



## **YORBA LINDA MEDICAL PLAZA**

**UCI Health  
16671 Yorba Linda Blvd.  
Yorba Linda, California**



*Exclusively Offered By:*

**VAL MESA REALTY GROUP, INC.  
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# Investment Summary

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<b>Property Name:</b>	UCI Health Medical Building
<b>Property Address:</b>	16671 Yorba Linda Blvd. Yorba Linda, California 92886
<b>Owner:</b>	Yorba Linda Medical Plaza, LLC
<b>Assessor Parcel Numbers:</b>	334-151-76
<b>Property Use:</b>	Medical Offices
<b>Net Rentable Area:</b>	13,005 S.F.
<b>Land Area:</b>	31,711 S.F. or 0.728 Acres
<b>Zoning:</b>	C-G (Commercial General)
<b>Year Built:</b>	2014
<b>Construction Type</b>	Wood Frame & Stucco
<b>Parking Ratio:</b>	5.0 Per 1,000 S.F.
<b>Asking Price:</b>	<b>\$10,750,000 or \$826.61 PSF</b>
<b>Terms:</b>	All Cash at Close of Escrow
<b>Occupancy:</b>	100.00%
<b>Projected Net Income:</b>	\$537,663
<b>Pro-Forma Capitalization Rate:</b>	5.00%



## **Investment Highlights**

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### **Tenant Quality:**

The subject property has recently signed a 7.5 Year lease extension with UCI Health. UCI Health is backed by the State of California and is a Class A tenant. Additionally, there is a cell tower on the roof owned by Dish Wireless.

### **Investment Value:**

The current contract rent is \$3.50 per square foot on a triple net basis for UCI Health and \$2,936 per month triple net for Dish Wireless.

### **Project Design:**

The property consists of two-story medical office building. The high-quality building has good functional patient office design and can accommodate multiple tenants if needed.

### **Construction/Condition:**

The building was built in 2012 and is currently in very good condition. The building has a wood frame structure with an elevator and sprinklers.

### **Market Dynamics:**

The property is located in close proximity to the UCI Health – Placentia Linda Hospital. Also, a couple miles away is St. Jude Providence Hospital in Fullerton.

### **Neighborhood Dynamics:**

The project is situated in the affluent community of Yorba Linda. This neighborhood has some of the highest income levels and home prices in North Orange County.