



23161
MOULTON PARKWAY, LAGUNA HILLS

FOR SALE

SADDLEBACK EYE CENTER
LASER VISION CORRECTION

JEWEL BOX MEDICAL PROPERTY

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

OC
OFFICE GROUP

ALLEN BASSO
Senior Vice President
Lic. #01298152
949.790.3130
abasso@leeirvine.com

ERIC DARNELL
Senior Vice President
Lic. #01888743
949.460.3681
edarnell@leeirvine.com

KYLEE KING
Senior Associate
Lic. #02101275
949.790.3108
kking@leeirvine.com

PROPERTY FEATURES

- ±7,564 SF Freestanding Single-Story Medical Office Property
- State-of-the-Art Two ORs Surgery Center with Previous Medicare and AAAHC Certification
- Thoughtfully Designed Layout Including 11 Patient Rooms, 5 Doctor's Offices, 5 Restrooms, Spacious Waiting Room, and Reception Area
- Building Top, Eyebrow, and Monument Signage
- Direct Access Parking for Patients and Staff
- Excellent Glass Line and Natural Light
- Prime Location Near Major Freeways, Retail, and Residential
- Turnkey Asset for Owner/User
- Meticulously Maintained Showcasing Pride of Ownership
- **OFFERING PRICE: \$6,429,400**



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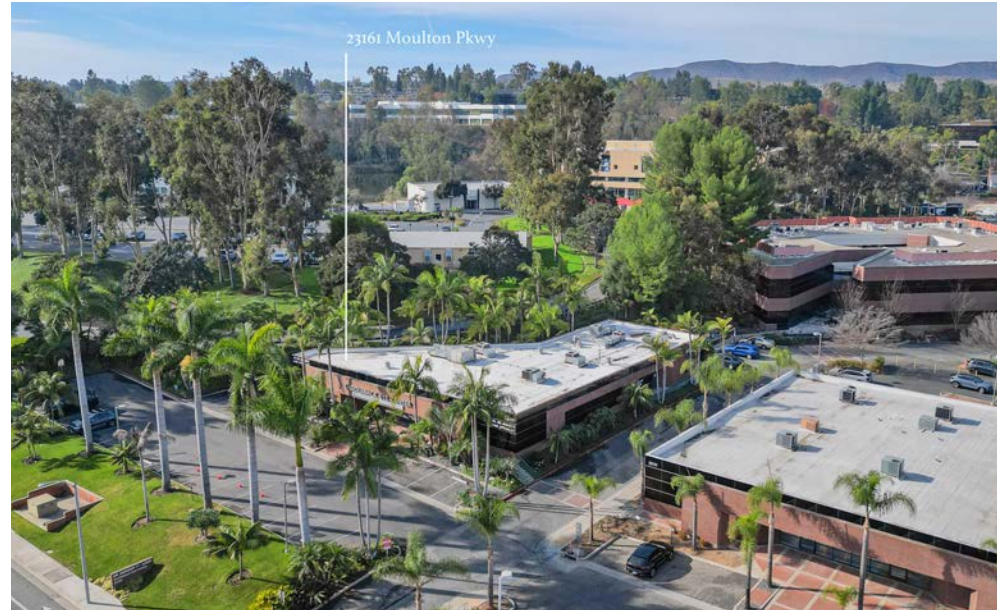
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INTERIOR PICTURES

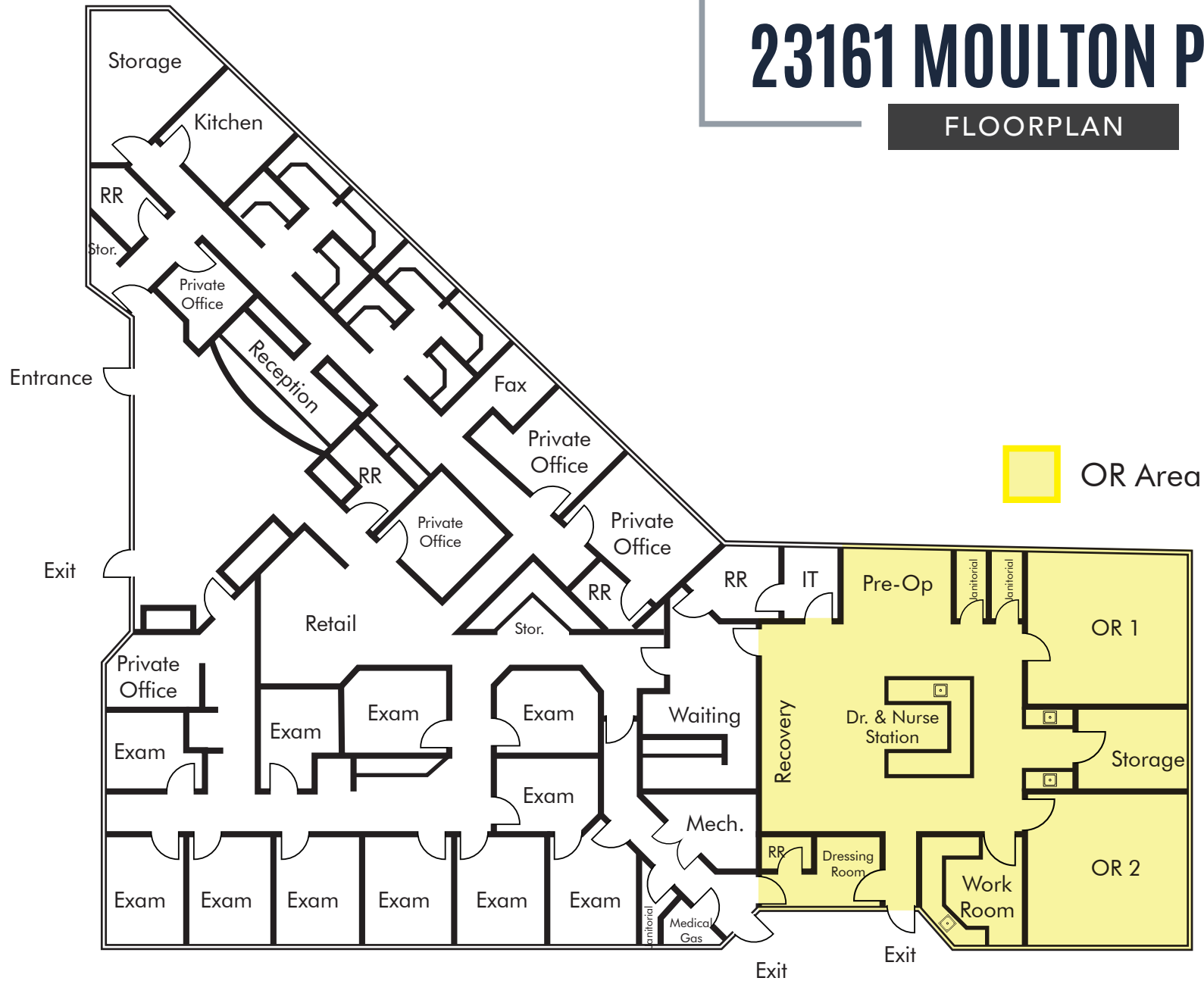


EXTERIOR PICTURES



23161 MOULTON PKWY

FLOORPLAN



 OR Area

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LOCAL HOSPITAL DISTANCE MAP

IRVINE & SOUTH ORANGE COUNTY

UCI Health 3.5 Miles

KAISER PERMANENTE 6.4 Miles

hoag 6.4 Miles

City of Hope 6.6 Miles

MemorialCare 12 Miles

Providence
Mission Hospital
Laguna Beach 18.8 Miles

ORANGE

Providence
Saint Joseph
Medical Center 6.2 Miles

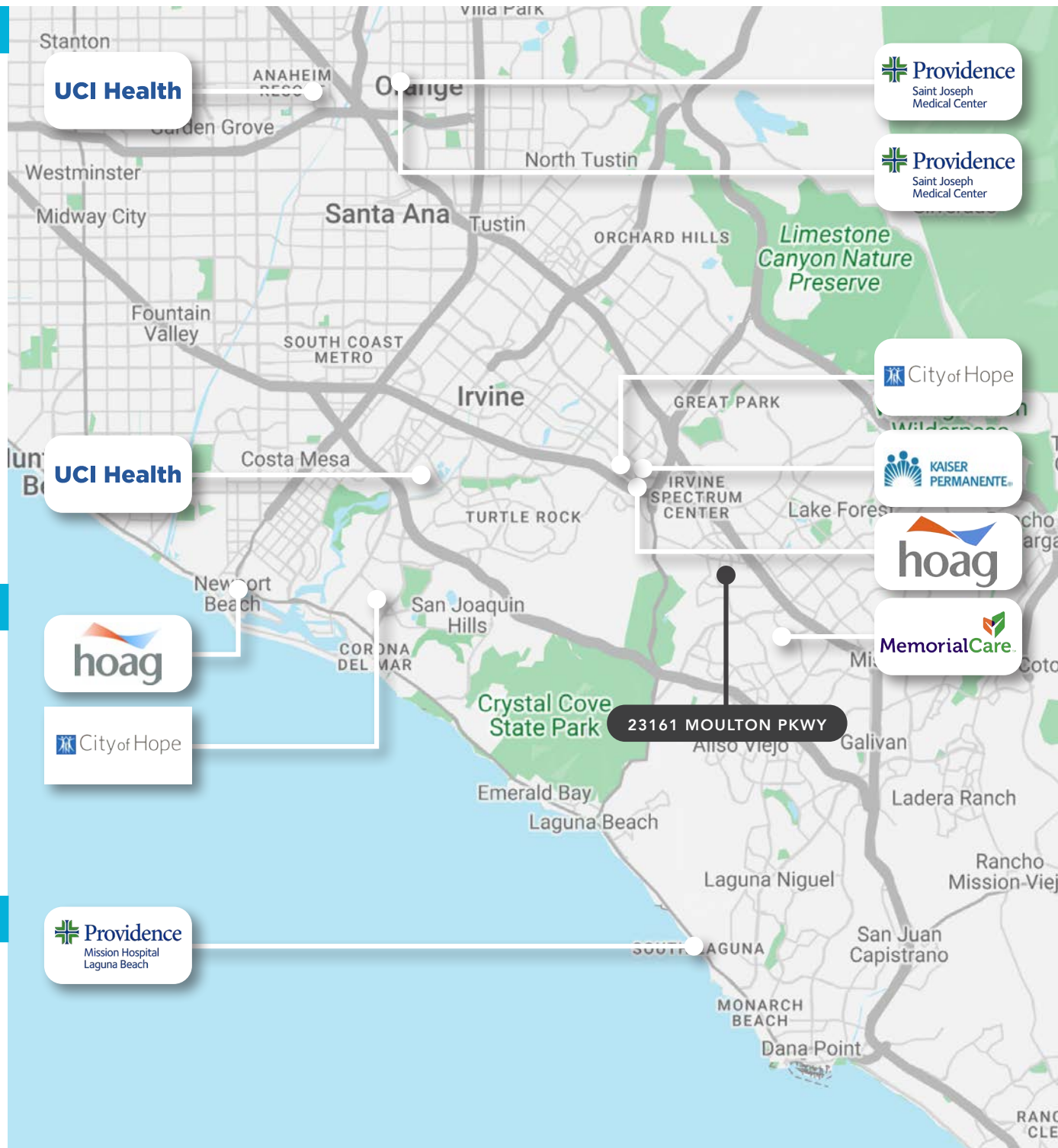
CHOC Children's 8.8 Miles

UCI Health 10.4 Miles

NEWPORT BEACH

City of Hope 6.4 Miles

hoag 8.5 Miles



UCI Health

Providence
Saint Joseph
Medical Center

Providence
Saint Joseph
Medical Center

UCI Health

City of Hope

KAISER PERMANENTE

hoag

MemorialCare

hoag

City of Hope

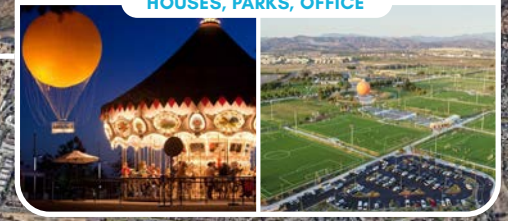
Providence
Mission Hospital
Laguna Beach

23161 MOULTON PKWY

AERIAL



HOUSES, PARKS, OFFICE



IRVINE SPECTRUM CENTER



VILLAGE at Laguna Hills



LOS OLIVOS MARKETPLACE



LAGUNA WOODS

