

Bella Terra Medical Plaza

 MEDICAL SUITES FOR LEASE



**MED
WEST**
REALTY

Lic # 02161402

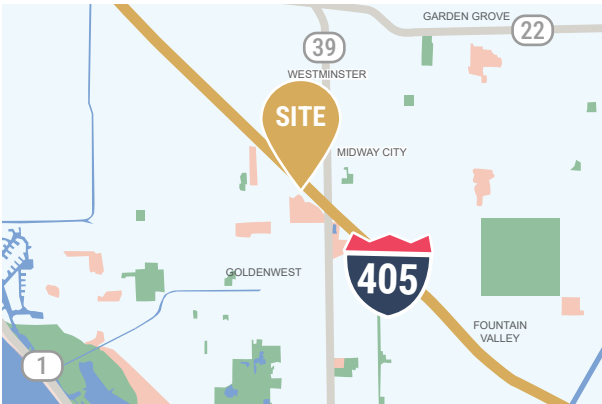
Kellie Hill Galligan
(858) 461-8776

**7677 Center Avenue
Huntington Beach, CA**



BELLA TERRA MEDICAL PLAZA

Located at 7677 Center Avenue, Huntington Beach, CA, the Bella Terra Medical Plaza building offers a prime location in the heart of Orange County, with immediate visibility from the very busy Interstate 405. This modern medical office building has recently undergone significant upgrades, including an expanded lobby, new on-site café, and updated restrooms and elevators, ensuring a comfortable and contemporary environment for both patients and healthcare providers. Huntington Beach, known for its vibrant community and beautiful coastal setting, attracts a diverse demographic of young families and retirees, making it an ideal location for medical services. The Orange County region is experiencing steady growth, driven by an increasing demand for quality healthcare services to support its expanding population. This makes Bella Terra Medical an excellent choice for healthcare professionals looking to establish or expand their practice in a thriving and dynamic area.



PROMINENT LOCATION & ACCESSIBILITY

- Located in the heart of Orange County with easy access to 405 Fwy
- Located across the street from Bella Terra, Huntington Beach's premier retail destination.



IDEAL MARKET & SITE LOCATION

- The proximity to major throughfares enables this location to conveniently serve:
 - 1.5 million patients within a 15 minute drive time
 - 556,000 patients within a 5 mile radius



BUILDING HIGHLIGHTS

- Ample Parking
- A variety of Medical Practices within the building which provide ample referral opportunities
- Modern Medical Office Building
- On-site Cafe and pharmacy for added convenience for staff and patients.
- Building Top and Monument sign available for full ground floor tenant.



Estimate 15 Min Drive


POPULATION ESTIMATES

1,520,775

| | |
|-------|---------|
| >17 | 312,836 |
| 18-44 | 588,776 |
| 45-64 | 390,476 |
| 65+ | 228,687 |


AVERAGE HOUSEHOLD INCOME

\$132,273.27

Data Source:  **Placer.ai**

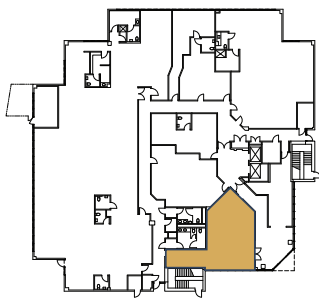
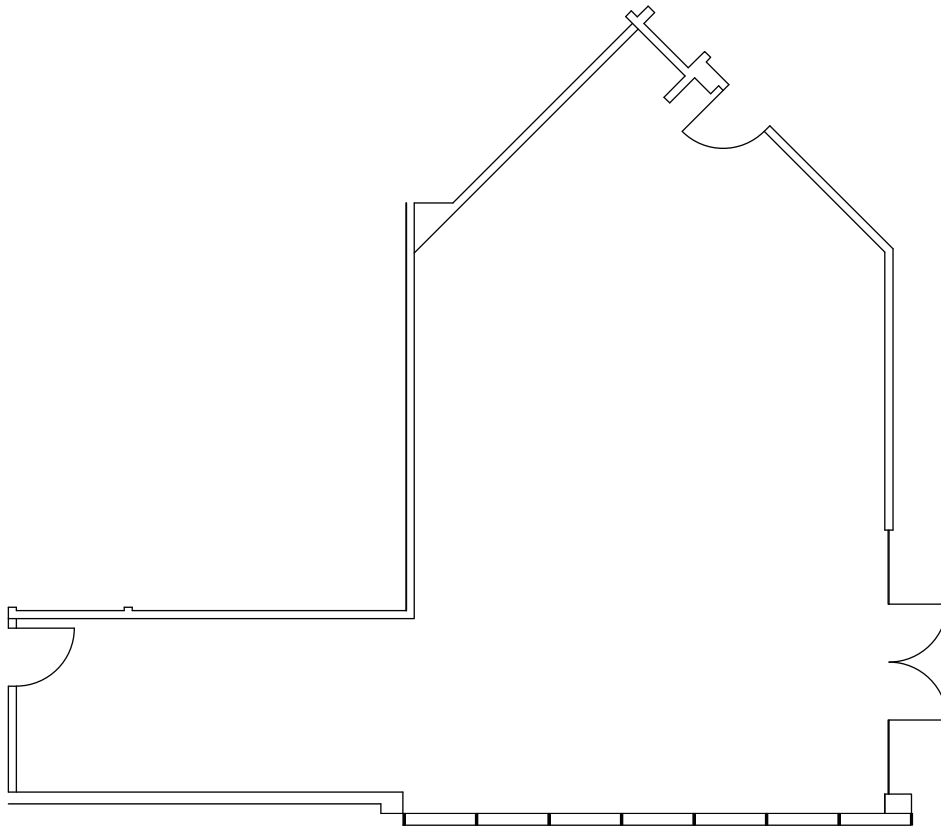
PAYOR MIX Within 15 Min Drive

| | |
|----------------|-------|
| COMMERCIAL | 9.9% |
| EMPLOYER BASED | 48.0% |
| GOVERNMENT | 29.7% |
| MULTIPLE | 4.4% |
| SELF PAY | 8.0% |

Data Source:  **Placer.ai**

Comparison

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



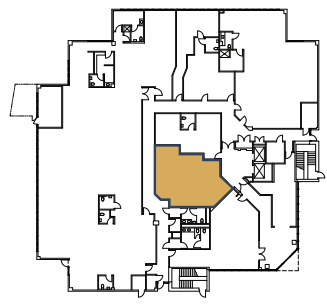
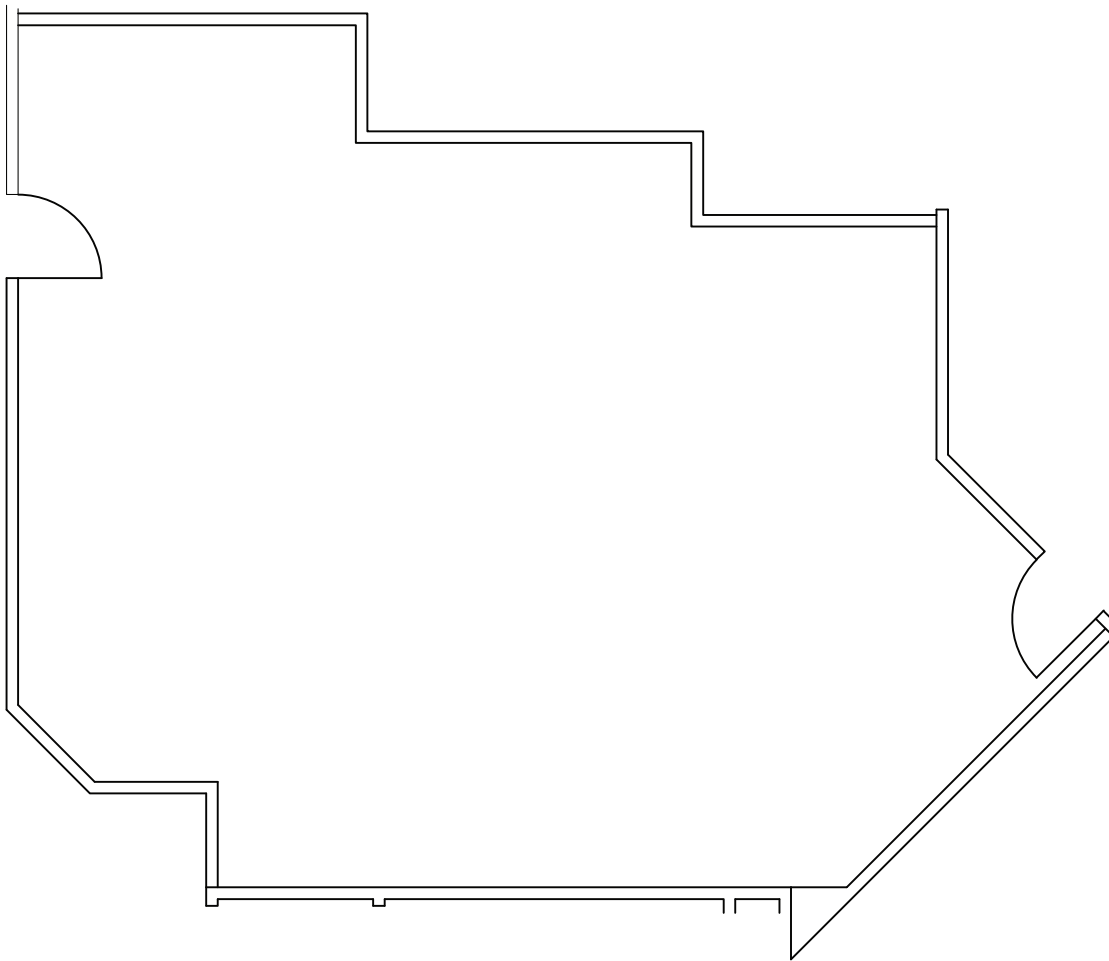
AVAILABLE SUITE

Suite 102 - 1,269 RSF

SUITE DESCRIPTION

Contiguous with Suite 103 up to 2,638 rsf

Suite previously used as intake and waiting room for Optum surgery center.



AVAILABLE SUITE

Suite 103 - 1,099 RSF

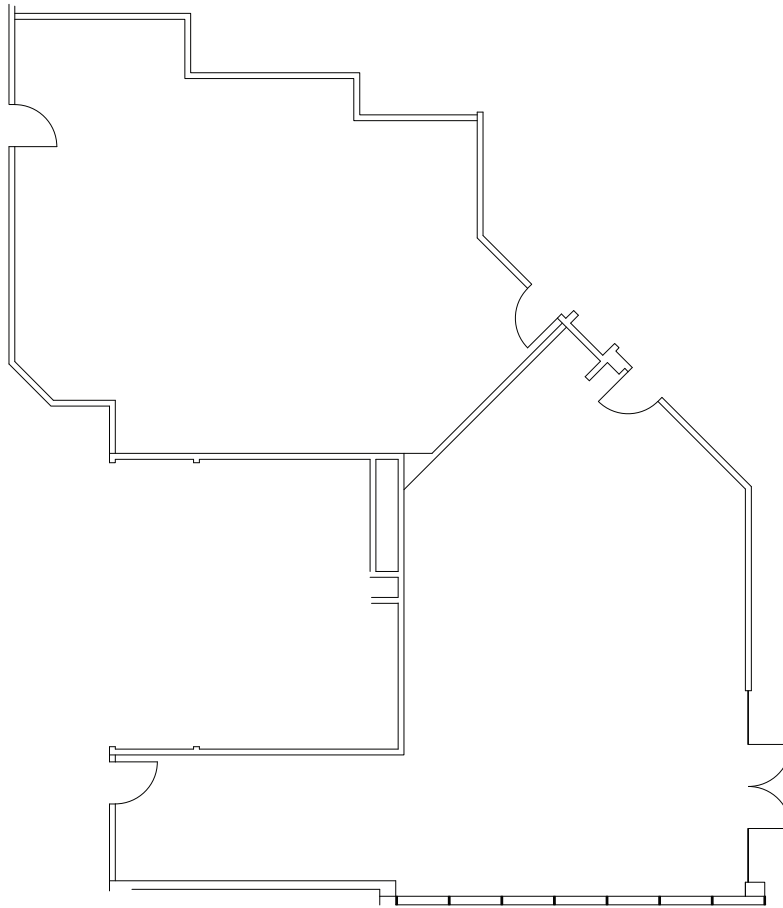
SUITE DESCRIPTION

Contiguous with Suite 102 up to 2,638 rsf

Interior suite located across from building elevators

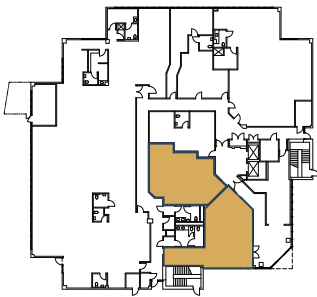
Incredible foot traffic flows into and around this suite daily and has high visibility

Suite is in white shell condition and ready for the Tenant's custom build out



CONTIGUOUS SUITES

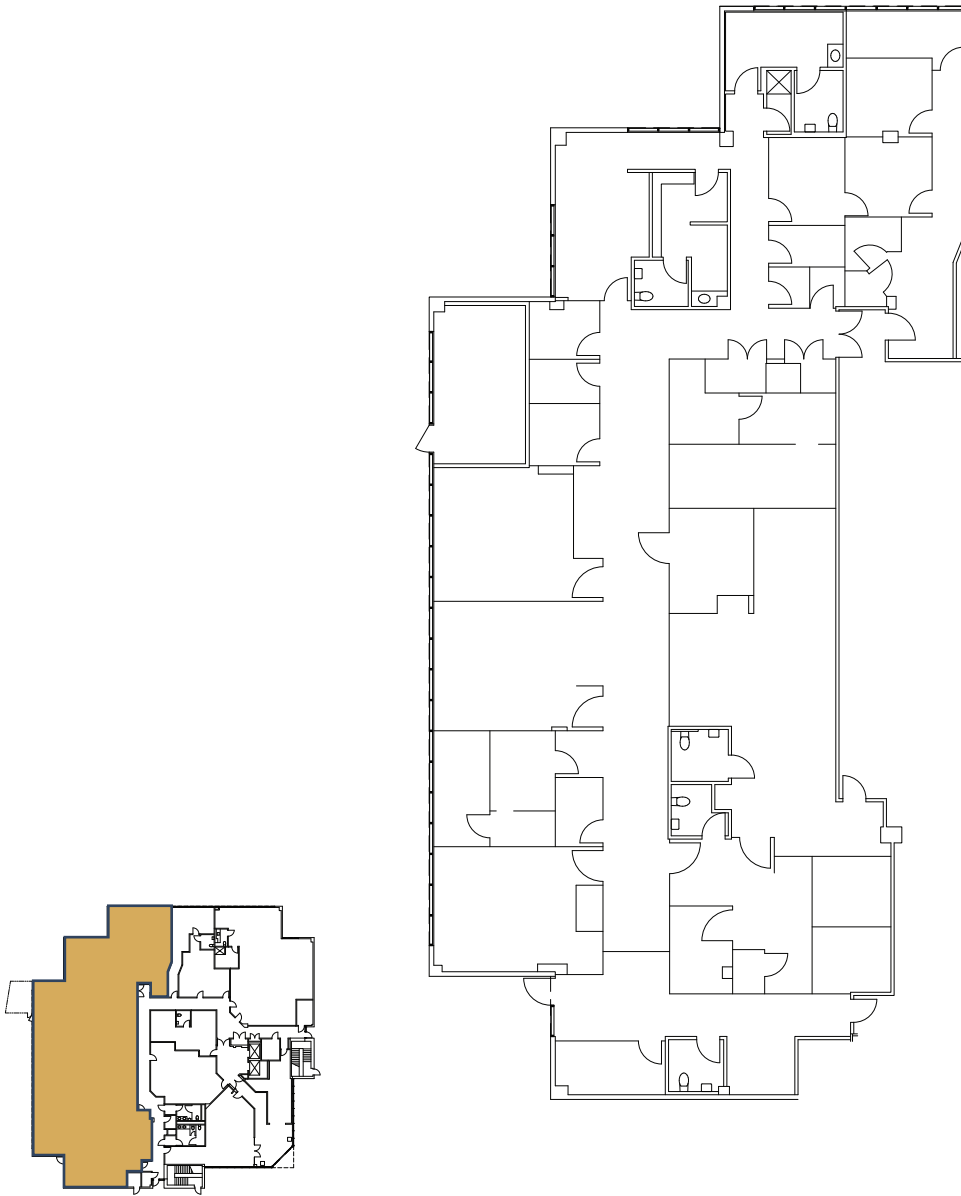
Suites 102 & 103
2,638 RSF



AVAILABLE SUITE**Suite 104 - 8,798 RSF****SUITE DESCRIPTION**

Suite was previously used by Optum as an outpatient surgery center.

Current configuration provides three (3) Operating Rooms, one (1) pre-op room and one (1) post op room.







- 1 Costco
- 2 Bella Terra Shopping Mall
Whole Foods Market
Barnes & Noble
Athleta
Cheesecake Factory
- 3 Marina High School
- 4 Golden West College
- 5 Westminister Hall
- 6 Meadowlark Golf Club



MED
WEST
REALTY

Lic # 02161402

Kellie Hill Galligan

Kellie@MedWestRealty.com

(858) 461-8776

LIC#01923075