

SAND CANYON MEDICAL



16300
Sand Canyon
Irvine, CA

CBRE

MEDICAL OFFICE FOR LEASE

PROPERTY HIGHLIGHTS

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

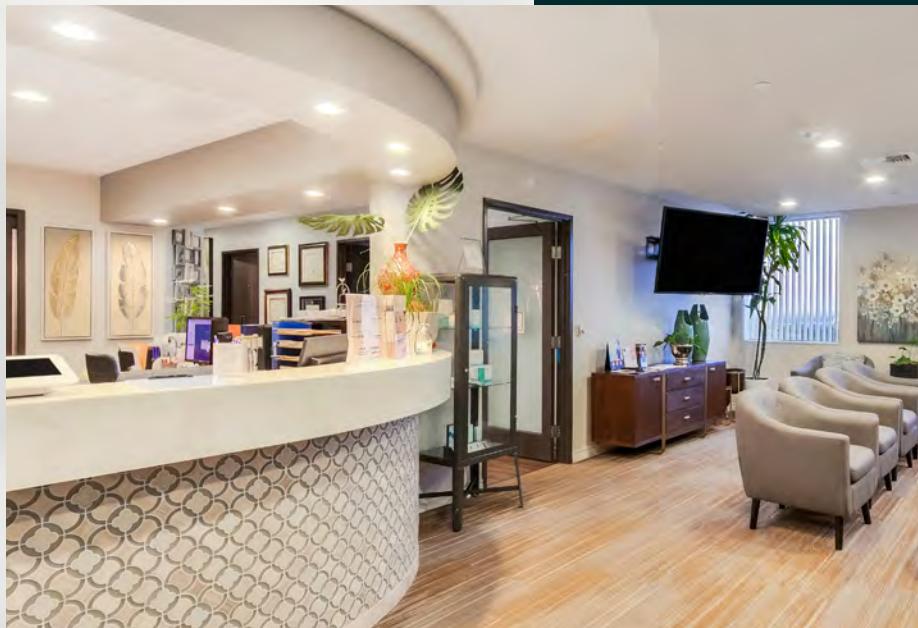




FUTURE LOBBY IMPROVEMENTS



INTERIOR PHOTOS



AVAILABILITY

16300 Sand Canyon

CONTIGUOUS 6,276 SF

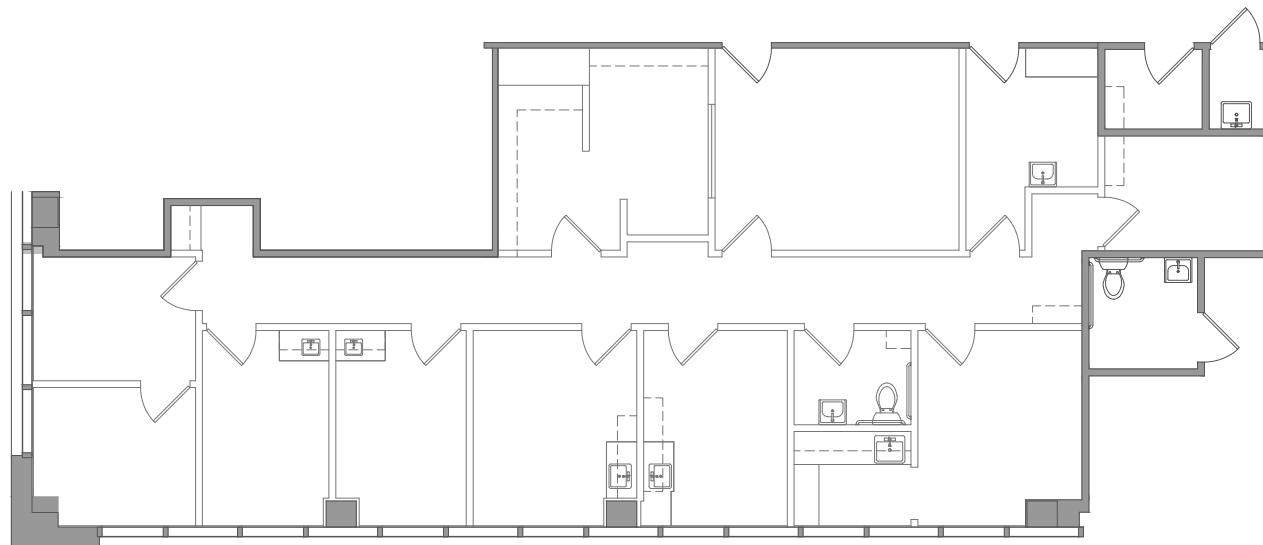
SUITE	SIZE	AVAILABLE	FLOOR PLAN
201	2,012 SF	Now	
701	1,567 SF	Now	
704	3,982 SF	Now	
706	727 SF	Now	
1009	2,054 SF	Now	

 CLICK TO VIEW FLOOR PLANS

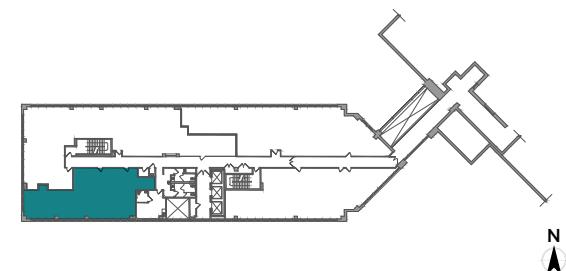


SUITE 201

2,012 SF

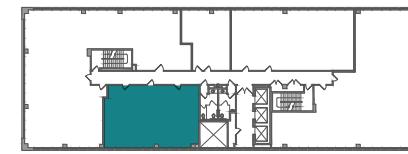
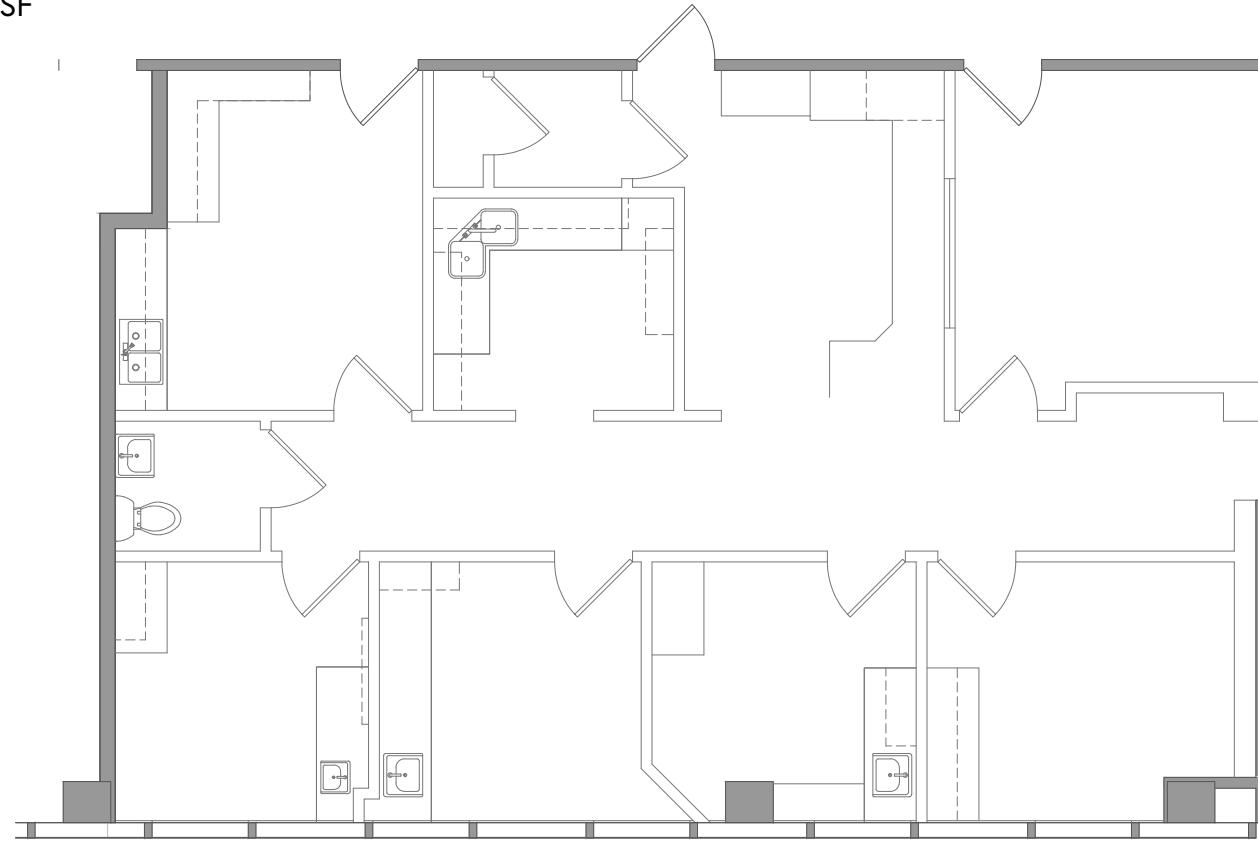


OVERVIEW



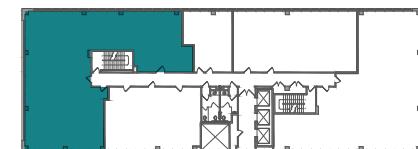
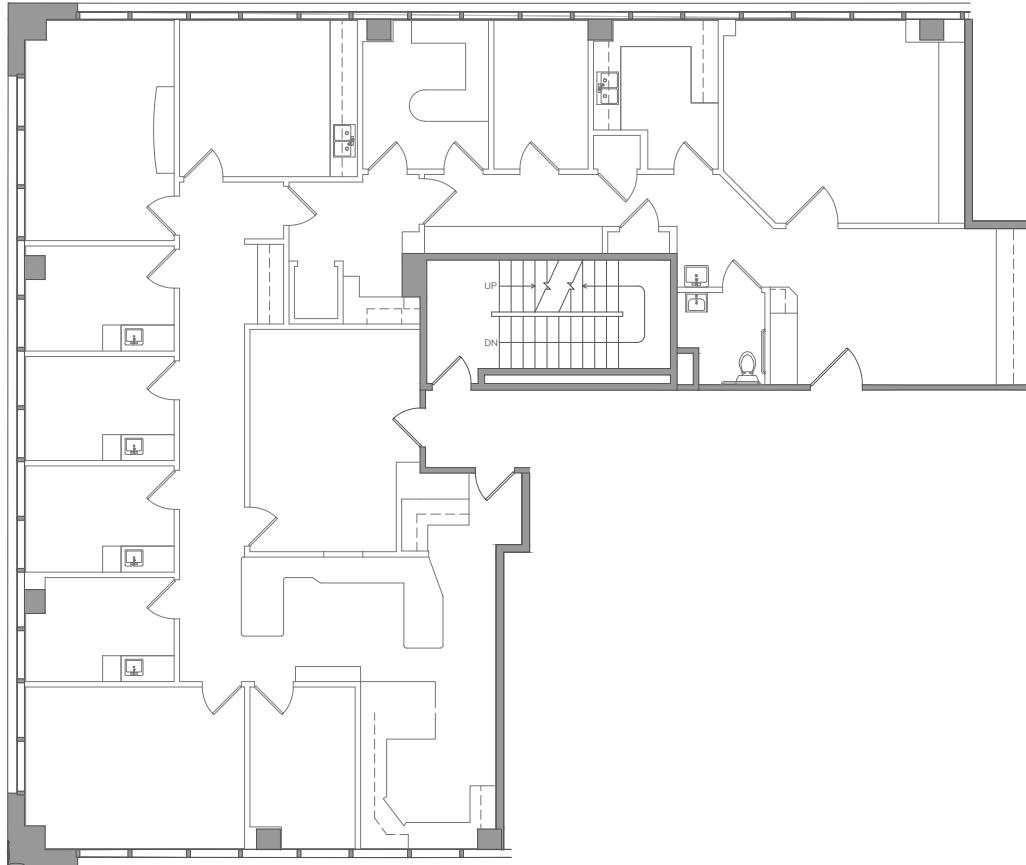
SUITE 701

1,567 SF



SUITE 704

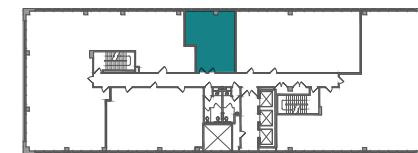
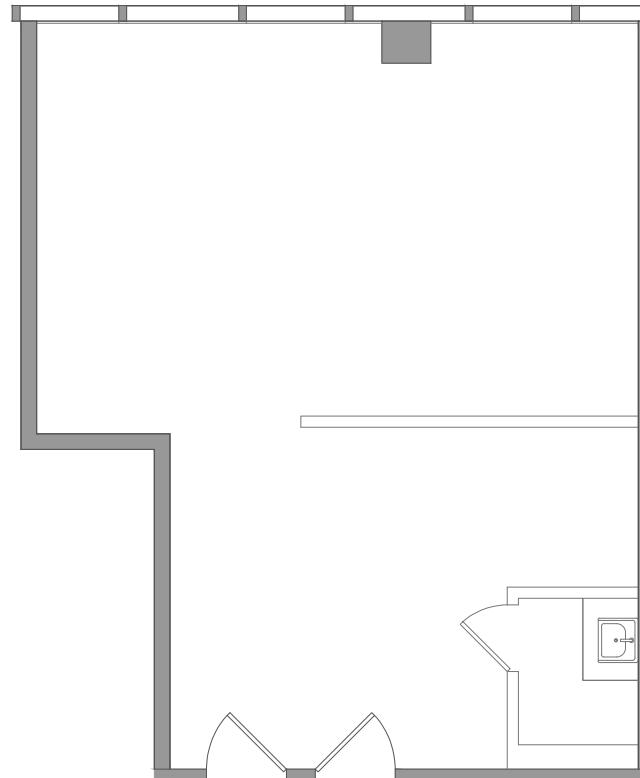
3,982 SF



N

SUITE 706

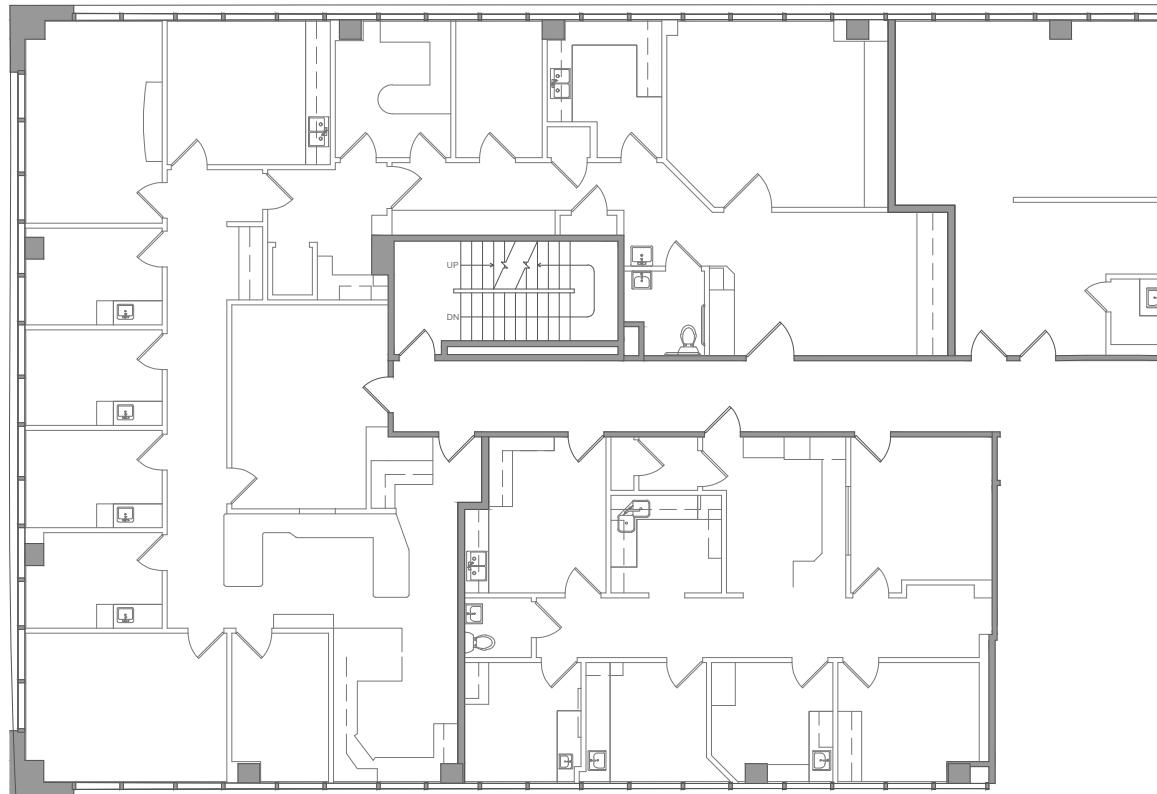
727 SF



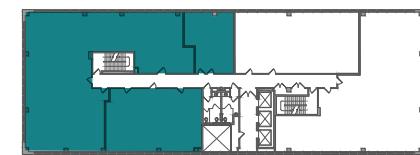
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SUITES 701, 704, 706

6,276 SF



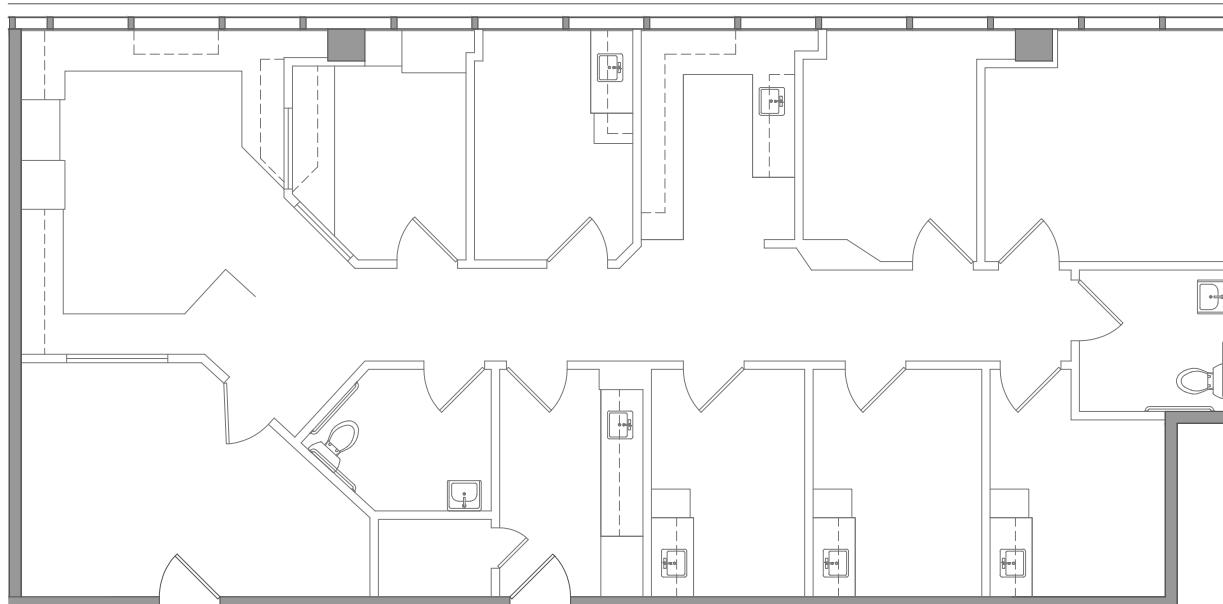
OVERVIEW



N

SUITE 1009

2,054 SF



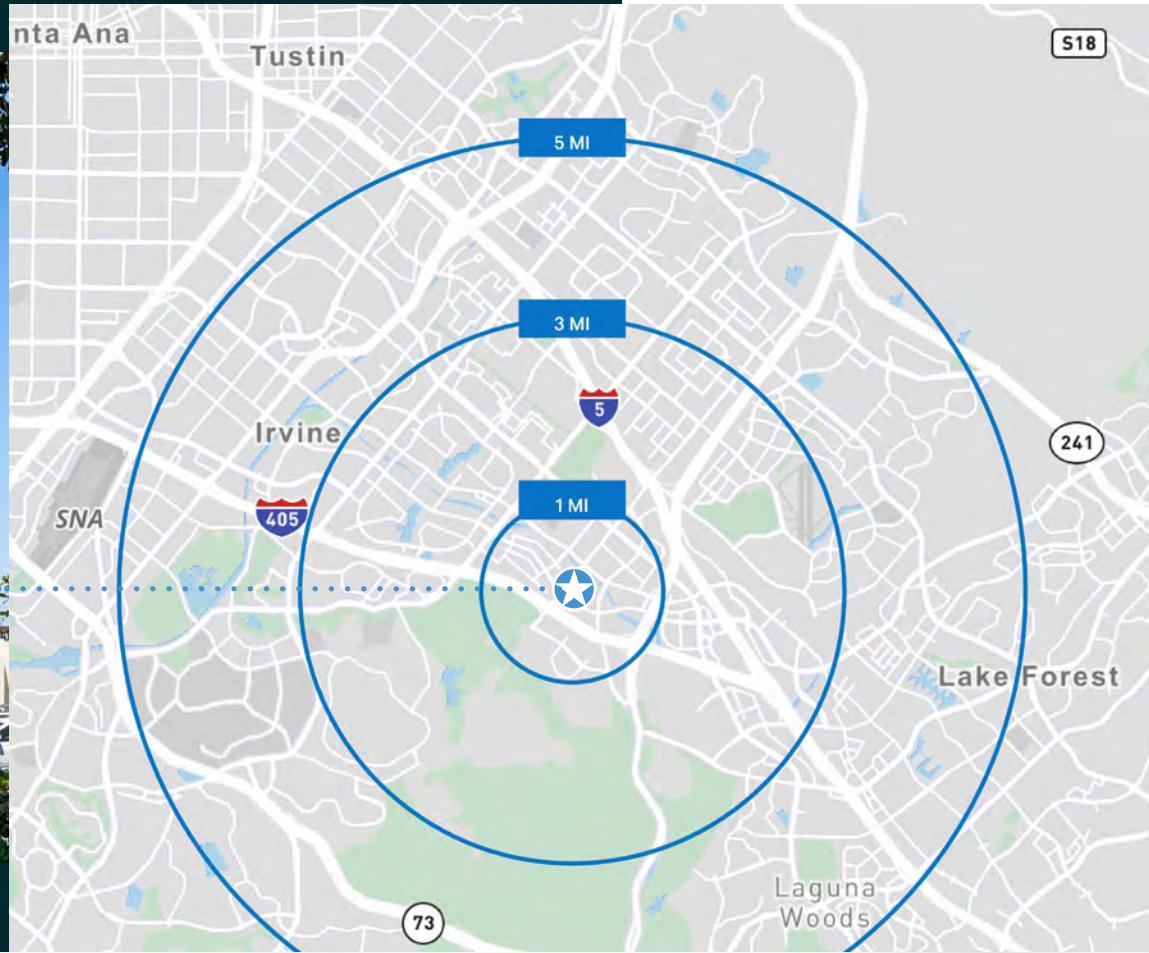
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This map was prepared for assessment purposes only. Map not to scale.

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

*FULLY DEVELOPED CAMPUS RENDERING



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.



AREA OVERVIEW



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**For More Information,
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