

Town Centre Medical Building

➤ MEDICAL SUITE FOR LEASE

➤ SCOS orthopedics

**MED
WEST**
REALTY

Lease with Confidence, Choose MedWest

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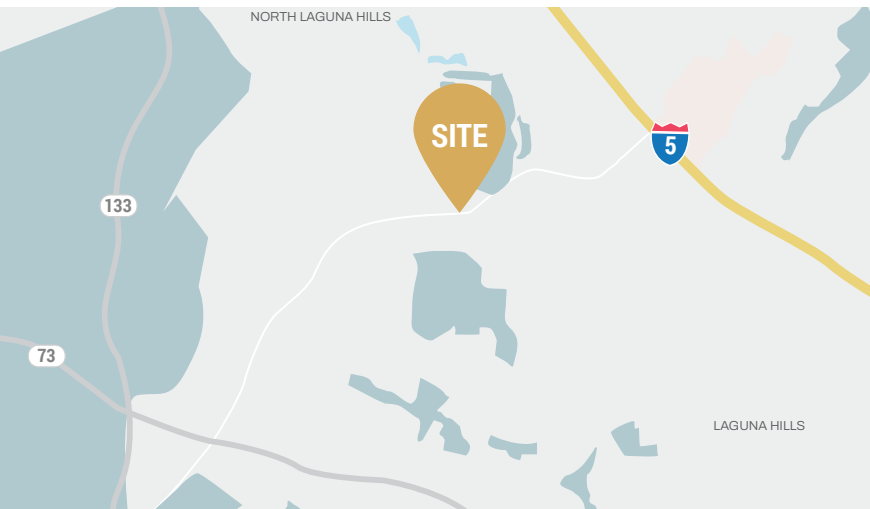
**24331 El Toro Road
Laguna Woods, CA**



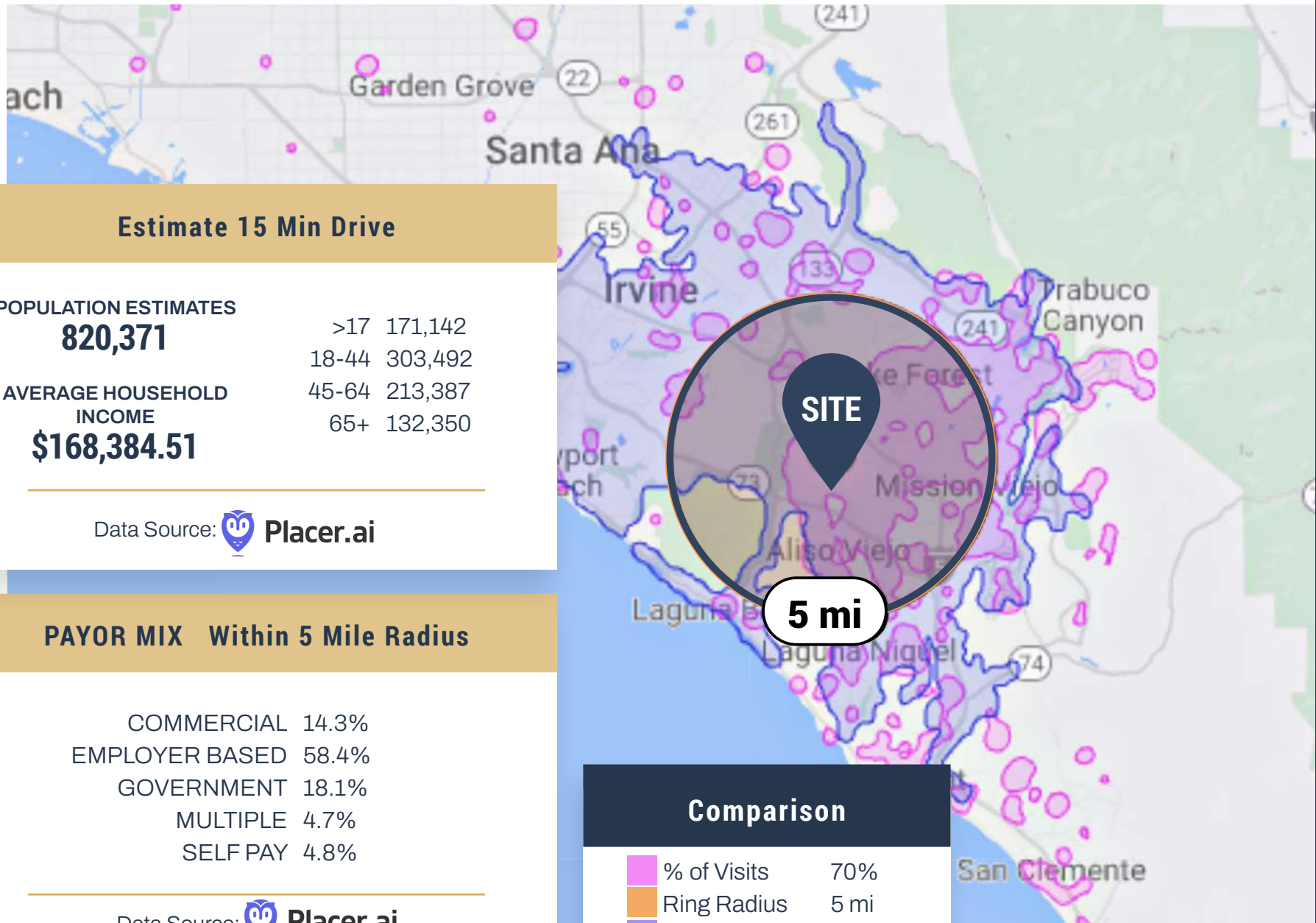
TOWN CENTRE MEDICAL PLAZA

Town Centre Medical Building is a 41,122-square-foot, high-image medical office property ideally positioned along El Toro Road in a premier South Orange County healthcare corridor. With excellent visibility, direct freeway access, and close proximity to Saddleback Medical Center, this location offers a rare opportunity for healthcare providers to serve a well-established and growing patient base.

Surrounded by residential neighborhoods and supported by ample free surface parking, the property ensures convenient access for both patients and providers. With just one suite currently available, this is a unique chance to join the medical tenancy in a market defined by strong demographics, high demand for care, and long-term growth potential.



- ✚ 41,122 SF
- ✚ 3 STORY MEDICAL OFFICE BUILDING
- ✚ CLASS A
- ✚ FREE SURFACE PARKING
- ✚ ELEVATOR SERVED
- ✚ PROFESSIONALLY MANAGED
- ✚ RESERVED DOCTOR PARKING AVAILABLE
- ✚ RETAIL AMENITIES IN CLOSE PROXIMITY



Estimate 15 Min Drive

POPULATION ESTIMATES

820,371

>17 171,142

18-44 303,492

AVERAGE HOUSEHOLD INCOME

\$168,384.51

45-64 213,387

65+ 132,350

Data Source:  **Placer.ai**

PAYOR MIX Within 5 Mile Radius

COMMERCIAL 14.3%

EMPLOYER BASED 58.4%

GOVERNMENT 18.1%

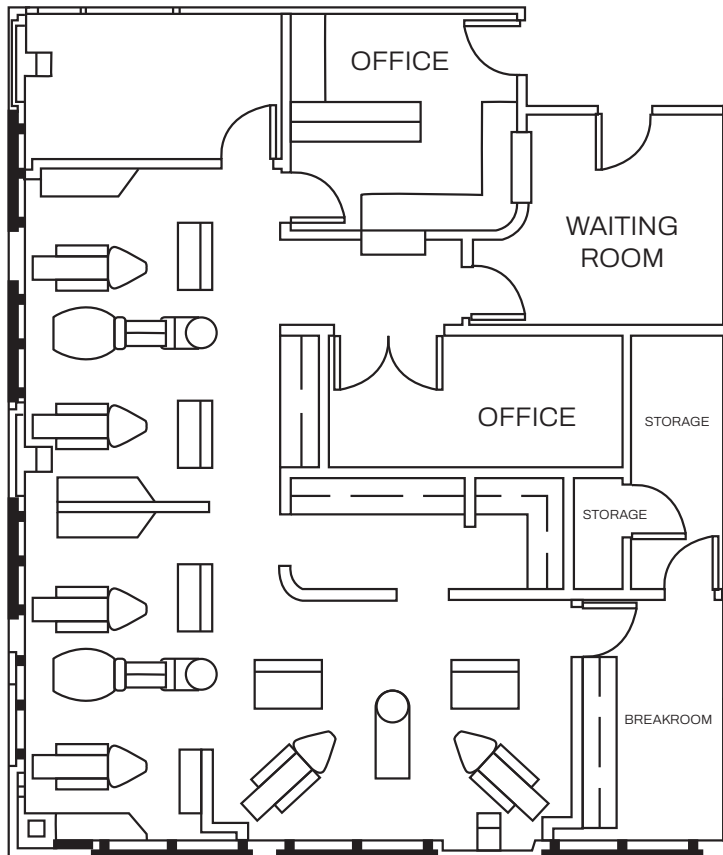
MULTIPLE 4.7%

SELF PAY 4.8%

Data Source:  **Placer.ai**

Comparison

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

**AVAILABLE SUITE**

Suite 340 - 1,936 RSF

SUITE DESCRIPTION

2nd Gen Dental Suite -
Waiting Room, Reception/
Admin, 6 Dental Bays, Lab,
Doctor's Office, Breakroom,
and Storage

LEASE RATE

\$4.75 MG

Explore Space

CLICK

33,000
cars/day

MOULTON PKWY

SITE

26,800
cars/day

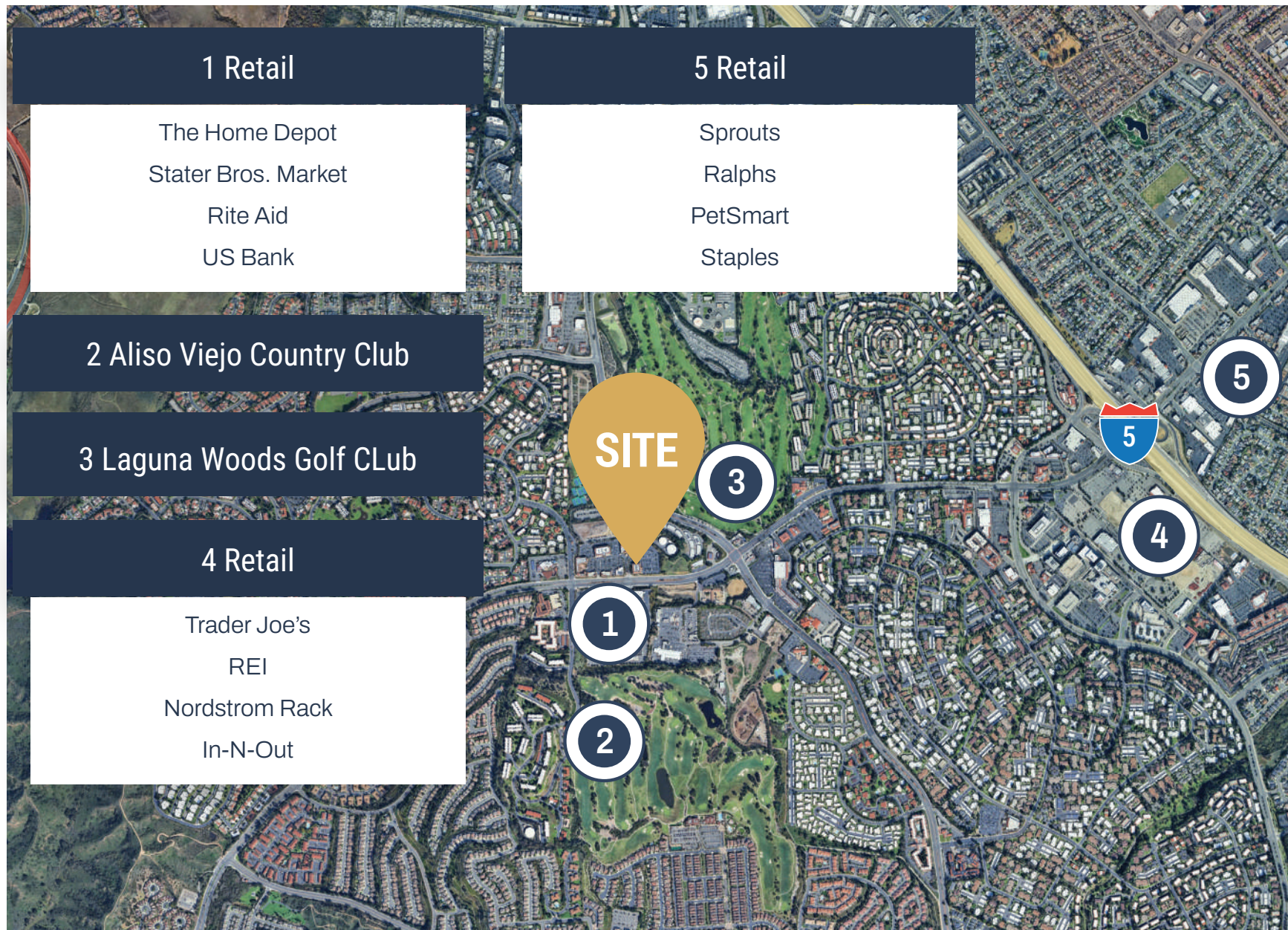
EL TORO ROAD



LOCAL HOSPITAL DISTANCE MAP

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MARK IV CAPITAL