

# Turn-key Improved Medical Office For Lease



**±1,866 SF**  
Available Now!

## Canyon Medical Plaza

15785 Laguna Canyon Rd, Suite 310

Irvine, CA 92618



For more information please contact:

**Aaron Phillips**

First Vice President  
Healthcare Services  
Lic. 01769480  
+1 949 724 5562  
aaron.phillips@colliers.com

**Colliers**

3 Park Plaza | Suite 1200  
Irvine, CA 92614  
www.colliers.com





Quick Facts

Within 5 Miles



382,642

Residents



\$169,197

Average Income



15.3%

Senior Population  
(65+ age)



37.4

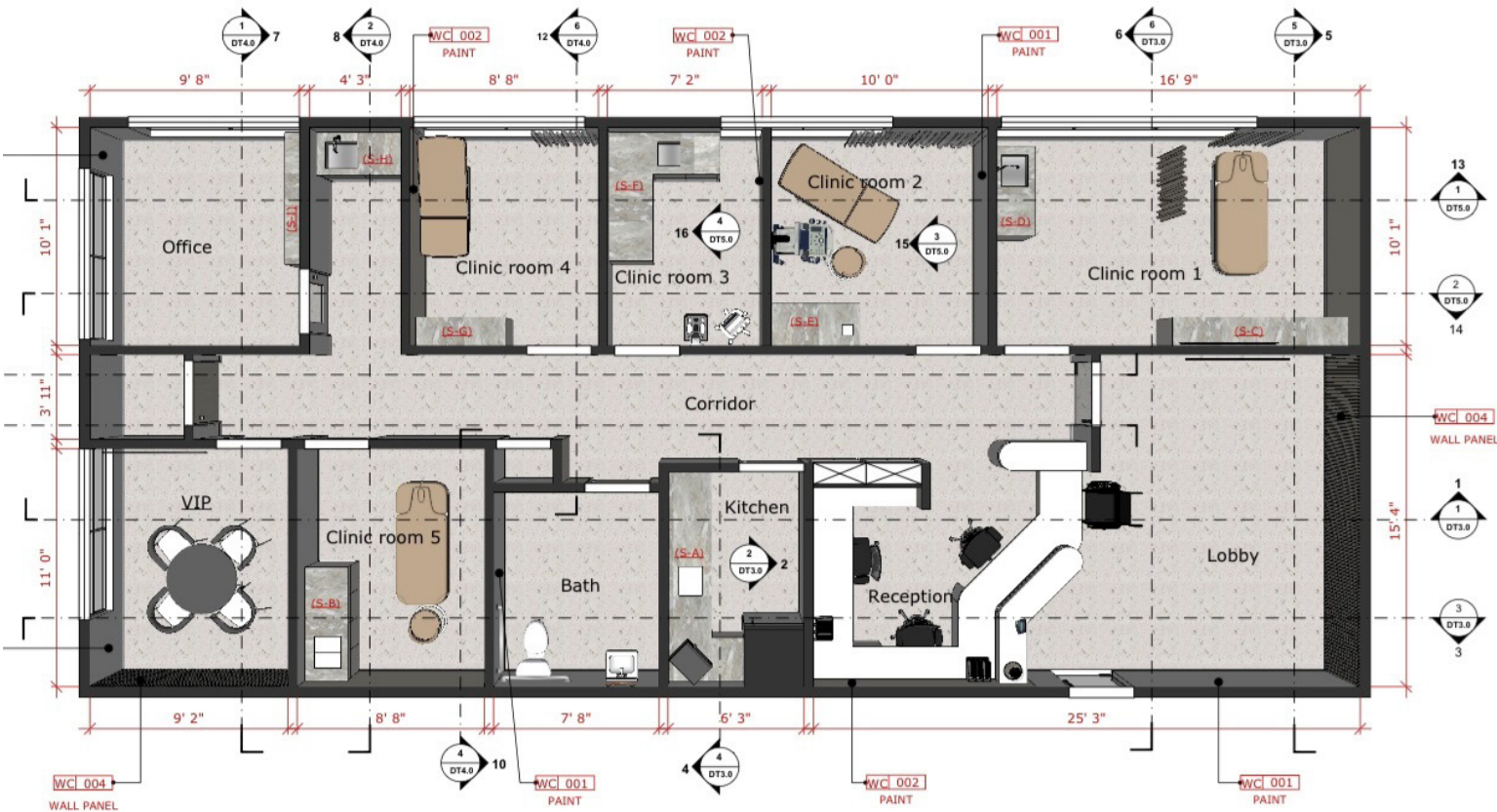
Average Age

Demographics Information

(2024)

Overview	1-Mile Radius	3-Miles Radius	5-Miles Radius
Population	8,407	135,397	382,642
Senior Population (65+)	5.5%	13.1%	15.3%
Median Age	33.6	37.8	37.4
Average Household Income	\$132,633	\$177,720	\$169,197

Floor Plan



Suite 310

±1,866 SF

Click Here

Virtual Tour



Aerial



Property Highlights



Rate Negotiable  
+ NNN: \$1.38



Turn-key Improved  
Medical Office



1,866 SF Available  
For Lease



Building Eyebrow  
Signage Available



# Canyon Medical Plaza

15785 Laguna Canyon Rd

Irvine, CA 92618



Colliers

For more information please contact:

**Aaron Phillips**

First Vice President | Healthcare Services

Lic. 01769480

+1 949 724 5562

[aaron.phillips@colliers.com](mailto:aaron.phillips@colliers.com)

**Colliers**

3 Park Plaza | Suite 1200

Irvine, CA 92614

[www.colliers.com](http://www.colliers.com)