

# FOR SALE

±1,368 SF MEDICAL OFFICE CONDO AVAILABLE



MISSION HILLS MEDICAL CENTER

# 25982 PALA, #250

MISSION VIEJO, CA 92691

MISSION HILLS MEDICAL • DENTAL  
PEDIATRIC ORTHOPEDIC SCIOLIOSIS CENTER  
FOUNTAIN ORTHOTICS  
SMIL PAETHETICS  
Y K

**LA** LEE & ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES

**OC**  
OFFICE GROUP

## PROPERTY FEATURES

- 1,368 SF MEDICAL OFFICE CONDO
- EFFICIENT LAYOUT INCLUDING 4 EXAM ROOMS WITH SINKS, 2 DOCTOR OFFICES, RESTROOM, BREAK ROOM, EXPANSIVE WAITING ROOM, AND RECEPTION AREA
- 6.67:1000 PARKING RATIO
- PHYSICIAN AND STAFF PARKING
- EXCELLENT ACCESS TO THE 5 FREEWAY
- WALKING DISTANCE TO RESTAURANTS, BANKING, AND DAYCARE
- SALE PRICE: \$1,162,800
- ASSOCIATION FEES: \$703/MONTH

## CENTRALLY LOCATED

- 3 MILES TO SADDLEBACK MEMORIAL MEDICAL CENTER
- 6 MILES TO MISSION HOSPITAL
- 8 MILES TO IRVINE MEDICAL CENTER
- 13 MILES TO SOUTH COAST MEDICAL CENTER



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MISSION HILLS MEDICAL CENTER

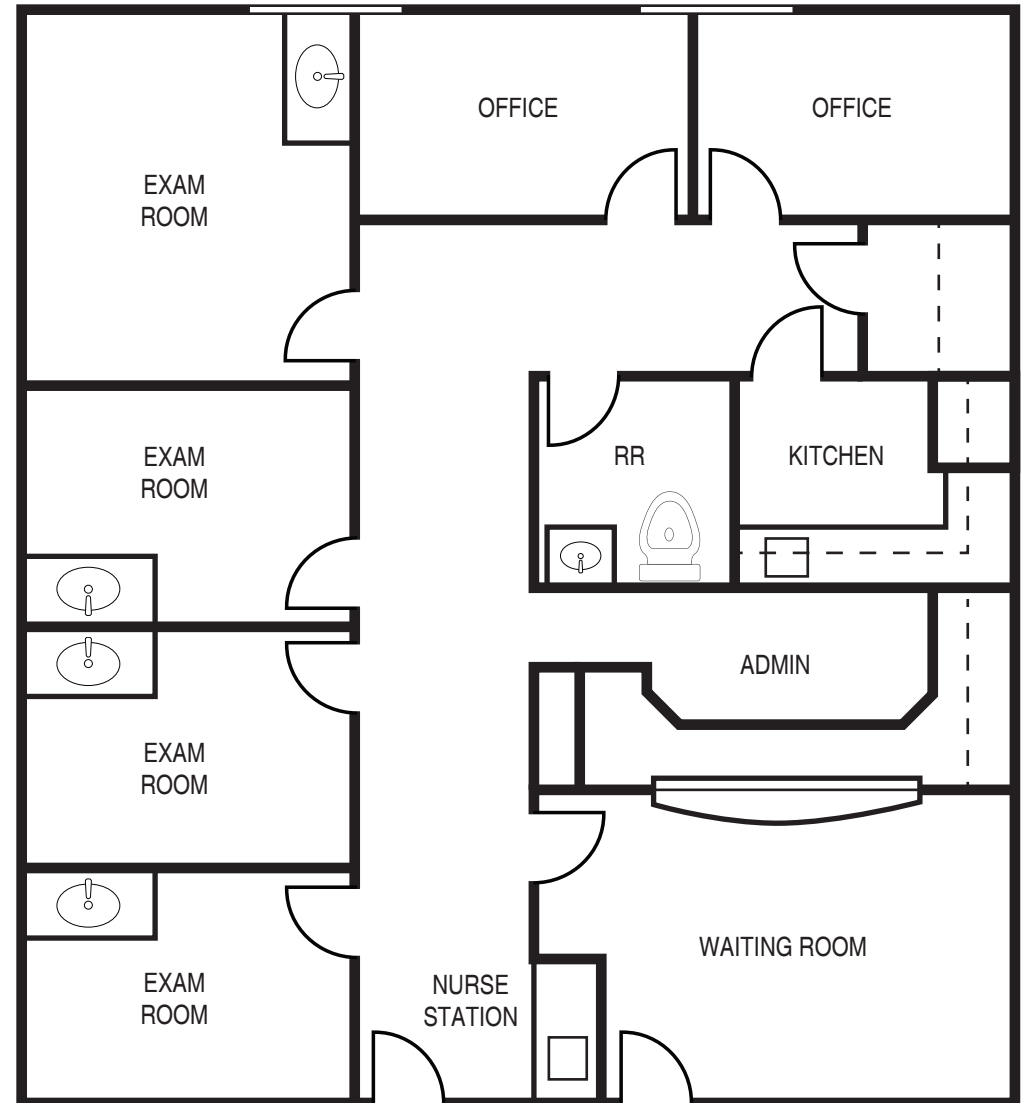
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**FLOOR PLAN**  
SUITE 250: ± 1,368 SF



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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

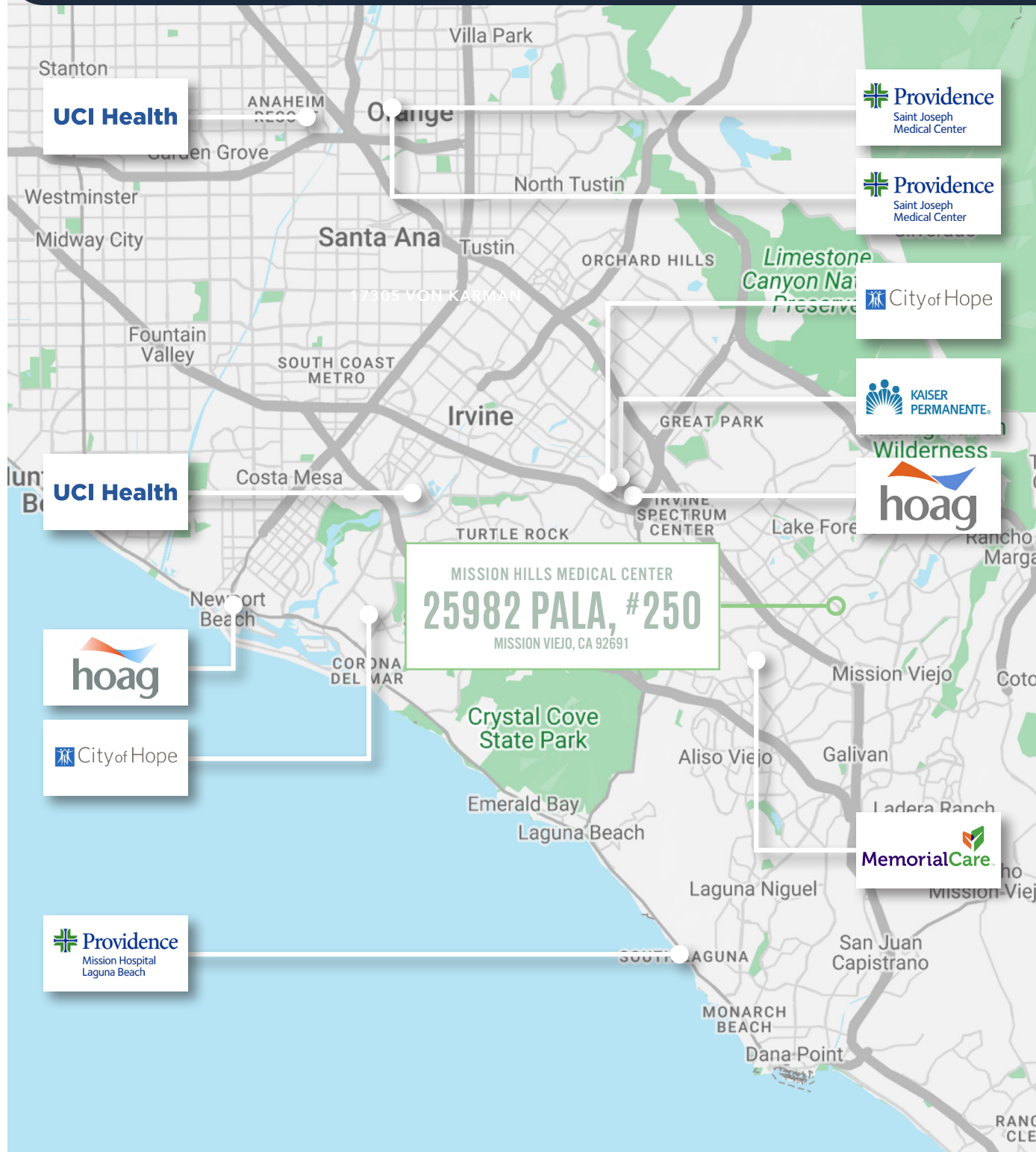
**CHOC Children's** 8.8 Miles

**UCI Health** 10.4 Miles

## NEWPORT BEACH

**City of Hope** 6.4 Miles

**hoag** 8.5 Miles



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