

# Mission Medical-Upper Campus

➤ MEDICAL SUITES FOR LEASE



**MED  
WEST**  
REALTY

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**27800 Medical Center Rd  
Mission Viejo, CA**



# MISSION MEDICAL - UPPER CAMPUS

Mission Medical is ideally situated atop the Providence Mission Hospital campus. This medical office building features convenient surface parking, outdoor break areas, and newly remodeled common areas, enhancing both accessibility and comfort for tenants and patients alike. The building features recent common area renovations for an enhanced patient and provider experience.

With immediate access to I-5 and SR 73, the property ensures seamless connectivity for patients traveling from Mission Viejo, Laguna Niguel, Aliso Viejo, and surrounding communities. Located in a highly affluent area with a strong patient base, it presents an excellent opportunity for healthcare providers seeking to establish or expand their presence in one of South Orange County's most desirable medical office markets.

Drone Video

CLICK OR SCAN





## PROMINENT LOCATION & ACCESSIBILITY

- Minutes from I-5 and SR 73
- On campus and walking distance to Providence Mission Hospital and CHOC at Mission Viejo
- Proximity to retail amenities including the Shops at Mission Viejo



## IDEAL MARKET & SITE LOCATION

- The proximity to major throughfares enables this location to conveniently serve:
  - 640,000 patients within a 15 minute drive time
  - 304,000 patients within a 5 mile radius



## BUILDING HIGHLIGHTS

- MOBs 1 & 2 total 104,828 SF - connected 3 story medical outpatient buildings
- Rare opportunity for ground floor and large user opportunities in the market
- Recent common area renovations
- Strong tenant mix including on site pharmacy and lab
- Turnkey and spec suites available
- Surface and structured parking
- Under new ownership and professional management with HEALTHCARE REALTY

## Estimate 15 Min Drive

### POPULATION ESTIMATES

**640,253**

>17	134,894
18-44	209,403

AVERAGE HOUSEHOLD INCOME	45-64	179,084
	65+	116,872

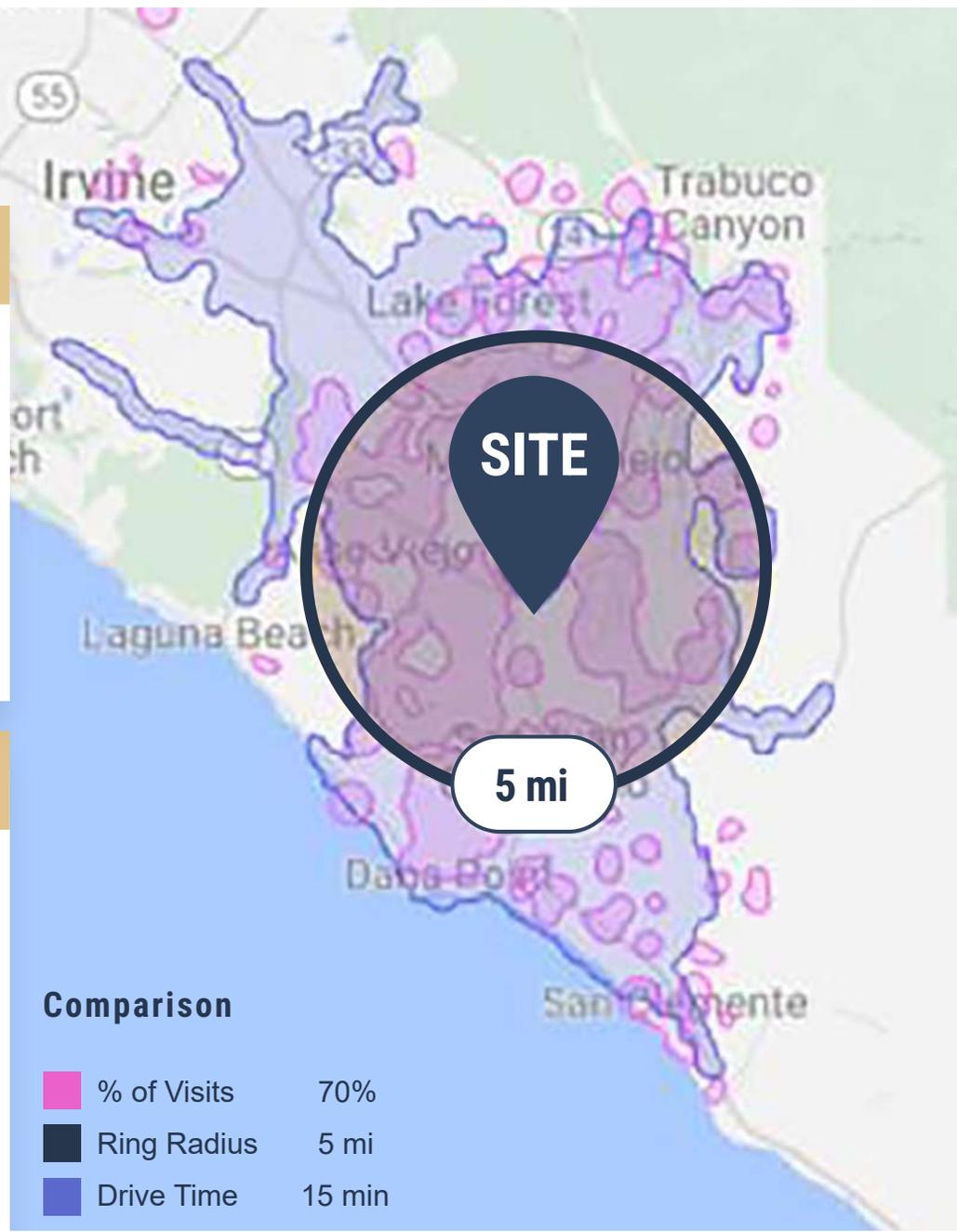
**\$171,175.00**

Data Source:  **Placer.ai**

## PAYOR MIX Within 15 Min Drive

COMMERCIAL	14.04%
EMPLOYER BASED	58.22%
GOVERNMENT	18.67%
MULTIPLE	4.81%
SELF PAY	4.25%

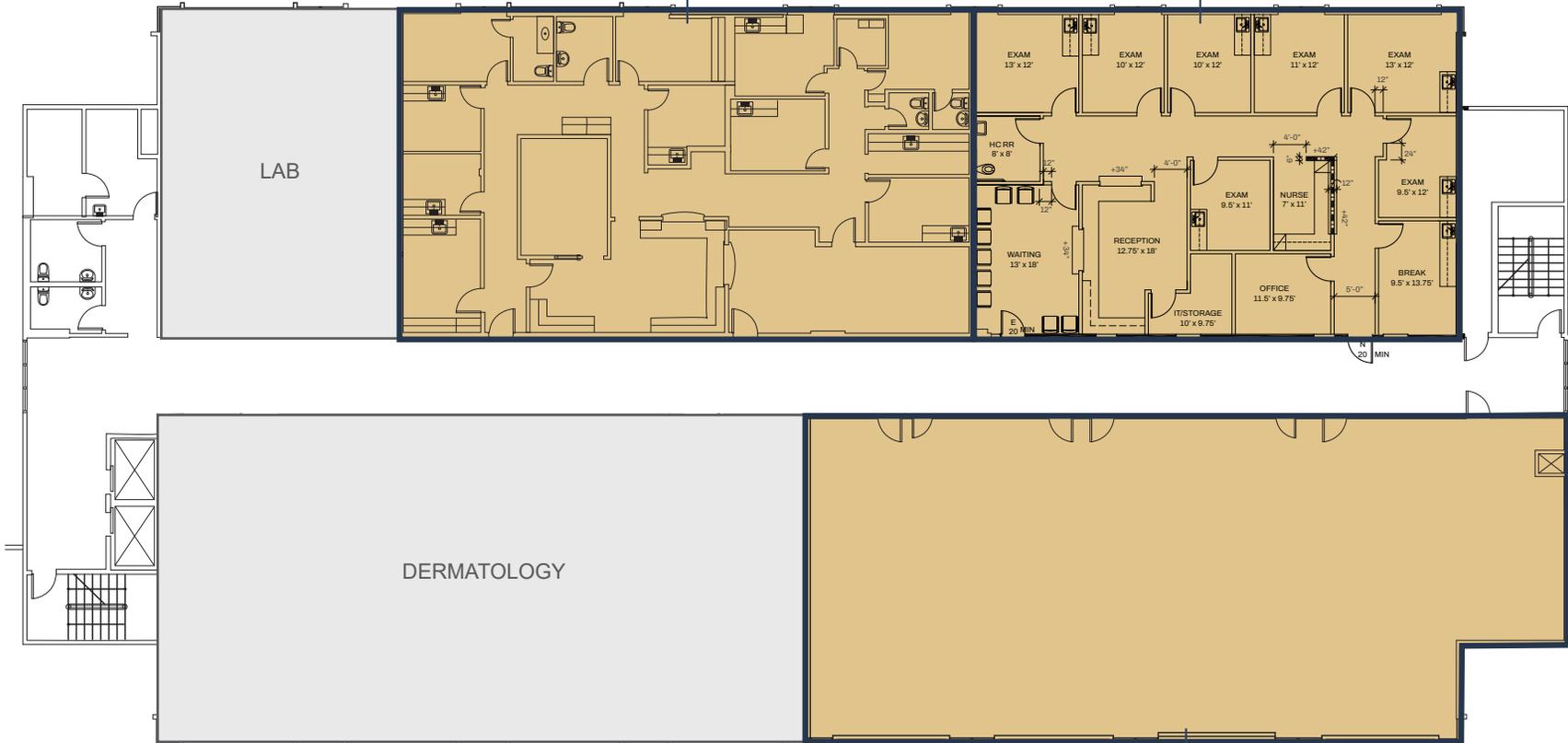
Data Source:  **Placer.ai**



# BUILDING 1 - FLOOR PLAN - SECOND FLOOR

**SUITE 202 - 204**  
3,157 RSF

**SUITE 208**  
2,681 RSF  
Spec Suite



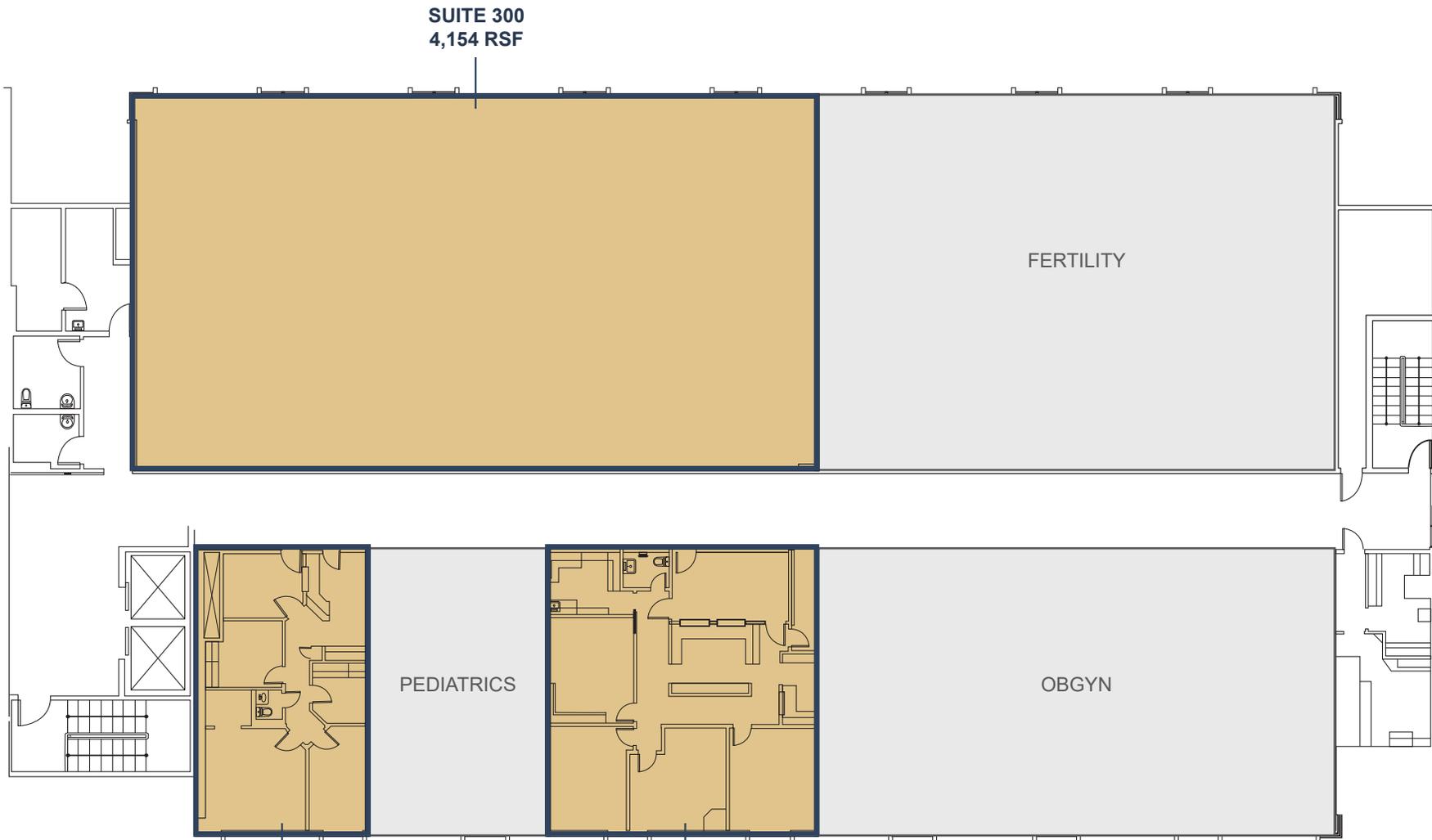
**SUITE 212**  
3,574 RSF

## BUILDING 1 AVAILABLE SUITES

SUITE	RSF
202 - 204*	3,157
208*	2,681
Spec Suite	2,681
212	3,574

\*Contiguous up to 5,838 rsf

# BUILDING 1 - FLOOR PLAN - THIRD FLOOR



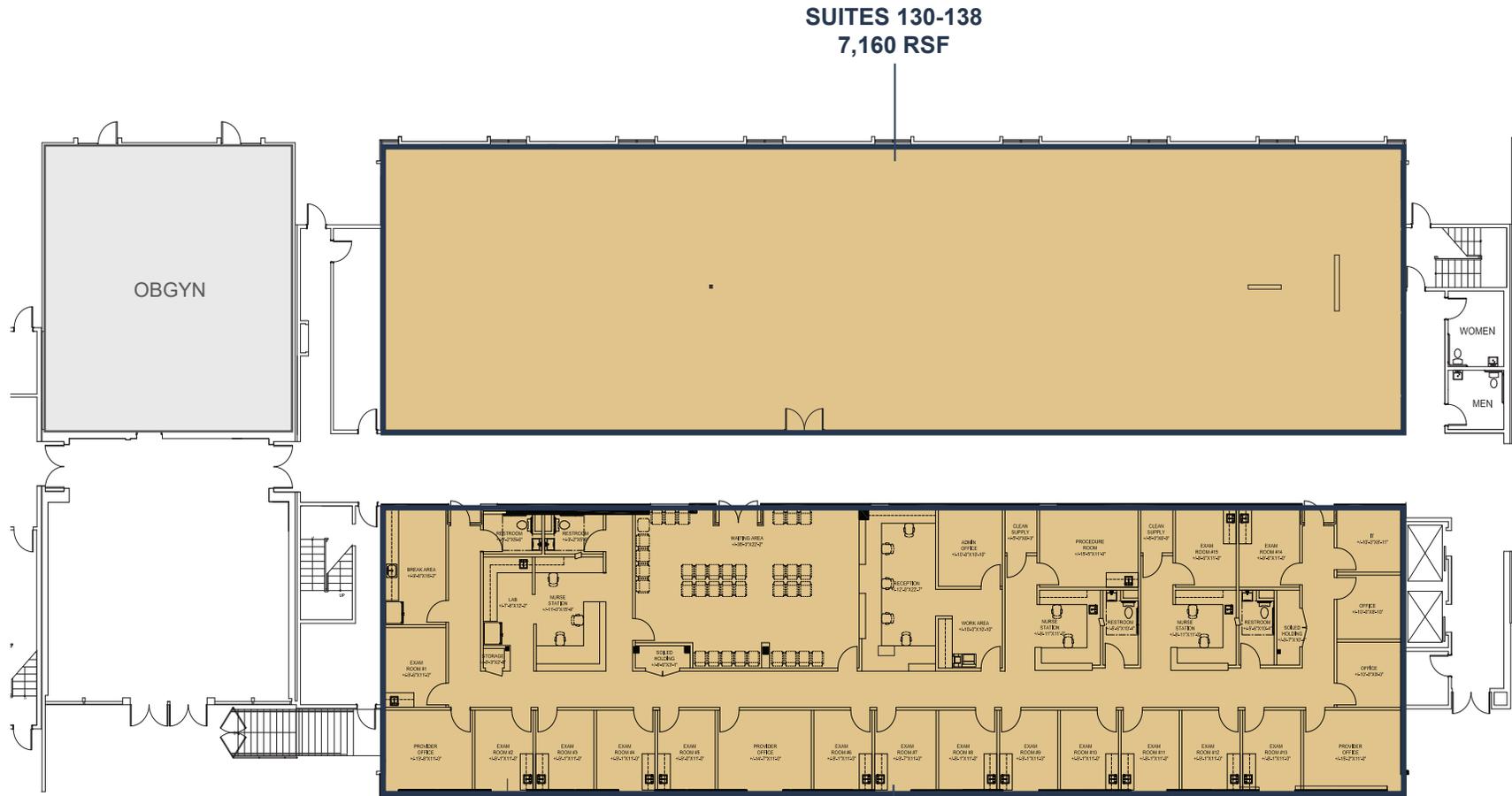
SUITE 300  
4,154 RSF

SUITE 320  
1,021 RSF

SUITE 316  
1,751 RSF

BUILDING 1 AVAILABLE SUITES	
SUITE	RSF
300	4,154
316	1,751
320	1,021

# BUILDING 2 - FLOOR PLAN - FIRST FLOOR



## BUILDING 2 AVAILABLE SUITES

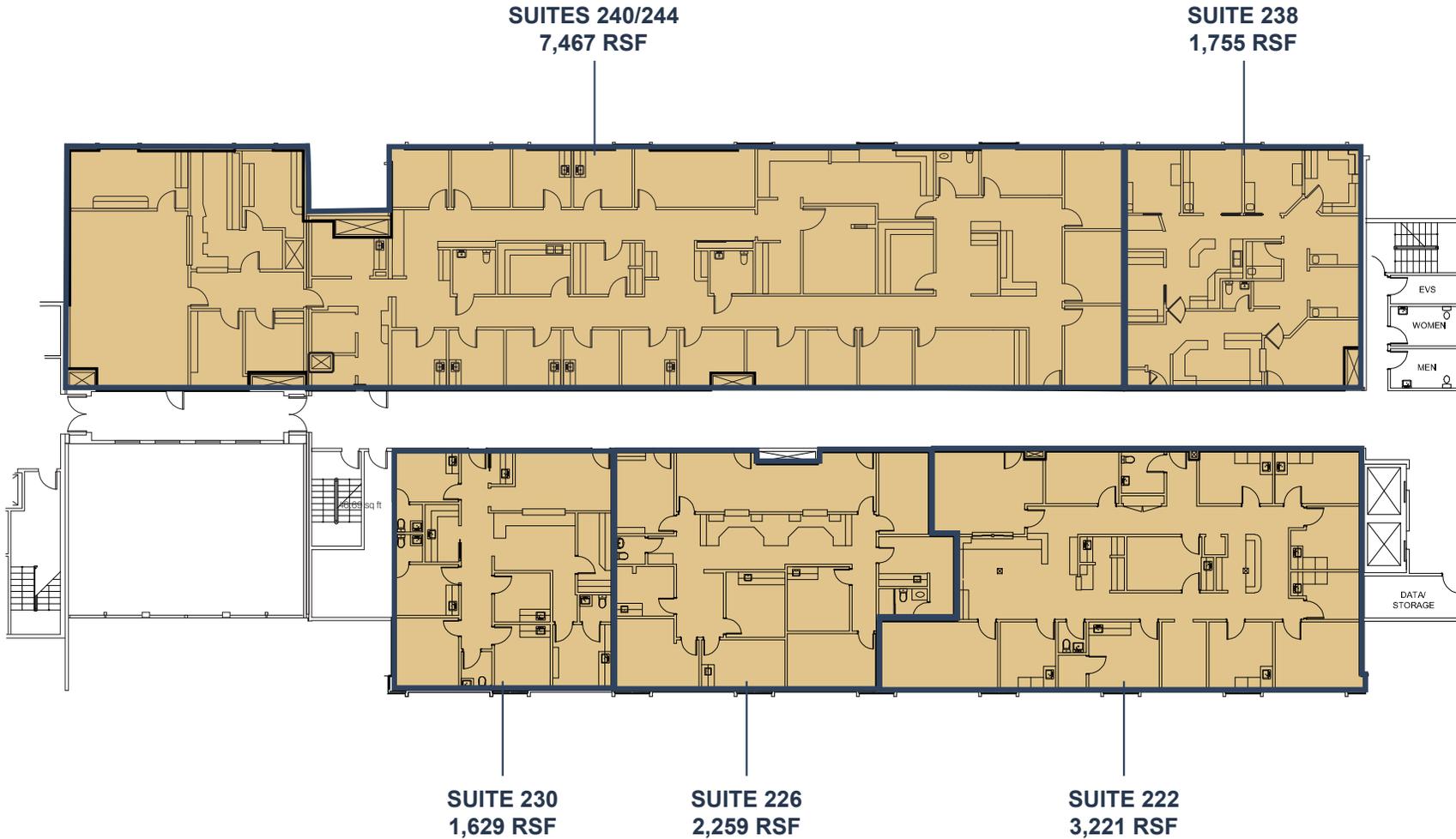
SUITE	RSF
126 Conceptual Plan	7,124
130-138	7,160

SUITE 126  
7,124 RSF  
Conceptual Plan

Virtual Floorplan  
CLICK OR SCAN

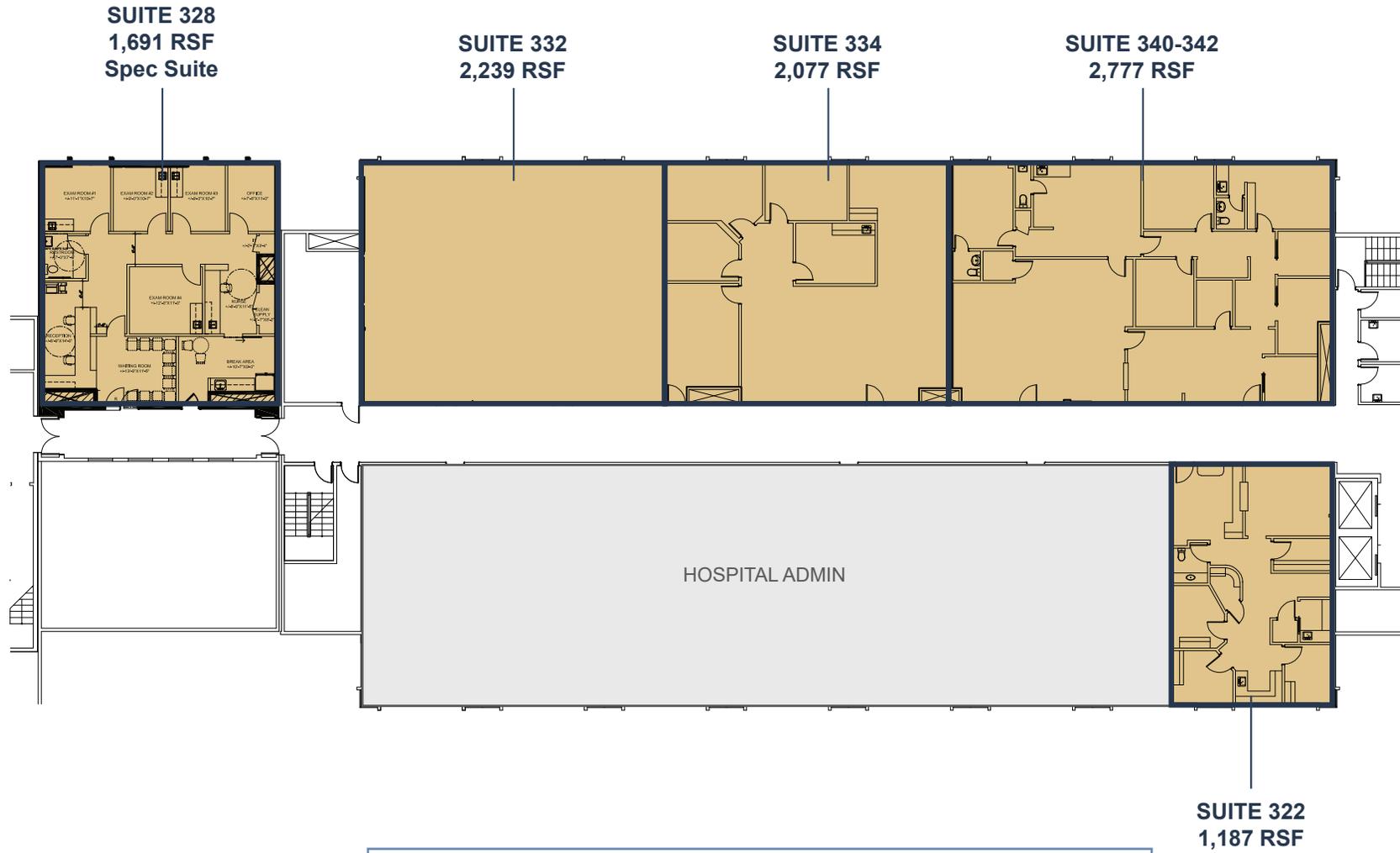


# BUILDING 2 - FLOOR PLAN - SECOND FLOOR



BUILDING 2 AVAILABLE SUITES			
SUITE	RSF	SUITE	RSF
222*	3,221	238**	1,755
226*	2,259	240/244**	7,467
230*	1,629		
**Contiguous up to 9,222 rsf			
*Contiguous up to 7,109 rsf			

# BUILDING 2 - FLOOR PLAN - THIRD FLOOR



### BUILDING 2 AVAILABLE SUITES

SUITE	RSF	SUITE	RSF
332*	2,239	322	1,187
334*	2,077	328	1,691
340-342*	2,777	Spec Suite	1,691
*Contiguous up to 7,093 rsf			



246,100  
cars/day



I-5 SAN DIEGO FREEWAY

53,500  
cars/day



10,200  
cars/day

 Providence  
Mission Hospital

56,100  
cars/day

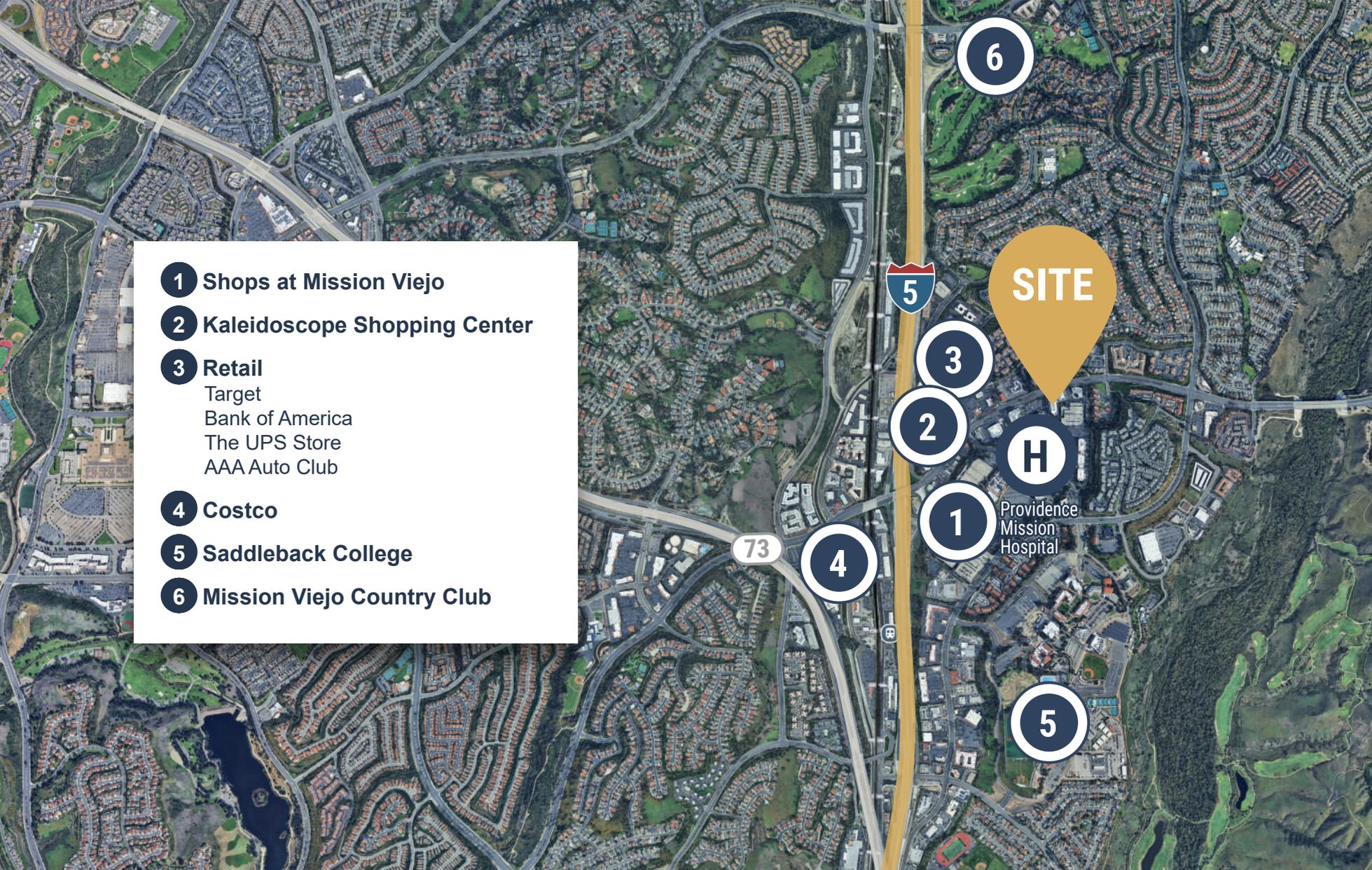
MEDICAL CENTER RD

SITE

CROWN VALLEY PWKY

# LOCAL HOSPITAL DISTANCE MAP





- 1 Shops at Mission Viejo**
- 2 Kaleidoscope Shopping Center**
- 3 Retail**
  - Target
  - Bank of America
  - The UPS Store
  - AAA Auto Club
- 4 Costco**
- 5 Saddleback College**
- 6 Mission Viejo Country Club**

**SITE**

**H**  
Providence  
Mission  
Hospital



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