

# Mission Medical Tower

 MEDICAL SUITES FOR LEASE



**MED  
WEST**  
R E A L T Y

Lic # 02161402

Lease with Confidence, Choose MedWest

Bryan McKenney  
(949) 478-0087

Casey Immel  
(949) 278-5376

Kellie Hill Galligan  
(858) 461-8776

Stacey Hall  
(949) 331-0845

**26732 Crown Valley Parkway  
Mission Viejo, CA**





## MISSION MEDICAL - TOWER

Mission Medical Tower is prominently positioned on the lower Providence Mission Hospital campus, offering high visibility from Crown Valley Parkway. With immediate access to I-5 and SR 73, the property provides seamless connectivity for patients traveling from Mission Viejo, Laguna Niguel, Aliso Viejo, and surrounding communities.

Situated in an area with affluent demographics and a strong patient base, this premier medical office space presents an excellent opportunity for healthcare providers. Whether establishing a new practice or expanding an existing one, Mission Medical Tower offers a strategic location in one of South Orange County's leading 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
- Strong visibility from Crown Valley Parkway
- 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 million patients within a 15 minute drive time
  - 304,000 patients within a 5 mile radius



## BUILDING HIGHLIGHTS

- 120,746 SF – 5 story medical outpatient building available
- Strong tenant mix including on site pharmacy
- Turnkey and spec suites
- 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%

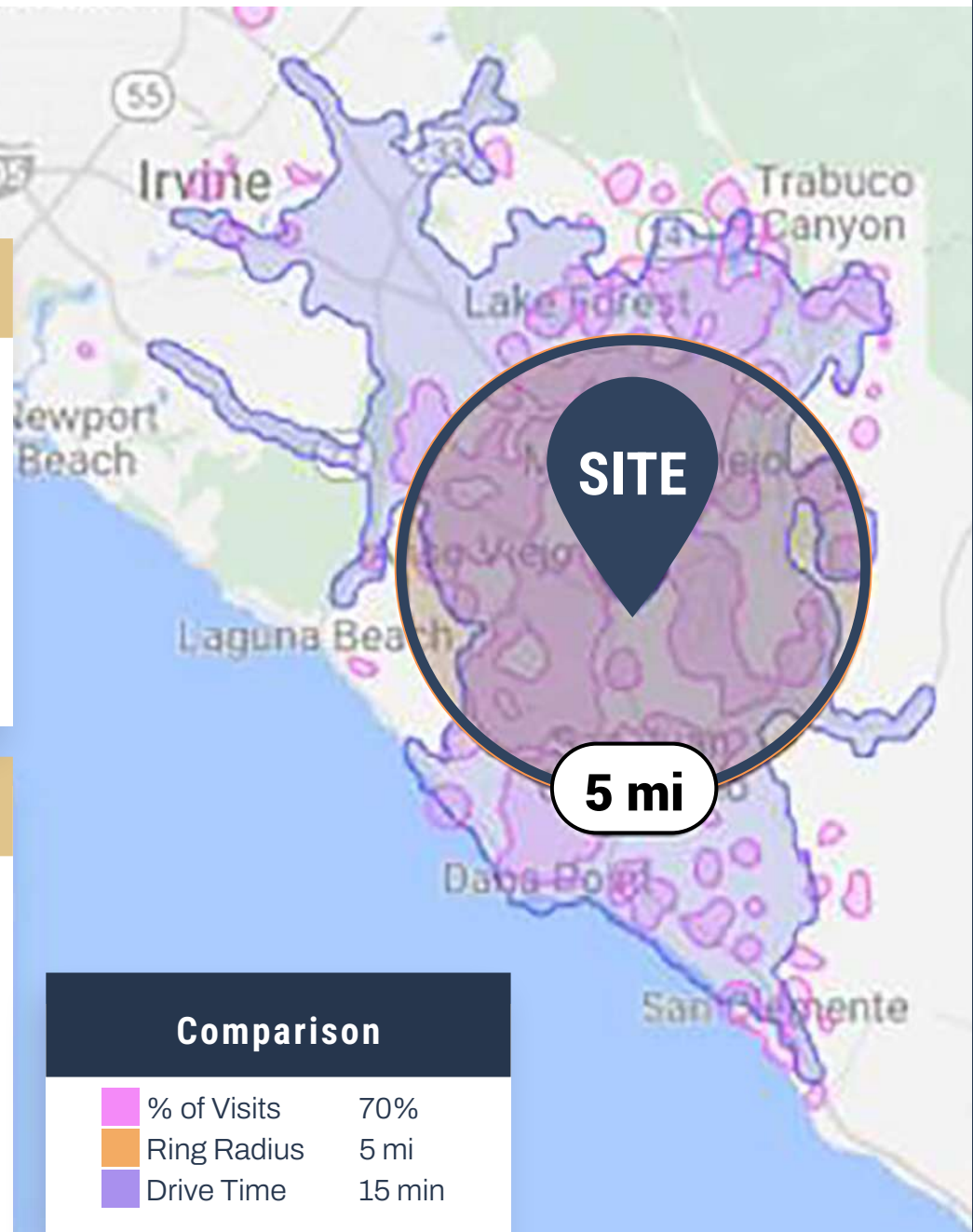
MULTIPLE 4.81%

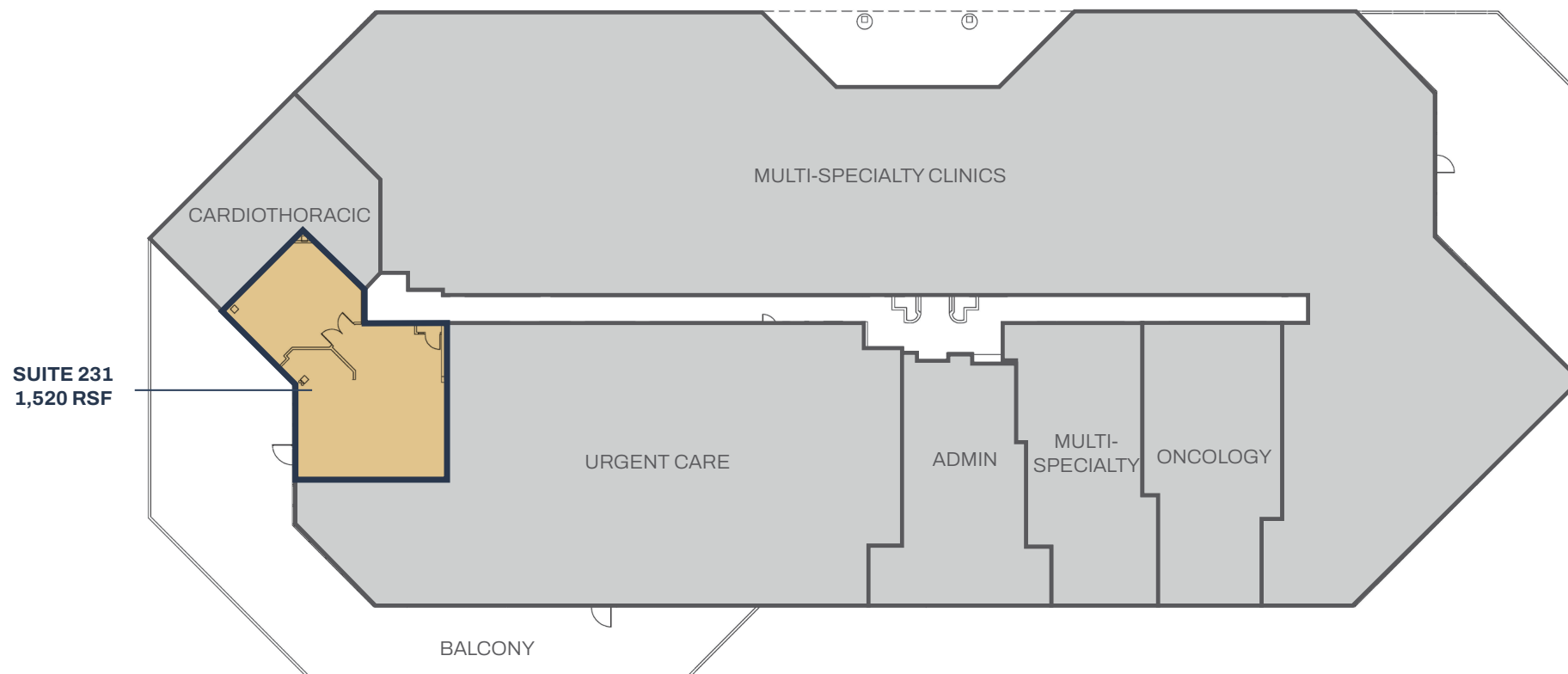
SELF PAY 4.25%

Data Source:  **Placer.ai**

## Comparison

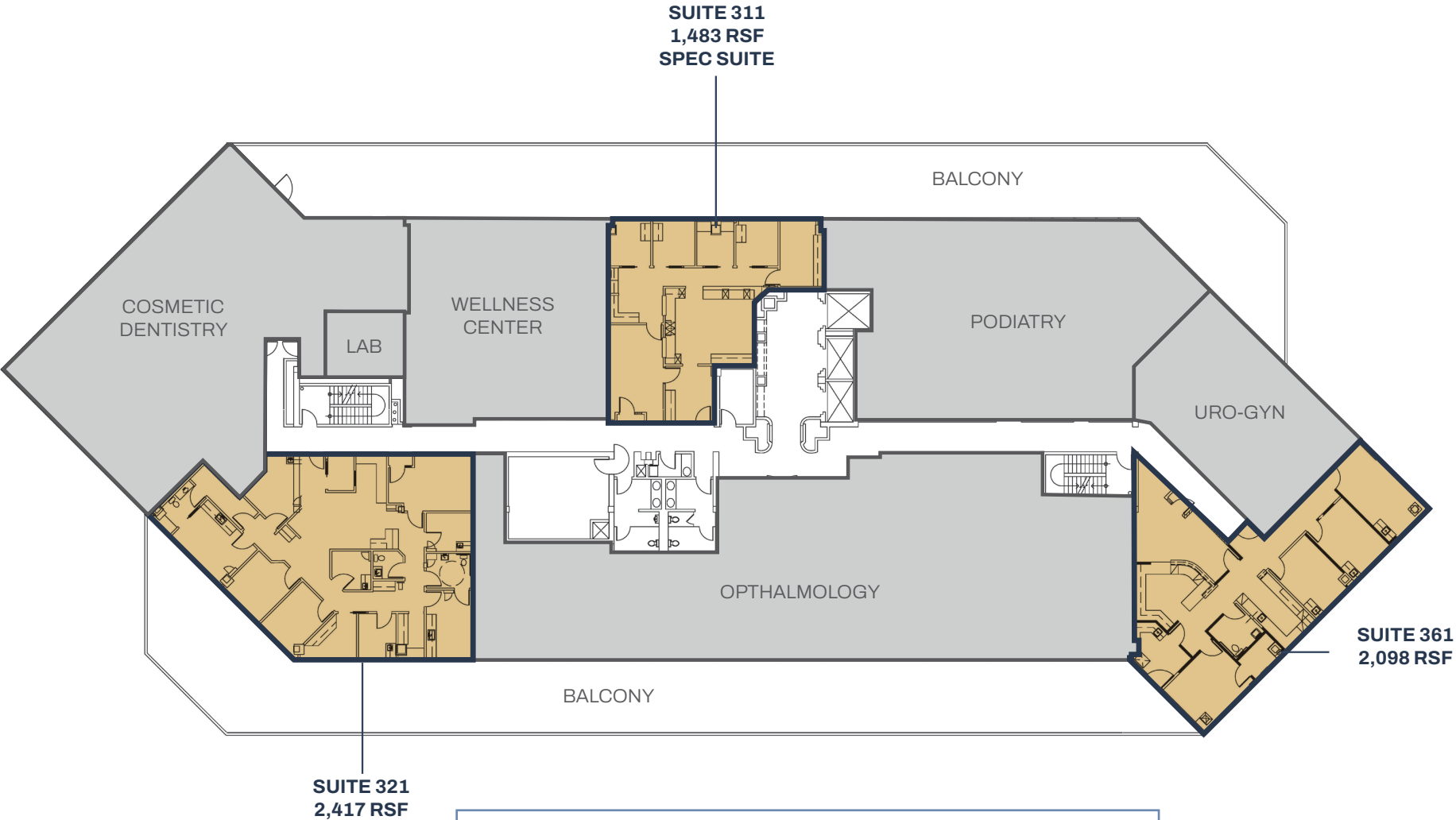
	% of Visits	70%
	Ring Radius	5 mi
	Drive Time	15 min



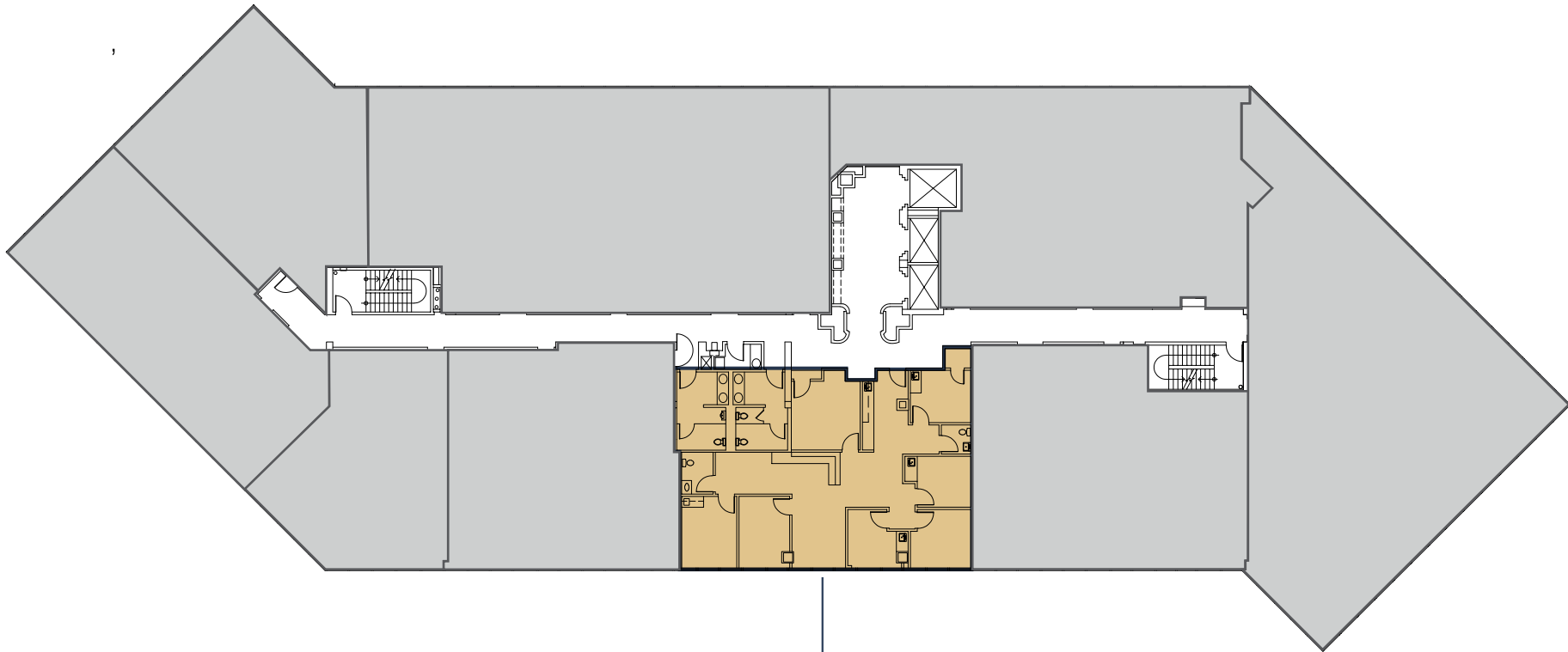


## AVAILABLE SUITES

SUITE	RSF	LEASE RATE
231	1,520	\$3.00 NNN



AVAILABLE SUITES		
SUITE	RSF	LEASE RATE
311 Spec Suite	1,483	\$3.00 NNN
321	2,417	
361	2,098	



SUITE 461  
1,881 RSF

## AVAILABLE SUITES

SUITE

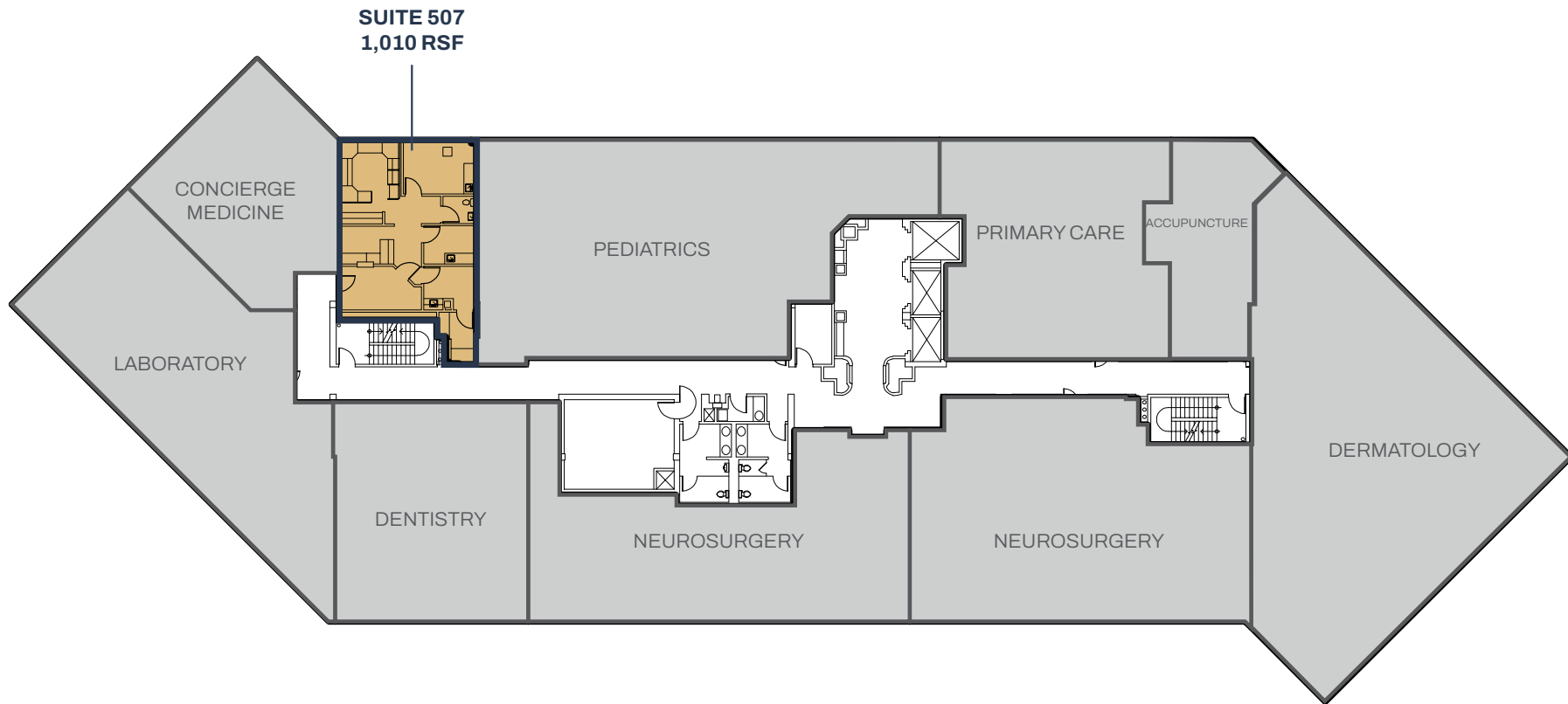
RSF

LEASE RATE

461

1,881

\$3.00 NNN



## BUILDING 2 AVAILABLE SUITES

SUITE	RSF	LEASE RATE
507	1,010	\$3.00 NNN



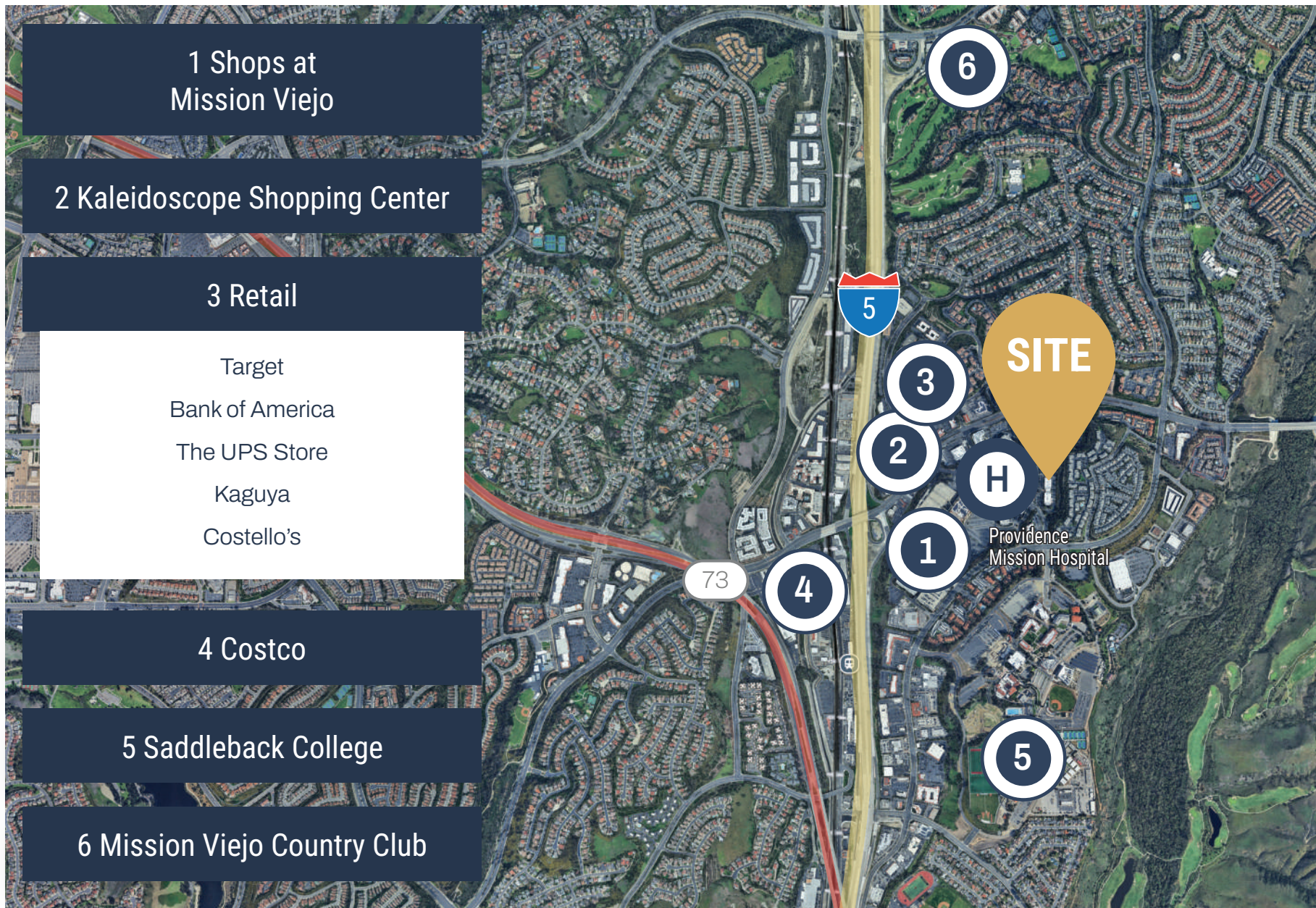




# LOCAL HOSPITAL DISTANCE MAP

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**MED  
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REALTY

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**Bryan McKenney**

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

**Casey Immel**

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

**Kellie Hill Galligan**

Kellie@MedWestRealty.com  
(858) 461-8776  
LIC#01923075

**Stacey Hall**

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

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**HEALTHCARE  
REALTY**