



The Providence Building

1310 W. Stewart Drive
Orange, CA 92868

Medical Office For Sale

Exclusively **offered by:**

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The Providence Building



The Providence Building is a six-story, 115,000 SF medical condominium complex located adjacent to the prestigious campuses of Providence St. Joseph's and CHOC Children's Hospital. Positioned within a thriving medical hub, the building is surrounded by many of the region's leading specialists, creating strong referral potential both onsite and throughout the broader medical corridor.



This property represents one of the few remaining opportunities for physicians to own their medical office space in this highly sought-after market. The building has long been home to established medical professionals, with ownership opportunities rarely available and typically opening only through retirement transitions.



Demographics

Overview	1 -Mile Radius	3-Miles Radius	5-Miles Radius
Population	24,636	258,087	694,209
Senior Population (65+)	3,509	31,590	93,296
Median Age	33.4	30.5	31.1
Average Household Income	\$124,370	\$120,885	\$126,958



Quick Facts

Within 5 Miles

 **694,209**
Residents

 **\$126,958**
Average Income

 **93,296**
Senior Population
(65+ age)

 **31.1**
Average Age

Highlights



Convenient Access to the
5, 57 & 22 Freeways



Just Minutes from Providence
St. Joseph, CHOC, and
UGI Medical Center



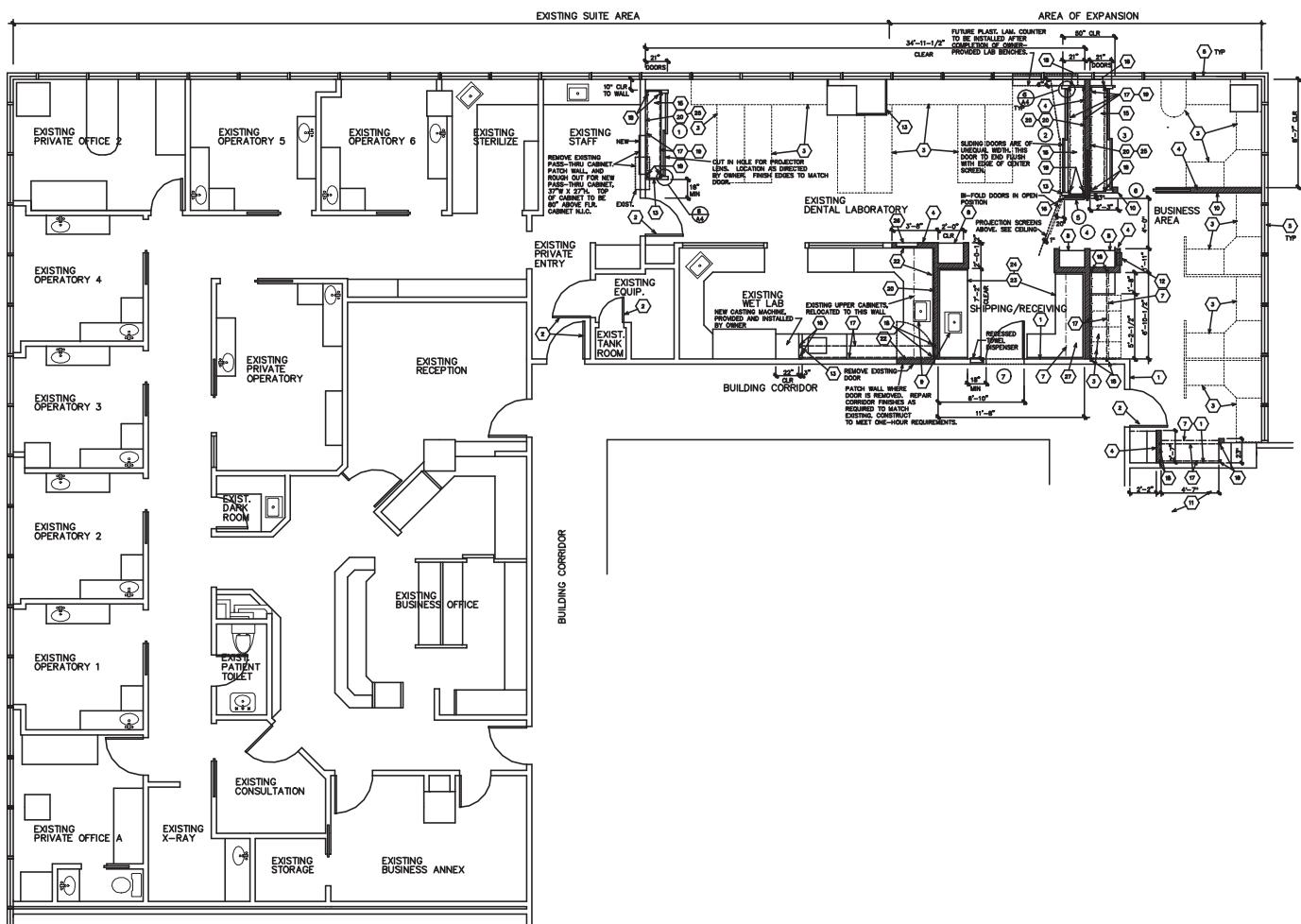
Abundant Free Parking with
Patient Validation Available



Floor Plan

Local Hospital Distance Map

2nd Floor | Units 201 and 202 4,670 RSF



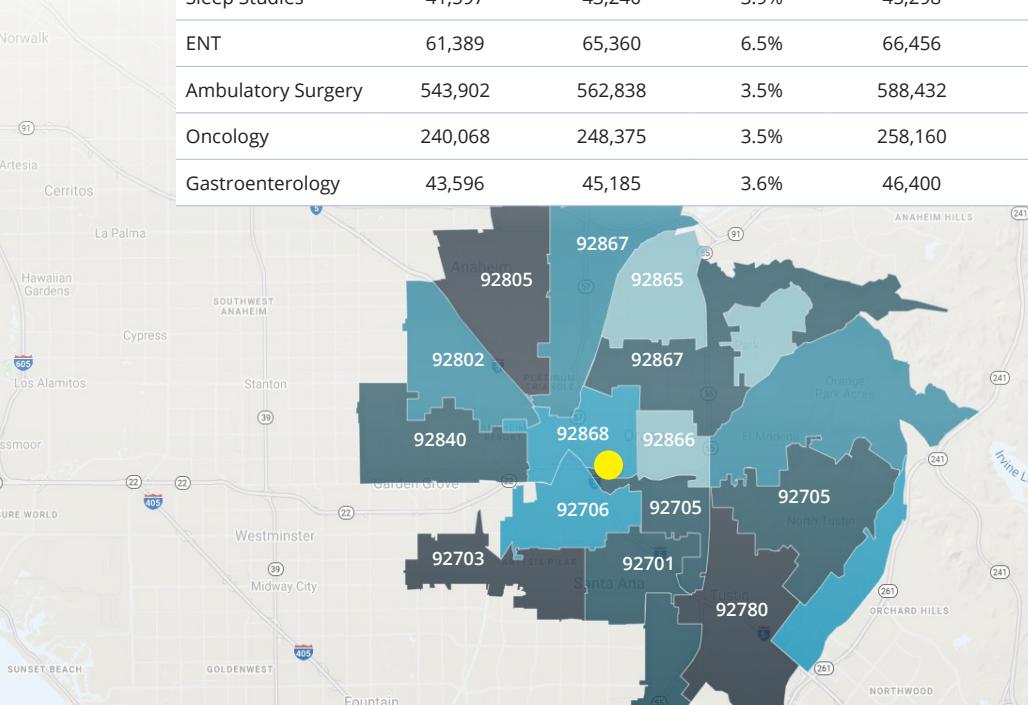
Outpatient Market Scenario

Aerial



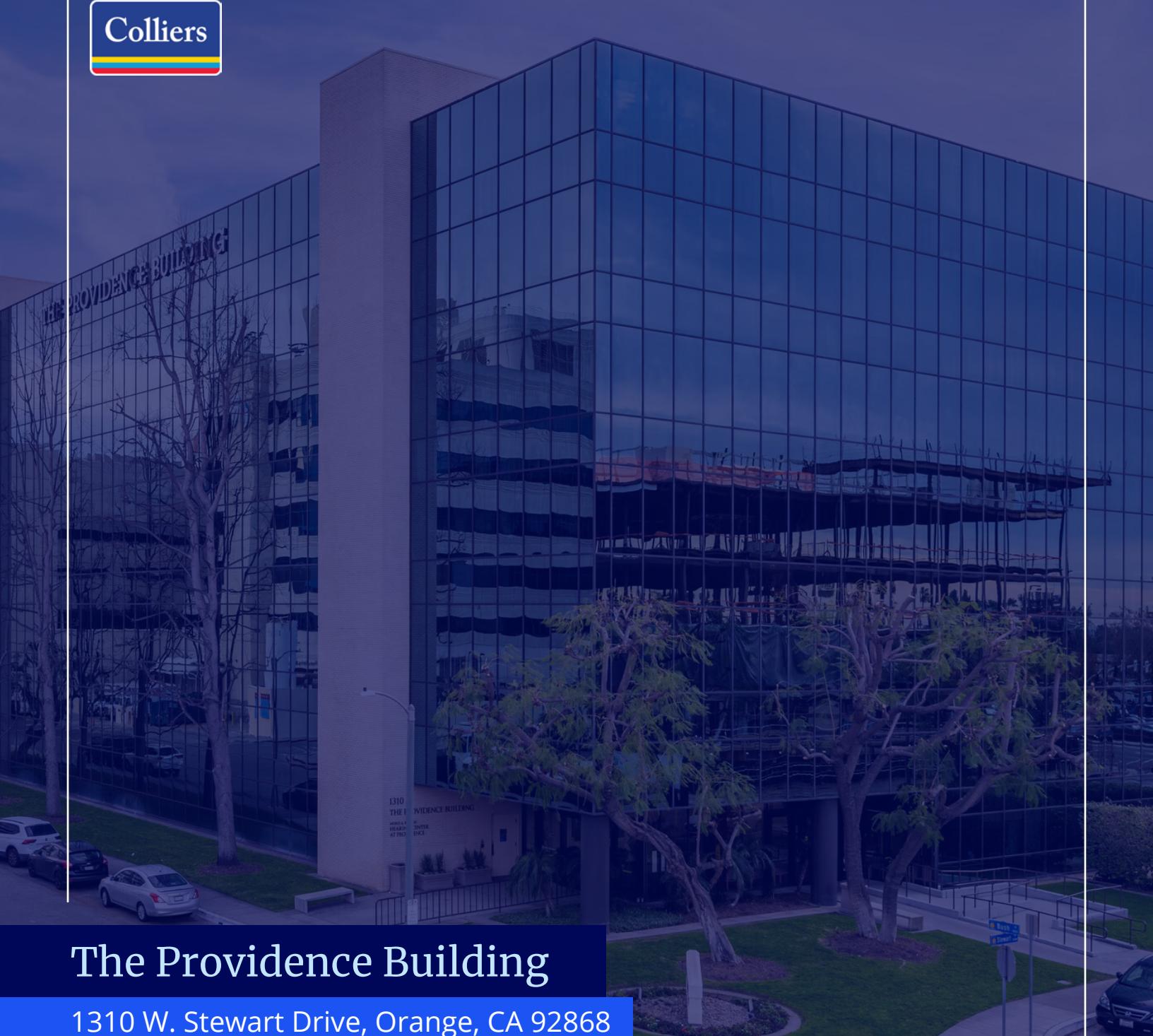
The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties in key markets across the United States. The MSP tool supports planners, providers and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. The following data is representative of the surrounding zip codes within a five-mile radius to The Providence Building. For more information about the Advisory Board, please visit www.advisory.com.

SERVICE LINE	TODAY'S VOLUMES	2028 VOLUME FORECAST	5 YR GROWTH	2033 VOLUME FORECAST	10 YR GROWTH
Vascular	28,130	31,347	11.4%	34,812	23.8%
Spine	3,516	3,839	9.2%	4,222	20.1%
Endocrinology	3,825	4,285	12.0%	4,570	19.5%
Physical Therapy/ Rehabilitation	481,344	514,160	6.8%	573,241	19.1%
Podiatry	27,301	29,251	7.1%	32,504	19.1%
Ophthalmology	151,409	164,659	8.8%	178,060	17.6%
Orthopedics	53,445	57,541	7.7%	62,076	16.1%
Psychiatry	256,348	291,858	13.9%	295,270	15.2%
Pain Management	19,924	21,374	7.3%	22,808	14.5%
Cardiology	168,921	181,421	7.4%	192,765	14.1%
Lab	514,322	543,948	5.8%	583,466	13.4%
Nephrology	9,427	10,100	7.1%	10,541	11.8%
Endoscopy	79,156	83,039	4.9%	87,493	10.5%
Sleep Studies	41,597	43,240	3.9%	45,298	8.9%
ENT	61,389	65,360	6.5%	66,456	8.3%
Ambulatory Surgery	543,902	562,838	3.5%	588,432	8.2%
Oncology	240,068	248,375	3.5%	258,160	7.5%
Gastroenterology	43,596	45,185	3.6%	46,400	6.4%





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