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ANCHOR
HEALTH PROPERTIES

380

380 W. Central Avenue, Brea



Brea Medical Center

High Image Medical Office Building For Lease

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Colliers

Accelerating success.



Brea Medical Center

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Building Features

- Brand New ±38,313 RSF 3 Story Medical Office Building
- Remaining available suites:
 - Suite 310 - 2,155 RSF (Former Cosmetic Surgeon Space)
 - Suite 320 - 3,156 RSF (Shell condition, build-to-suit available)
- Abundant and convenient parking available via the adjacent parking structure
- Located in Central Park Village, a 16 acre master planned mixed use Development

Quick Facts

Within 5 Miles

 340,333 residents



\$136,950 average income

 31% 55+ years of age

 39.5 average age

Demographics Information

Overview	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population (2021)	15,112	110,592	340,333
Population by Age (55+)	33%	31%	31%
Median Age (2021)	41.6	39.5	39.5
Average Household Income (2026)	\$133,412	\$144,395	\$136,950

Central Park Village



Location & Amenities

Located on Central Avenue in the City of Brea, Central Park Village has transformed a closed hospital (former Brea Hospital) and medical office complex into a vibrant mixed-use village benefiting the city and surrounding community. The Village consists of medical offices and residential components including 206 apartments, 81 Town homes, and 83 additional Town homes completed in 2020. The focus and heart of the Village, is the "Central Park", providing open space for tenants, visitors and local residents to enjoy.

Convenient Parking



A 582 stall parking structure is one of the many parking options for Central Park tenants, residents, and visitors.

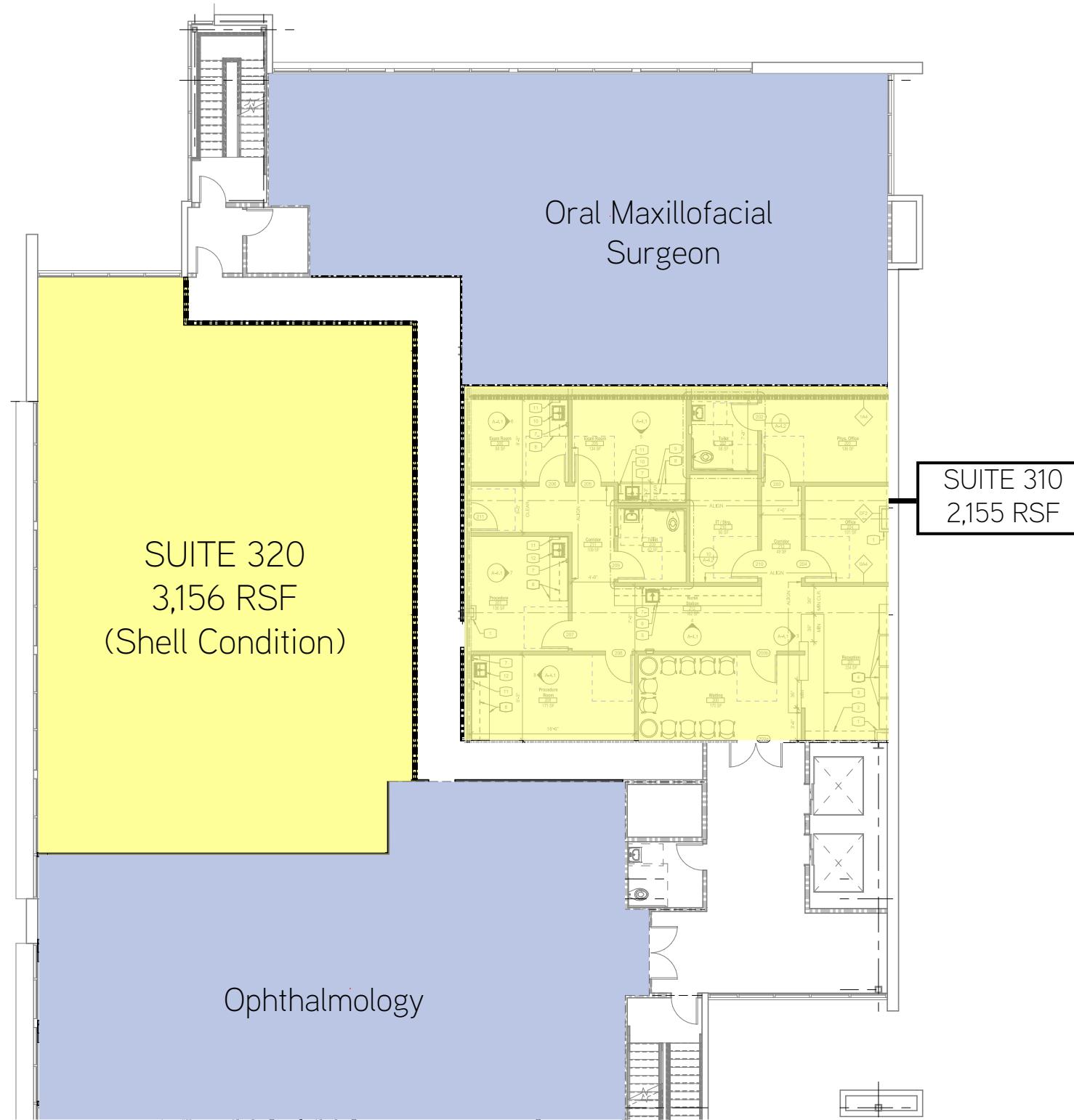
Central Park



The focal point of Central Park Village is a one acre park benefiting Brea Medical Center tenants, visitors, and surrounding residents alike.

Floor Plan

Third Floor



Patient Demand Forecast



Brea Service Area

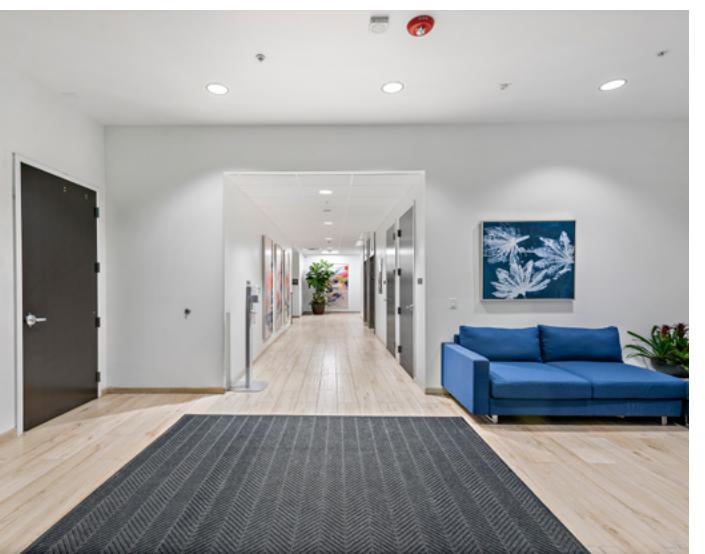
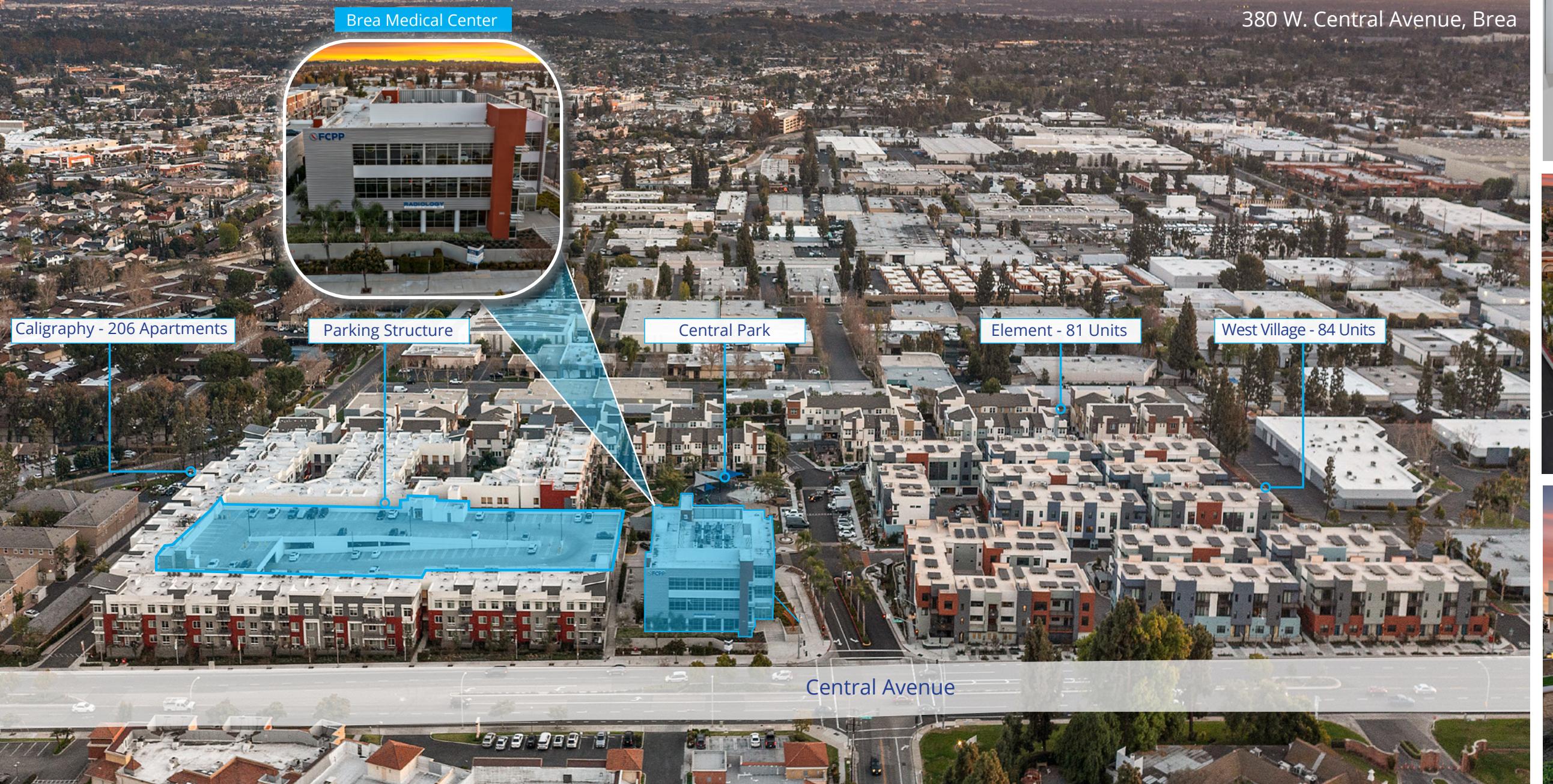
The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties in key markets across the US. The MSP tool supports planners, providers and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. The below data is representative of the North Orange County zip codes that surround Brea Medical Center – which include 92821, 90631, 92835, 92823, 92870 & 92831. For more information on the Advisory Board, please visit www.advisory.com.

SERVICE LINES	TODAY'S VOLUME	2021	2026
		5-Year ↑	10-Year ↑
Pulmonology	16,392	21,167 29.1%	24,296 48.2%
Urology	9,222	11,894 29.0%	14,073 52.6%
Ophthalmology	51,779	66,233 27.9%	76,854 48.4%
Neurology	9,316	11,867 27.4%	13,627 46.3%
Pain Management	6,260	7,853 25.4%	8,931 42.7%
Physical Therapy	92,149	114,888 24.7%	125,450 36.1%
Cosmetic Procedures	4,821	6,005 24.6%	6,631 37.5%
Podiatry	9,846	12,253 24.4%	14,689 49.2%
Orthopedics	24,589	30,528 24.2%	34,223 39.2%
Dermatology	34,639	42,980 24.1%	50,129 44.7%
Endoscopy	30,196	37,064 22.7%	41,670 38.0%
Gastroenterology	16,725	20,509 22.6%	23,226 38.9%
Physical Therapy/Rehab	151,949	184,703 21.6%	199,949 31.6%
Vascular	7,793	9,423 20.9%	11,000 41.2%
ENT	19,896	24,017 20.7%	27,264 37.0%
Sleep Studies	15,638	18,653 19.3%	20,753 32.7%
Nephrology	5,055	6,020 19.1%	6,768 33.9%
Obstetrics	3,284	3,868 17.8%	4,583 39.5%
Ambulatory Surgery	195,012	227,165 16.5%	251,343 28.9%
Psychiatry	82,235	95,672 16.3%	107,412 30.6%
Cardiology	60,725	67,613 11.3%	74,849 23.3%
Oncology	1,280	1,417 10.7%	1,523 19.0%

Project Aerial

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FOR MORE INFORMATION, PLEASE CONTACT:

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