virtual Floor Plan
CLICK OR SCAN



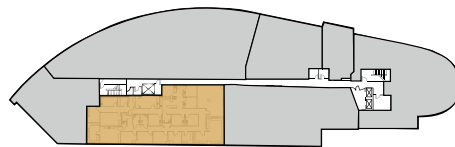
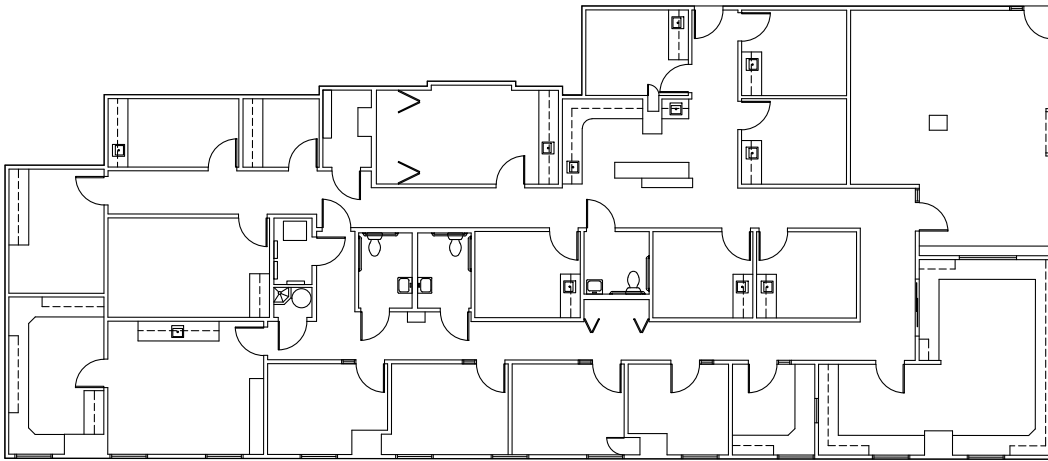
AVAILABLE SUITE

Suite 3800 - 5,174 RSF

(Contiguous up to 10,388 RSF)

SUITE DESCRIPTION

6 Exam Rooms, 4 Doctor's Offices, 2 Larger Exam/ Procedure Rooms, 3 In-Suite Restrooms, Breakroom, Reception/Admin



Virtual Floor Plan

CLICK OR SCAN





 Providence

St. Jude
Medical Center

5,000
cars/day

W BASTANCHURY ROAD

36,000
cars/day

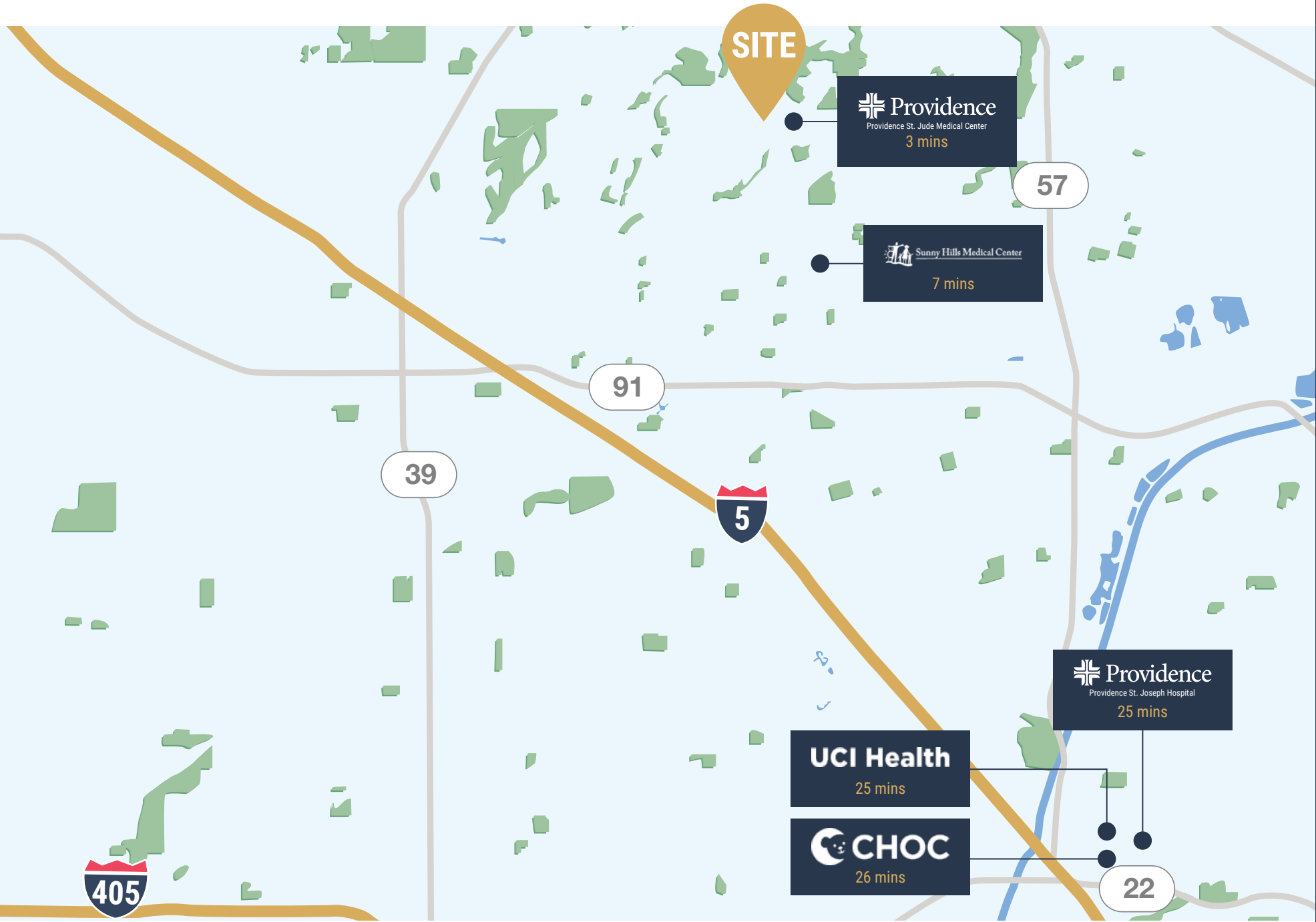
LAGUNA ROAD

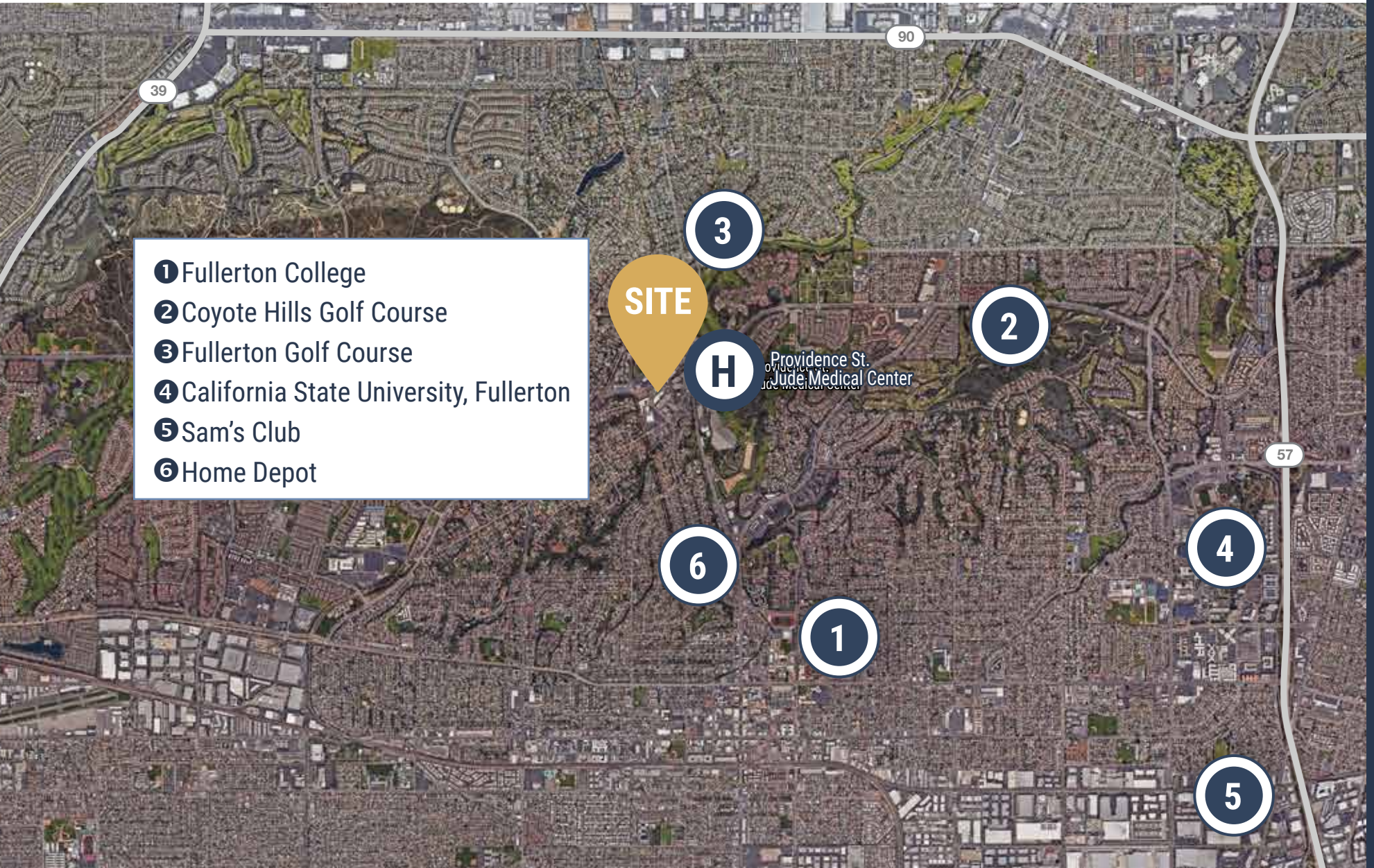
SITE

N HARBOR BLVD

21,000
cars/day

LOCAL HOSPITAL DISTANCE MAP





- ① Fullerton College
- ② Coyote Hills Golf Course
- ③ Fullerton Golf Course
- ④ California State University, Fullerton
- ⑤ Sam's Club
- ⑥ Home Depot

SITE

3

2

H

Providence St. Jude Medical Center

57

4

6

1

5

39

90



**MED
WEST**
REALTY

Lic # 02161402

Casey Immel

Casey@MedWestRealty.com
(949) 278-5376
LIC#01312850

Stacey Hall

Stacey@MedWestRealty.com
(949) 331-0845
LIC#01924089

Bryan McKenney

Bryan@MedWestRealty.com
(949) 478-0087
LIC#01505792

OWNED BY

**Well
tower**