

Barranca Medical Plaza

➤ MEDICAL SUITE FOR LEASE



Lic # 02161402

Bryan McKenney
(949) 478-0087

Stacey Hall
(949) 331-0845

Casey Immel
(949) 278-5376

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 40 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 UCI's brand new Irvine Campus
 - Excellent freeway access to the 5, 55 & 405 freeways



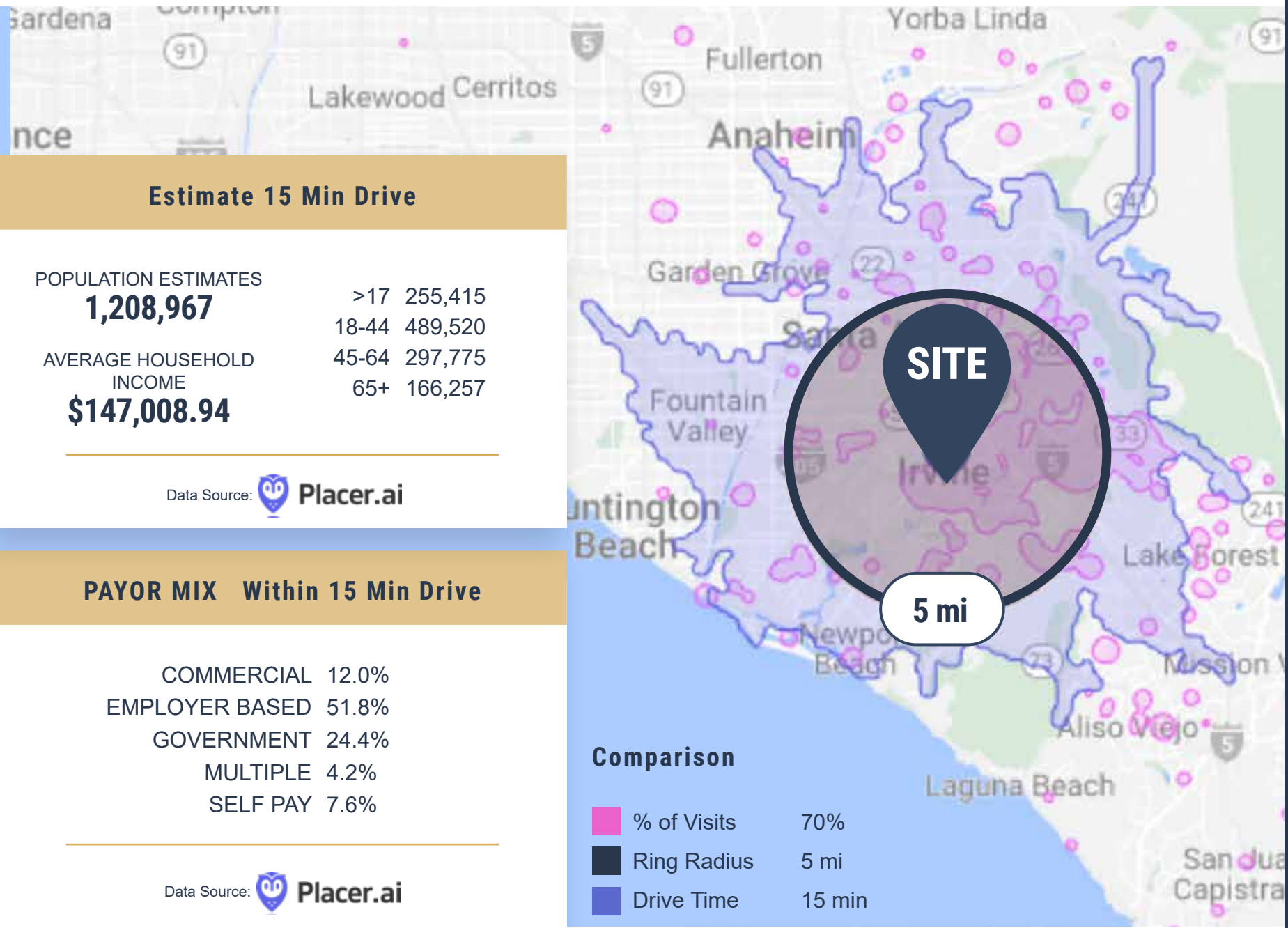
IDEAL MARKET & SITE LOCATION

- 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



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

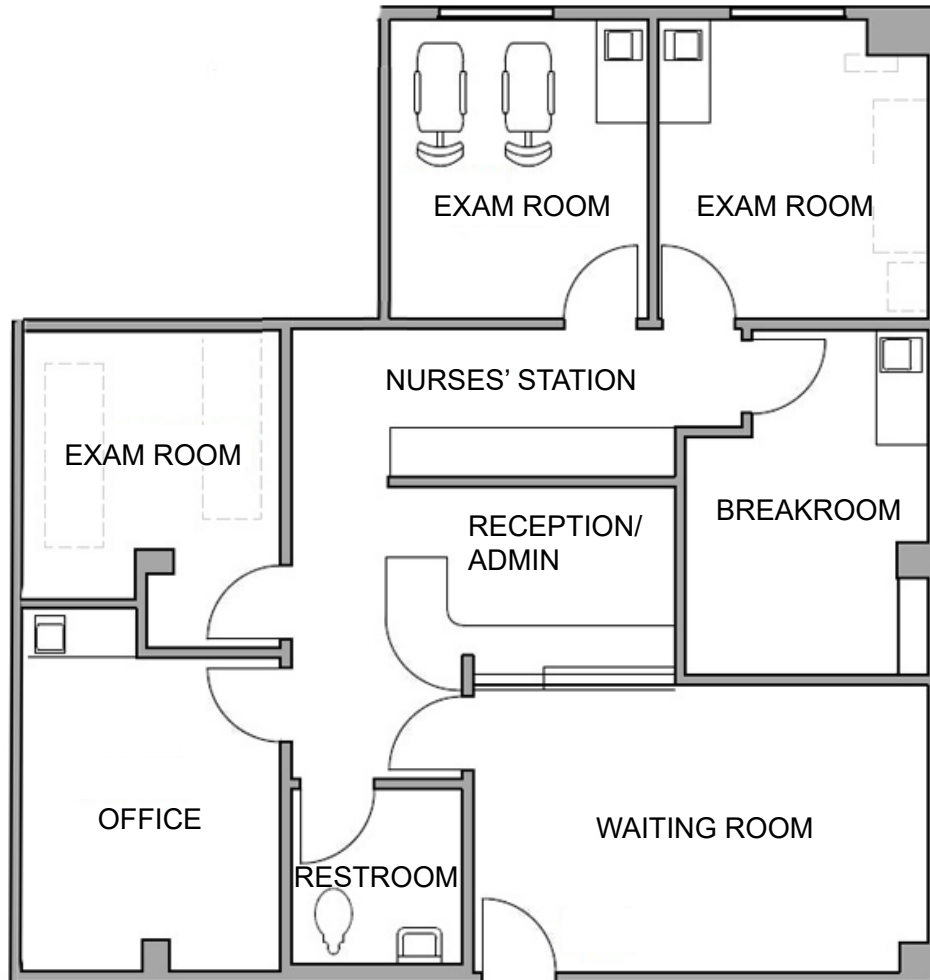
PAYOR MIX Within 15 Min Drive

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%
	Ring Radius	5 mi
	Drive Time	15 min



AVAILABLE SUITE

Suite 145 - 1,585 RSF

SUITE DESCRIPTION

3 Exam Rooms, Doctor's Office, Breakroom, Restroom, Waiting Room, Reception/Admin

LEASE RATE

\$4.95 FSG





40,159
cars/day

JAMBOREE ROAD

BARRANCA PRKY

SITE

20,000
cars/day

LOCAL HOSPITAL DISTANCE MAP





- ① John Wayne Airport
- ② Tustin Legacy Shopping Center
Whole Foods Market
TJ Maxx
Ulta Beauty
Chick-Fil-A
AMC Tustin 14
- ③ Shady Canyon Golf Club
- ④ Retail
Sprouts Farmers Market
Starbucks
Target
- ⑤ University of California, Irvine
- ⑥ Irvine Spectrum Center
- ⑦ The Market Place



Bryan McKenney

Bryan@MedWestRealty.com
(949) 478-0087
LIC#01505792

Stacey Hall

Stacey@MedWestRealty.com
(949) 331-0845
LIC#01924089

Casey Immel

Casey@MedWestRealty.com
(949) 278-5376
LIC#01312850

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