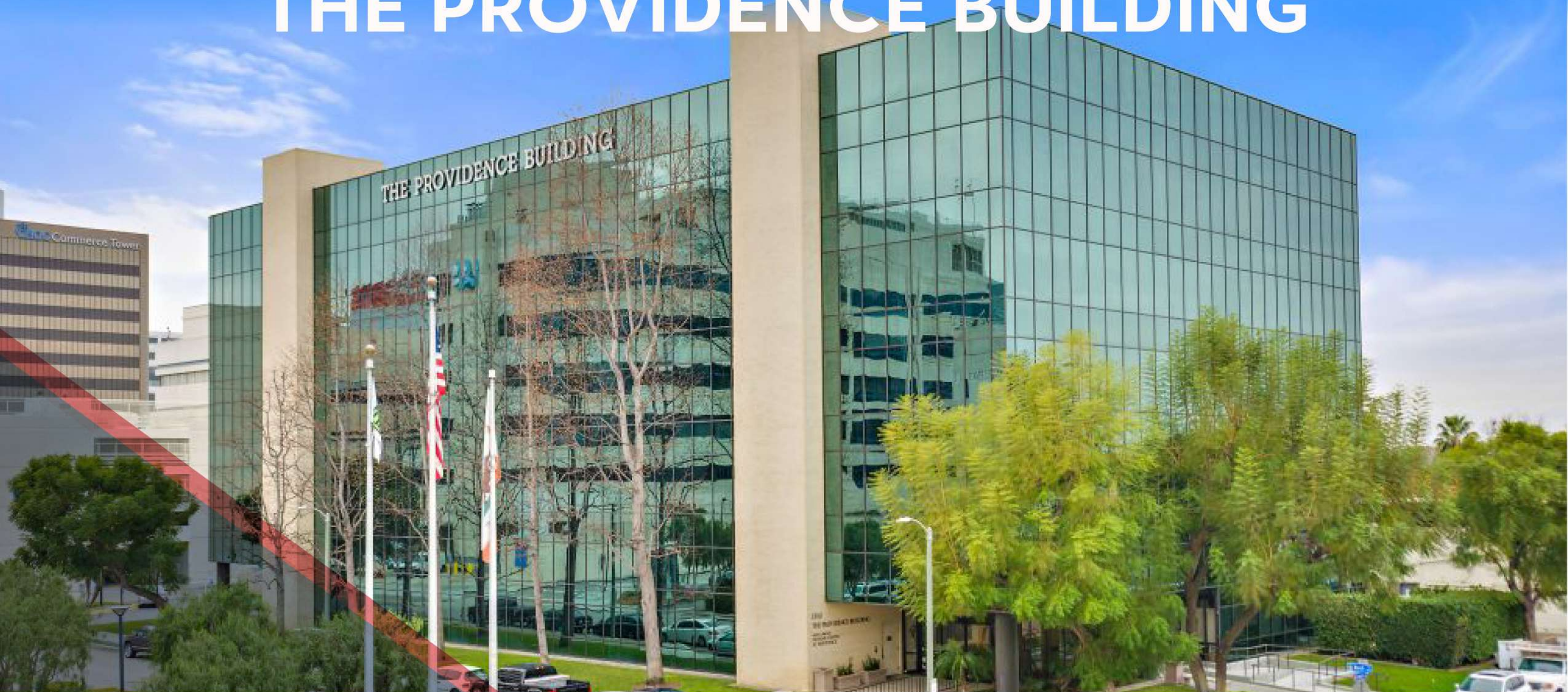


MEDICAL OFFICE SUITES FOR SALE

THE PROVIDENCE BUILDING

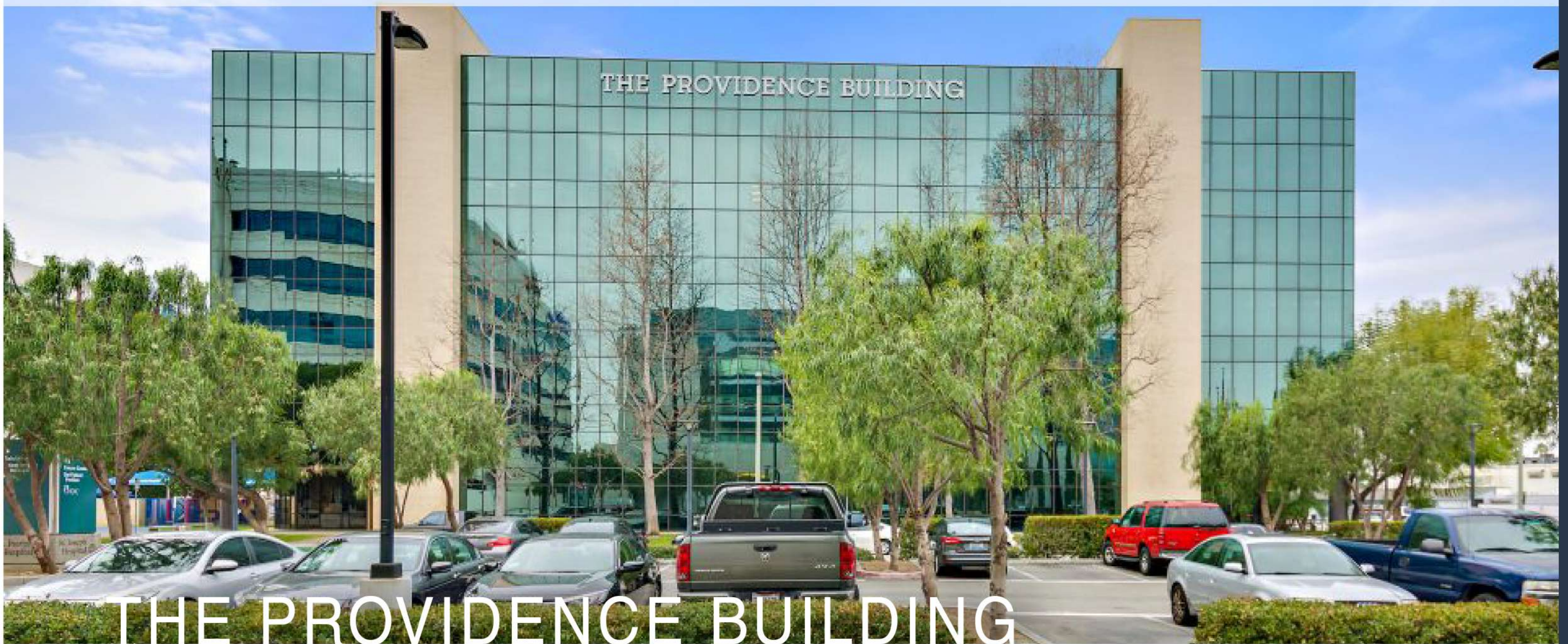


BRYAN MCKENNEY
(949) 478 - 0087 | LIC#01505792
Bryan@MedWestRealty.com

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

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

1310 W. Stewart Drive
Orange, CA 92868



The Providence Building, a 6-story, 105,000 SF medical condo building adjacent to the esteemed campuses of Providence St. Joseph's and CHOC hospitals. Located in a thriving medical hub, this area is home to many of the leading specialists in the region, fostering excellent referral opportunities both onsite and throughout the medical corridor.

The Providence Building offers one of the few opportunities for physicians to own their real estate in this market. This medical building has seen many physicians through their careers since initial acquisition and are seldom available to purchase except through retirement transitions.

PROPERTY FEATURES

PROMINENT LOCATION & ACCESSIBILITY

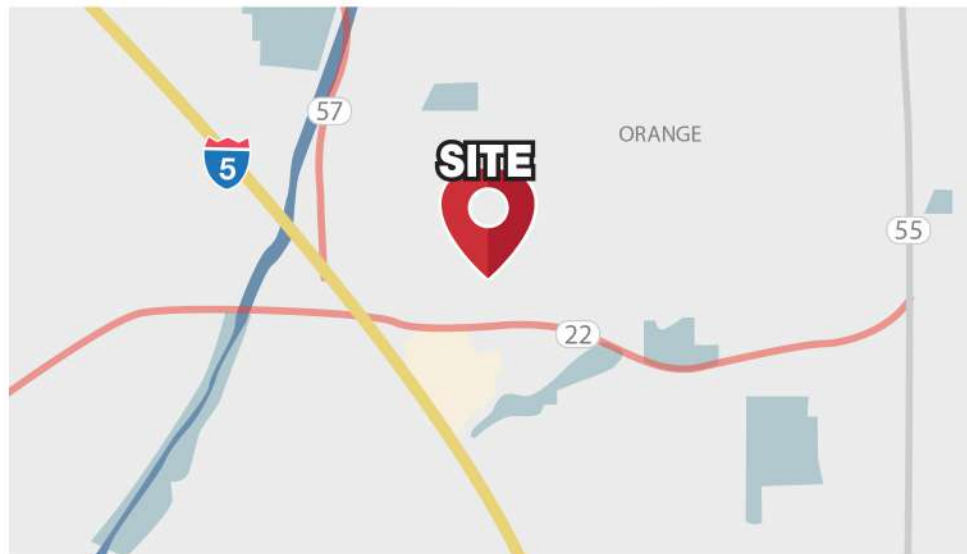
- Close proximity to Providence St. Joseph Hospital Orange, CHOC Children's Hospital, UCI Medical Center
- Excellent freeway access to the 5, 57 & 22 Freeways

IDEAL MARKET & SITE LOCATION

- The proximity to major thoroughfares enables this location to conveniently serve:
 - 1.8 million patients within a 15 minute drive time
 - 687,000 patients within a 5 mile radius

BUILDING HIGHLIGHTS

- 105,000 SF - 6 Story Building
- Common Area Renovations in Process
- Elevator Served
- Reserved Doctor Parking
- Free Patient Parking Validation
- Professionally Managed



DEMOGRAPHICS & DRIVETIME

DEMOGRAPHICS

Estimate 15 Min Drive



POPULATION ESTIMATES

1.9 million

AVERAGE HOUSEHOLD INCOME

\$127,340.64

POPULATION

Estimate 15 Min Drive



>17

413,670

18-44

732,591

45-64

470,833

65+

244,513

Data Source:  Placer.ai

PAYOR MIX

Within 5 Mile Radius



COMMERCIAL

7.1%

EMPLOYER BASED

46.6%

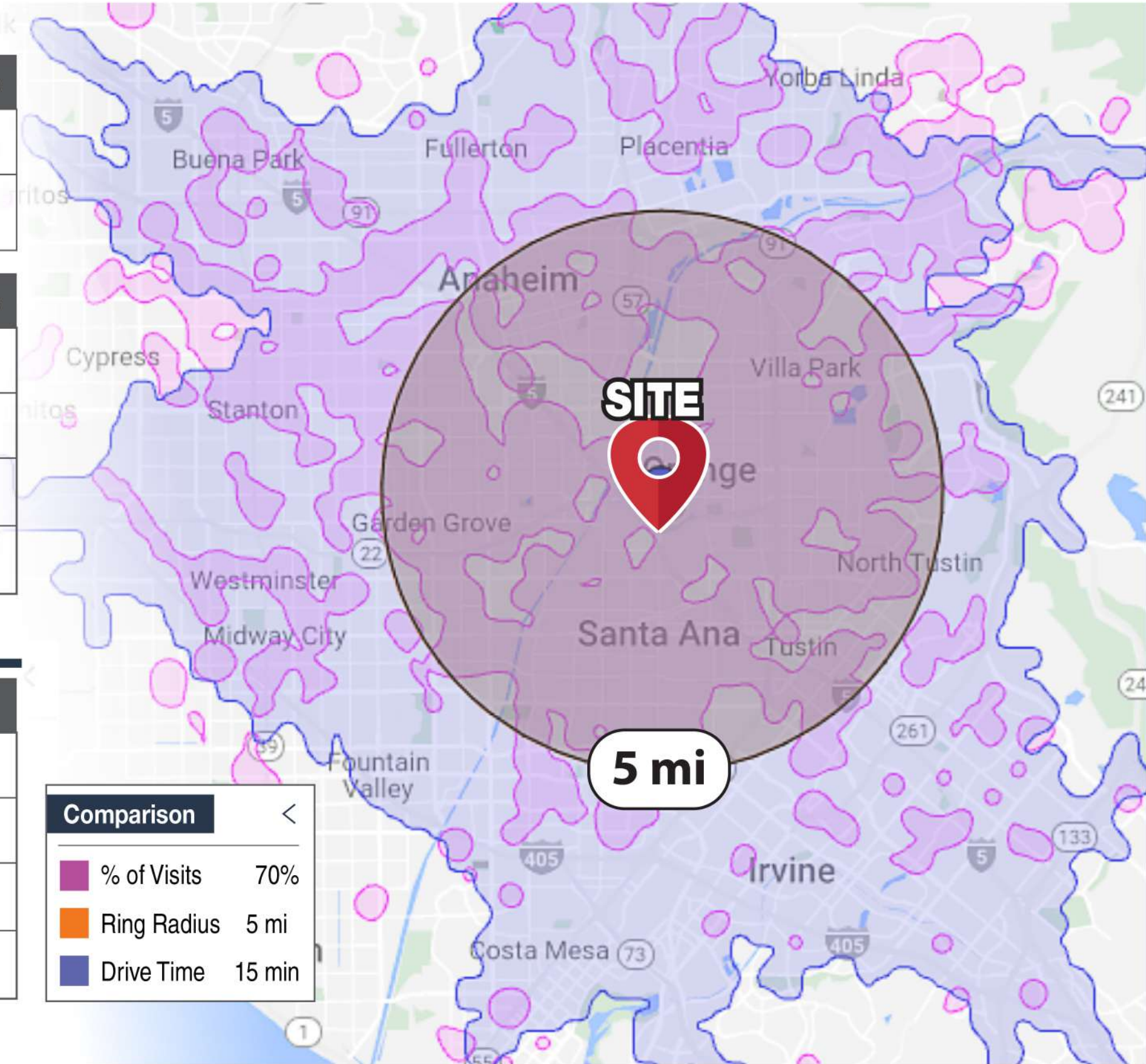
GOVERNMENT

32.6%

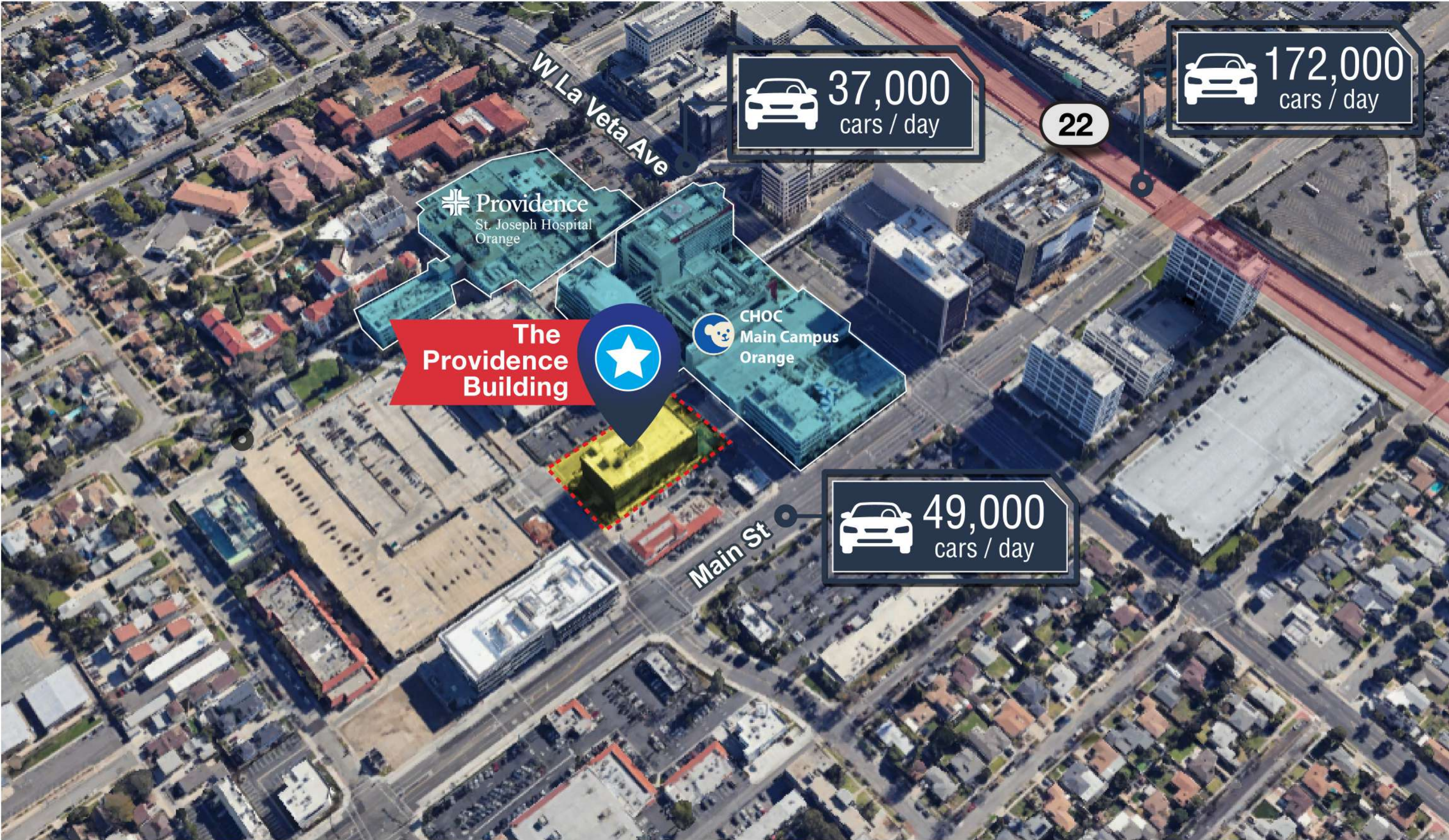
MULTIPLE

13.7%

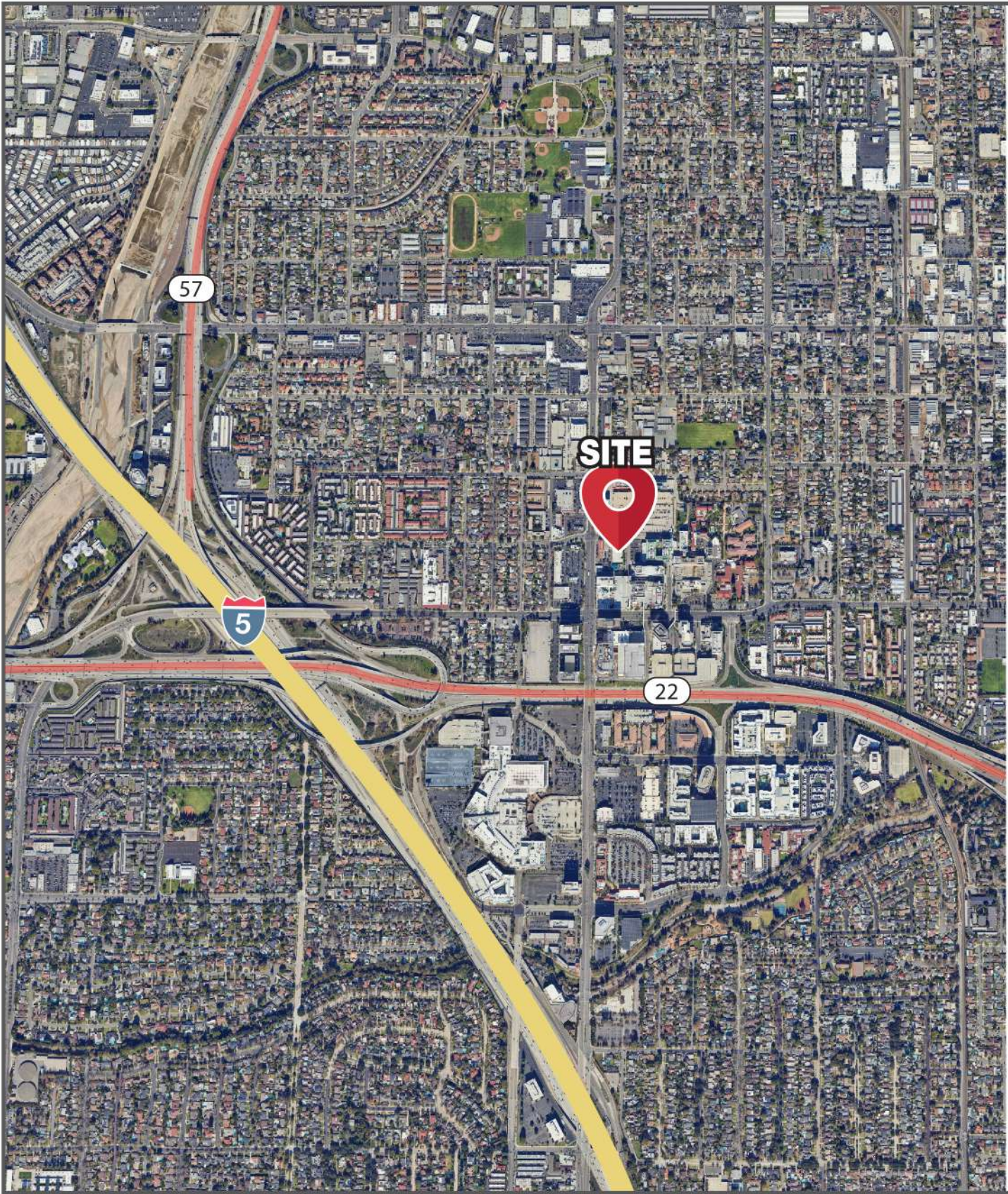
Data Source:  revista



TRAFFIC COUNT



MAJOR HIGHWAYS & SITE PLAN



LOCAL HOSPITAL DISTANCE MAP

IRVINE & SOUTH ORANGE COUNTY		
	22 min	
	25 min	
 New UCI Health - Irvine	21 min	
	23 min	
 Saddleback Memorial Hospital	27 min	
 Mission Hospital	38 min	
ORANGE		
 UCI Medical Center	7 min	
 St. Joseph's Hospital	1 min	
	1 min	
NEWPORT BEACH		
	26 min	
	27 min	



FLOOR PLAN - SECOND FLOOR

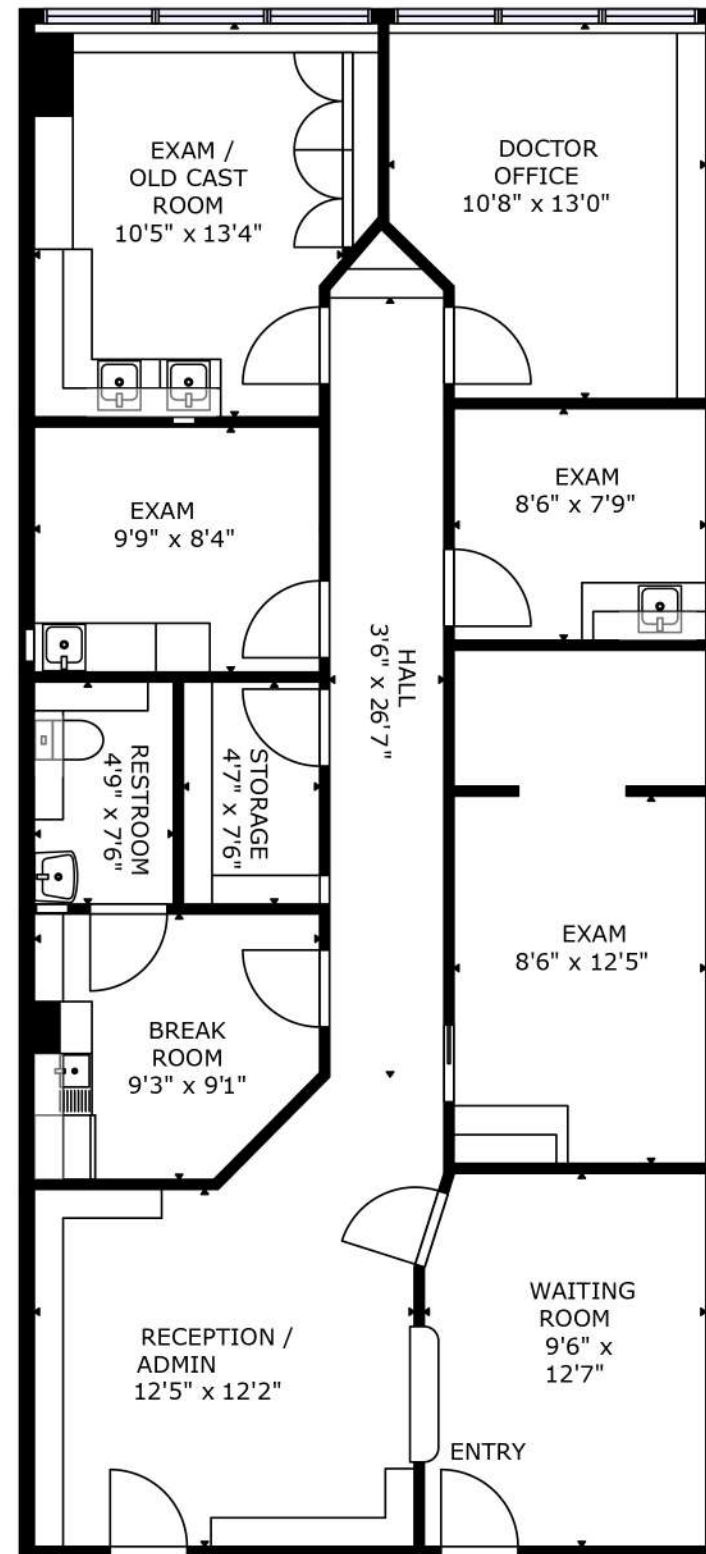
Suite 211 - 1,408 rsf



SUITE DESCRIPTION:

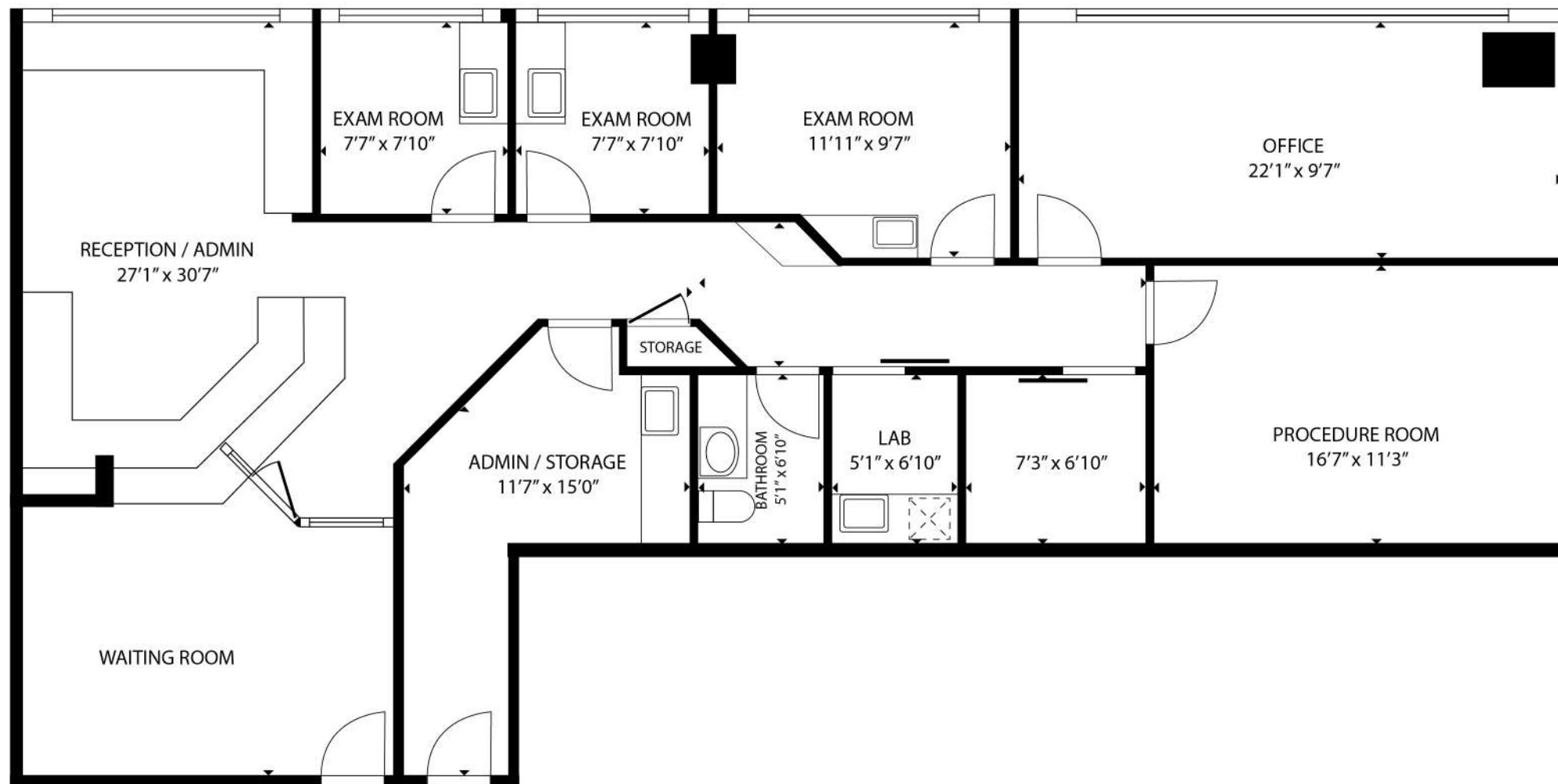
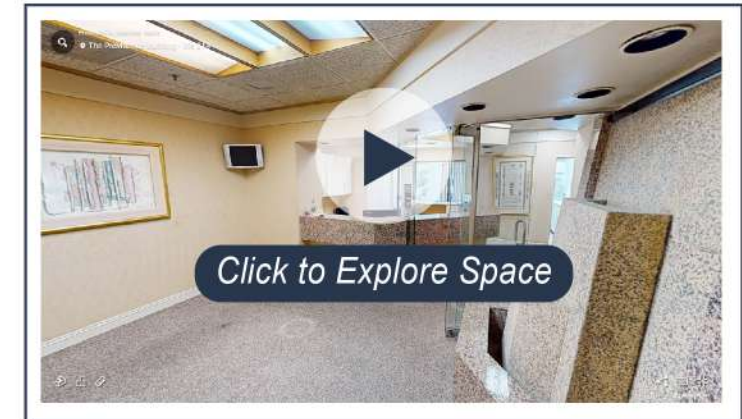
- 4 Exam Rooms
- Doctor's Office
- In-Suite Restroom
- Breakroom
- Waiting Room
- Reception/Admin
- Storage

SALE PRICE:
\$815,000



FLOOR PLAN - SECOND FLOOR

Suite 214 - 1,717 rsf

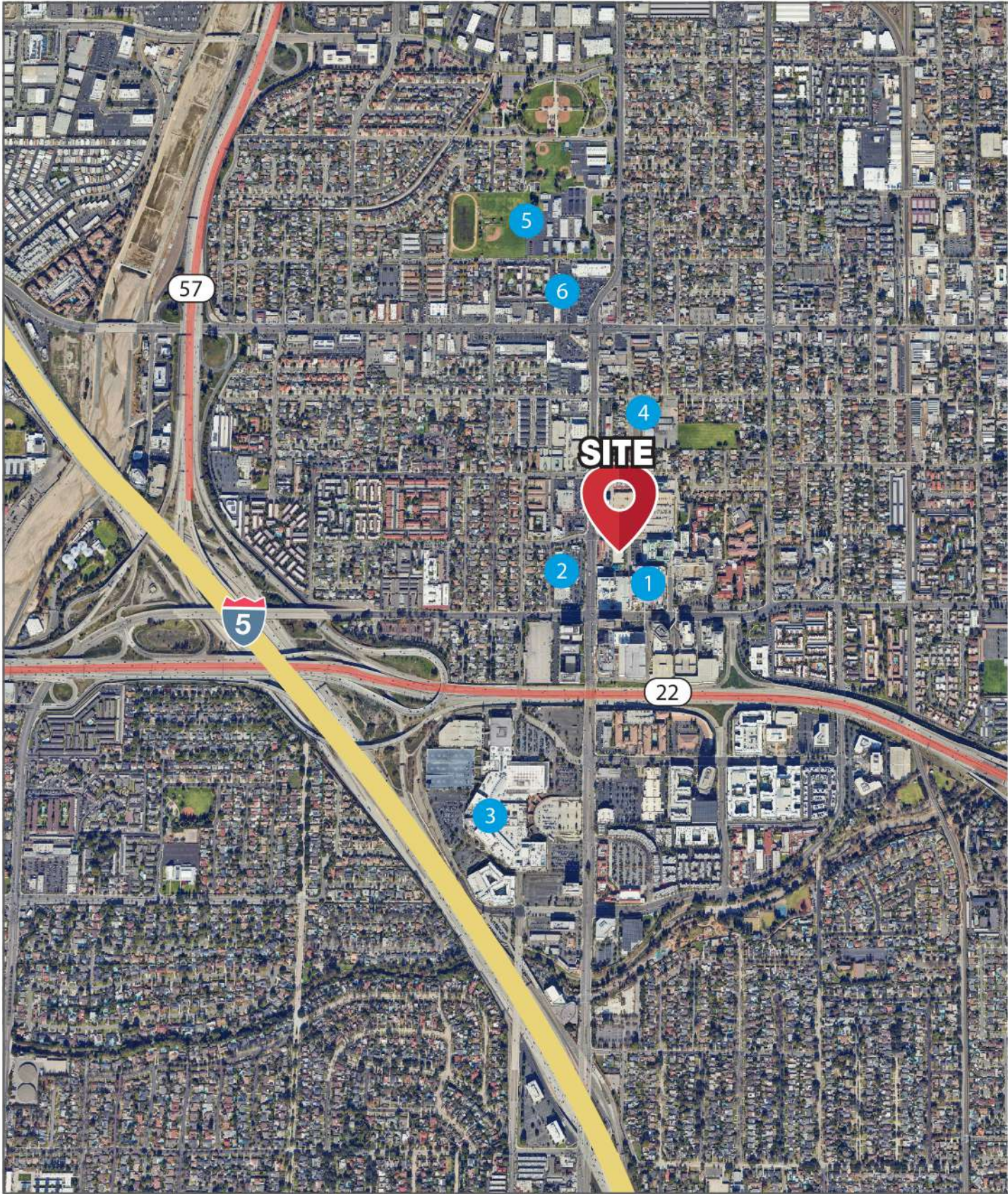


SUITE DESCRIPTION:

- Previous Plastic Surgery Space
- 3 Exam Rooms
- 1 Doctor's Office
- Procedure Room
- Lab
- In-Suite Restroom
- Reception/Admin
- Waiting Room
- Storage

SALE PRICE:
\$995,000

AMENITIES AROUND THE PROPERTY



LEGEND:

Hospitals		School	
1	 CHOC Main Campus, Orange	4	West Orange Elementary School
	 Providence St. Joseph Hospital Orange		
Retail		School	
2	Togo's Sandwiches	5	Portola Middle School
	Poke Tiki		
	Simply Pho Noodle House		
	Taco Bell		
	Carl's Jr.		
Shopping		Grocery	
3	Main Place Mall	6	Ralphs



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