

# St. Joseph Medical Tower

➤ MEDICAL OFFICES FOR SUBLEASE



Lease with Confidence, Choose MedWest

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**1010 West La Veta Avenue**  
**Orange, CA**

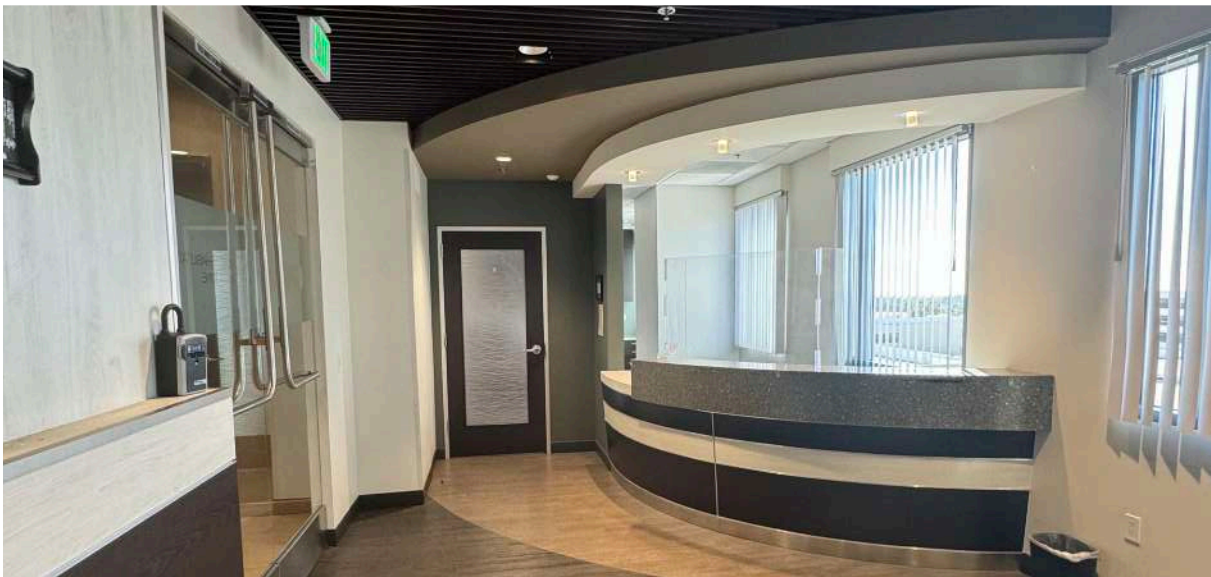
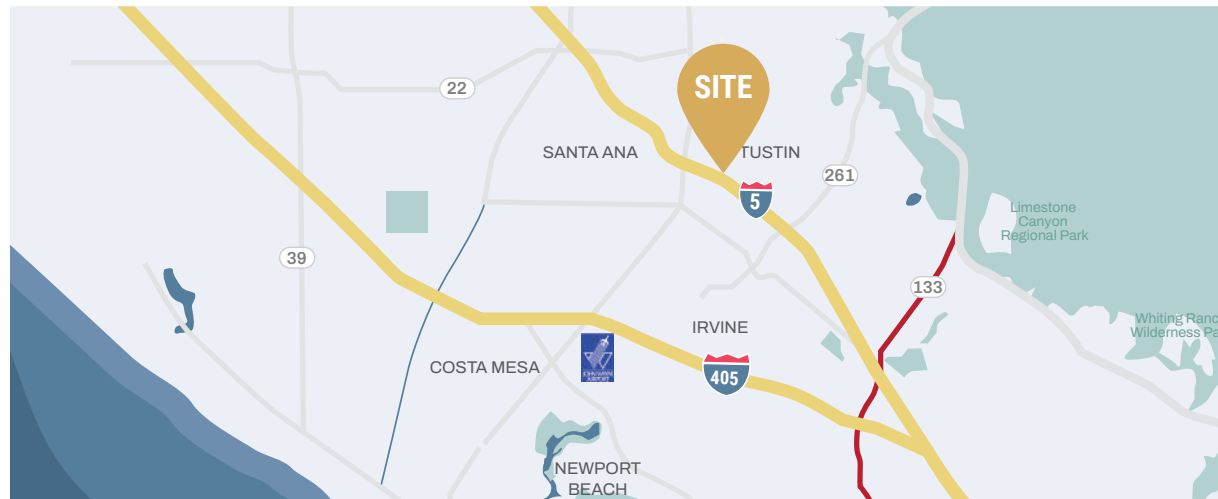




# 1010 WEST LAVETA AVENUE

The St. Joseph Medical Tower, is a 7-story, 120,000 SF medical office building with a direct connection to The Center for Cancer Prevention and Treatment at St. Joseph Hospital. This prime location also offers accessibility and walkability esteemed campuses of Providence St. Joseph's and CHOC hospitals. Located in a thriving medical hub, this area is home to many of the leading specialists in the region, fostering excellent referral opportunities both onsite and throughout the medical corridor.





- ✚ CONNECTED TO THE CENTER FOR CANCER PREVENTION AND TREATMENT AT ST. JOSEPH HOSPITAL
- ✚ 1,100-CAR PARKING STRUCTURE ADJACENT TO THE TOWER
- ✚ CAFÉ AND PHARMACY LOCATED ON FIRST FLOOR
- ✚ ON-SITE PROFESSIONAL MANAGEMENT
- ✚ PROMINENT LOCATION AND ACCESSIBILITY
  - Close proximity to providence st. Joseph hospital Orange, choc children's hospital, uci medical Center

### Estimate 15 Min Drive

POPULATION ESTIMATES

**1,899,434**

AVERAGE HOUSEHOLD INCOME

**\$126,259.55**

>17 419,355

18-44 741,585

45-64 482,071

65+ 256,423

Data Source:  Placer.ai

### PAYOR MIX Within 5 Mile Radius

COMMERCIAL 9.4%

EMPLOYER BASED 48.7%

GOVERNMENT 29.1%

MULTIPLE 4.3%

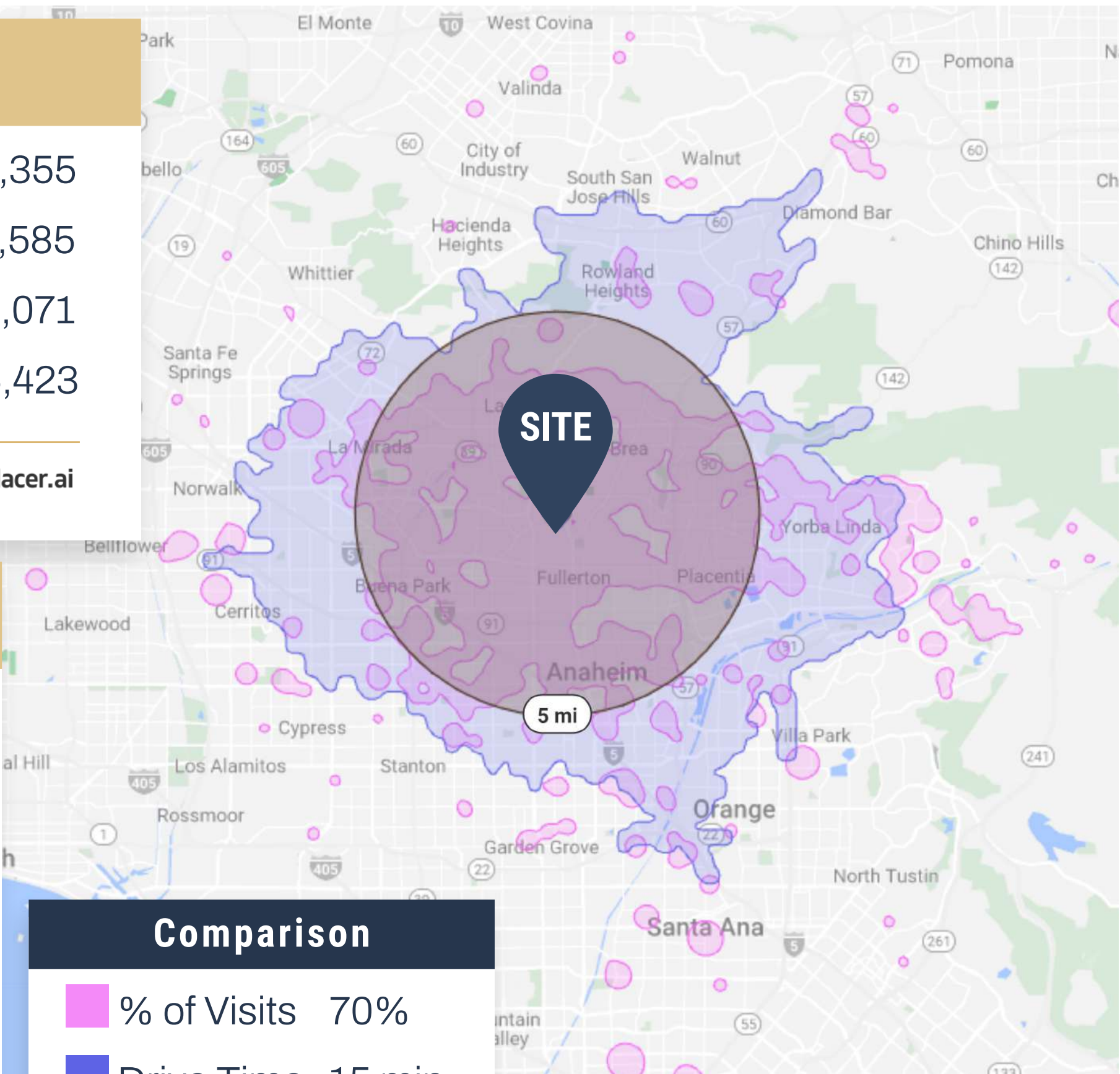
SELF PAY 8.4%

Data Source:  Placer.ai

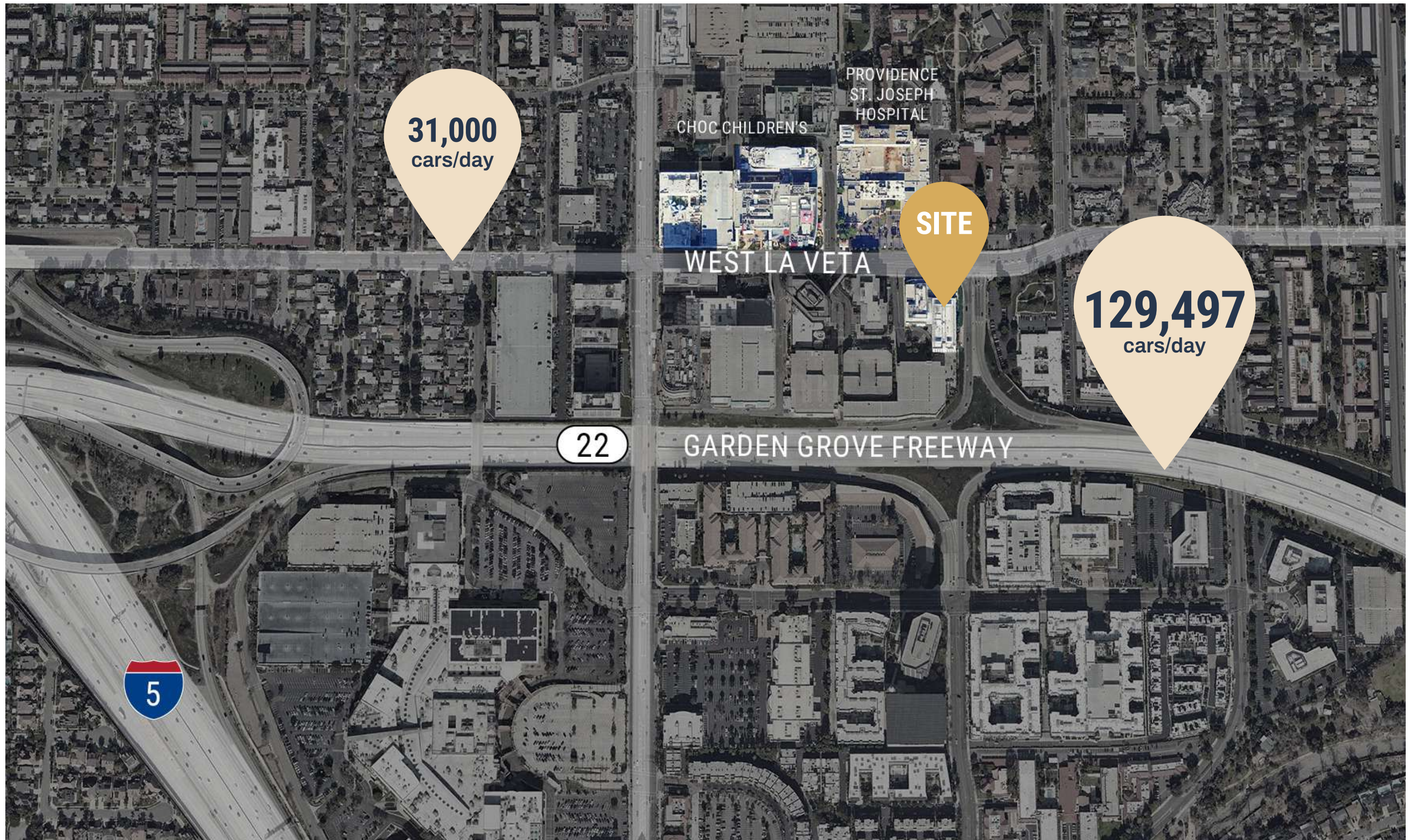
### Comparison

 % of Visits 70%

 Drive Time 15 min

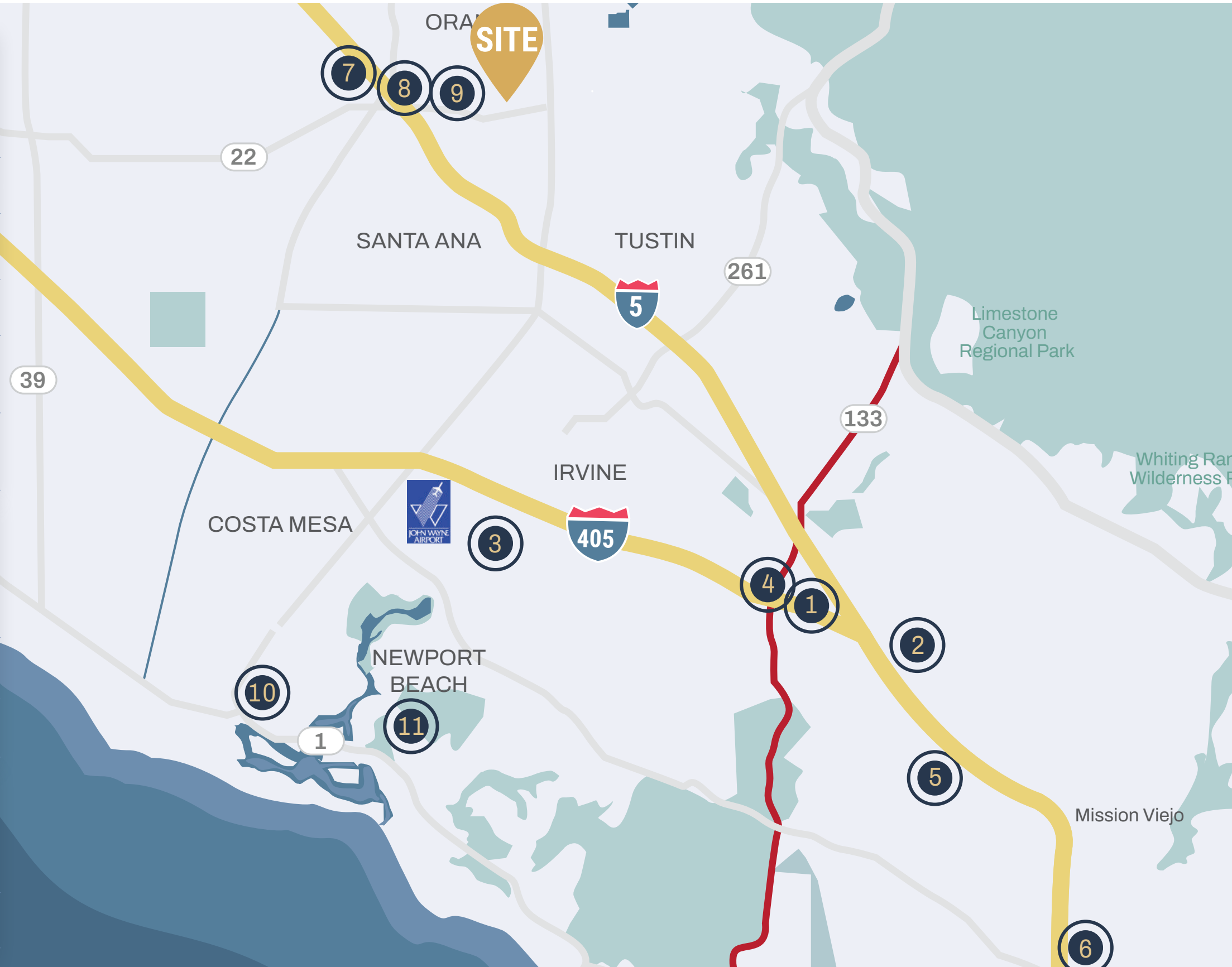


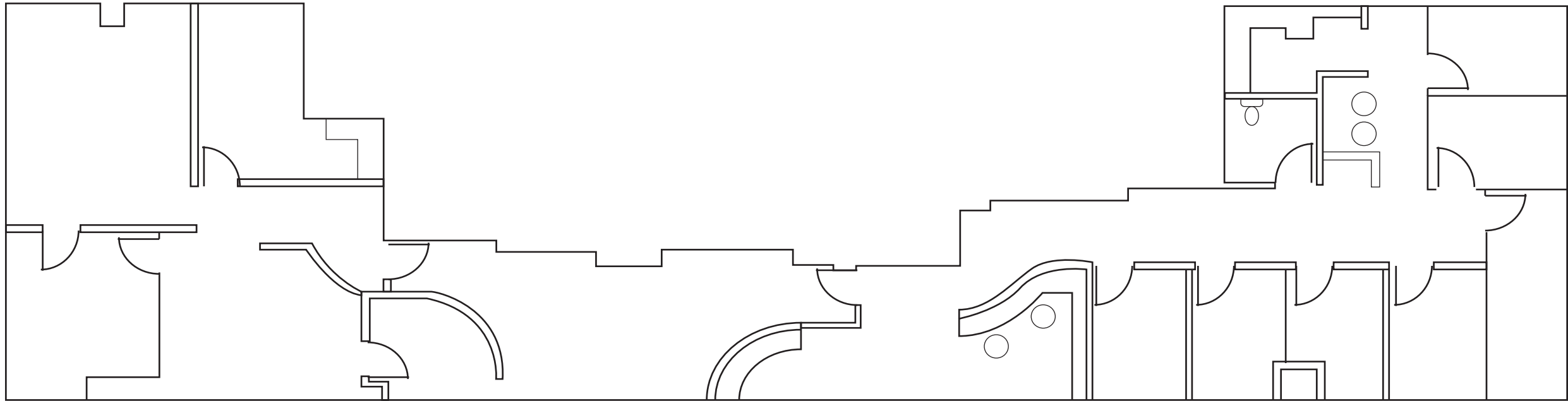






Irvine & South Orange County		
1	Kaiser Permanente	19 min
2	City of Hope	20 min
3	New UCI Health - Irvine	19 min
4	Hoag	19 min
5	Saddleback Memorial Hospital	23 min
6	Providence Mission Hospital	28 min
Orange		
7	UCI Health Medical Center	3 min
8	Providence St. Joseph Hospital	3 min
9	Choc Children's	1 min
Newport Beach		
10	City of Hope	21 min
11	Hoag	25 mins





**AVAILABLE SUITE**

Suite 615 - 3,234 RSF

**SUITE DESCRIPTION**

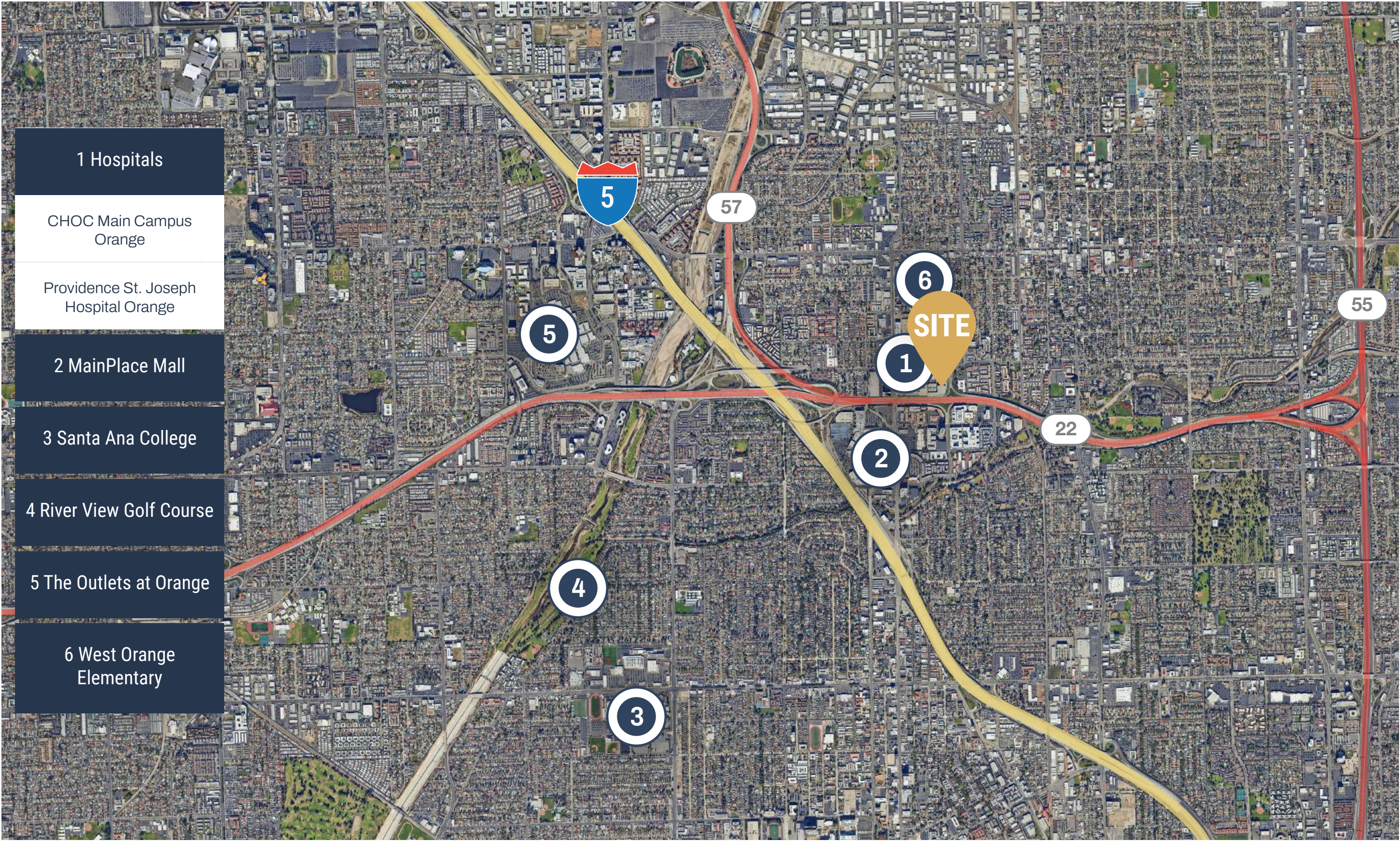
- 6 Exam Rooms
- 1 OBL Room
- Reception/Waiting
- In-Suite Restroom

**LEASE RATE**

Sublease Through March 31, 2030  
Direct Lease can be negotiated











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