

MEDICAL OFFICE CONDOS FOR LEASE & FOR SALE

THE PROVIDENCE BUILDING



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1310 W. Stewart Drive
Orange, CA 92868



THE PROVIDENCE BUILDING

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.

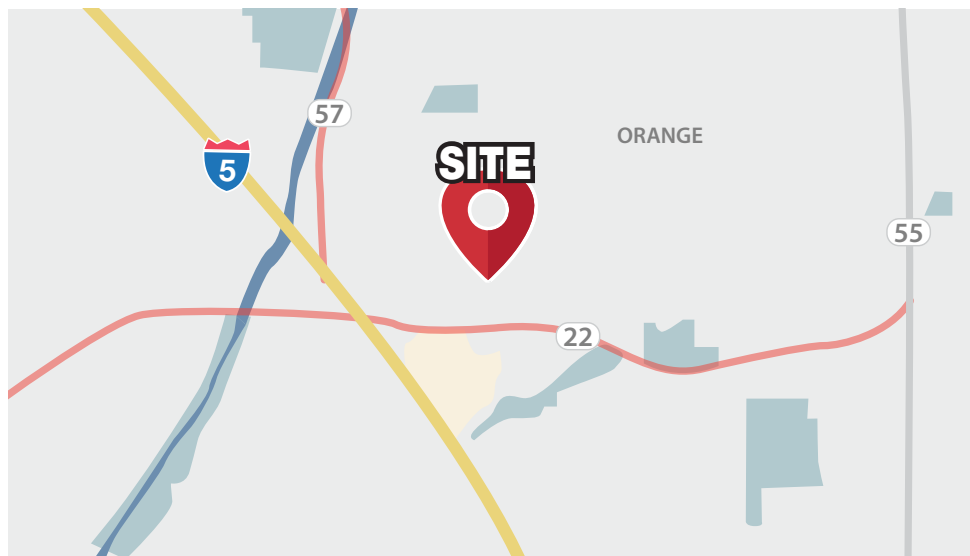
The Providence Building offers one of the few opportunities for physicians to own their real estate in this market. This medical building has seen many physicians through their careers since initial acquisition and are seldom available to purchase except through retirement transitions.

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

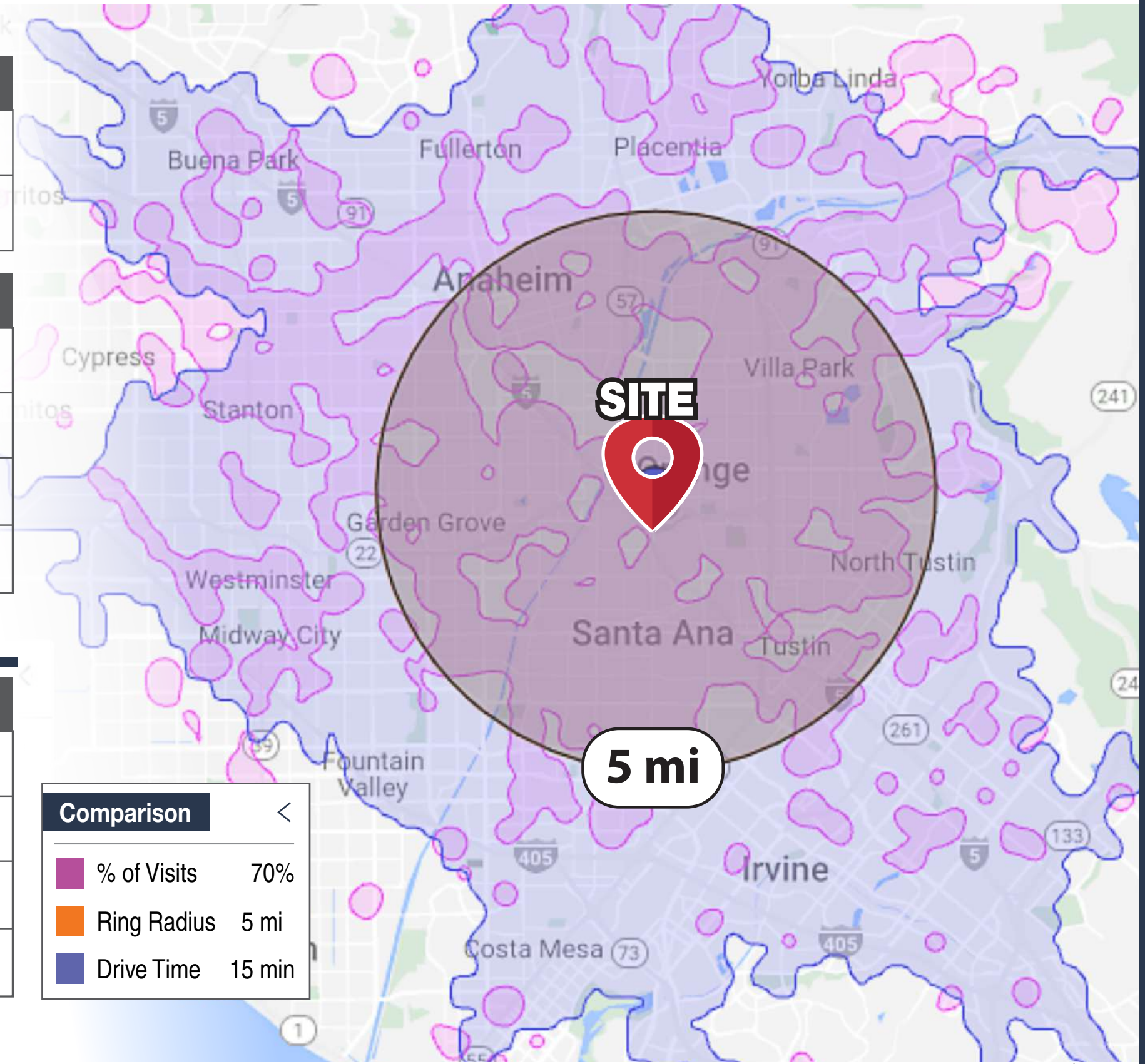
PAYOR MIX

Within 5 Mile Radius



COMMERCIAL	7.1%
EMPLOYER BASED	46.6%
GOVERNMENT	32.6%
MULTIPLE	13.7%

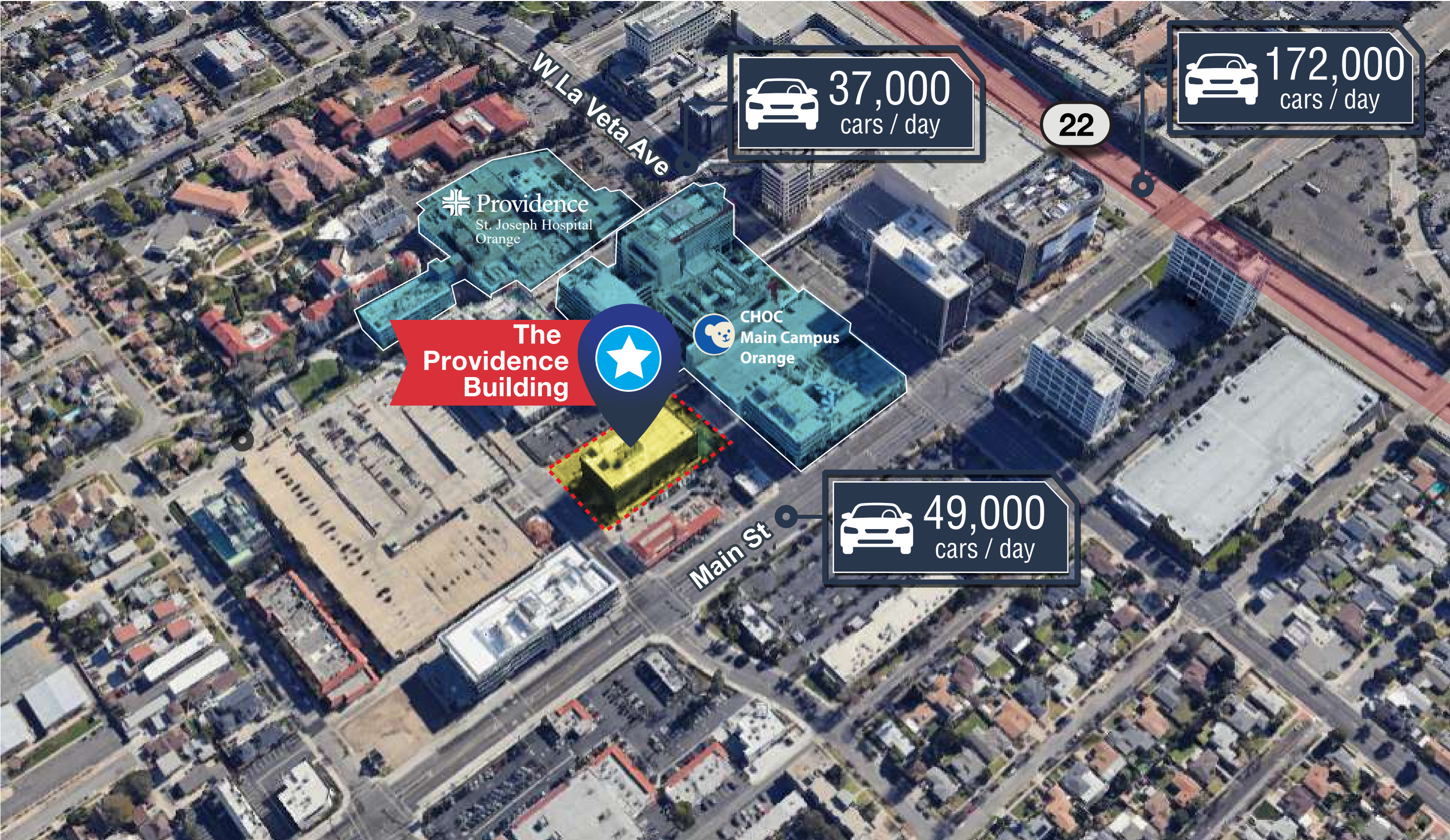
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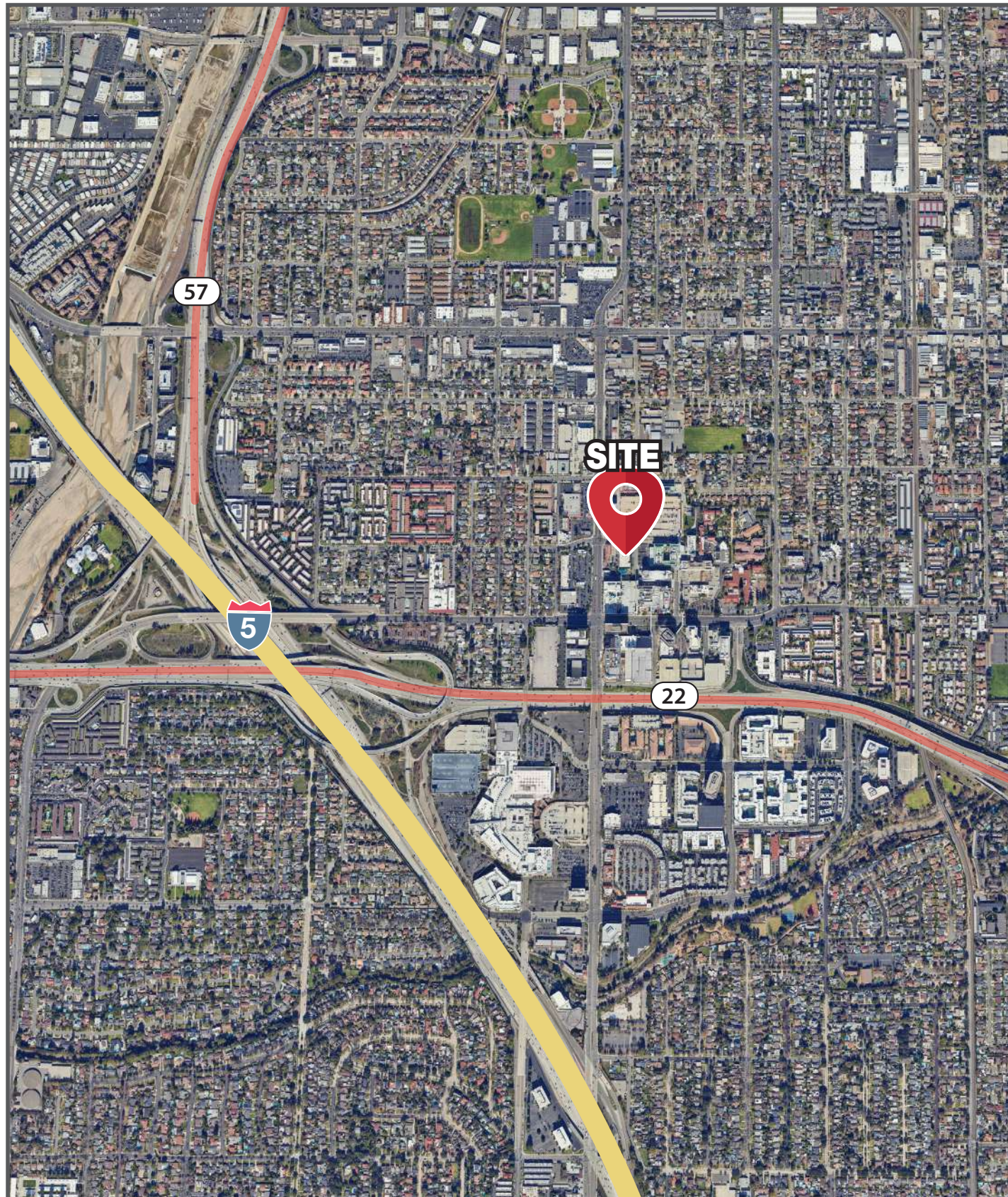
Comparison <

- % of Visits 70%
- Ring Radius 5 mi
- Drive Time 15 min

TRAFFIC COUNT



MAJOR HIGHWAYS & SITE PLAN






LOCAL HOSPITAL DISTANCE MAP



IRVINE & SOUTH ORANGE COUNTY

 KAISER PERMANENTE®	22 min
 City of Hope	25 min
 UCI Health New UCI Health - Irvine	21 min
 hoag.	23 min
 MemorialCare™ Saddleback Memorial Hospital	27 min
 Providence Mission Hospital	38 min

ORANGE

 UCI Health UCI Medical Center	7 min
 Providence St. Joseph's Hospital	1 min
 CHOC Children's	1 min

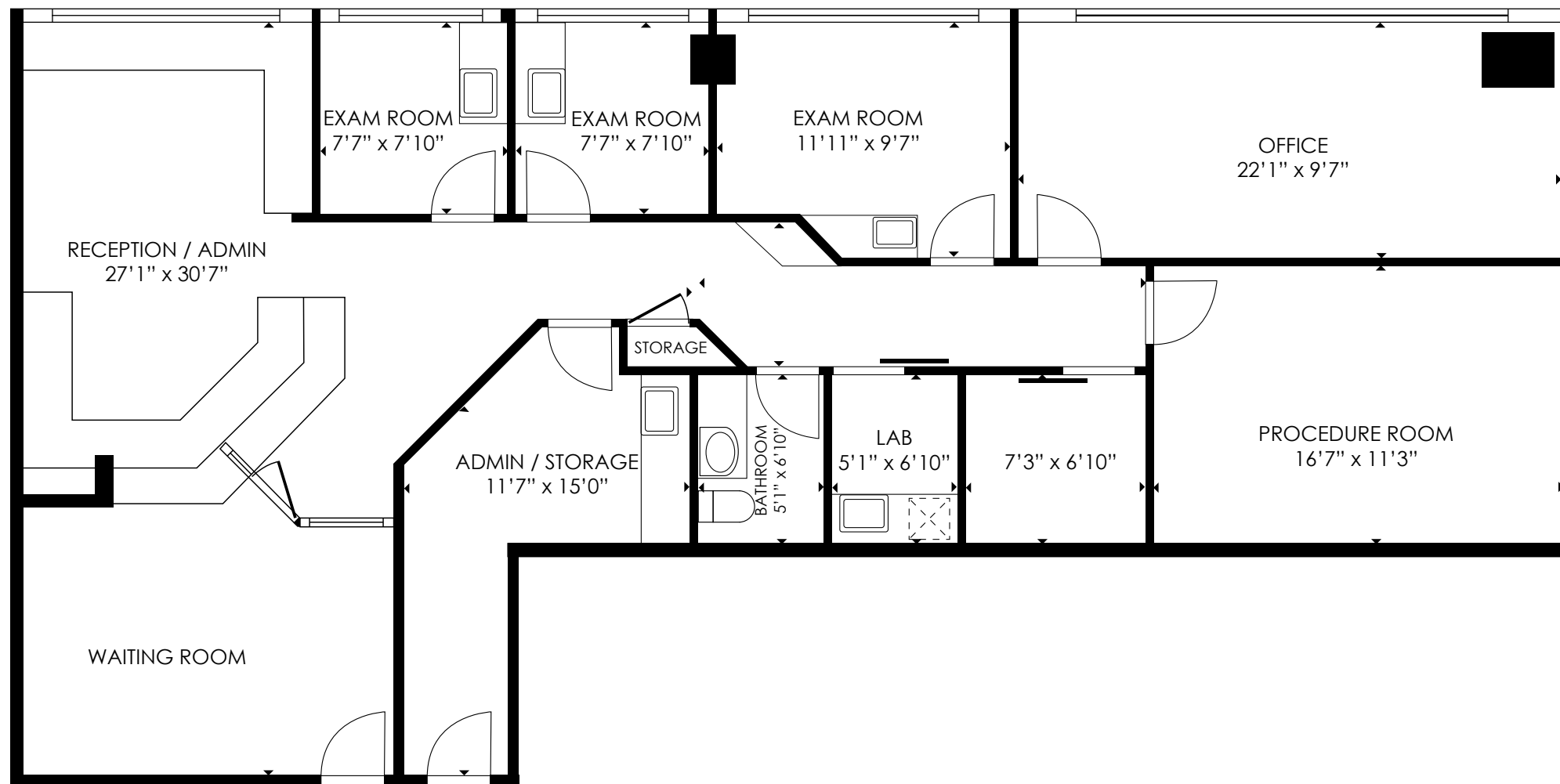
NEWPORT BEACH

 City of Hope	26 min
 hoag.	27 min



FLOOR PLAN - SECOND FLOOR

Suite 214 1,717 rsf



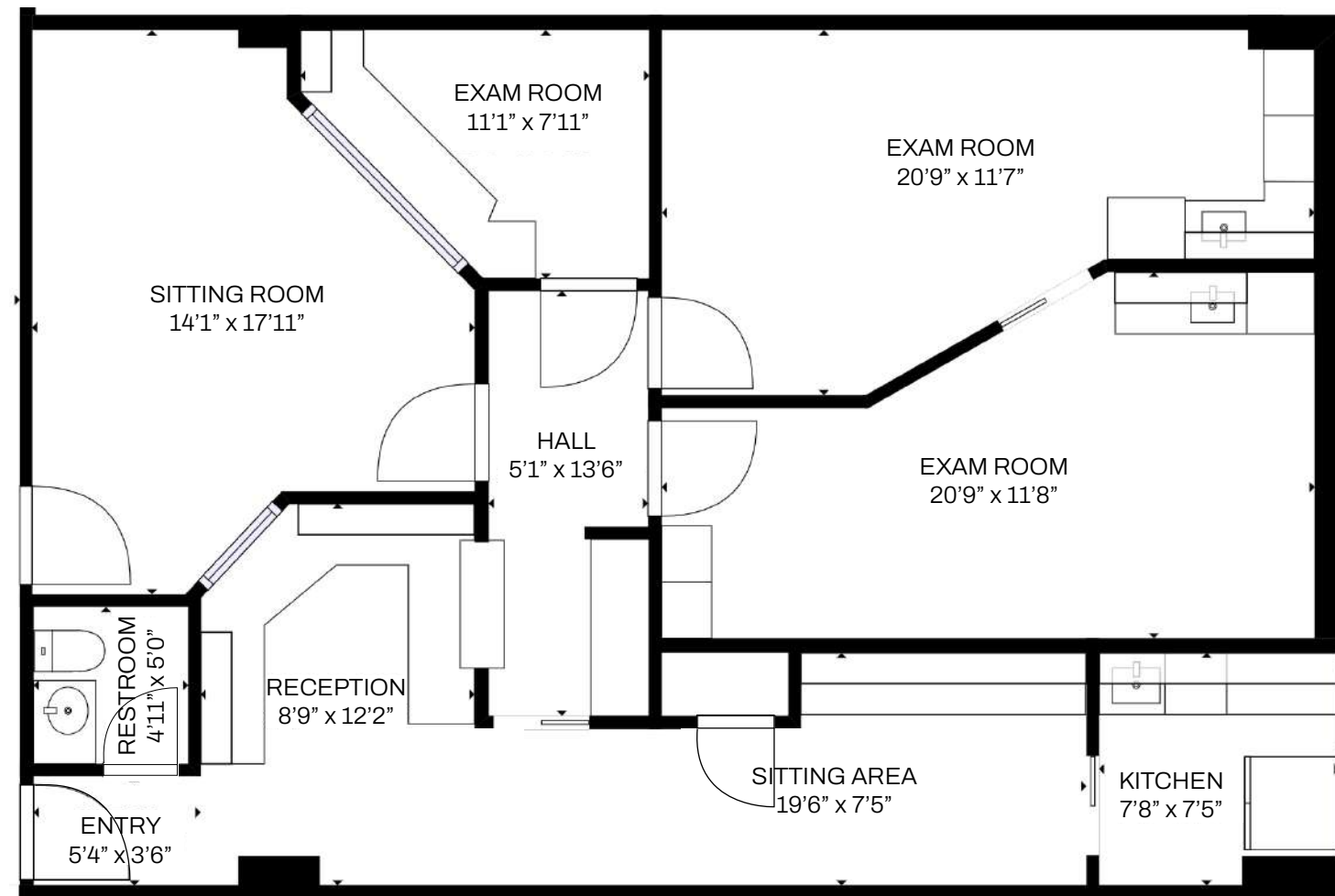
SUITE DESCRIPTION:

- 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

FLOOR PLAN - FIFTH FLOOR

Suite 504 - 1,328 rsf



FOR LEASE & FOR SALE

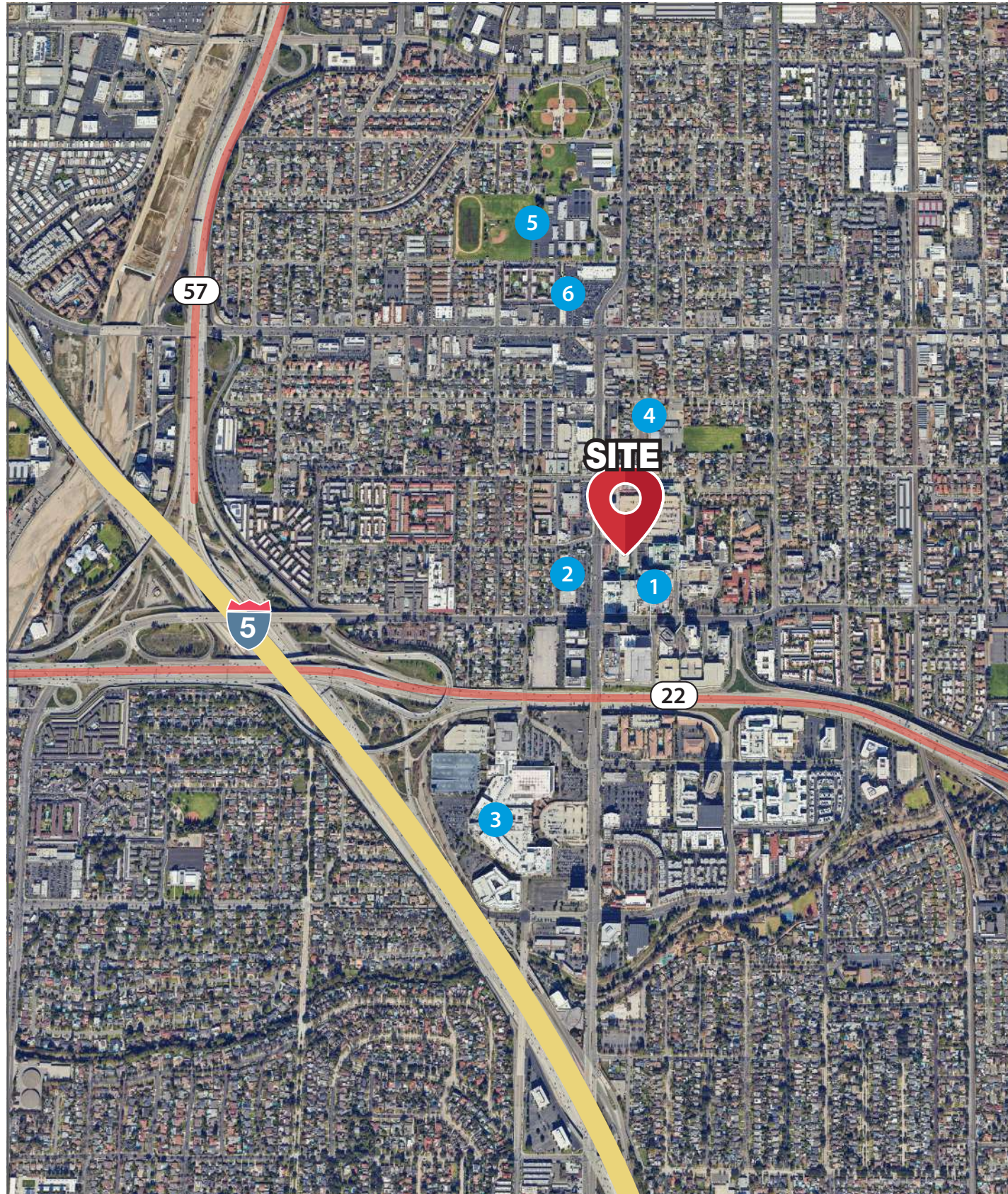
SUITE DESCRIPTION:

- Reception/Admin
- Breakroom
- In-Suite Restroom
- 3 Exam Rooms
- Private Touch Down Station

SALE PRICE:
\$776,880

LEASE RATE:
\$3.50 MG

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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