


Mission Medical-Upper Campus

 MEDICAL SUITES FOR LEASE



**MED
WEST**
REALTY

Lic # 02161402

Lease with Confidence, Choose MedWest

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



MISSION MEDICAL - UPPER CAMPUS

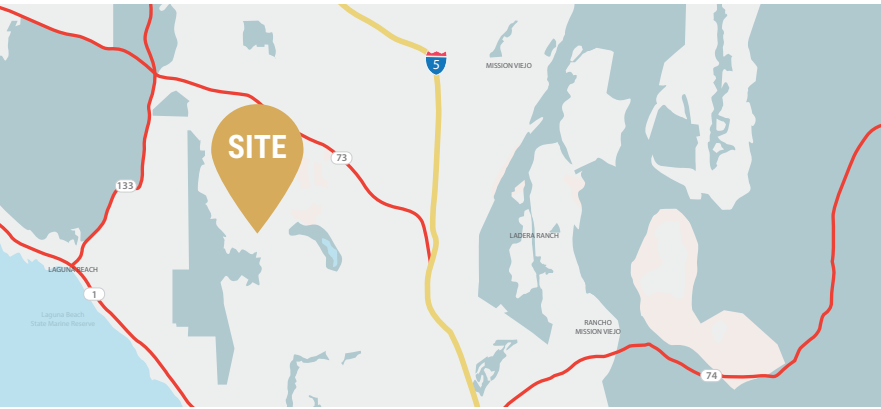
Mission Medical is ideally situated atop the Providence Mission Hospital campus. This medical office building features convenient surface parking, outdoor break areas, and newly remodeled common areas, enhancing both accessibility and comfort for tenants and patients alike. The building features recent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

\$171,175.00

45-64 179,084

65+ 116,872

Data Source:  **Placer.ai**

PAYOR MIX Within 5 Mile Radius

COMMERCIAL 14.04%

EMPLOYER BASED 58.22%

GOVERNMENT 18.67%

MULTIPLE 4.81%

SELF PAY 4.25%

Data Source:  **Placer.ai**

Comparison

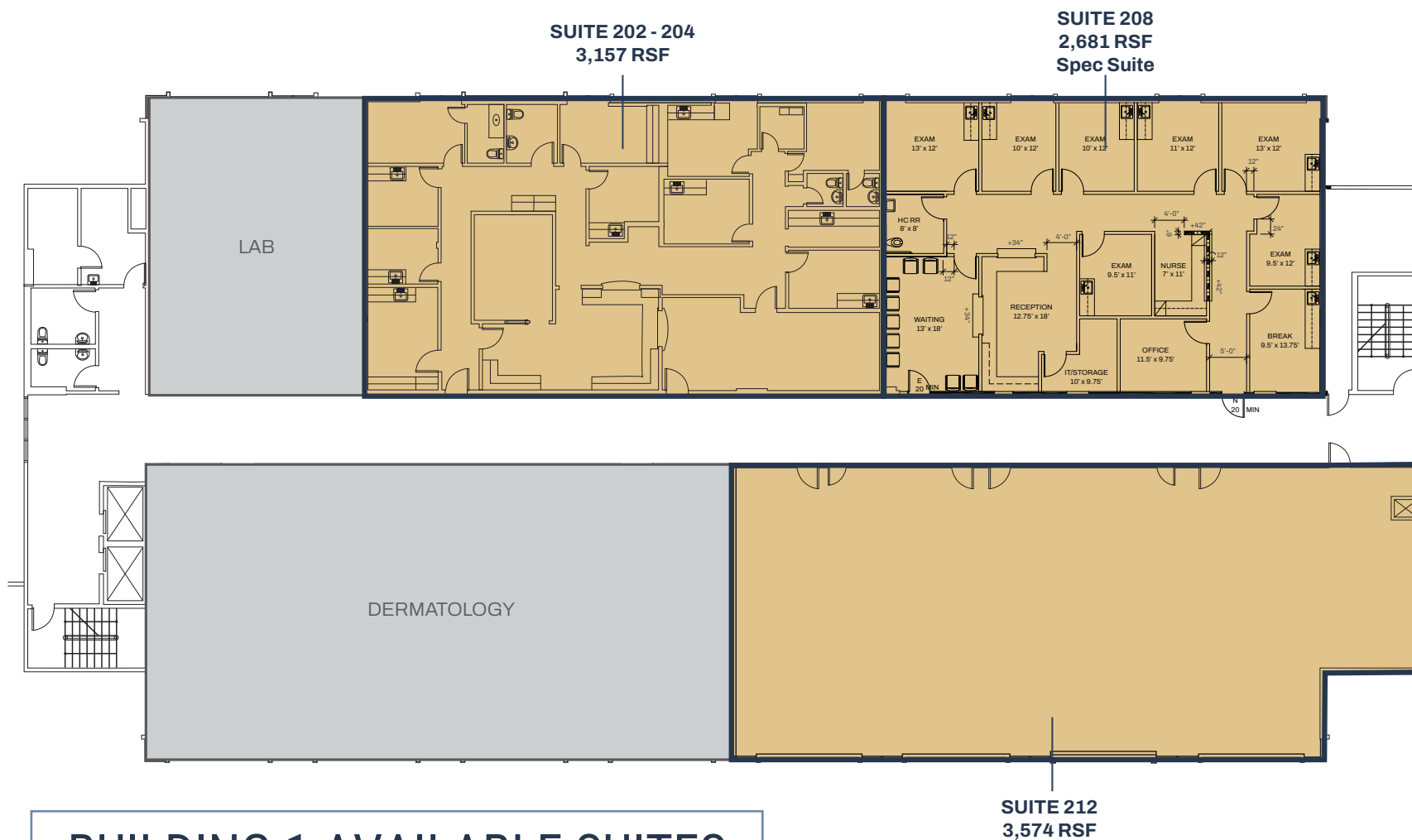
	% of Visits	70%
	Ring Radius	5 mi
	Drive Time	15 min

SITE

5 mi

BUILDING 1 - FLOOR PLAN - SECOND FLOOR

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BUILDING 1 AVAILABLE SUITES

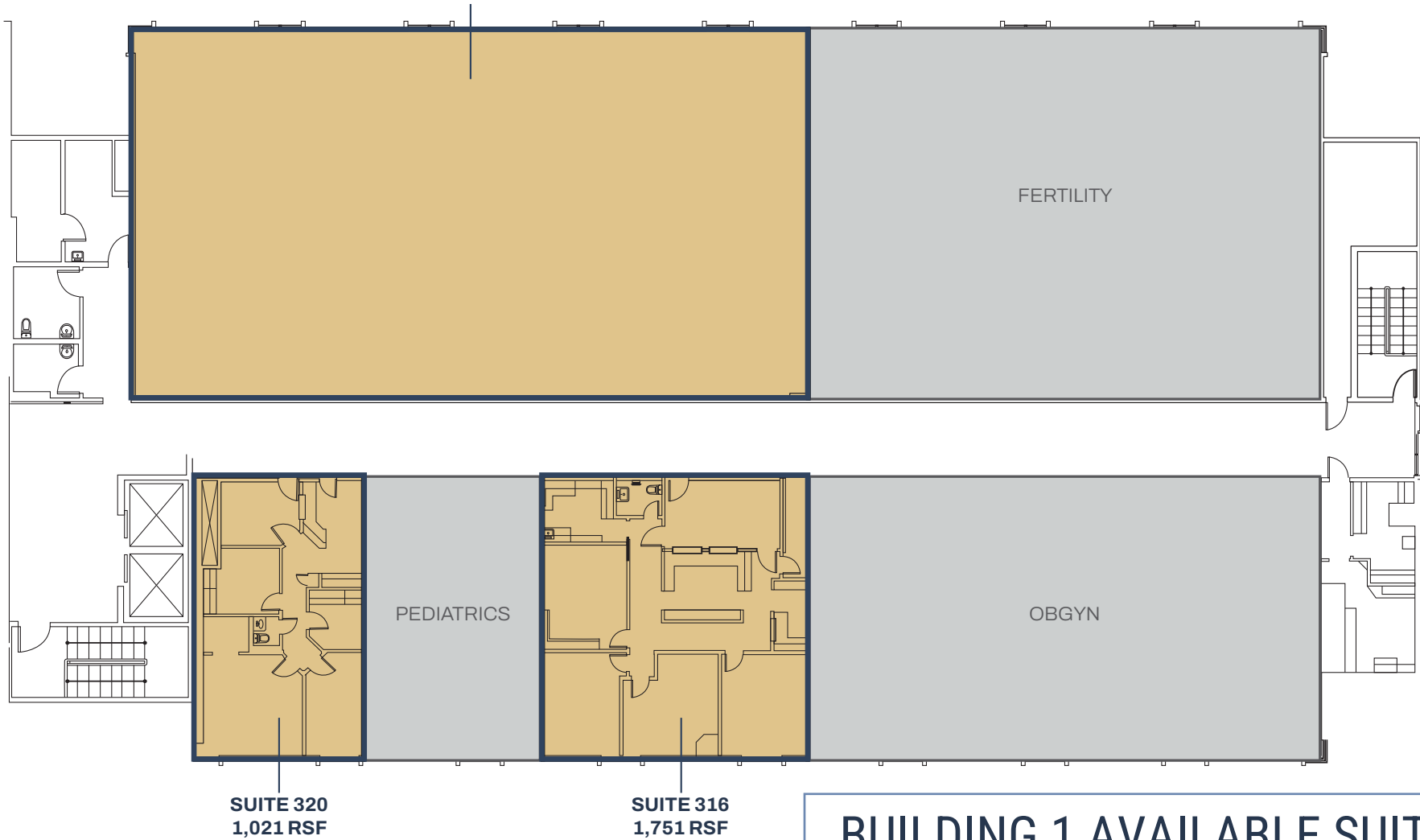
SUITE	RSF	LEASE RATE
202 - 204*	3,157	\$2.85 NNN
208*	2,681	
Spec Suite		
212	3,574	

*Contiguous up to 5,838 rsf

BUILDING 1 - FLOOR PLAN - THIRD FLOOR

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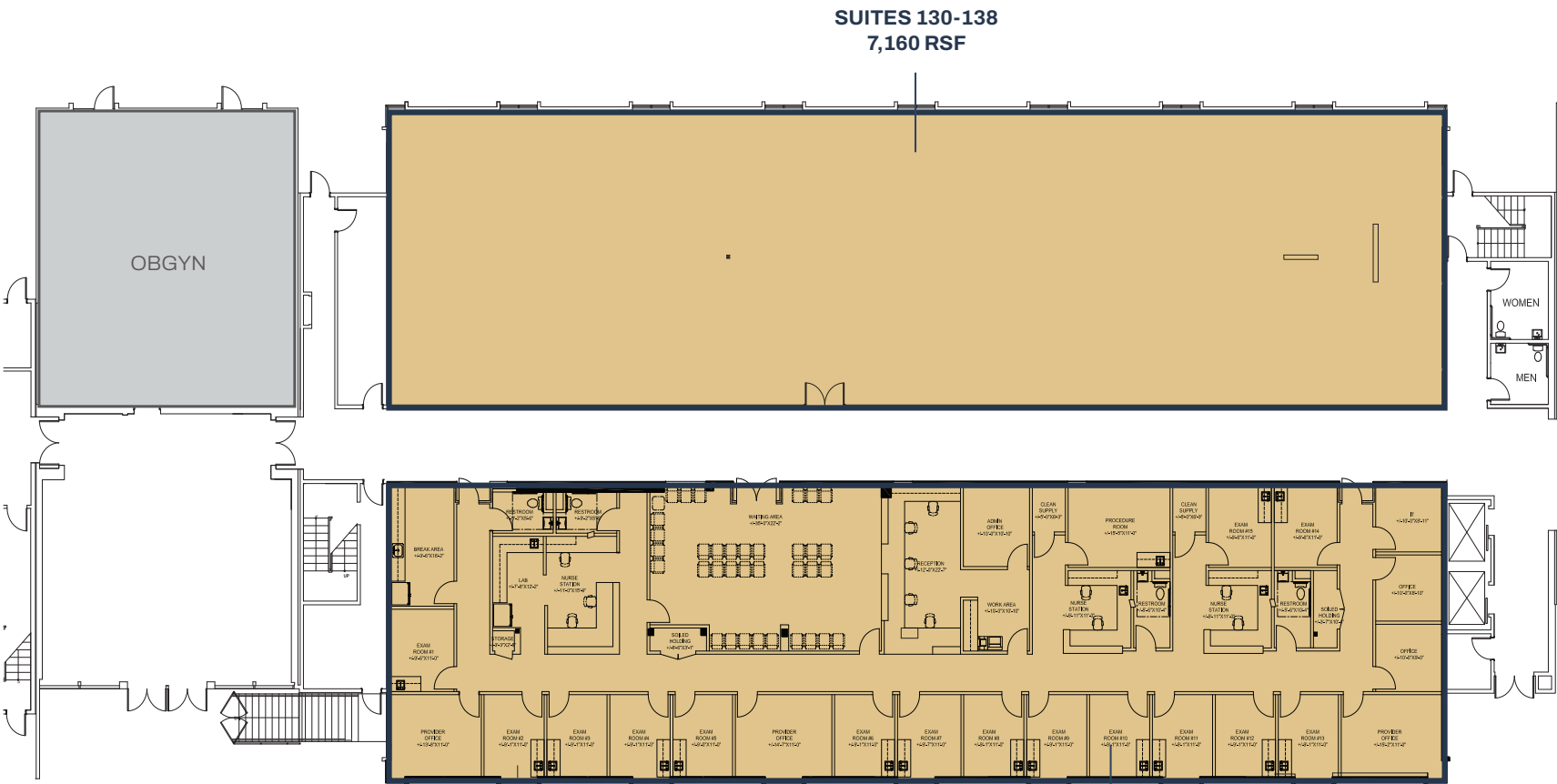
SUITE 300
4,154 RSF



BUILDING 1 AVAILABLE SUITES

SUITE	RSF	LEASE RATE
300	4,154	\$2.85 NNN
316	1,751	
320	1,021	

BUILDING 2 - FLOOR PLAN - FIRST FLOOR



BUILDING 2 AVAILABLE SUITES

SUITE	RSF	LEASE RATE
126 Spec Suite	7,124	\$2.85 NNN
130-138	7,160	

SUITE 126
7,124 RSF
Spec Suite

BUILDING 2 - FLOOR PLAN - SECOND FLOOR

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BUILDING 2 AVAILABLE SUITES

SUITE	RSF	SUITE	RSF	LEASE RATE
222*	3,221	238**	1,755	\$2.85 NNN
226*	2,259	240/244**	7,467	
230*	1,629			

*Contiguous up to 7,109 rsf

**Contiguous up to 9,222 rsf

BUILDING 2 - FLOOR PLAN - THIRD FLOOR

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BUILDING 2 AVAILABLE SUITES

SUITE	RSF	SUITE	RSF	LEASE RATE
332*	2,239	322	1,187	\$2.85 NNN
334*	2,077	328	1,691	
340-342*	2,777	Spec Suite		

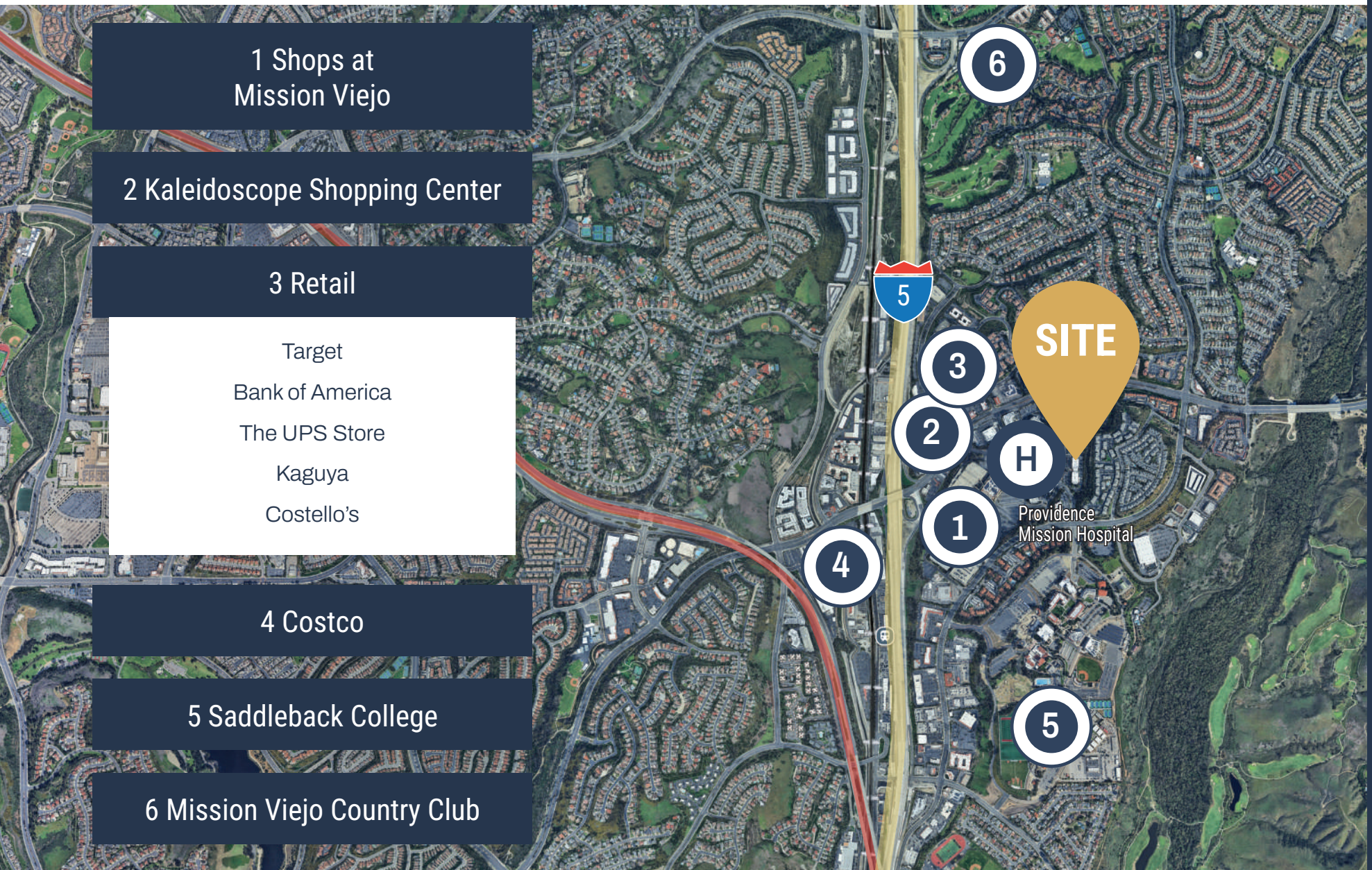
*Contiguous up to 7,093 rsf



LOCAL HOSPITAL DISTANCE MAP

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