

Mission Medical Tower

➤ MEDICAL SUITES FOR LEASE



**MED
WEST**
REALTY

Lic # 02161402

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



MISSION MEDICAL TOWER

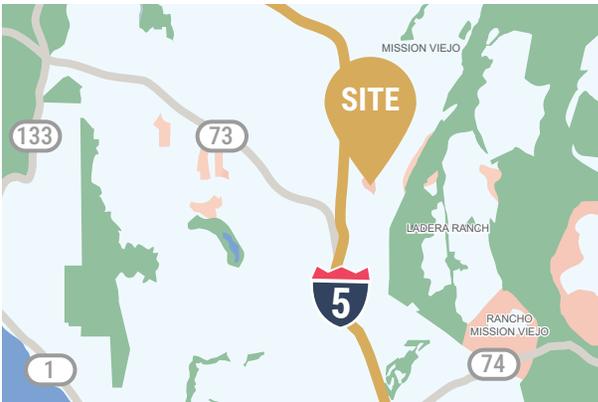
Mission Medical Tower is prominently positioned on the lower Providence Mission Hospital campus, offering high visibility from Crown Valley Parkway. With immediate access to I-5 and SR 73, the property provides seamless connectivity for patients traveling from Mission Viejo, Laguna Niguel, Aliso Viejo, 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 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
- Strong tenant mix including on site pharmacy
- 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	45-64	179,084
	65+	116,872

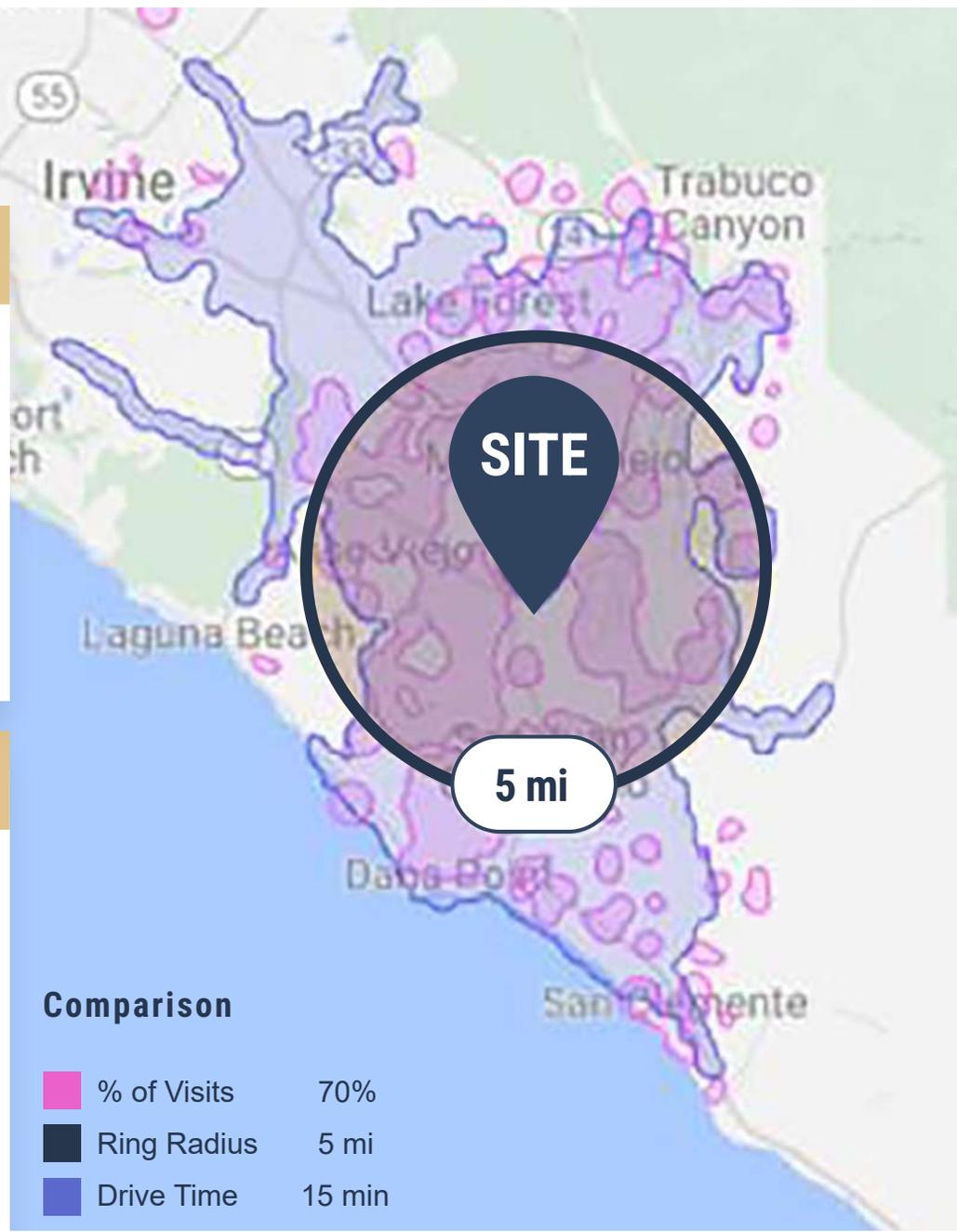
\$171,175.00

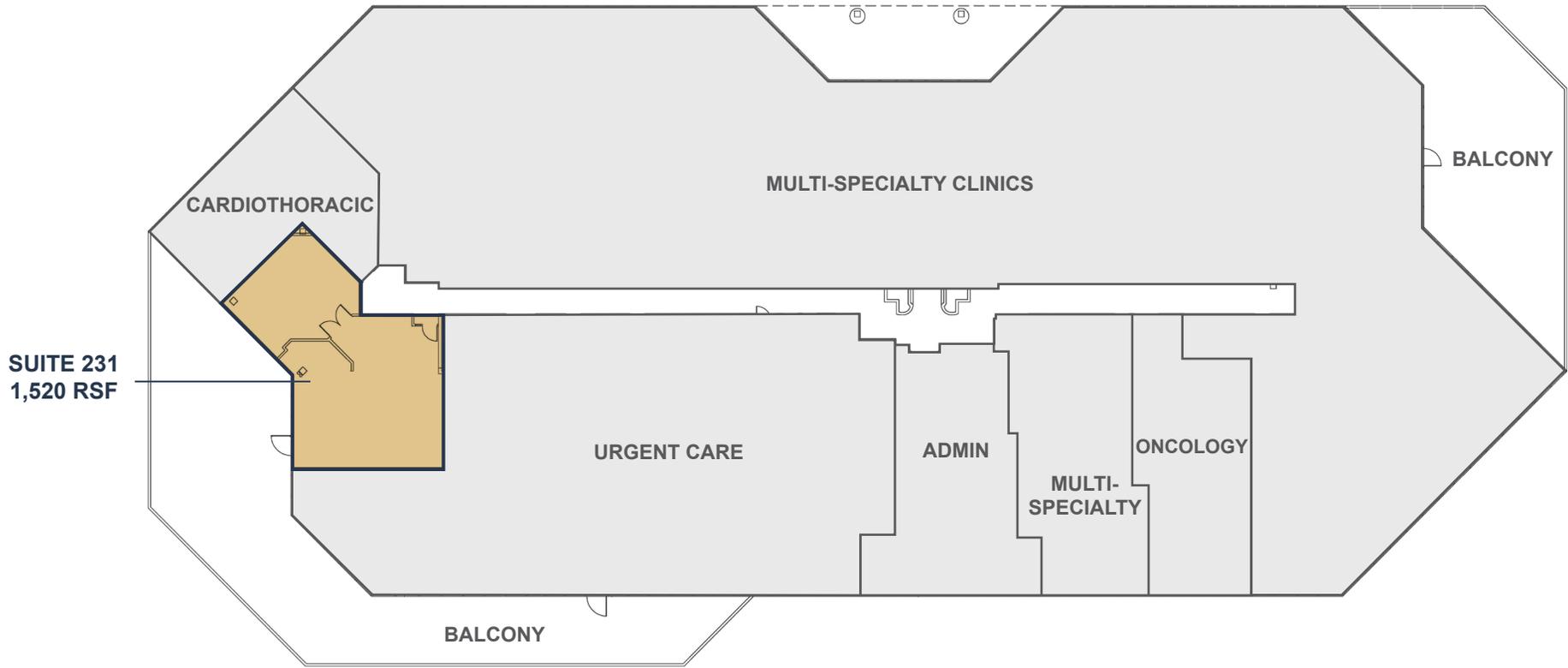
Data Source:  **Placer.ai**

PAYOR MIX Within 15 Min Drive

COMMERCIAL	14.04%
EMPLOYER BASED	58.22%
GOVERNMENT	18.67%
MULTIPLE	4.81%
SELF PAY	4.25%

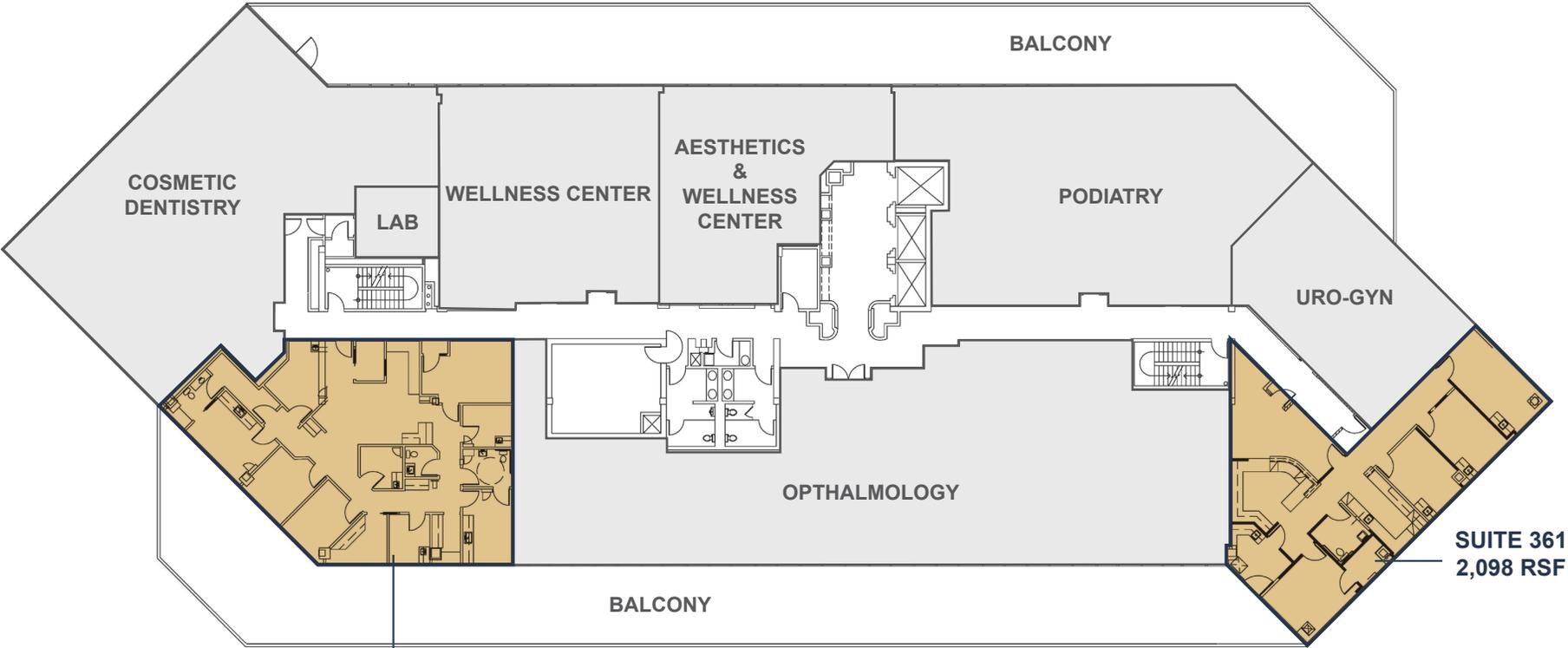
Data Source:  **Placer.ai**





AVAILABLE SUITE

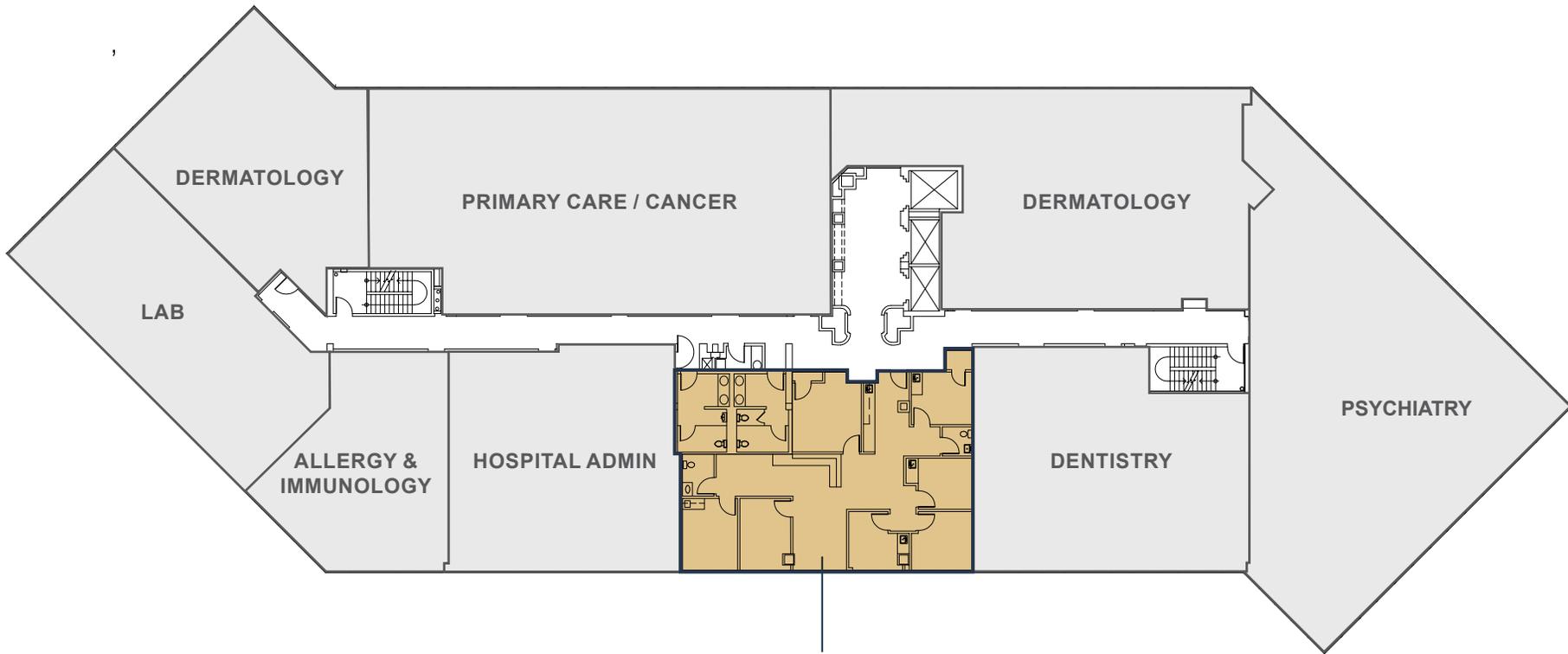
SUITE	RSF
231	1,520



SUITE 321
2,417 RSF

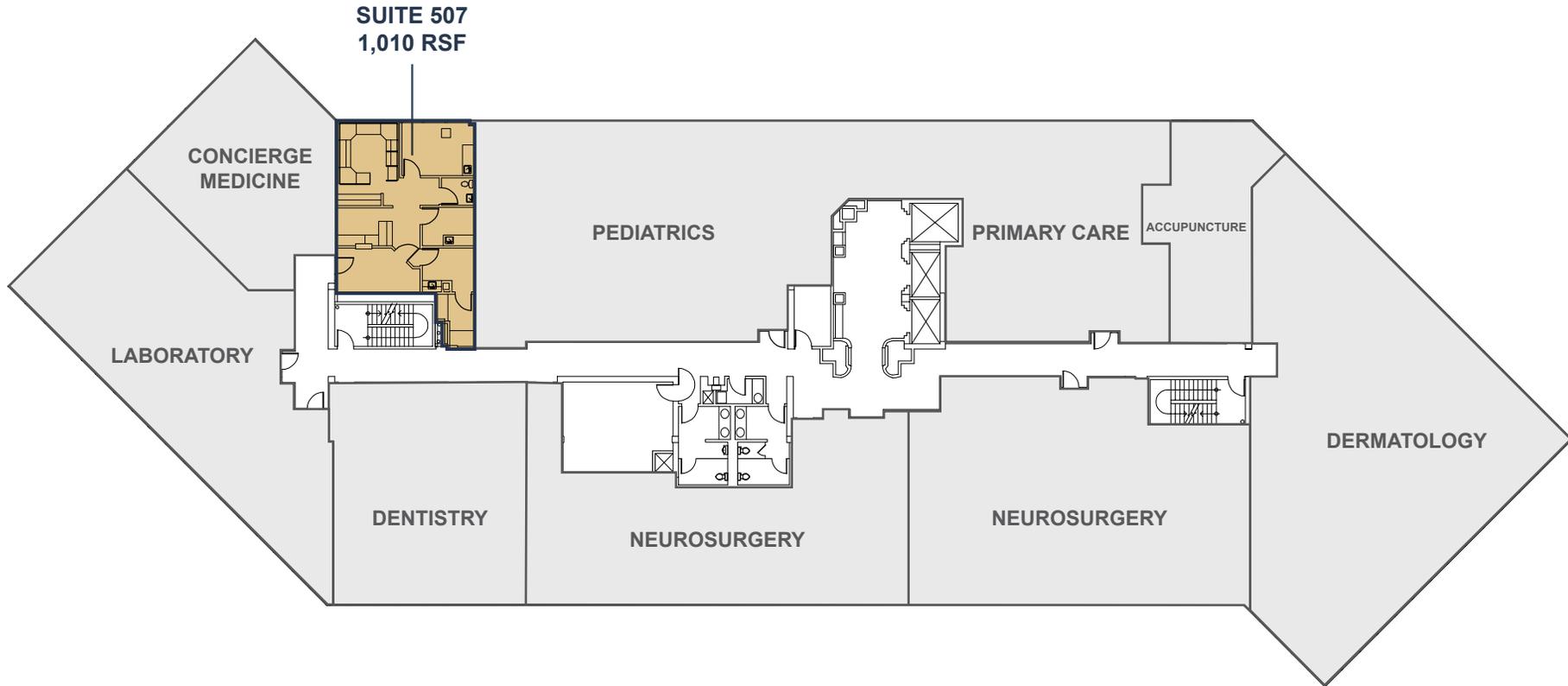
SUITE 361
2,098 RSF

AVAILABLE SUITES	
SUITE	RSF
321	2,417
361	2,098



SUITE 461
1,881 RSF

AVAILABLE SUITE	
SUITE	RSF
461	1,881



AVAILABLE SUITE	
SUITE	RSF
507	1,010



246,100
cars/day



I-5 SAN DIEGO FREEWAY

10,200
cars/day

MEDICAL CENTER RD



SITE

53,500
cars/day

73

56,100
cars/day

CROWN VALLEY PWKY

LOCAL HOSPITAL DISTANCE MAP





- 1 Shops at Mission Viejo
- 2 Kaleidoscope Shopping Center
- 3 Retail
 - Target
 - Bank of America
 - The UPS Store
 - AAA Auto Club
- 4 Costco
- 5 Saddleback College
- 6 Mission Viejo Country Club

SITE

H

Providence
Mission
Hospital



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**HEALTHCARE
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