

MEDICAL OFFICE SPACE FOR SUBLEASE

# PLACENTIA LINDA MEDICAL PLAZA



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1041 E Yorba Linda Blvd  
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# PLACENTIA LINDA MEDICAL PLAZA

The Placentia Linda Medical Plaza, is a 2-story, 42,700 SF medical office building just minutes from UCI Health – Placentia Linda hospital.

Located in the heart of the community, this area is home to many of the market’s healthcare providers, fostering excellent referral opportunities both onsite and throughout the medical corridor.

Completed in 2011, the building offers unique architecture, with lots of natural light, and both surface and covered parking.



# PROPERTY FEATURES

## PROMINENT LOCATION & ACCESSIBILITY

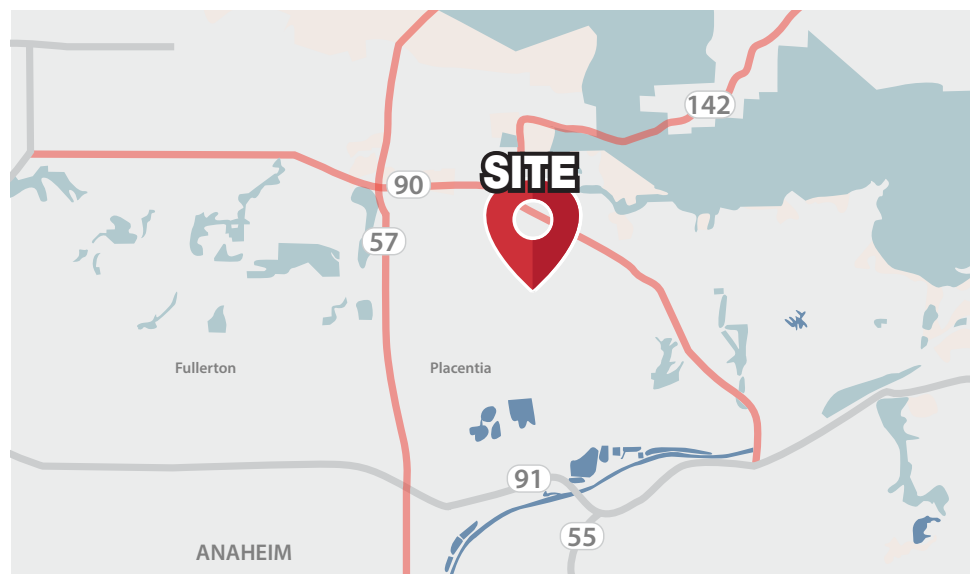
- .5 miles from UCI Health – Placentia Linda Hospital
- Able to conveniently serve the patients of Placentia, Yorba Linda, Brea, and surrounding areas
- Bus line access

## IDEAL MARKET & SITE LOCATION

- The proximity to major thoroughfares enables this location to conveniently serve:
  - Over 825,000 patients within a 15 minute drive time
  - Over 345,000 patients within a 5 mile radius
- Desirable patient demographics

## BUILDING HIGHLIGHTS

- Elevator Served
- Surface and Covered Parking
- Strong tenant mix



# DEMOGRAPHICS & DRIVETIME

## DEMOGRAPHICS

Estimate 15 Min Drive



POPULATION ESTIMATES	825,411
AVERAGE HOUSEHOLD INCOME	\$133,680.00

## POPULATION

Estimate 15 Min Drive



>17	183,851
18-44	315,041
45-64	212,311
65+	114,208

Data Source: Placer.ai

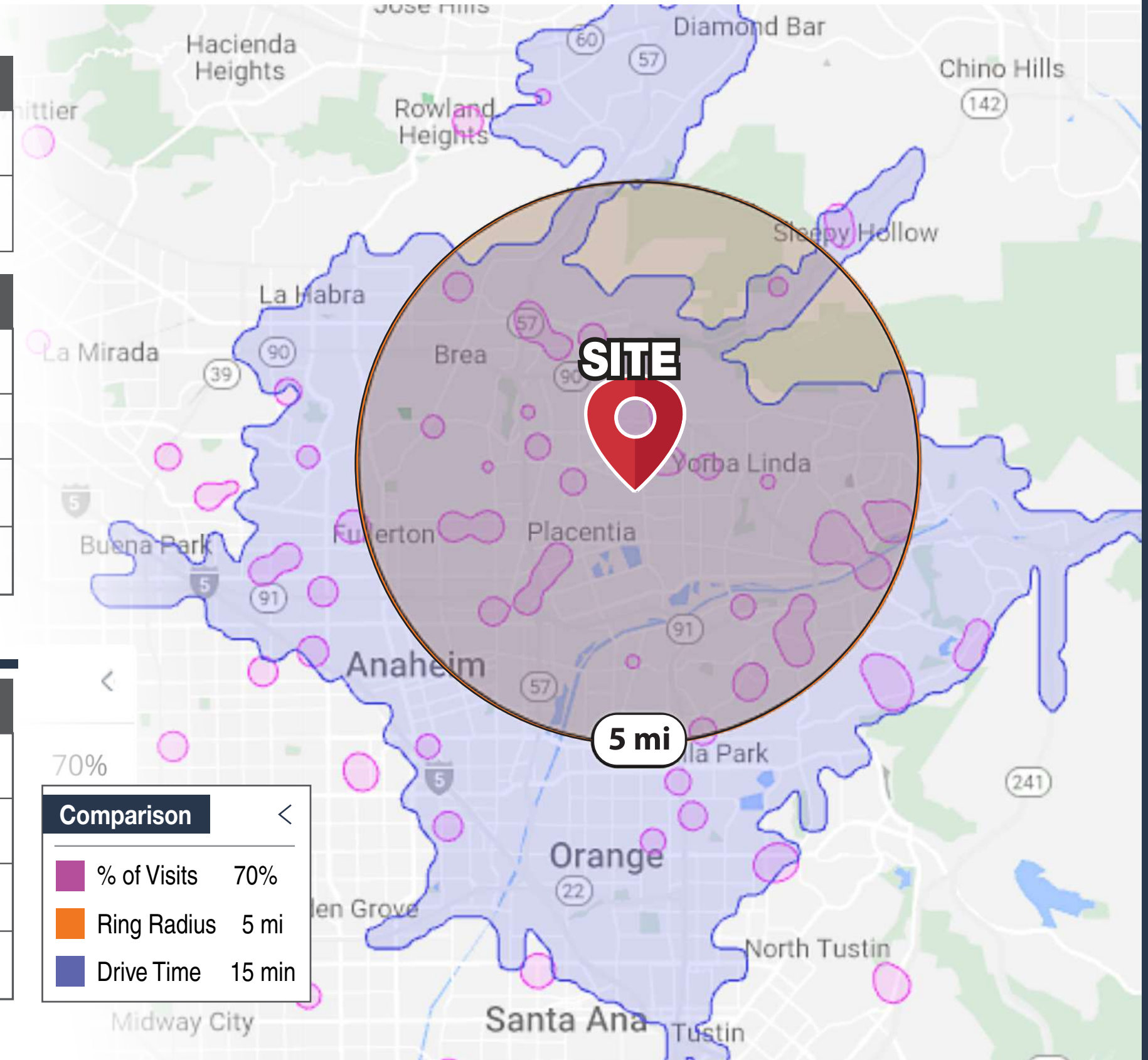
## PAYOR MIX

Within 5 Mile Radius



COMMERCIAL	9.0%
EMPLOYER BASED	54.5%
GOVERNMENT	23.0%
MULTIPLE	13.5%

Data Source: revista.med



**Comparison** <





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



# TRAFFIC COUNT



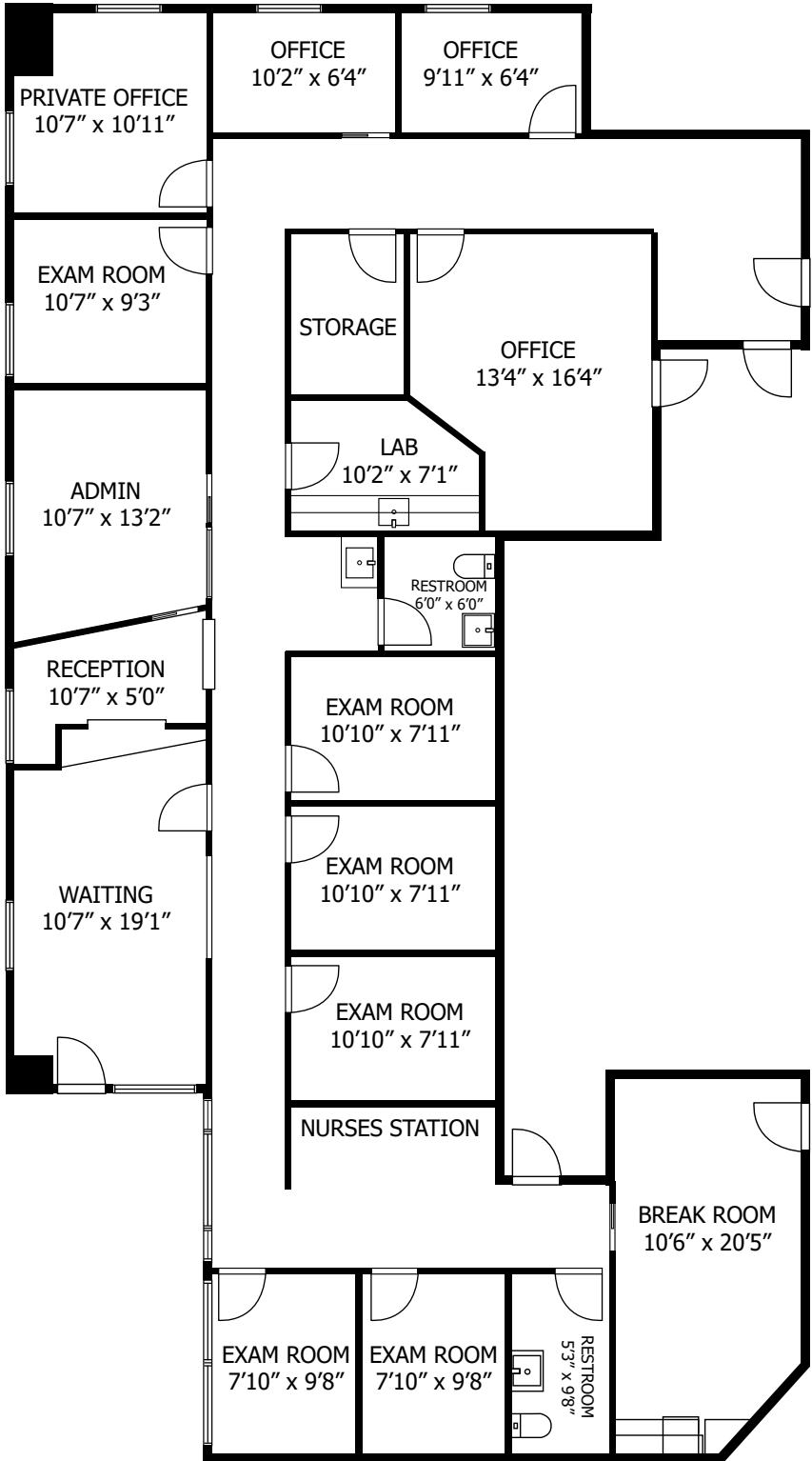
# LOCAL HOSPITAL DISTANCE MAP

NORTH ORANGE COUNTY	
 <b>KAISER PERMANENTE</b> Orange County Anaheim Medical Center	10 min
 <b>UCI Health</b> Placentia Linda	4 min
 <b>Providence</b> St. Jude Medical Center	18 min
 <b>Anaheim Regional                      Medical Center</b>	20 min



# FLOOR PLAN

## Suite 210 3,175 RSF



### SUITE DESCRIPTION:

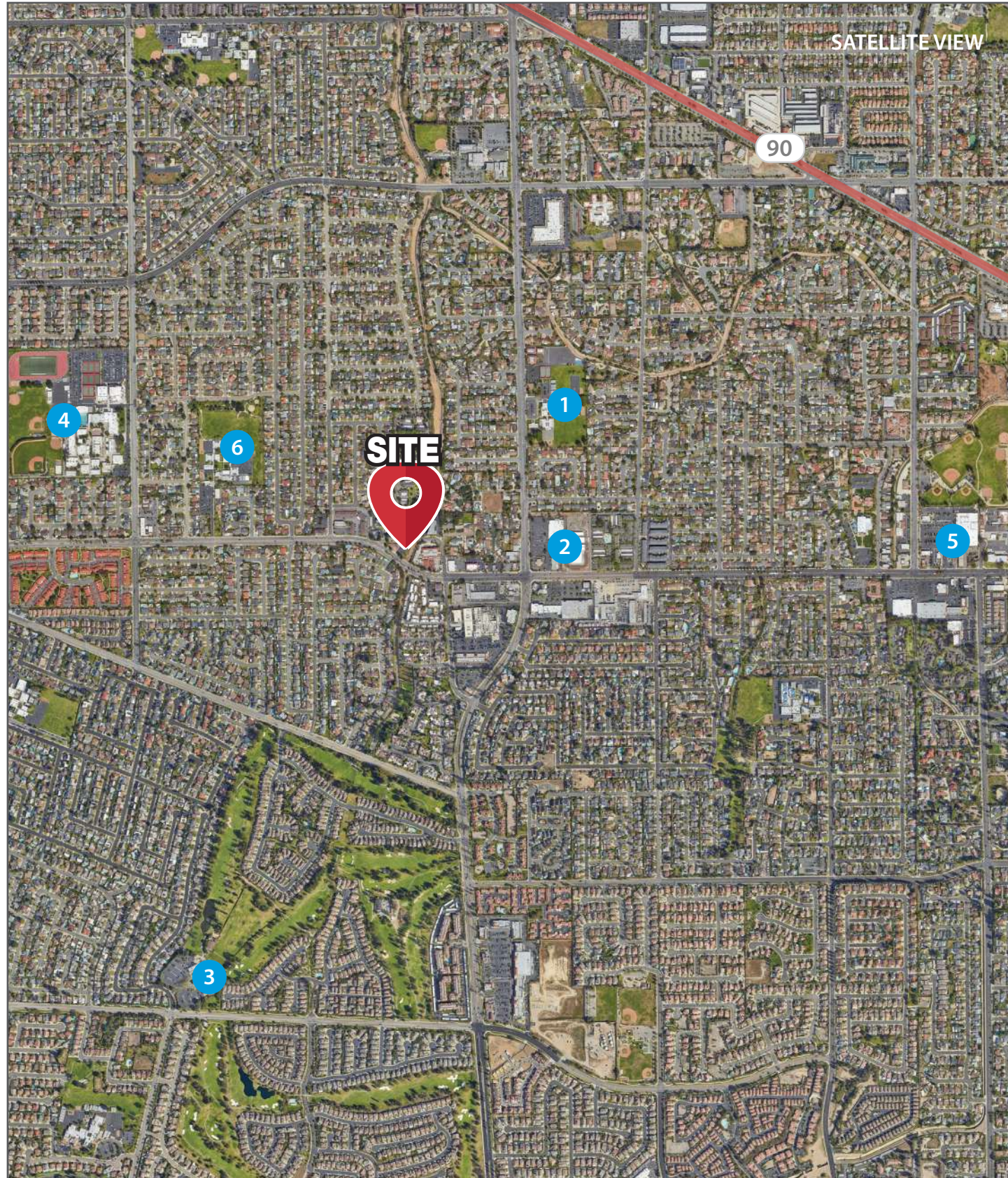
- Medical Office Suite
- 4 Private Offices
- 6 Exam Rooms
- Lab
- 2 In-Suite Restrooms
- Reception / Waiting Room
- Admin
- Nurses Station
- Breakroom

**RATE:**  
\$4.00 MG

*Currently Expires 2/28/2029*



# AMENITIES AROUND THE PROPERTY



## LEGEND:

School	
1	Rose Drive Elementary School
4	El Dorado High School

Retail	
2	ACE Hardware
	Ise Sushi Japanese
	City Bagel
	King's Teriyaki Grill
	Walgreens
	Audi North OC

Retail	
5	Sprouts Farmers Market
	Target
	Mobil
	Chase Bank
	Savers
	Jimmy John's
	Dunkin'

Golf	
3	Alta Vista Country Club

Grocery	
6	Wagner Elementary School





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