

St. Joseph Medical Tower

+ MEDICAL OFFICES FOR SUBLEASE



Lease with Confidence, Choose MedWest

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

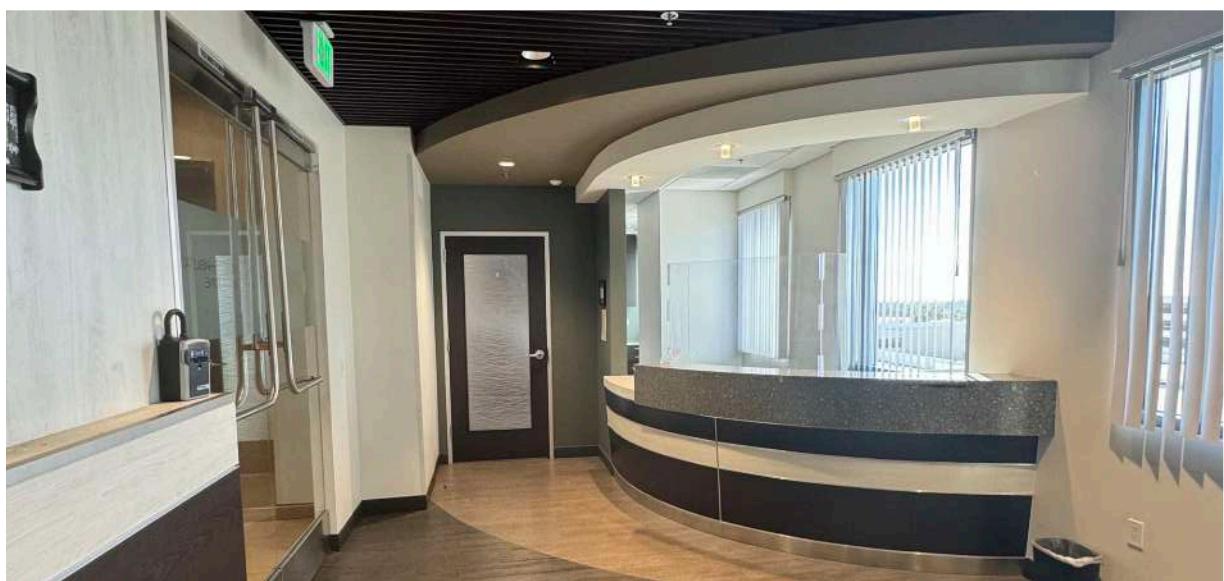
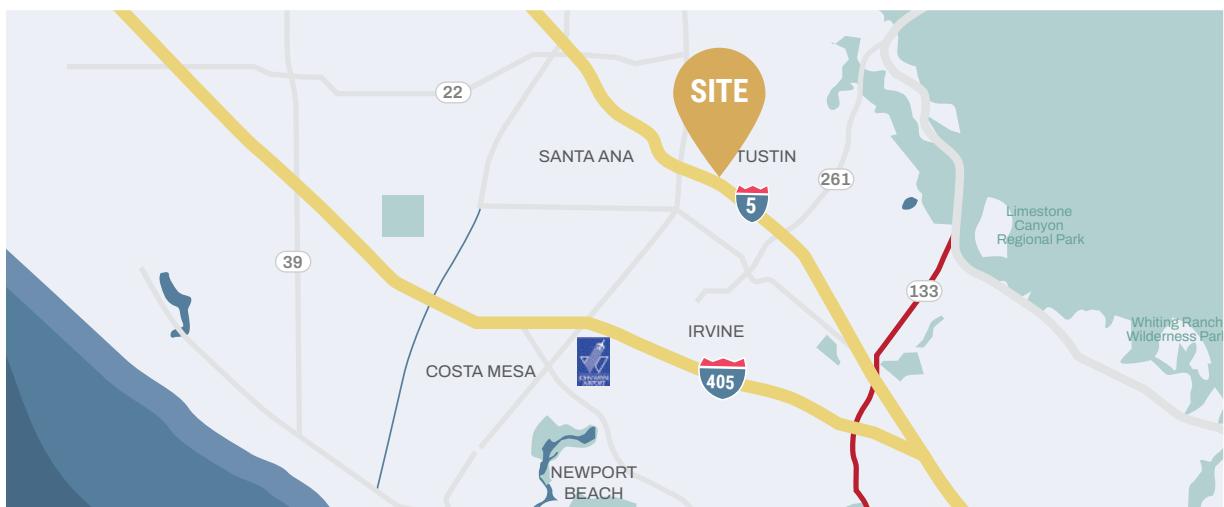
Casey Immel
LIC#01312850
(949) 278 - 5376
Casey@MedWestRealty.com

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

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



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%

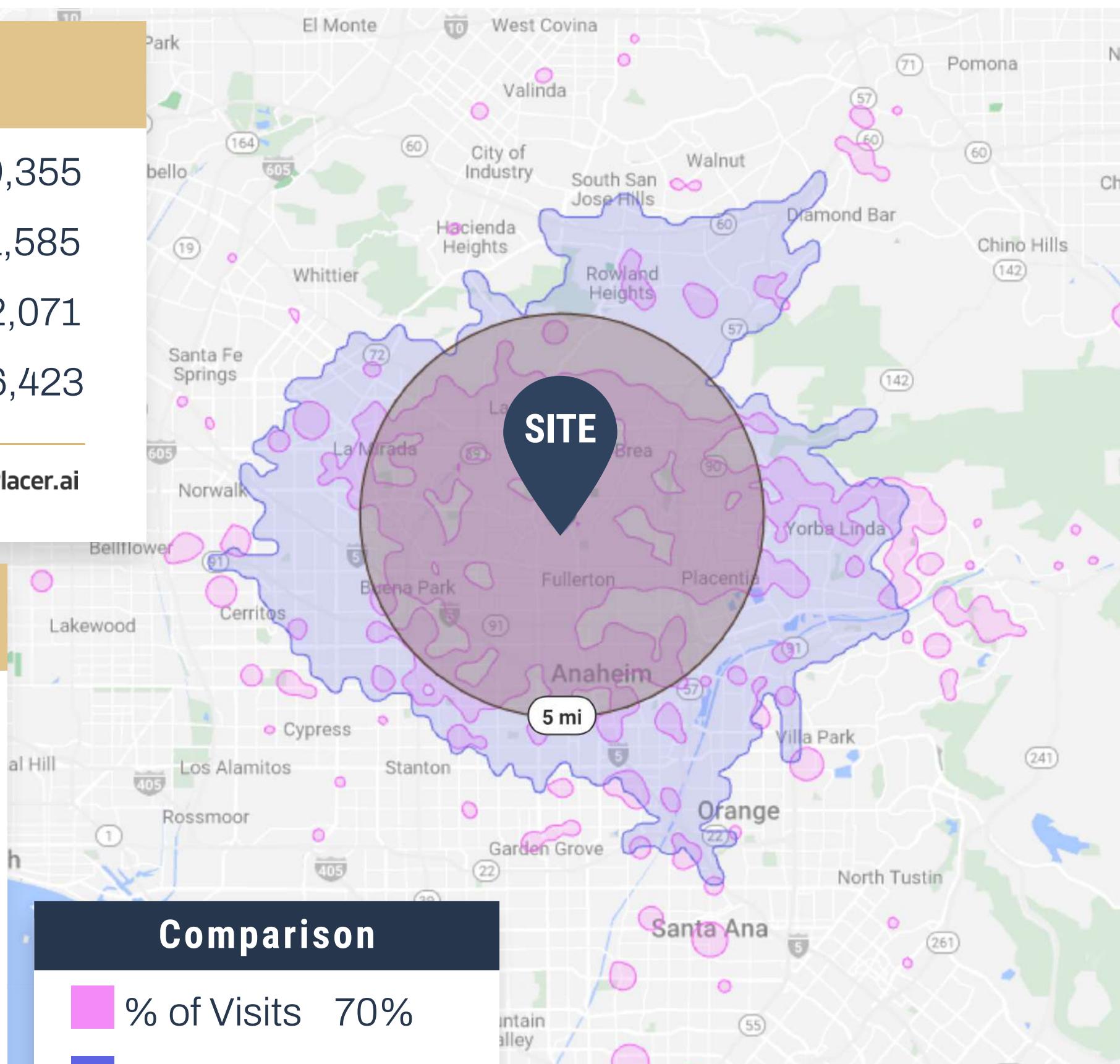
EMPLOYER BASED 48.7%

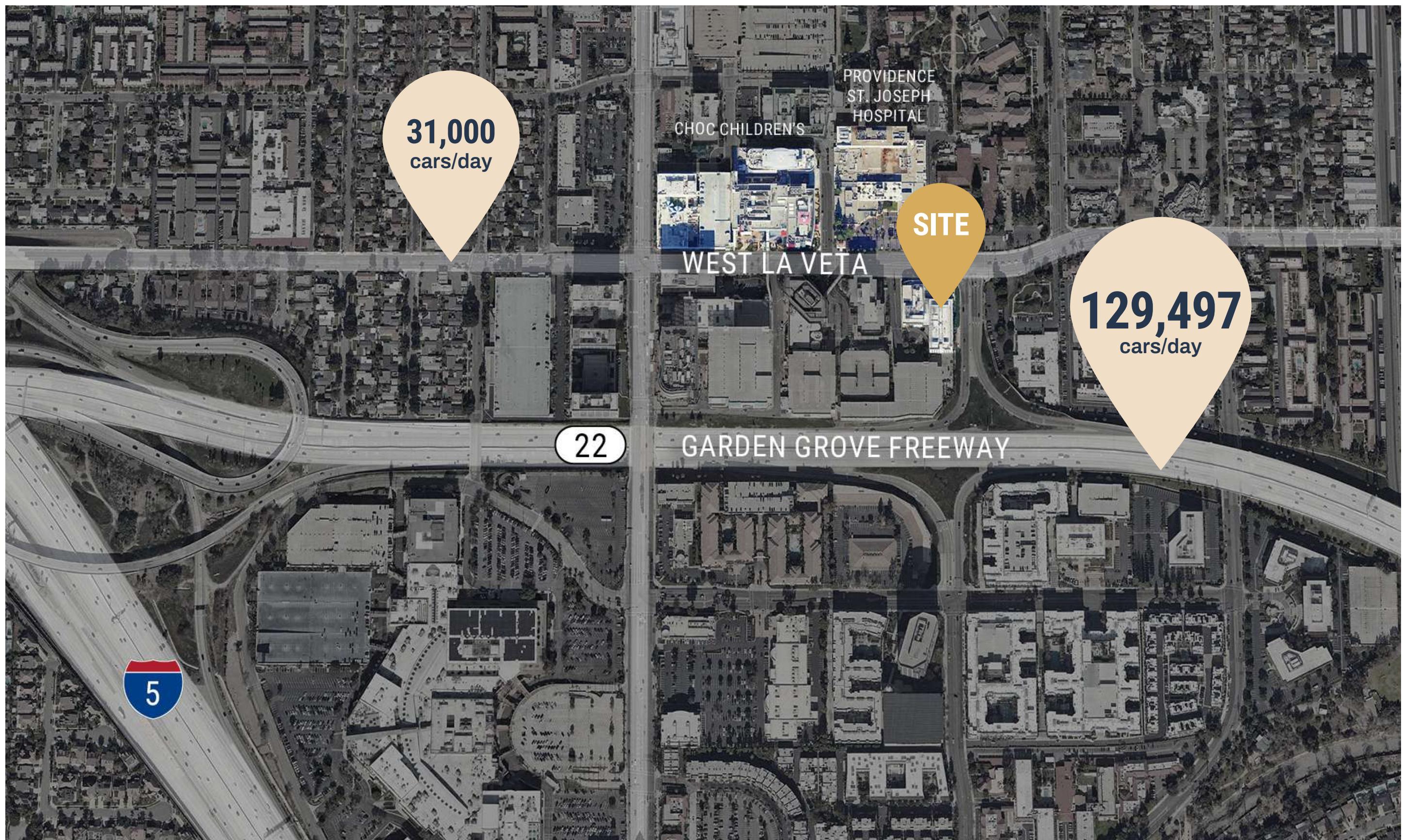
GOVERNMENT 29.1%

MULTIPLE 4.3%

SELF PAY 8.4%

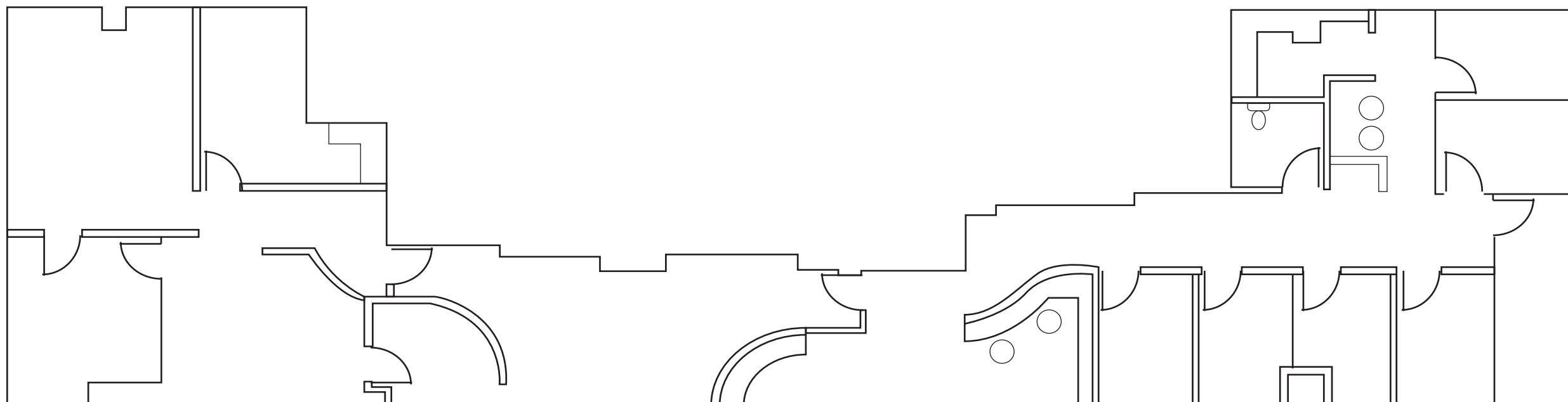
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LOCAL HOSPITAL DISTANCE MAP | 6





AVAILABLE SUITE

Suite 615 - 3,234 RSF

SUITE DESCRIPTION

6 Exam Rooms

1 OBL Room

Reception/Waiting

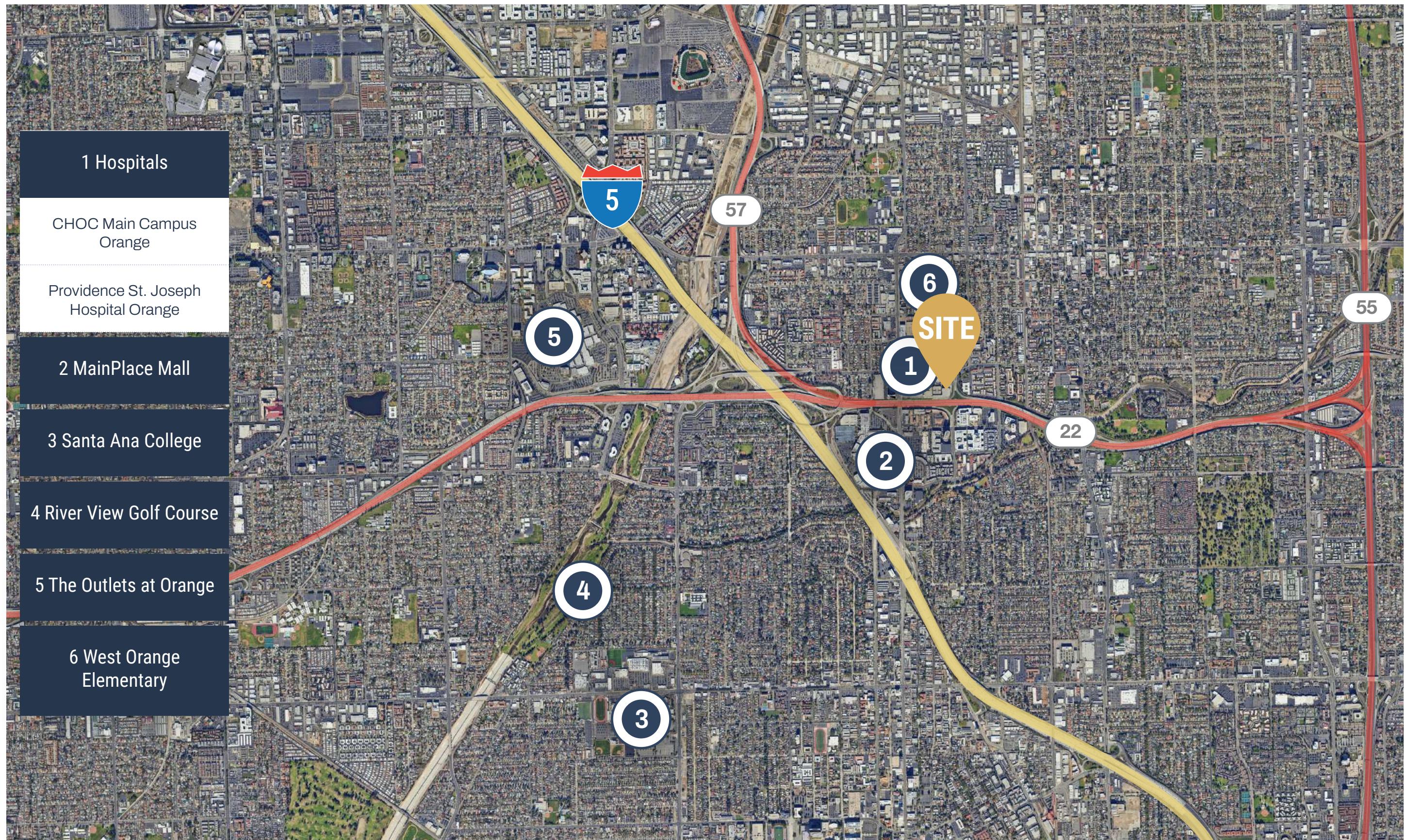
In-Suite Restroom

LEASE RATE

Sublease Through March 31, 2030

Direct Lease can be negotiated







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