

# FOUNTAIN VALLEY MEDICAL + CENTER



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FOR LEASE | 11100 WARNER AVE | FOUNTAIN VALLEY

## Medical Office Space for Lease

On-Campus at Fountain Valley Regional Hospital

**Colliers International**

3 Park Plaza | Suite 1200  
Irvine, CA 92614  
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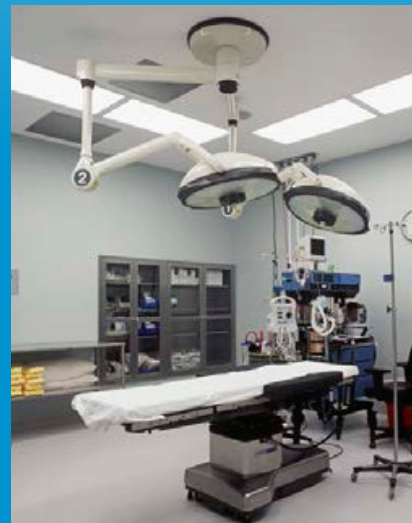


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**Building Features**

- › 89,434 SF, three-story medical office building
- › Located on the campus of Fountain Valley Regional Hospital
- › Medical space available from 1,045 – 5,134 SF
- › Strong in-place mix roster of healthcare specialties = “built-in” referral sources for new tenants
- › Pharmacy and full service lab on-site
- › Custom suite build-out available
- › Easy access to 405 freeway via Euclid Ave.
- › Free Surface Parking
- › Professionally owned and managed by Healthcare Realty



**NEW COMMON AREA RENOVATIONS COMPLETE**

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Opened in 1971, Fountain Valley Regional Hospital (FVRH) celebrated its 48 year anniversary in 2019 serving the community of Fountain Valley and surrounding cities. FVRH originally opened as a physician run hospital and now is owned and operated by Tenet Healthcare, a leading provider of healthcare in the US. FVRH is a 413-bed, acute care hospital offering the full spectrum of medical services from a full service emergency department to award winning cardiology care, a comprehensive cancer center, pediatrics and neonatal services including a level III neonatal ICU, OC Institute for orthopedics, imaging and wound care to bariatrics and weight loss. Six medical office buildings are located on the campus of FVRH populated by physician tenants providing a wide range of comprehensive out-patient services, primary and specialty care and wellness programs.

As of 2018, FVRH is the largest employer in the city of Fountain Valley with over 1700 physicians and staff members further reinforcing its commitment to provide quality care to the surrounding community.



**Demographics**

	1 mile	3 miles	5 miles
2019 Estimate	17,442	258,565	759,574
2024 Projection	18,143	266,972	785,106
% of Population +55	33.36%	25.70%	23.84%
2019 Est. Average Age	42.74	38.27	37.41
Avg. HH Income	\$90,566	\$94,223	\$91,090



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## Patient Demand Forecast, Fountain Valley

The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties in key markets across the US. The MSP tool supports planners, providers and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. The below data is representative of the Fountain Valley zip codes that surround Fountain Valley Medical Center – which include **92683, 92703, 92708, 92704 and 92626**. For more information on the Advisory Board, please visit [www.advisory.com](http://www.advisory.com).

SERVICE LINES	TODAY'S VOLUME
Urology	13,948
Pulmonology	25,708
Ophthalmology	75,911
Neurology	14,522
Podiatry	13,556
Pain Management	9,482
Orthopedics	37,495
Cosmetic Procedures	7,543
Dermatology	52,975
Gastroenterology	25,114
Endoscopy	46,445
Physical Therapy/Rehabilitation	238,465
Vascular	11,463
ENT	31,780
Nephrology	7,633
Sleep Studies	24,237
Oncology Center	128,804
Ambulatory Surgery	301,063
Psychiatry	131,722
Cardiology	89,584
Oncology	1,922

2021	
5-Year VOLUME	↑
Urology	18,083 <b>29.6%</b>
Pulmonology	33,180 <b>29.1%</b>
Ophthalmology	97,571 <b>28.5%</b>
Neurology	18,554 <b>27.8%</b>
Podiatry	17,127 <b>26.3%</b>
Pain Management	11,942 <b>26.0%</b>
Orthopedics	46,716 <b>24.6%</b>
Cosmetic Procedures	9,394 <b>24.5%</b>
Dermatology	65,877 <b>24.4%</b>
Gastroenterology	31,023 <b>23.5%</b>
Endoscopy	57,124 <b>23.0%</b>
Physical Therapy/Rehabilitation	290,615 <b>21.9%</b>
Vascular	13,953 <b>21.7%</b>
ENT	38,216 <b>20.3%</b>
Nephrology	9,168 <b>20.1%</b>
Sleep Studies	28,958 <b>19.5%</b>
Oncology Center	150,522 <b>16.9%</b>
Ambulatory Surgery	351,132 <b>16.6%</b>
Psychiatry	153,332 <b>16.4%</b>
Cardiology	100,480 <b>12.2%</b>
Oncology	2,149 <b>11.8%</b>

2026	
10-Year VOLUME	↑
Urology	21,444 <b>53.7%</b>
Pulmonology	37,960 <b>47.7%</b>
Ophthalmology	113,388 <b>49.4%</b>
Neurology	21,269 <b>46.5%</b>
Podiatry	20,697 <b>52.7%</b>
Pain Management	13,586 <b>43.3%</b>
Orthopedics	52,412 <b>39.8%</b>
Cosmetic Procedures	10,352 <b>37.2%</b>
Dermatology	76,840 <b>45.0%</b>
Gastroenterology	35,256 <b>40.4%</b>
Endoscopy	64,170 <b>38.2%</b>
Physical Therapy/Rehabilitation	314,548 <b>31.9%</b>
Vascular	16,336 <b>42.5%</b>
ENT	43,167 <b>35.8%</b>
Nephrology	10,369 <b>35.9%</b>
Sleep Studies	32,172 <b>32.7%</b>
Oncology Center	166,269 <b>29.1%</b>
Ambulatory Surgery	387,914 <b>28.8%</b>
Psychiatry	171,516 <b>30.2%</b>
Cardiology	111,620 <b>24.6%</b>
Oncology	2,324 <b>20.9%</b>

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**CLOSE PROXIMITY TO 5 OTHER LOCAL HOSPITALS**

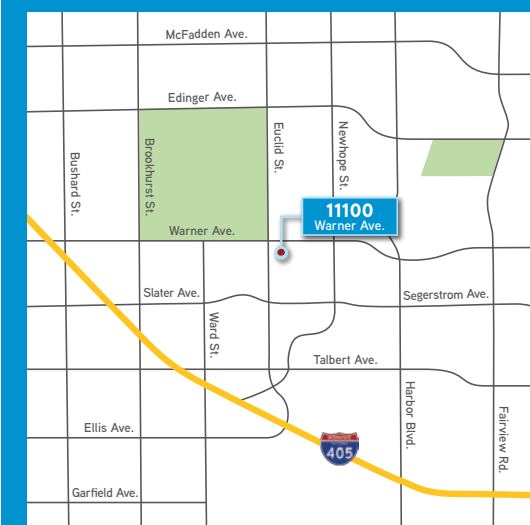
Orange Coast Memorial Medical Center  
2.2 Mi. or 6 Mins.

Huntington Beach Hospital  
3.9 Mi. or 9 Mins.

Garden Grove Hospital  
5.8 Mi. or 14 Mins.

Western Medical Center  
10.7 Mi. or 15 Mins.

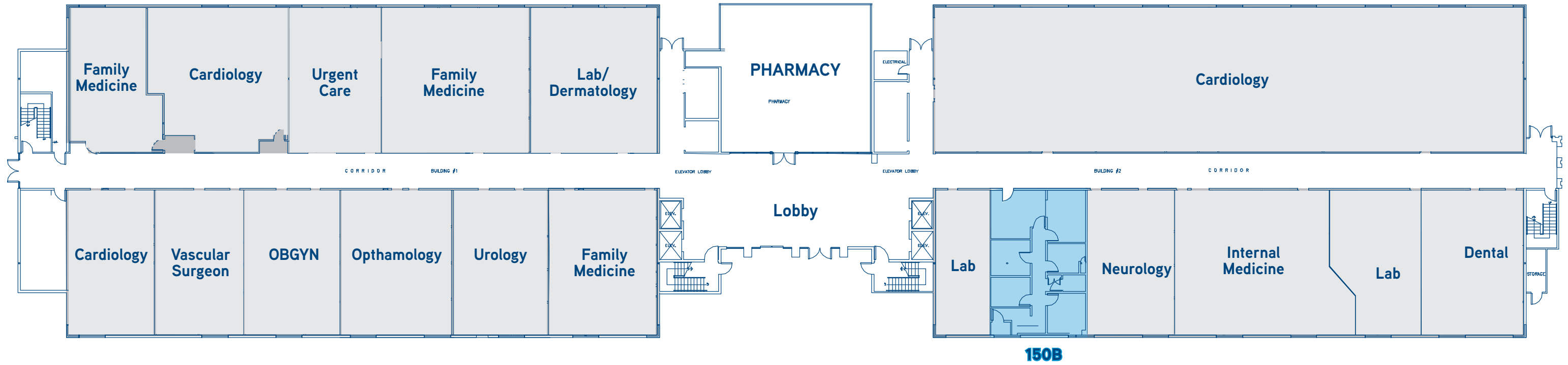
Hoag Hospital  
9.4 Mi. or 16 Mins.



## First Floor

EAST

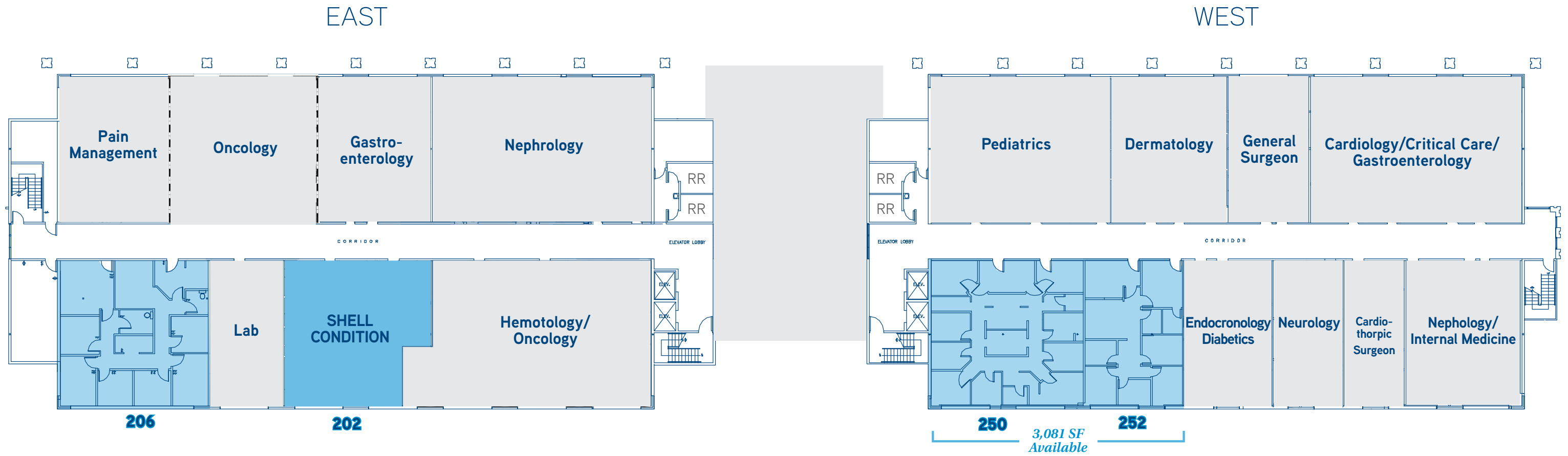
WEST



Suite #	Size	Availability
FULLY LEASED		

Suite #	Size	Availability	Former Specialty
150B	1,216 SF	Vacant	OBGYN

## Second Floor



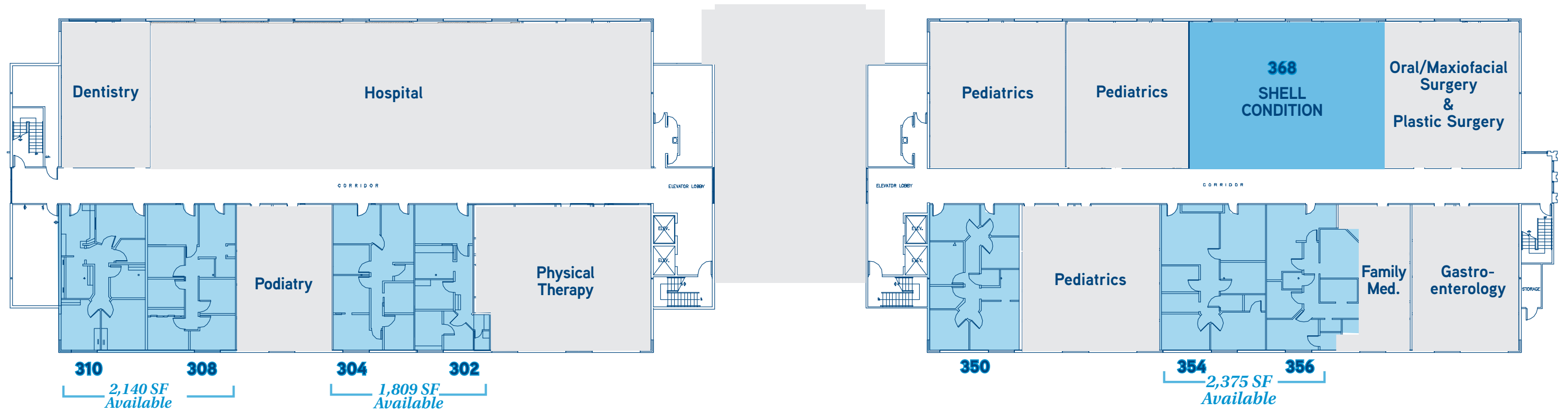
Suite #	Size	Availability
202	1,660 SF	Vacant (Shell Condition)
206	1,822 SF	Vacant
214	1,822 SF	Lease Pending

Suite #	Size	Availability	Former Specialty
250	1,872 SF	Vacant	Rheumatology
252	1,209 SF	Vacant	Pediatrics

## Third Floor

EAST

WEST



Suite #	Size	Availability	Former Specialty
302	811	Vacant	Internal Medicine
304	998	Vacant	Rheumatology
308	1,095 SF	Vacant	Former ENT
310	1,045 SF	Vacant	Former Cardiology

Suite #	Size	Availability	Former Specialty
350	1,120 SF	Vacant	Cardiology
354	1,257 SF	Vacant	Diabetics
356	1,118 SF	Vacant (New Improvements)	Internal Medicine
368	2,076 SF	Vacant (Shell Condition)	N/A

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