

29472 Avenida de las Banderas

➤ MEDICAL SUITE FOR LEASE



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**29472 Avenida de las Banderas
Rancho Santa Margarita, CA**



29472 AVENIDA DE LAS BANDERAS

Nestled in the heart of Rancho Santa Margarita, this well-appointed medical office property at 29472 Avenida de las Banderas offers an exceptional location for healthcare providers seeking convenience, visibility, and access to a strong patient base. Positioned just off Santa Margarita Parkway and minutes from the 241 Toll Road, the property ensures seamless connectivity to Mission Viejo, Ladera Ranch, Coto de Caza, and the surrounding South Orange County communities.

This premier location benefits from Rancho Santa Margarita's affluent demographics and growing residential population, providing a consistent and expanding demand for quality healthcare services. The property's design supports a range of medical uses, with efficient floor plans, ample parking, and a professional setting that reflects a high standard of care.

Whether you're launching a new practice or expanding your footprint in the region, 29472 Avenida de las Banderas presents a rare opportunity to establish your presence in one of Orange County's most desirable suburban medical markets.



PROMINENT LOCATION & ACCESSIBILITY

- Strong visibility from Antonio Parkway
- Located near Coto de Caza and Dove Canyon
- Adjacent to St. Sierra Catholic School



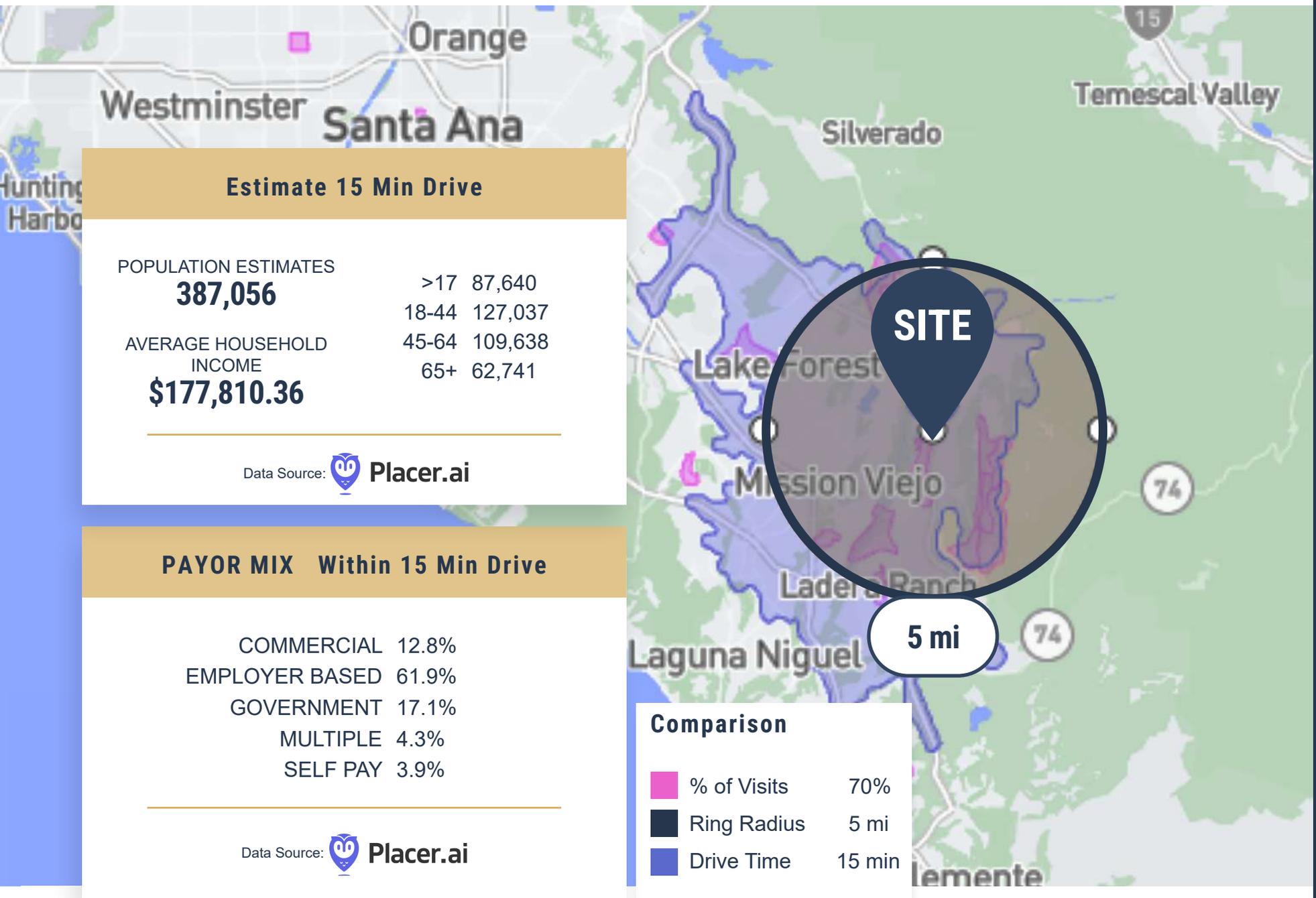
IDEAL MARKET & SITE LOCATION

- The proximity to major throughfares enables this location to conveniently serve:
 - 387,000 patients within a 15 minute drive time
 - Minutes from 241
 - Convenient access to Ladera Ranch, Lake Forest, Mission Viejo, and the new Rancho Mission Viejo development



BUILDING HIGHLIGHTS

- 18,400 SF – single story medical office building
- Surface parking
- Under new ownership and professional management with Archer Property Partners



Estimate 15 Min Drive

POPULATION ESTIMATES

387,056

>17	87,640
18-44	127,037

AVERAGE HOUSEHOLD INCOME	45-64	109,638
	65+	62,741

\$177,810.36

Data Source:  **Placer.ai**

PAYOR MIX Within 15 Min Drive

COMMERCIAL	12.8%
EMPLOYER BASED	61.9%
GOVERNMENT	17.1%
MULTIPLE	4.3%
SELF PAY	3.9%

Data Source:  **Placer.ai**

Comparison

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

AVAILABLE SUITE

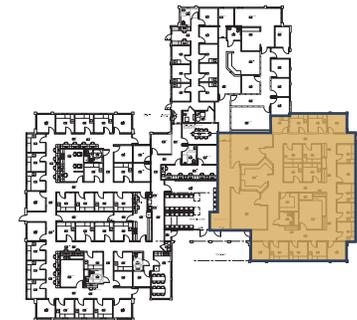
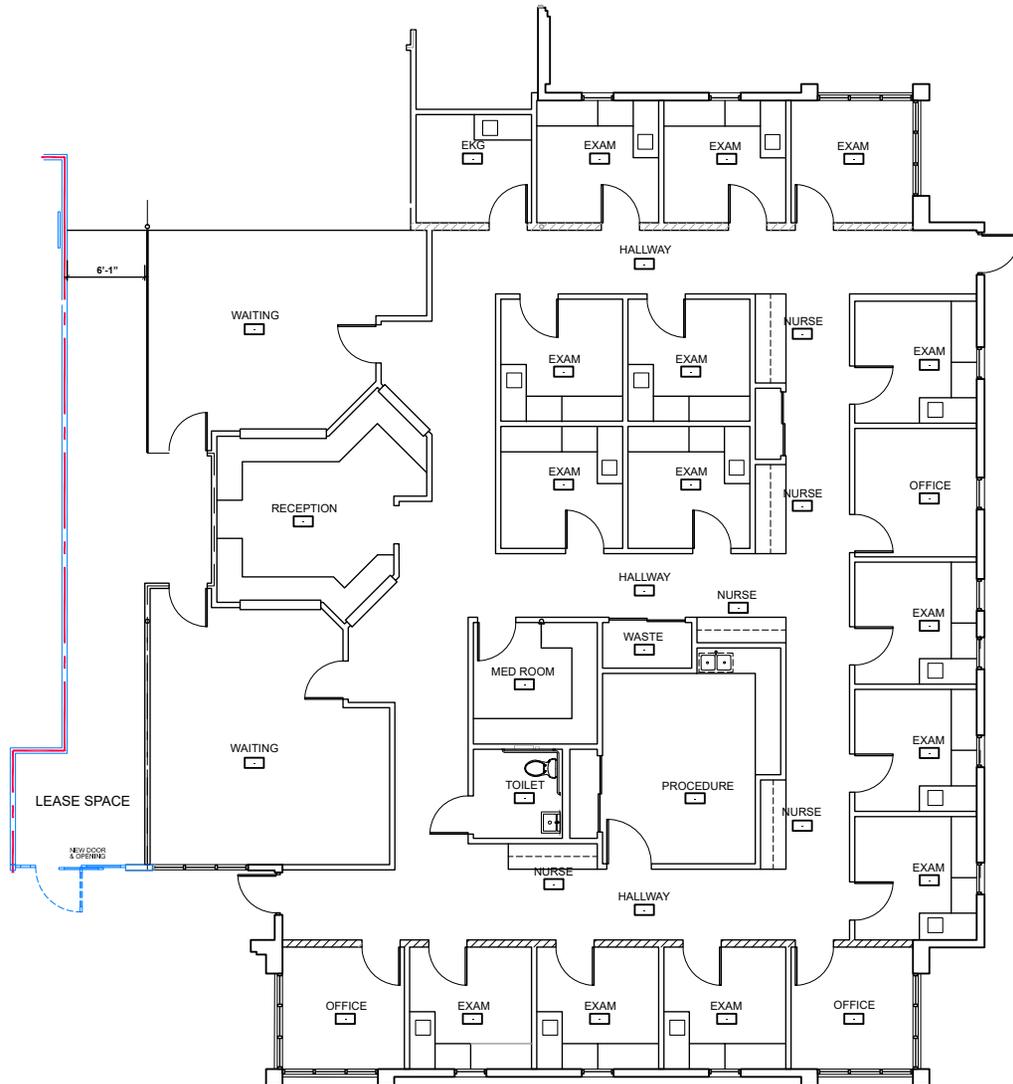
Suite 120 - 5,006 RSF
(Divisible to 3,000 RSF)

SUITE DESCRIPTION

14 Exam Rooms, Procedure Room, 3 Private Offices, 2 Nurses' Stations, Restroom, Dual Waiting Rooms, and Reception/Admin

LEASE RATE

\$3.35 NNN





241

24,100
cars/day

SITE

35,600
cars/day

ANTONIO PARKWAY

9,700
cars/day

AVENIDA DE LAS BANDERAS

LOCAL HOSPITAL DISTANCE MAP





- 1 St. Sierra Catholic School**
- 2 Arroyo Vista Elementary School**
- 3 Tijeras Creek Golf Club**
- 4 Retail**
 - Lowe's Home Improvement
 - Walmart
 - Starbucks
 - Petsmart
 - Target
 - Trader Joe's
 - Walgreens
- 5 Coto De Caza Subdivision**
- 6 Santa Margarita Catholic High School**



**MED
WEST**
REALTY

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**OWNED &
OPERATED BY**

