

4501 Birch Street

☒ SURGERY CENTER FOR LEASE



MED
WEST
REALTY

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4501 BIRCH STREET

Strategically located in the heart of the Newport Beach Airport Area, 4501 Birch Street offers healthcare providers a premier medical office opportunity in one of Orange County's most prestigious and high-demand submarkets. The property benefits from immediate access to the 405, 73, and 55 freeways, as well as proximity to John Wayne Airport, providing seamless connectivity for patients and providers traveling from Newport Beach, Costa Mesa, Irvine, Corona del Mar, and surrounding coastal communities. Positioned within a thriving commercial corridor and just minutes from Hoag Hospital Newport Beach, the property is ideally situated to support strong referral relationships and a steady, established patient base.

Surrounded by some of Southern California's most affluent demographics, 4501 Birch Street draws from a patient population known for prioritizing access to high-quality medical care and specialty services. The combination of premier location, exceptional accessibility, and a healthcare-driven market makes this an outstanding opportunity for medical professionals looking for a stand alone surgery center.



PROMINENT LOCATION & ACCESSIBILITY

- Highly desirable location near John Wayne Airport
- Easy access to 73,55, and 405 Freeways



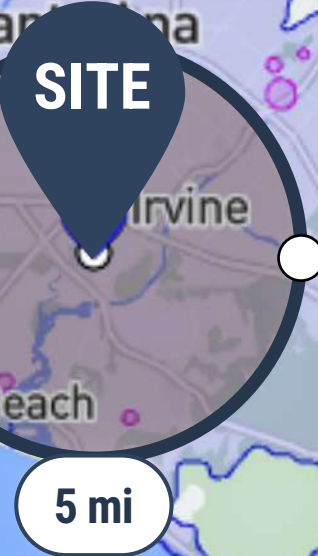
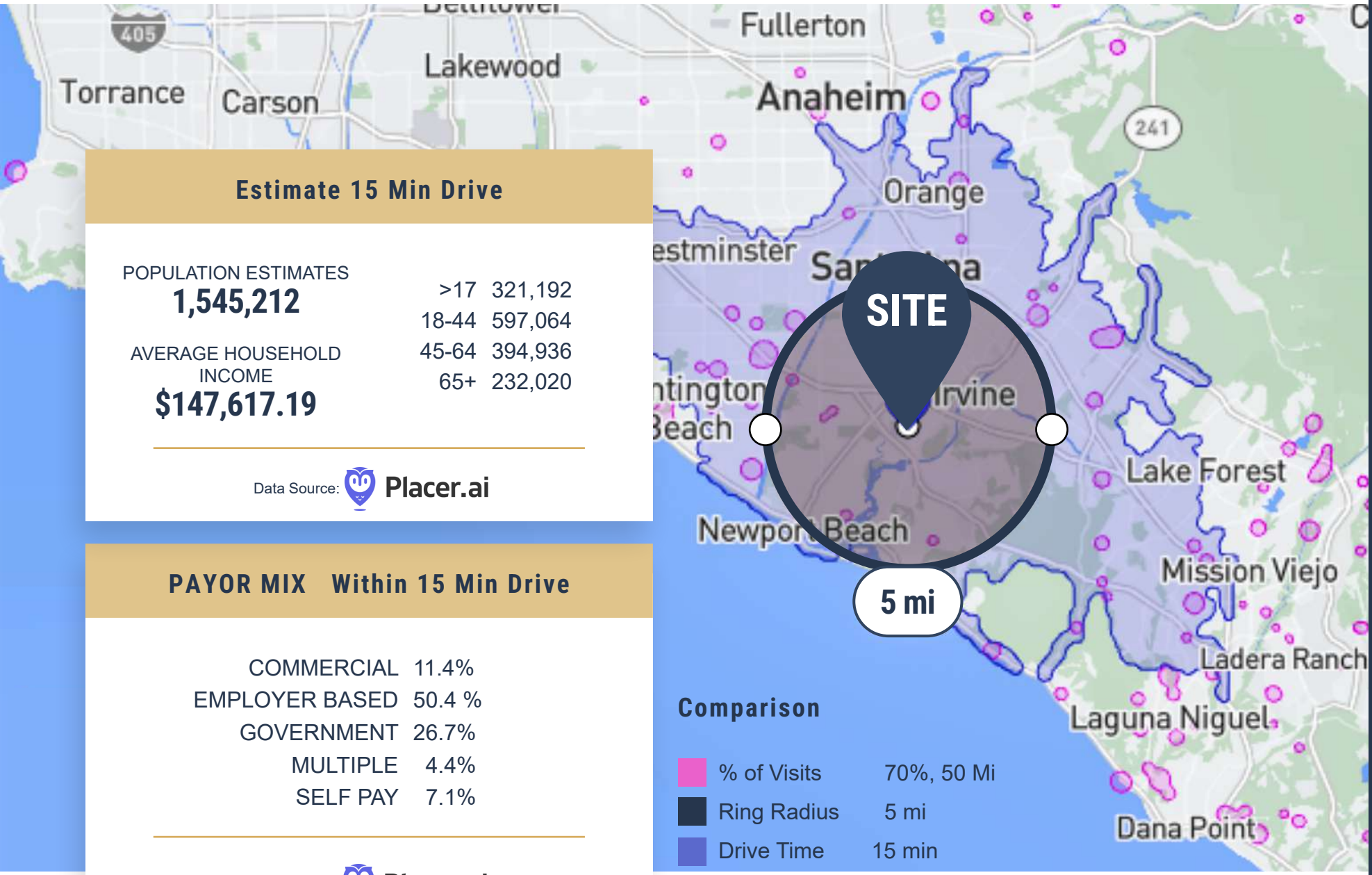
MARKET & HOSPITAL PROXIMITY

- This location is able to serve over 1,545,000 patients and growing (within a 15 minute drive time) due to the quality of the roads, major thoroughfares and accessibility of the site.



BUILDING HIGHLIGHTS

- 5,000 SF Surgery Center with 3 Operating Rooms
- Surface parking



Estimate 15 Min Drive

POPULATION ESTIMATES
1,545,212

>17	321,192
18-44	597,064
45-64	394,936
65+	232,020

AVERAGE HOUSEHOLD INCOME
\$147,617.19

Data Source: **Placer.ai**

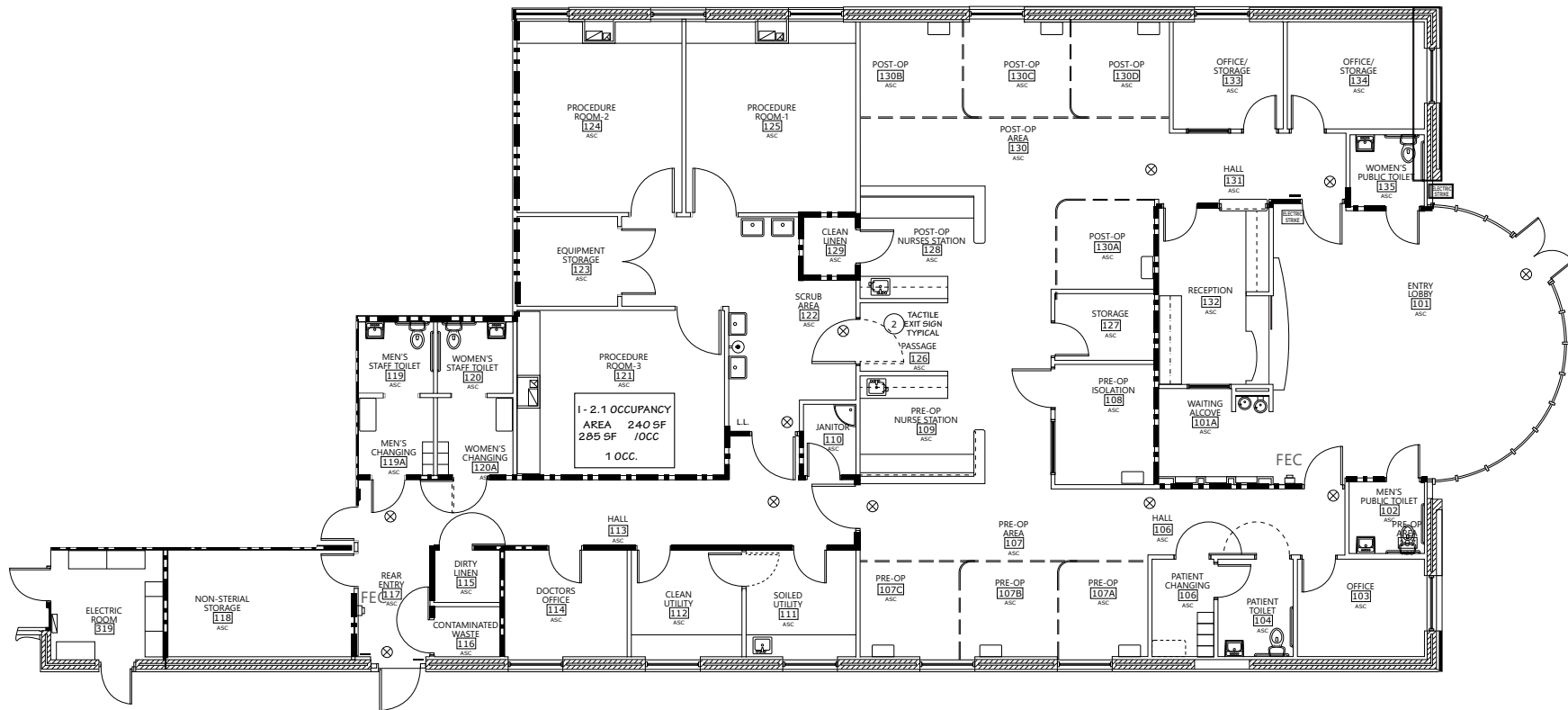
PAYOR MIX Within 15 Min Drive

COMMERCIAL	11.4%
EMPLOYER BASED	50.4 %
GOVERNMENT	26.7%
MULTIPLE	4.4%
SELF PAY	7.1%

Data Source: **Placer.ai**

Comparison

 % of Visits	70%, 50 Mi
 Ring Radius	5 mi
 Drive Time	15 min



Virtual Floor Plan
CLICK OR SCAN



AVAILABLE SUITE

SUITE	SIZE	SUITE DESCRIPTION
Surgery Center	5,000 SF	3 Procedure Rooms, 3 Office / Medical Storage Rooms, Patient Prep - Preop & Postop, Procedure Staff / Nurses' Station, Medical Supply Storage, Surgery Lobby and Reception



12,000
cars/day

SITE

28,300
cars/day

33,300
cars/day

BIRCH ST

CAMPUS DR

MAC ARTHUR BLVD

LOCAL HOSPITAL DISTANCE MAP





SITE

- 1** Tustin Legacy Shopping Center
Whole Foods Market
TJ Maxx
Ulta Beauty
Chick-Fil-A
AMC Tustin 14
- 2** Retail
Sprouts Farmers Market
Starbucks
Target
- 3** John Wayne Airport
- 4** The Market Place
- 5** University of California, Irvine
- 6** Shady Canyon Golf Club
- 7** Irvine Spectrum Center



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