

SAND CANYON MEDICAL



16300
Sand Canyon
Irvine, CA

CBRE

M E D I C A L O F F I C E F O R L E A S E

**Unmatched Connectivity
and Premier Location:**

Steps away from HOAG and
Kaiser Permanente Hospital

Ample Parking:

Existing 1,516 parking
stalls are provided in two
parking structures. Upon
completion of Hoag's Phase 1
construction, there will be a
total of 1,780 parking stalls.
Valet parking is offered in
roundabout entrance
of building.

Exceptional Accessibility:

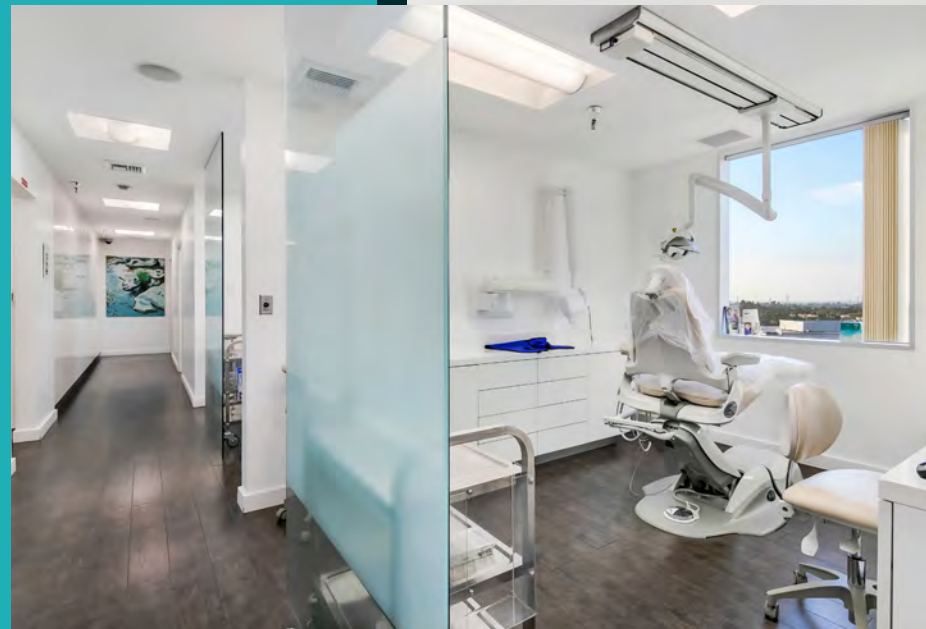
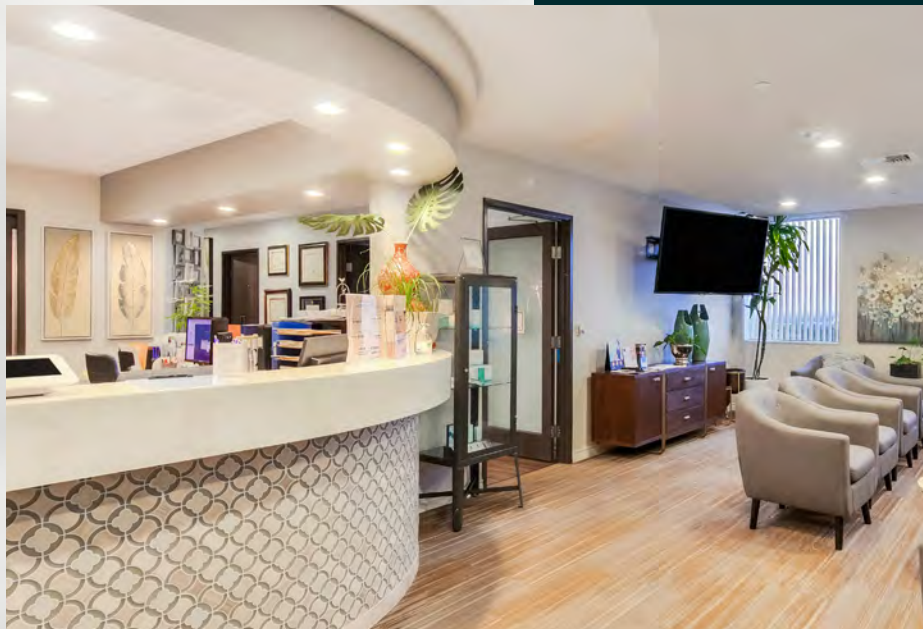
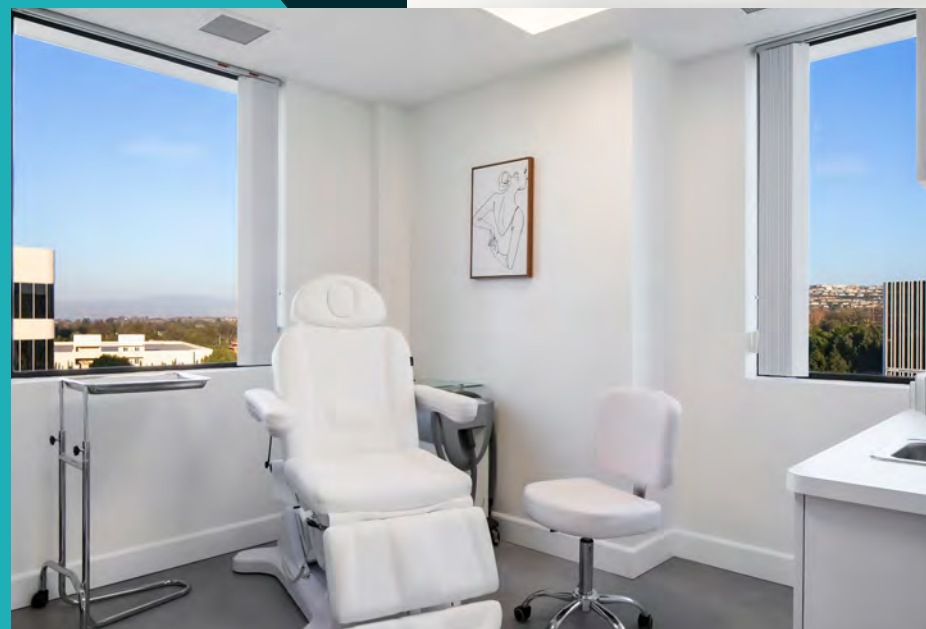
Quick connections to
Interstate 5, plus the 22
and 55 Freeways





FUTURE LOBBY IMPROVEMENTS





INTERIOR PHOTOS

CONTIGUOUS 6,276 SF

16300 Sand Canyon

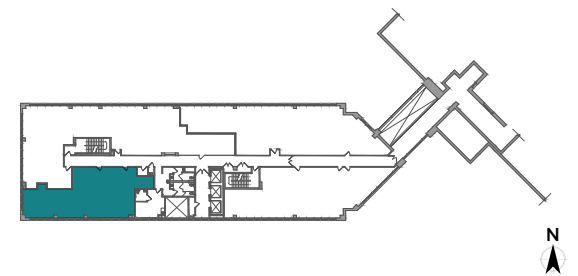
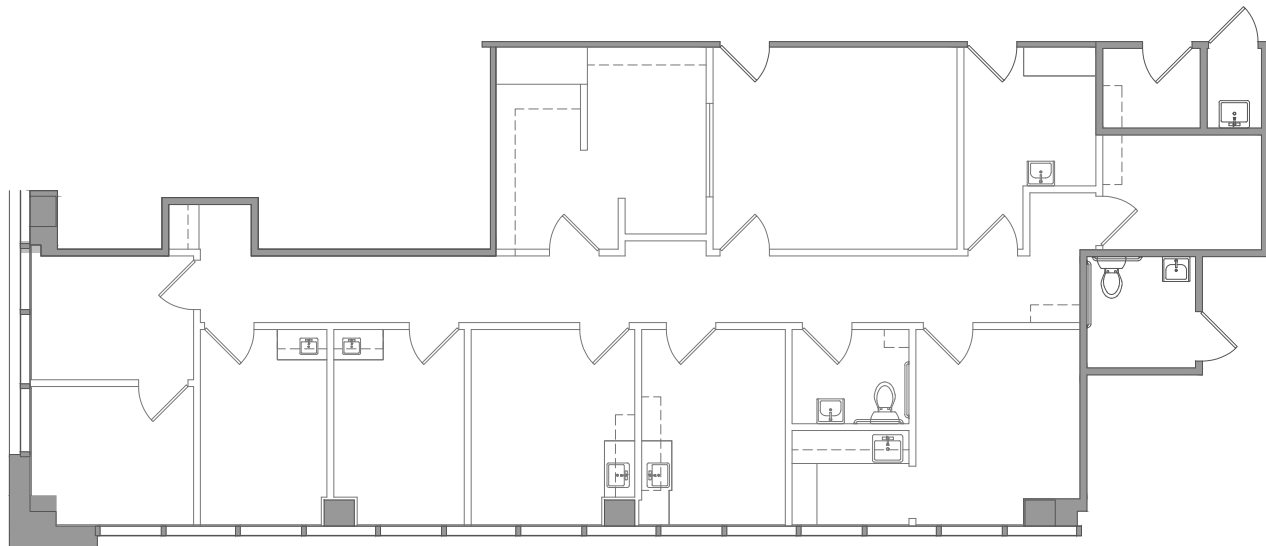
SUITE	SIZE	AVAILABLE	FLOOR PLAN
201	2,012 SF	Now	
701	1,567 SF	Now	
704	3,982 SF	Now	
706	727 SF	Now	
1009	2,054 SF	Now	

 [CLICK TO VIEW FLOOR PLANS](#)



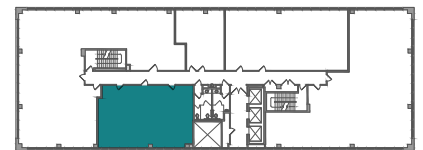
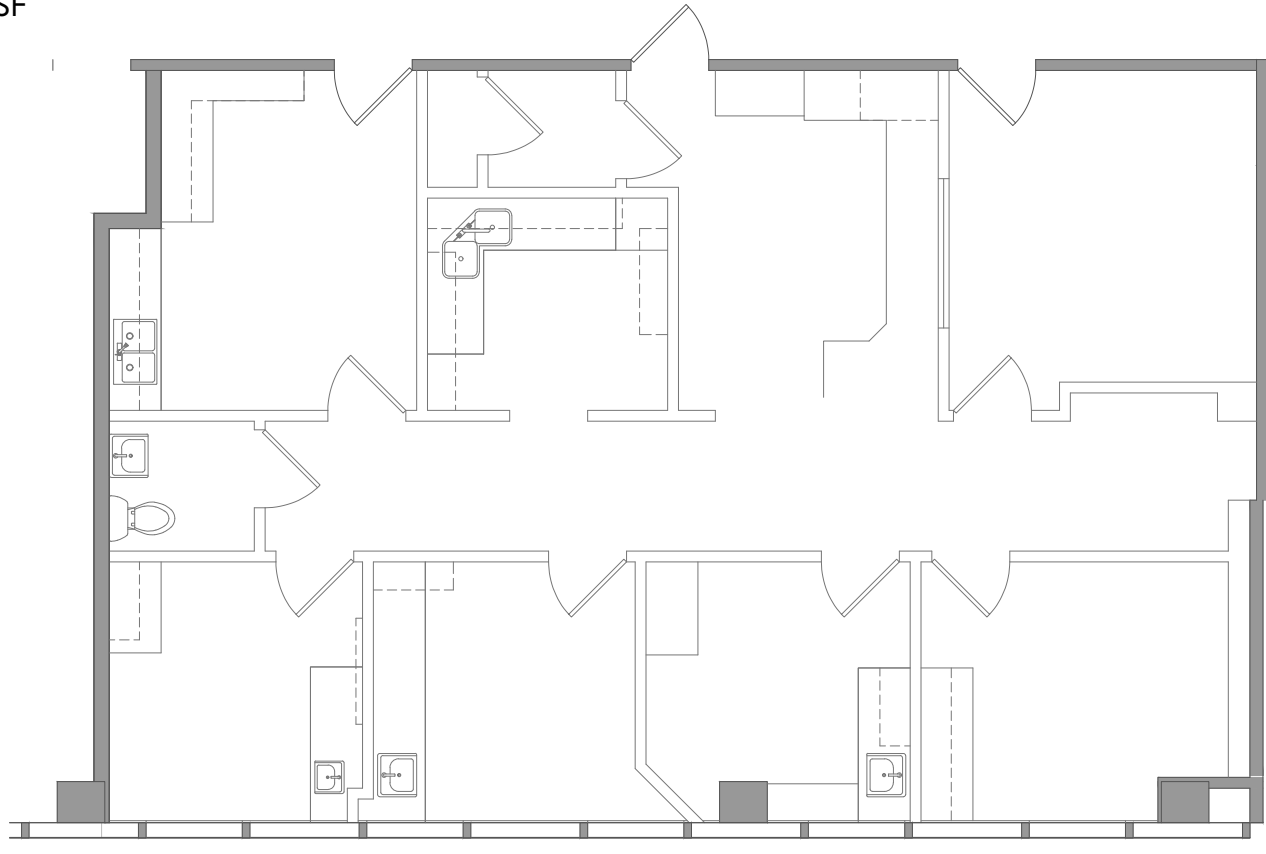
SUITE 201

2,012 SF



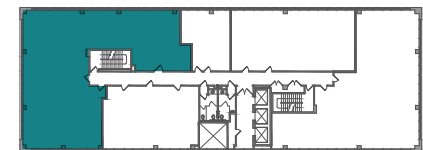
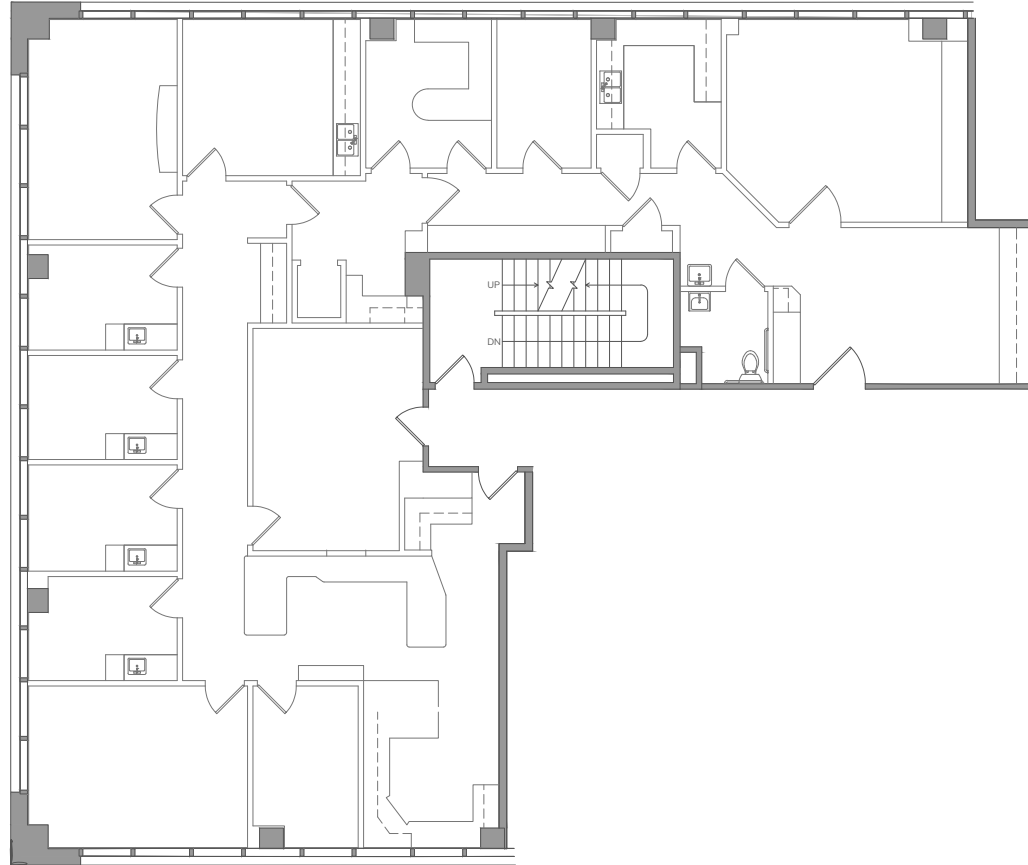
SUITE 701

1,567 SF



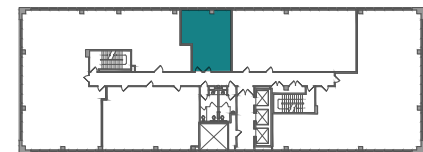
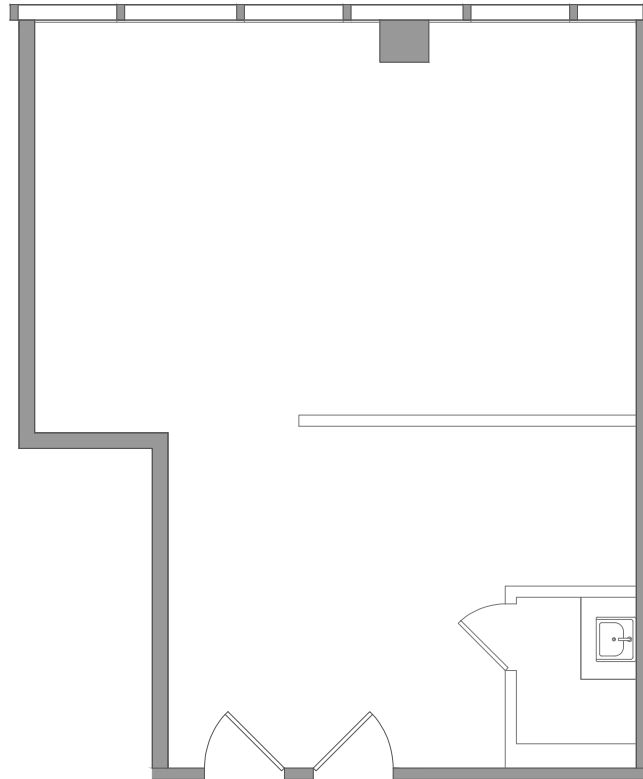
SUITE 704

3,982 SF



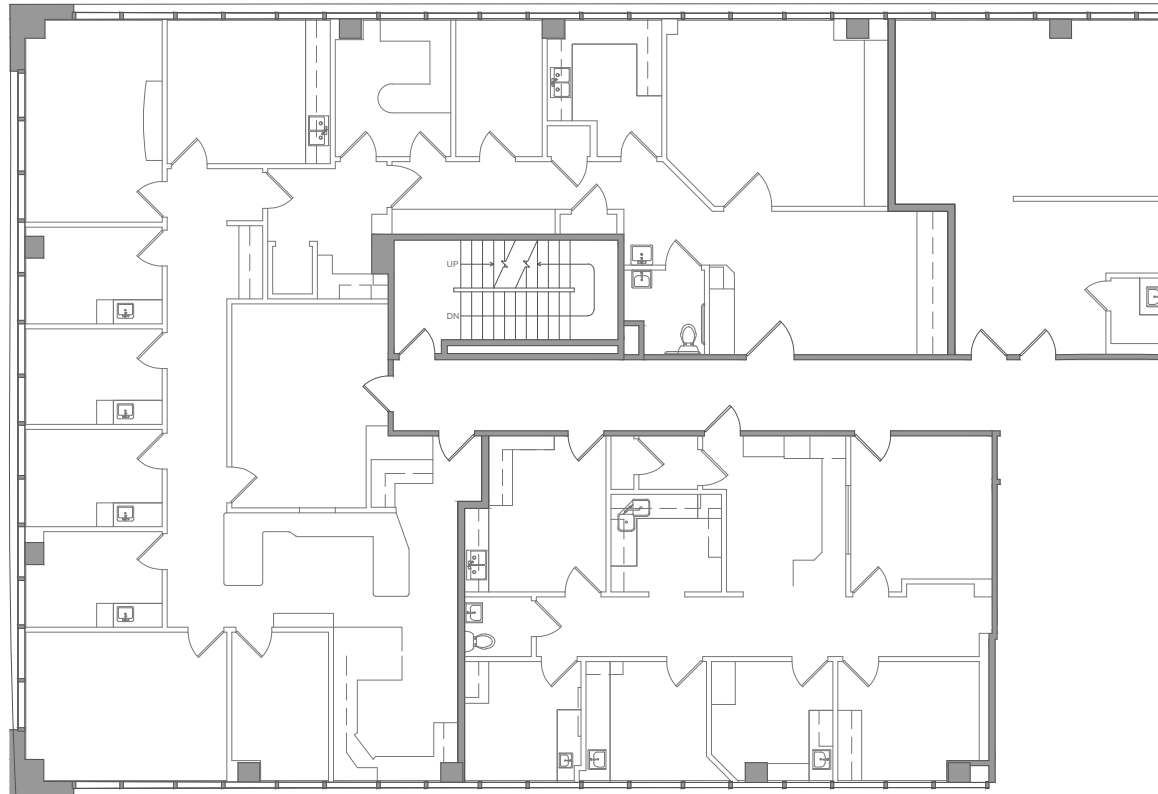
SUITE 706

727 SF



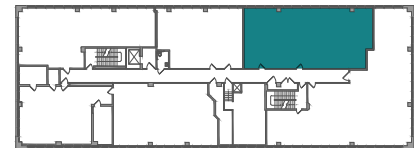
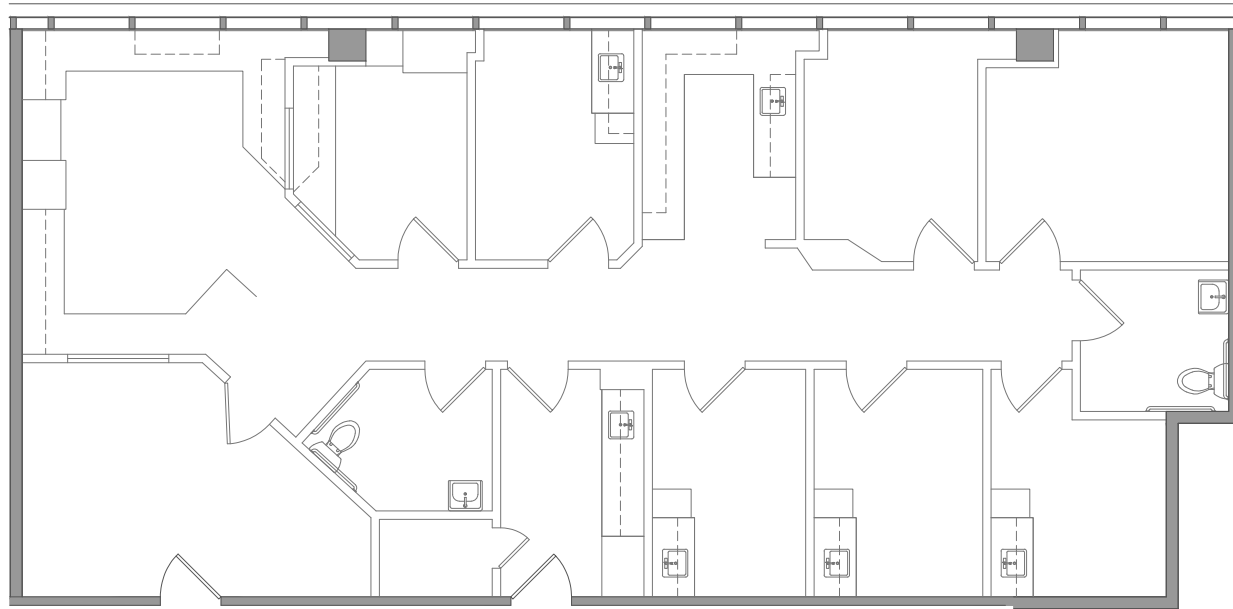
SUITES 701, 704, 706

6,276 SF



SUITE 1009

2,054 SF





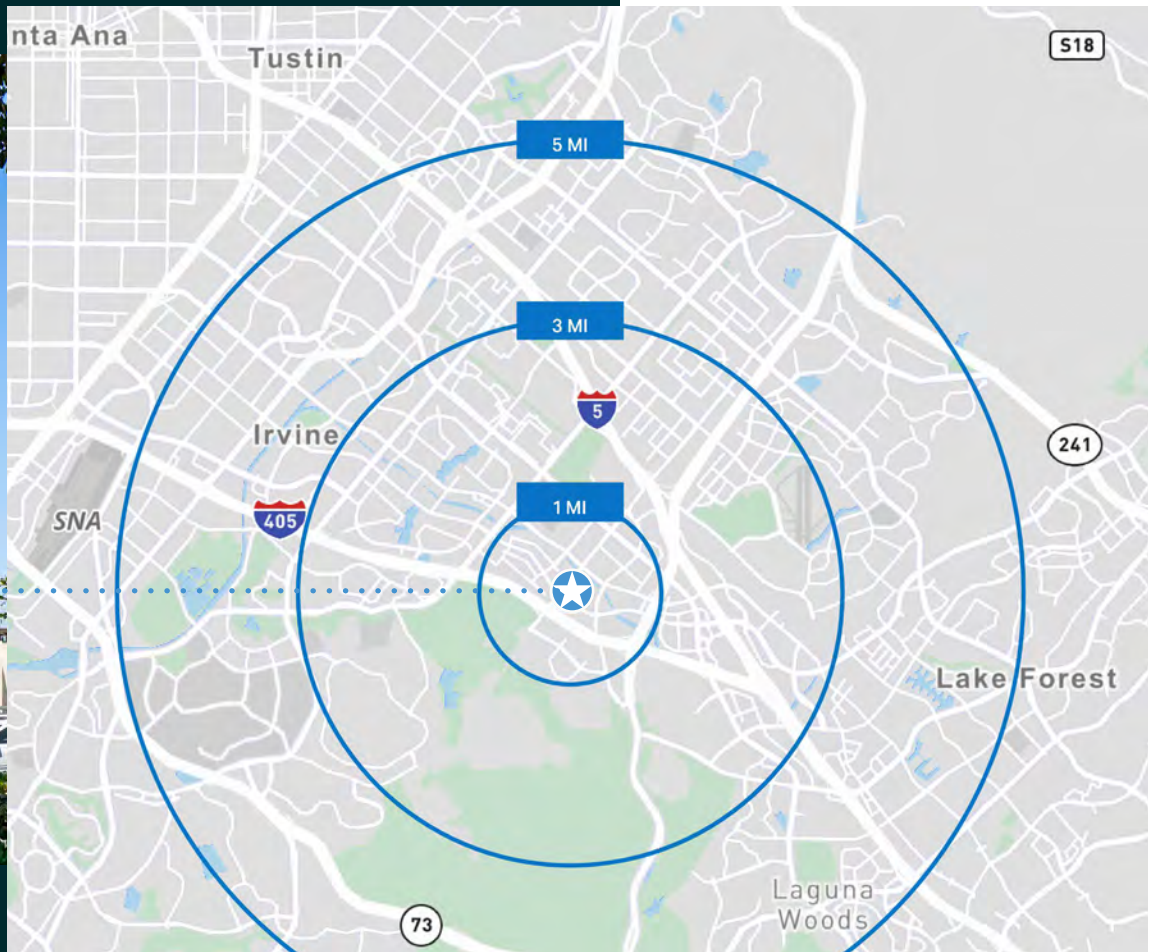
This map was prepared for assessment purposes only. Map not to scale.

SAND CANYON
— MEDICAL —

Disclaimer: Renderings are obtained through publicly-available sources and reflect a fully-planned campus to be built over several phases.

*FULLY DEVELOPED CAMPUS RENDERING

AREA DEMOGRAPHICS



2025 Population

1 Mile	14,235
3 Miles	131,465
5 Miles	377,457



Place of Work

	1 Mile	3 Miles	5 Miles
2025 Businesses	983	7,674	23,666
2025 Businesses	14,992	83,964	267,379



2025 Average Household Income

1 Mile	\$175,859
3 Miles	\$172,312
5 Miles	\$168,420



2025 Median Age

1 Mile	37.8
3 Miles	38.7
5 Miles	37.3

LOCATED IN the heart of **Irvine's Spectrum area**, 16300 Sand Canyon Avenue offers convenient access to a wide range of nearby amenities. The property is close to neighborhood retail and dining, with **Irvine Spectrum Center** just minutes away, providing shopping, restaurants, and entertainment. Several **nearby hotels** support visiting professionals and guests, and **John Wayne Airport (SNA)** is a short drive away, offering easy regional and national connectivity.





IRVINE SPECTRUM CENTER
Some retails and restaurants include



LAKE FOREST

METROLINK

MISSION VIEJO

LAGUNA WOODS



* This map was prepared for assessment purposes only. Map not to scale.

SAND CANYON
MEDICAL

hoag

OC EAR, NOSE, THROAT
HEAR • NEED • SURGERY

hoag Urgent Care



hoag

KAISER PERMANENTE

SAND CANYON AVE

BARRANCA PKWY

ALTON PKWY

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