

# 999 MEDICAL BUILDING MEDICAL OFFICE CONDOS FOR SALE



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999. N. Tustin Ave., Santa Ana, CA 92705



# 999 Medical Building

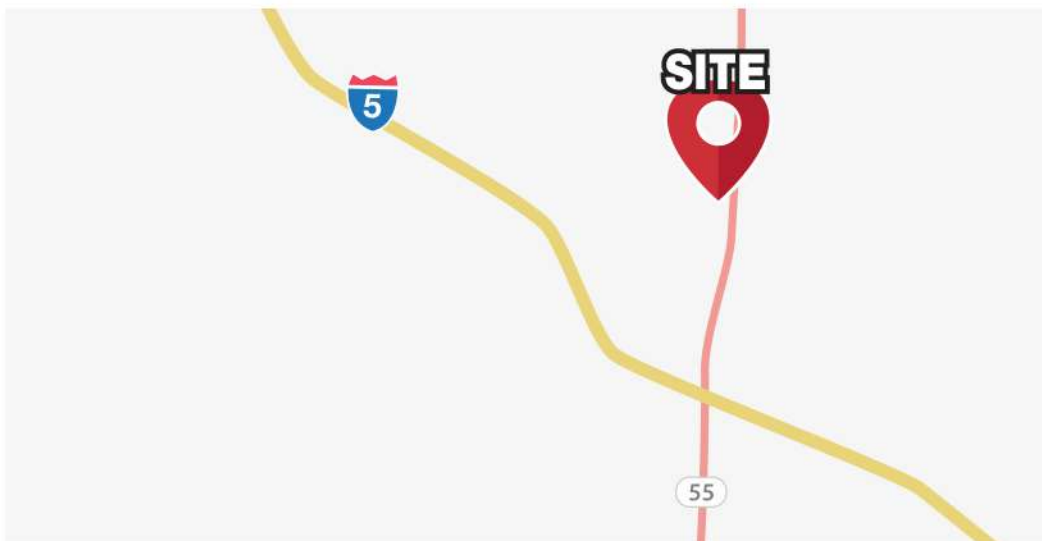
The 999 Medical Building, is a 3-story, 81,000 SF medical condo building in the city of Santa Ana. Located adjacent to the campus of Orange County Global Medical Center, this area is home to many of the leading specialists in the region. The 999 Medical Building offers one of the few opportunities for physicians to own their real estate in this market. This medical building has seen many physicians through their careers since initial acquisition and are seldom available to purchase except through retirement transitions.

# PROPERTY FEATURES



## PROMINENT LOCATION & ACCESSIBILITY

- On the campus of the Orange County Global Medical Center (282 beds and level II trauma center designation)
- Excellent access to the 5 & 55 freeways
- Visible from the 55 freeway



## IDEAL MARKET AND SITE LOCATION

- The proximity to major thoroughfares enables this location to conveniently serve 1.9 million patients within a 15 minute drive time
- Proximity to a broad spectrum of medical providers for a great referral network
- 10 Minutes from John Wayne Airport

## BUILDING HIGHLIGHTS

- 81,000 SF – 3 Story Building
- Common Area Renovations complete
- Elevator Served
- Reserved Physician Parking
- Free Patient Parking
- Professionally Managed



# DEMOGRAPHICS & DRIVETIME

## DEMOGRAPHICS

Estimate 15 Min Drive



POPULATION ESTIMATES	1.9 million
AVERAGE HOUSEHOLD INCOME	\$134,000.00

## POPULATION

Estimate 15 Min Drive



>17	404,179
18-44	743,366
45-64	466,109
65+	248,218

Data Source: Placer.ai

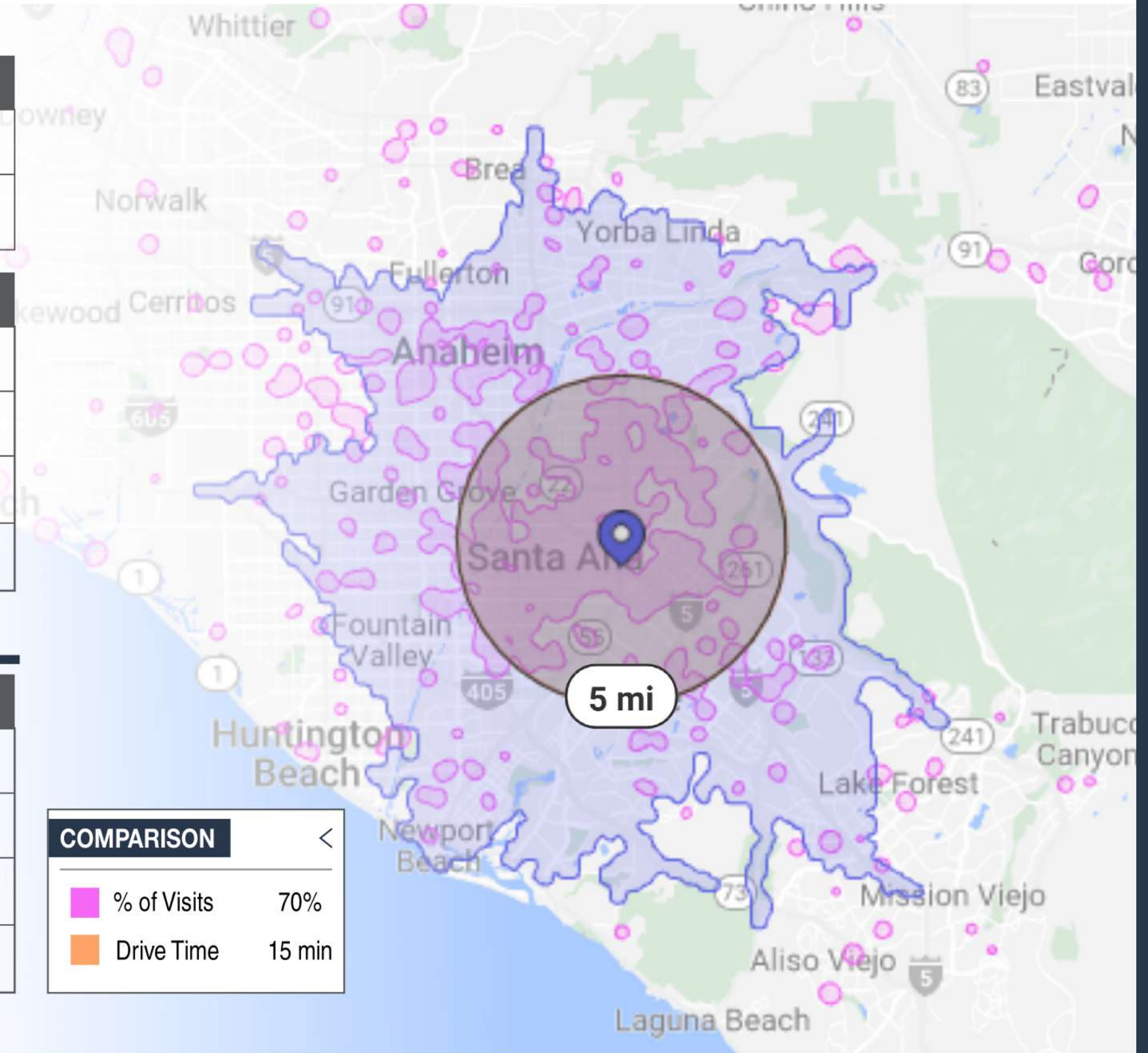
## PAYOR MIX

Within 5 Mile Radius



COMMERCIAL	8.5%
EMPLOYER BASED	50.2%
GOVERNMENT	27.6%
MULTIPLE	13.8%

Data Source: revista.med

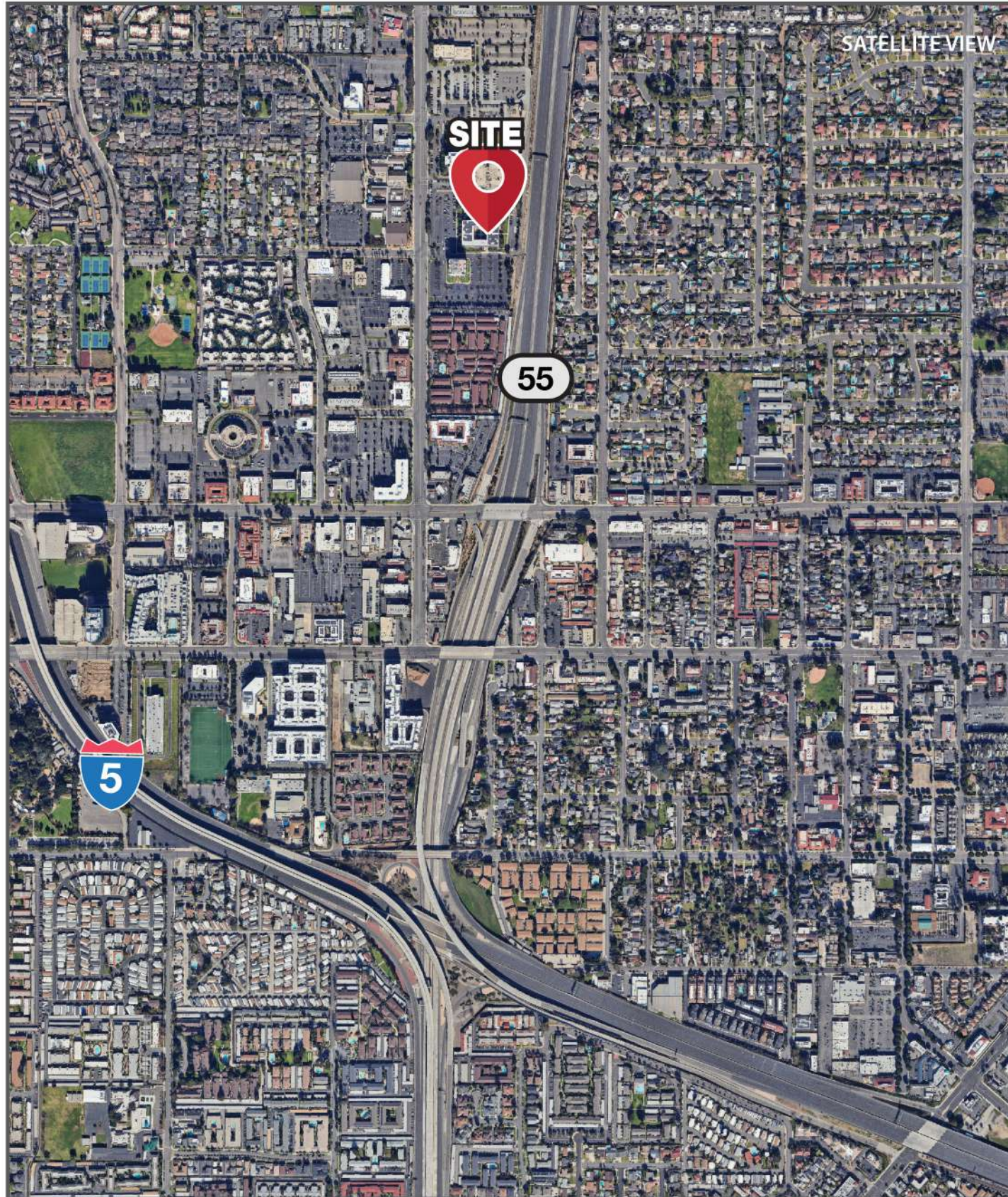


## COMPARISON

% of Visits	70%
Drive Time	15 min



# MAJOR HIGHWAYS & SITE PLAN

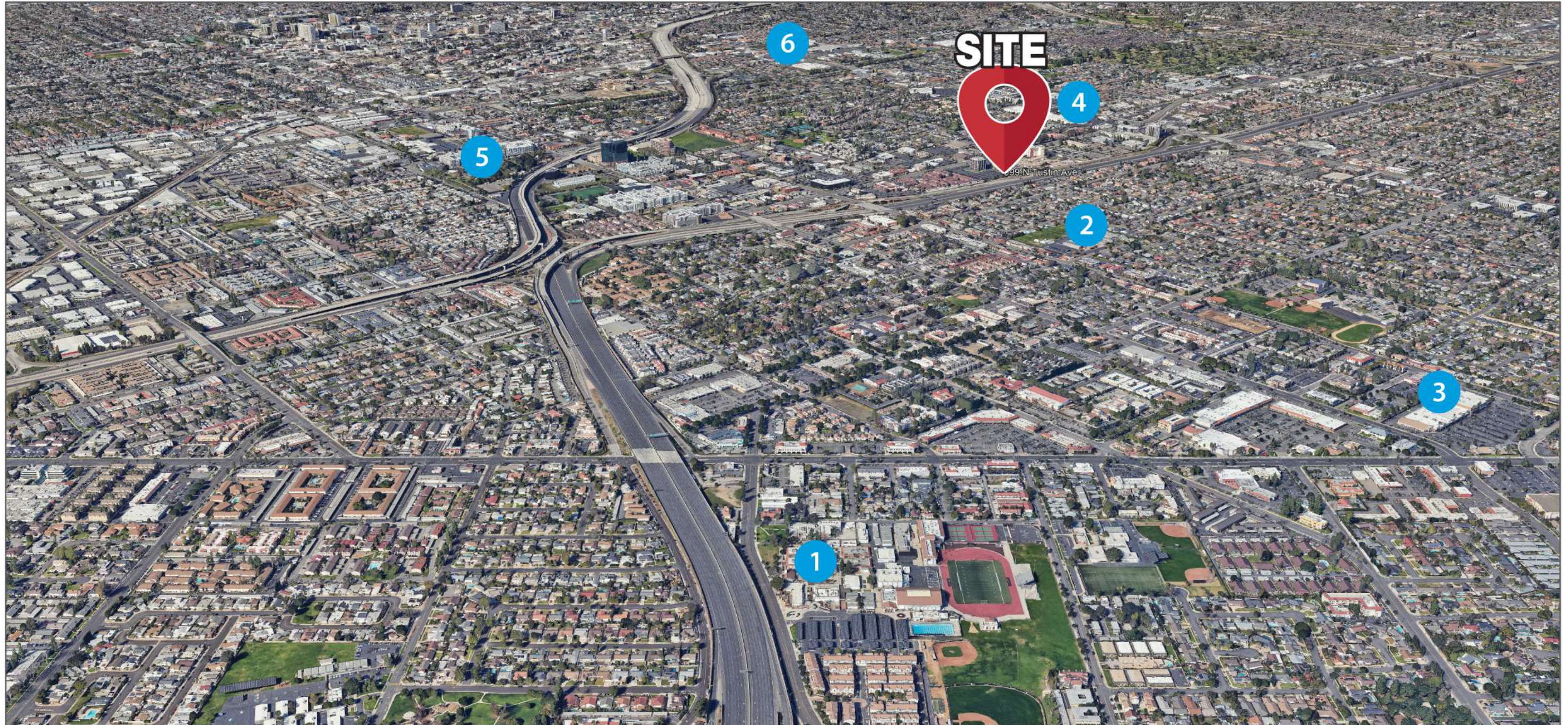


# LOCAL HOSPITAL DISTANCE MAP

IRVINE & SOUTH ORANGE COUNTY	
 <b>kpc</b> HEALTH GLOBAL MEDICAL CENTERS	1 min
 KAISER PERMANENTE®	18 min
 City of Hope	17 min
 <b>UCI Health</b> New UCI Health - Irvine	14 min
 <b>hoag.</b>	15 min
 <b>MemorialCare</b> ™ Saddleback Memorial Hospital	19 min
 <b>Providence</b> Mission Hospital	30 min
ORANGE	
 <b>UCI Health</b> UCI Medical Center	10 min
 <b>Providence</b> St. Joseph's Hospital	11 min
 <b>CHOC</b> Children's	11 min
NEWPORT BEACH	
 City of Hope	19 min
 <b>hoag.</b>	18 min



# AMENITIES AROUND THE PROPERTY



**1** Tustin High School

**2** Helen Estock  
Elementary School

**3** Retail  
Sprouts Farmers Market  
Kohl's  
CVS  
Chase ATM

**4** Retail  
Albertsons  
Petsmart  
The Coffee Bean  
Staples  
Raising Cane's  
T-Mobile

**5** Santa Ana Zoo

**6** Target



## FLOOR PLAN

1st Floor

### AVAILABLE SUITE:

Suite 113 & 114 - 2,639 SF

### SUITE DESCRIPTION:

5 exam rooms

2 doctor offices

Reception

X-ray

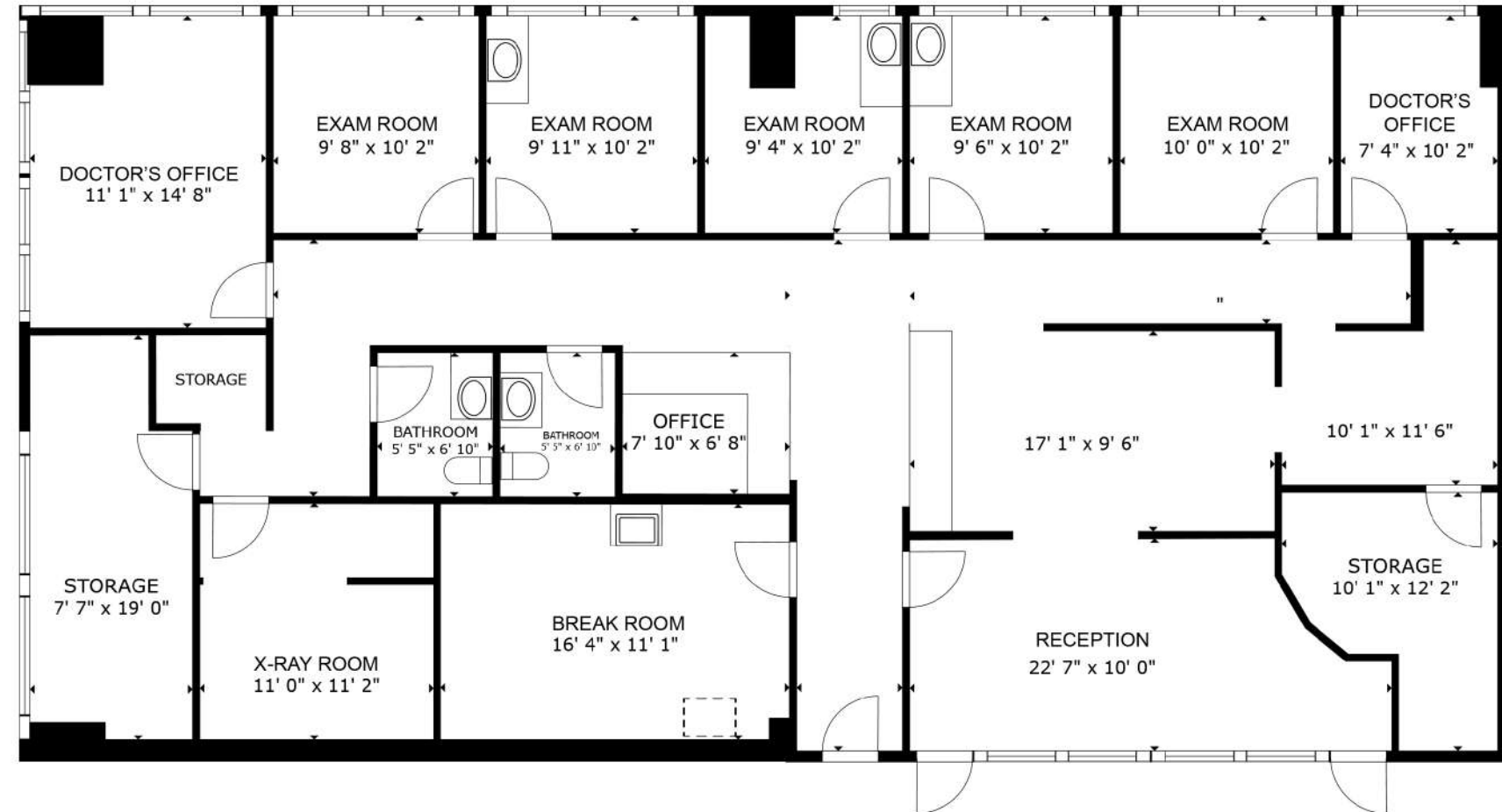
Break Room

2 in-suite restrooms

Storage

### SALE PRICE:

\$1,195,000.00





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