

Barranca Medical Plaza

➤ MEDICAL SUITES FOR LEASE

BJ Barranca Medical Plaza

**MED
WEST**
REALTY

Lease with Confidence, Choose MedWest

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**62 Corporate Park
Irvine CA**



62 CORPORATE PARK

Barranca Medical Plaza, a 2-story, 30,000 SF medical office building strategically located in Irvine, California. This site offers proximity to the 405 and 5 freeways, thriving retail amenities, and numerous rooftops in market with highly desirable demographics. Barranca Medical Plaza has been a medical destination in the community for over 20 years and stands to further benefit from the continuous growth and development occurring in the immediate area.



✚ PROMINENT LOCATION & ACCESSIBILITY

- Centrally located with close proximity to Hoag Irvine, Hoag Newport Beach and Orange County Global Medical Center
 - Excellent freeway access to the 5, 55 & 405 freeways

✚ IDEAL MARKET & SITE LOCATION

- The proximity to major throughfares enables this location to conveniently serve:
 - 1.2 million patients within a 15 minute drive time
 - 556,000 patients within a 5 mile radius

✚ BUILDING HIGHLIGHTS

- 30,000 SF – 2 Story building
- 2-story atrium lobby
- Abundant surface parking
- Elevator served
- Recent common area upgrades complete
- Professionally managed

Estimate 15 Min Drive

POPULATION ESTIMATES

1,208,967

>17 255,415

18-44 489,520

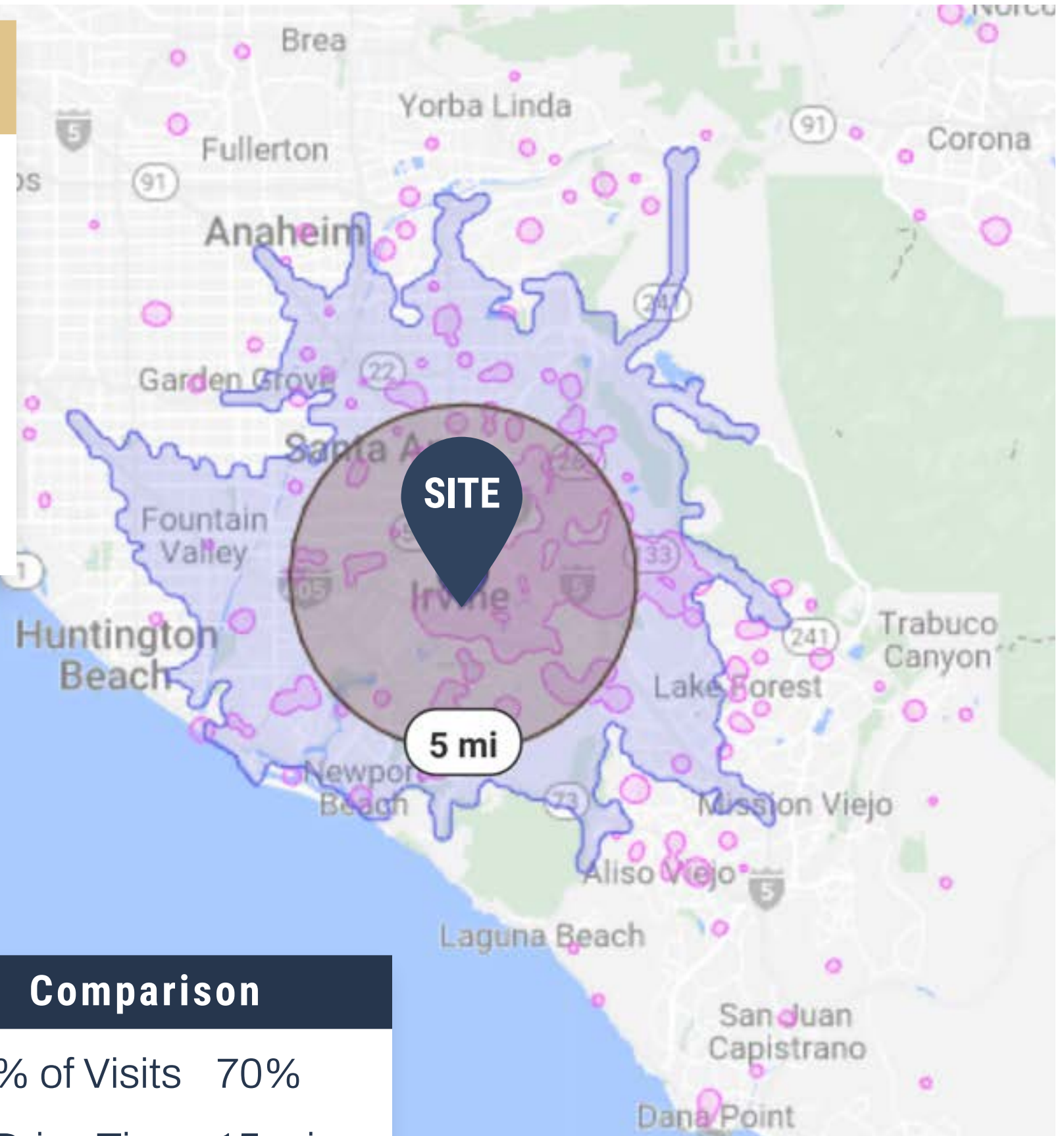
45-64 297,775

65+ 166,257

AVERAGE HOUSEHOLD INCOME

\$147,008.94

Data Source:  Placer.ai



PAYOR MIX Within 5 Mile Radius

COMMERCIAL 12.0%

EMPLOYER BASED 51.8%

GOVERNMENT 24.4%

MULTIPLE 4.2%

SELF PAY 7.6%

Data Source:  Placer.ai

Comparison

 % of Visits 70%

 Drive Time 15 min



40,159
cars/day

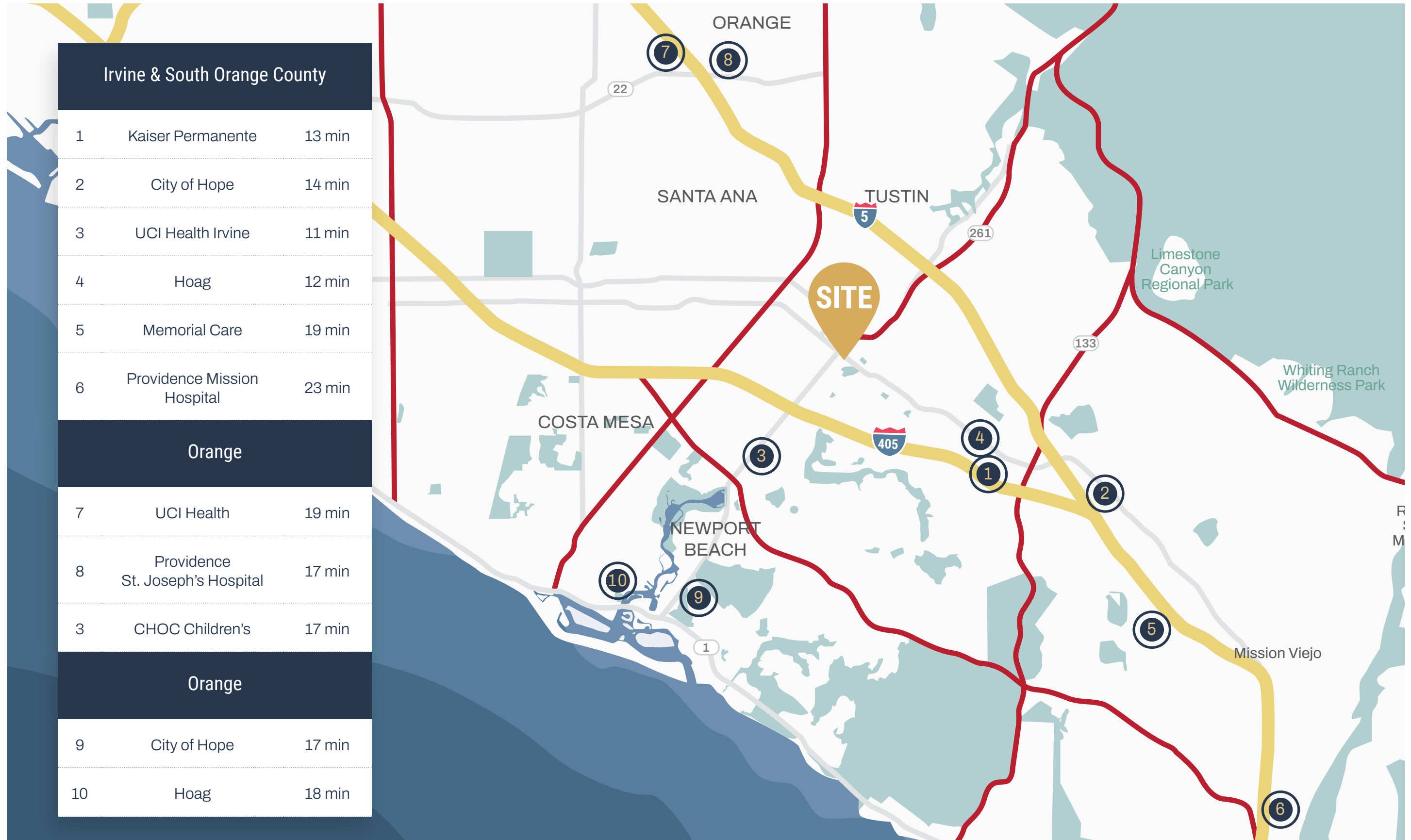
SITE

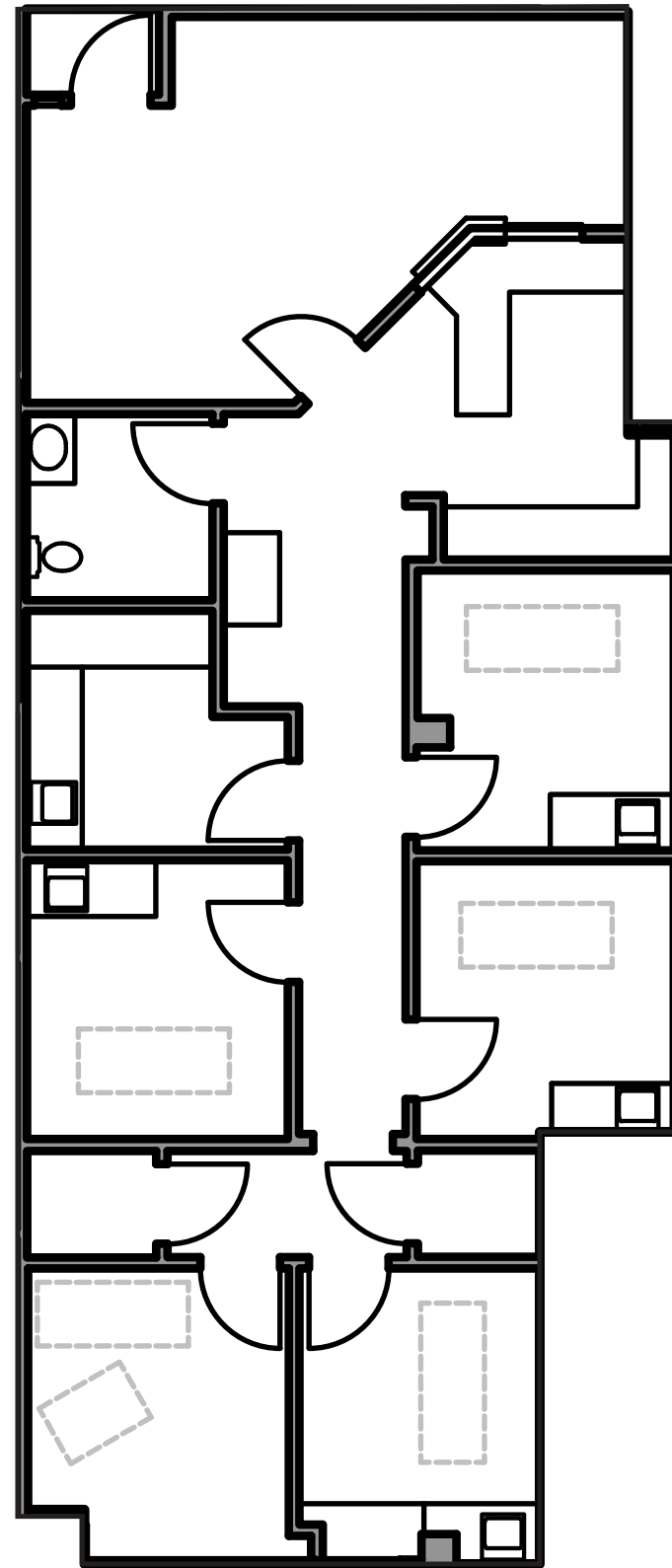
20,000
cars/day

JAMBOREE ROAD

BARRANCA PKWY

PETERS CANYON CHANNEL





AVAILABLE SUITE

Suite 130 - 1,682 RSF

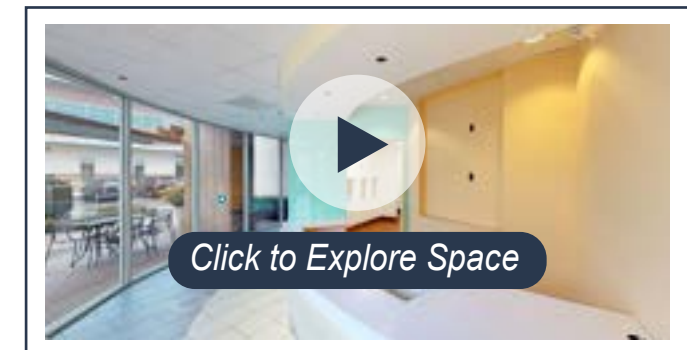
SUITE DESCRIPTION

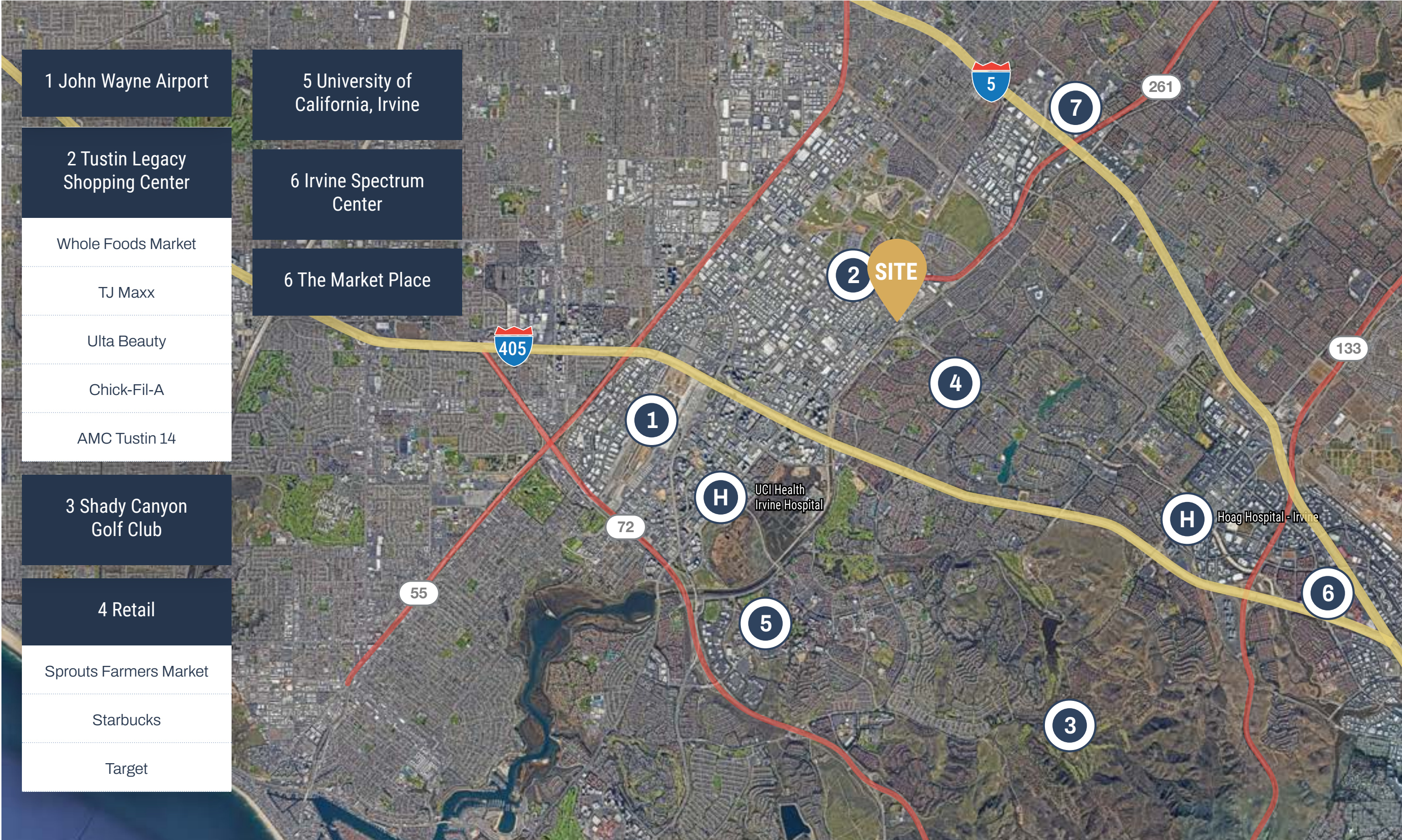
- 4 Exam Rooms
- Doctor's Office
- Break Room
- Reception/Admin
- In-Suite Restroom
- Storage

LEASE RATE

\$4.50 FSG

Available March 2025







SITE



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