



# OCEANVIEW MEDICAL CENTER

675 Camino de los Mares | San Clemente, CA 92673

**Premium Medical Office Space  
South Orange County Coast**



For more information please contact:

**Aaron Phillips**  
First Vice President  
Healthcare Services  
Lic. 01769480  
+1 949 724 5562  
aaron.phillips@colliers.com

**John Wadsworth**  
Senior Vice President  
Healthcare Services  
Lic. 01177404  
949 724 5528  
john.wadsworth@colliers.com

# Oceanview Medical Center

**Oceanview Medical Center** is a five-story, fully equipped medical office building in San Clemente's established medical and commercial corridor. The property offers abundant free parking, excellent visibility, and turnkey medical infrastructure suitable for a variety of healthcare uses. Located just minutes from the I-5 freeway, the building provides convenient regional access and is surrounded by a strong local retail and service environment, including nearby centers such as Ocean View Plaza. The affluent South Orange County marketplace further enhances the appeal of this location for healthcare providers.



**Easy Access  
to the I-5 Freeway**



**Adjacent to Ocean View Plaza  
in San Clemente's Medical/  
Commercial Corridor**



**128 Surface  
Parking Spaces**



# Aerial



# Demographics

(2025)

## Quick Facts within 5 miles



**144,287**  
Total Population



**\$189,115**  
Average Household Income



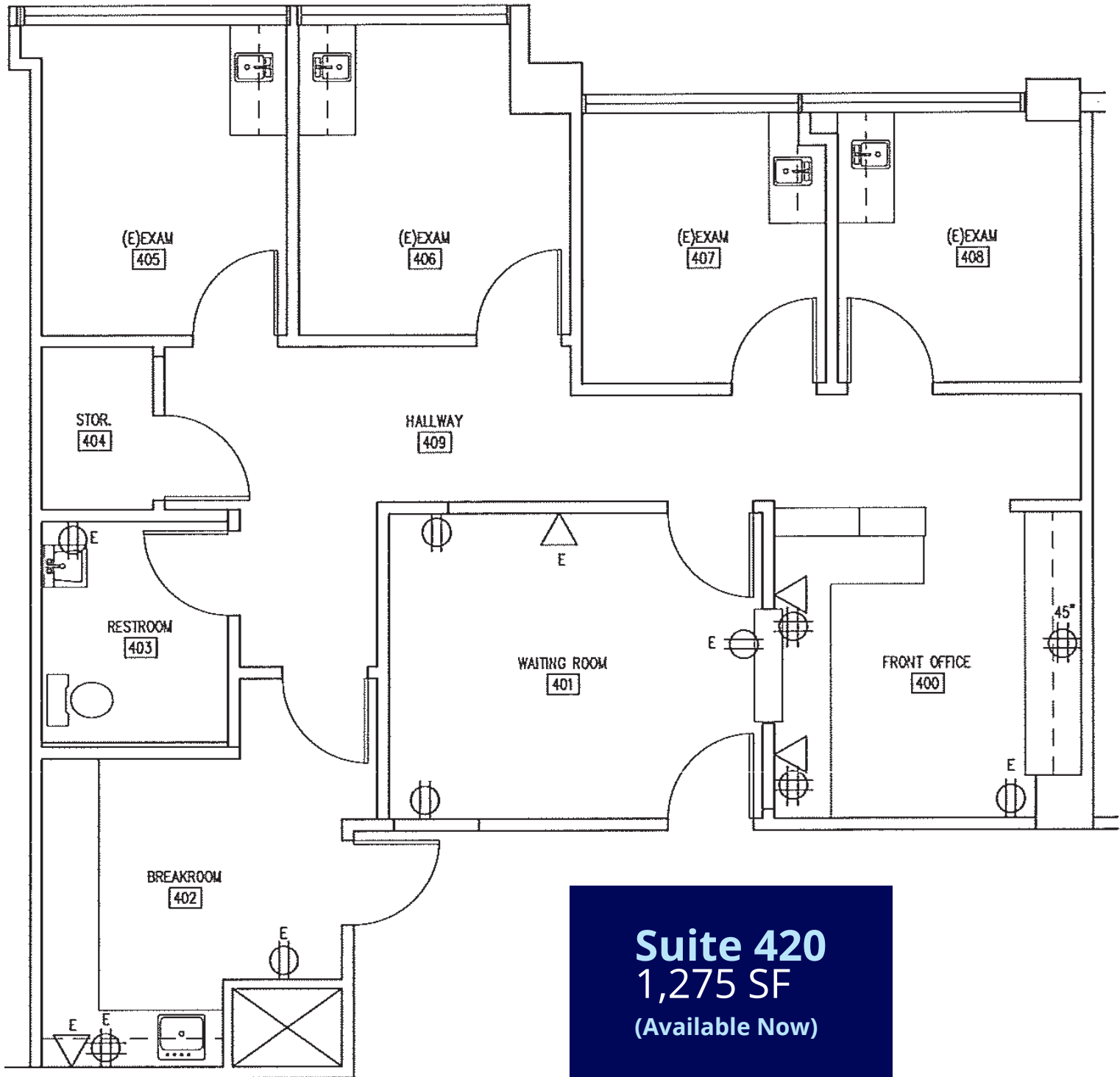
**55,920**  
Households



**45.2**  
Median Age

	1 Mile	3 Mile	5 Mile
<b>Total Population</b>	12,594	67,918	144,287
<b>Households</b>	5,249	27,229	55,920
<b>Avg. Household Income</b>	\$179,251	\$179,444	\$189,115
<b>Median Age</b>	52.8	46.3	45.2

# Floor Plan



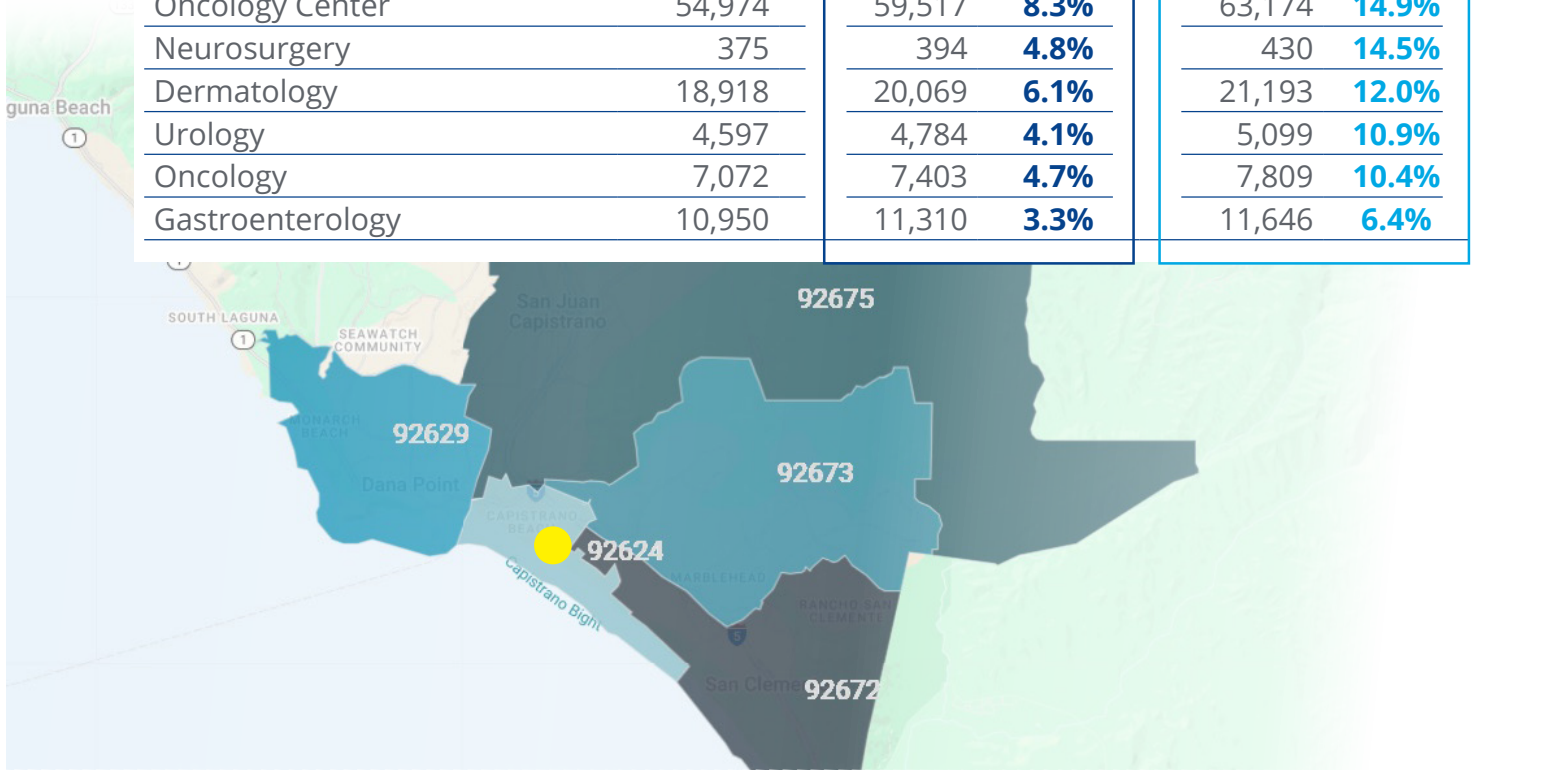
**Suite 420**  
**1,275 SF**  
**(Available Now)**

# Outpatient Market Scenario



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 San Clemente zip codes that surround Oceanview Medical Center, which include 92675, 92673, 92624, 92629 & 92672. For more information about the Advisory Board, please visit [www.advisory.com](http://www.advisory.com).

Service Line	Today's Volume	2031		2036	
		5-Year Volume ↑	%	10-Year Volume ↑	%
Physical Therapy/Rehabilitation	106,339	119,936	12.8%	141,718	33.3%
Vascular	7,719	8,823	14.3%	9,904	28.3%
Ophthalmology	41,191	46,706	13.4%	52,840	28.3%
Physical Therapy	67,925	75,226	10.7%	85,491	25.9%
Orthopedics	13,262	14,759	11.3%	16,665	25.7%
Cardiology	45,351	51,396	13.3%	56,435	24.4%
ENT	13,031	14,599	12.0%	16,201	24.3%
Lab	122,889	138,798	12.9%	152,430	24.0%
Psychiatry	52,333	61,065	16.7%	64,595	23.4%
Podiatry	8,058	8,914	10.6%	9,902	22.9%
Pain Management	5,115	5,677	11.0%	6,197	21.2%
Neurology	6,875	7,417	7.9%	8,031	16.8%
Trauma	3,355	3,629	8.2%	3,906	16.4%
Endoscopy	18,422	20,068	8.9%	21,439	16.4%
Nephrology	2,422	2,620	8.2%	2,790	15.2%
Oncology Center	54,974	59,517	8.3%	63,174	14.9%
Neurosurgery	375	394	4.8%	430	14.5%
Dermatology	18,918	20,069	6.1%	21,193	12.0%
Urology	4,597	4,784	4.1%	5,099	10.9%
Oncology	7,072	7,403	4.7%	7,809	10.4%
Gastroenterology	10,950	11,310	3.3%	11,646	6.4%



# Property Photos





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**COLLIERS**  
3 Park Plaza | Suite 1200  
Irvine, CA 92614  
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