

# TIME MEDICAL PLAZA

➤ MEDICAL OFFICE SUITE FOR LEASE



**M**  
**W**  
OFFICE/MEDICAL PROPERTY  
**FOR LEASE**  
For more information:  
[medwestrealty.com](http://medwestrealty.com)



Lease with Confidence, Choose MedWest

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**720 N Tustin Ave**  
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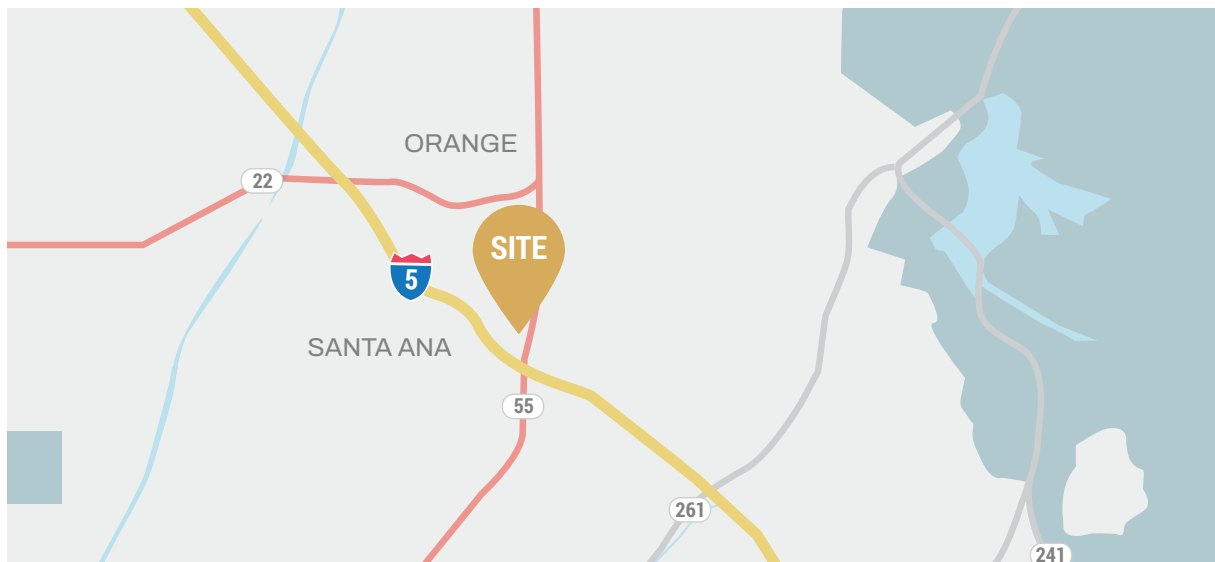


# TIME MEDICAL PLAZA

Time Medical Plaza is a two-story, 22,500 SF medical office building in the city of Santa Ana.

Located across from Orange County Global Medical Center and close to St. Joseph's Hospital in Orange.

This property offers easy access to the 5, 22 and 55 freeways making it easy for physicians to travel between multiple offices.



## ✚ PROMINENT LOCATION & ACCESSIBILITY

- Property is across the street from OC Global Med Center

## ✚ IDEAL MARKET AND SITE LOCATION

- Excellent access to the 5, 22 & 55 freeways
- Free patient parking
- Professionally managed building
- Elevator served

## ✚ BUILDING HIGHLIGHTS

- 22,500 SF – 2 story building
- Ground floor location
- Common area renovations complete

### Estimate 15 Min Drive

POPULATION ESTIMATES

**2,085,404**

>17 453,070

18-44 817,345

45-64 527,682

65+ 287,307

AVERAGE HOUSEHOLD INCOME

**\$136,895.45**

Data Source:  Placer.ai

### PAYOR MIX Within 5 Mile Radius

COMMERCIAL 10.6%

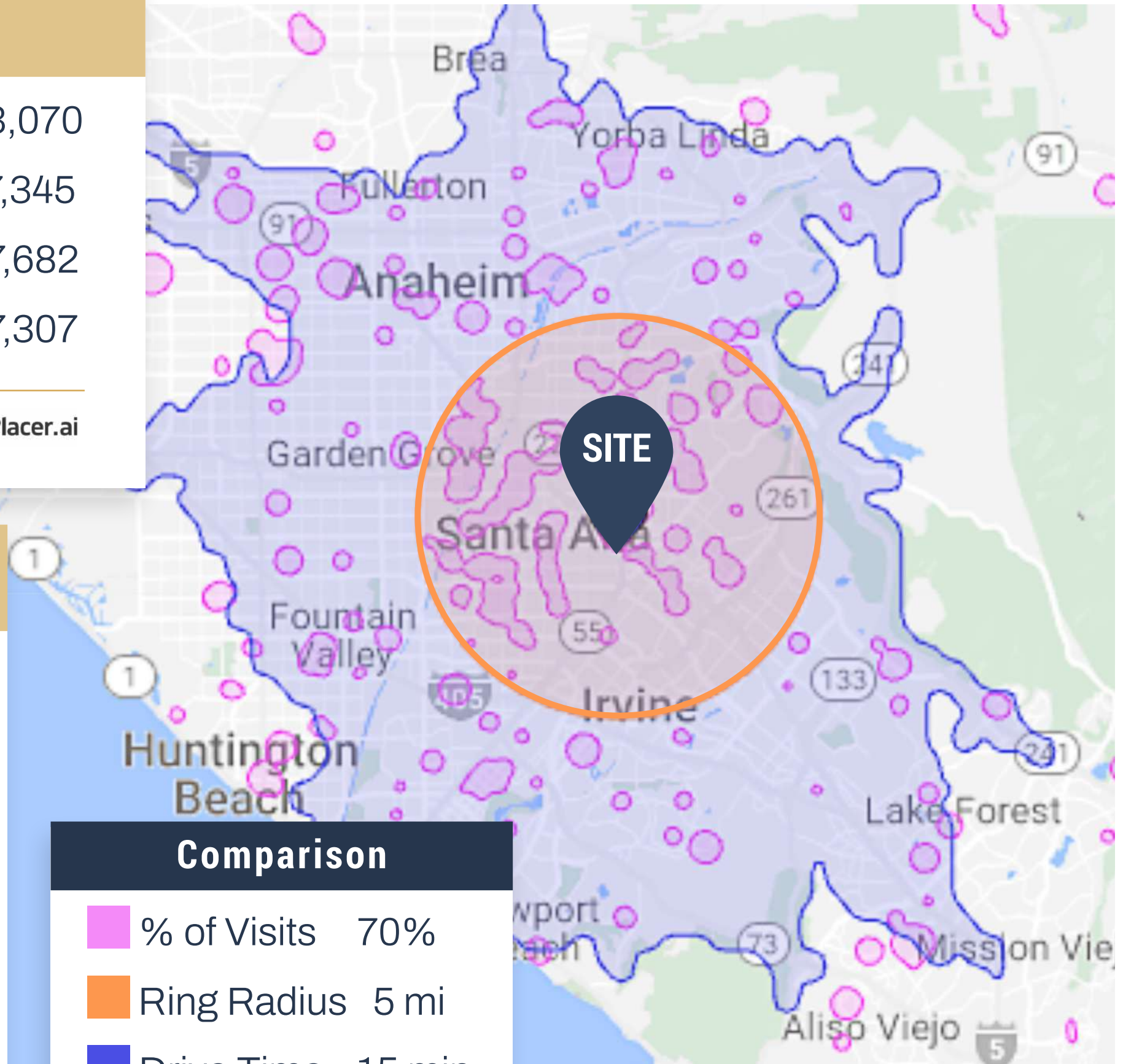
EMPLOYER BASED 49.7%

GOVERNMENT 27.4%

MULTIPLE 4.3%

SELF PAY 8.0%

Data Source:  Placer.ai



### Comparison

 % of Visits 70%

 Ring Radius 5 mi

 Drive Time 15 min



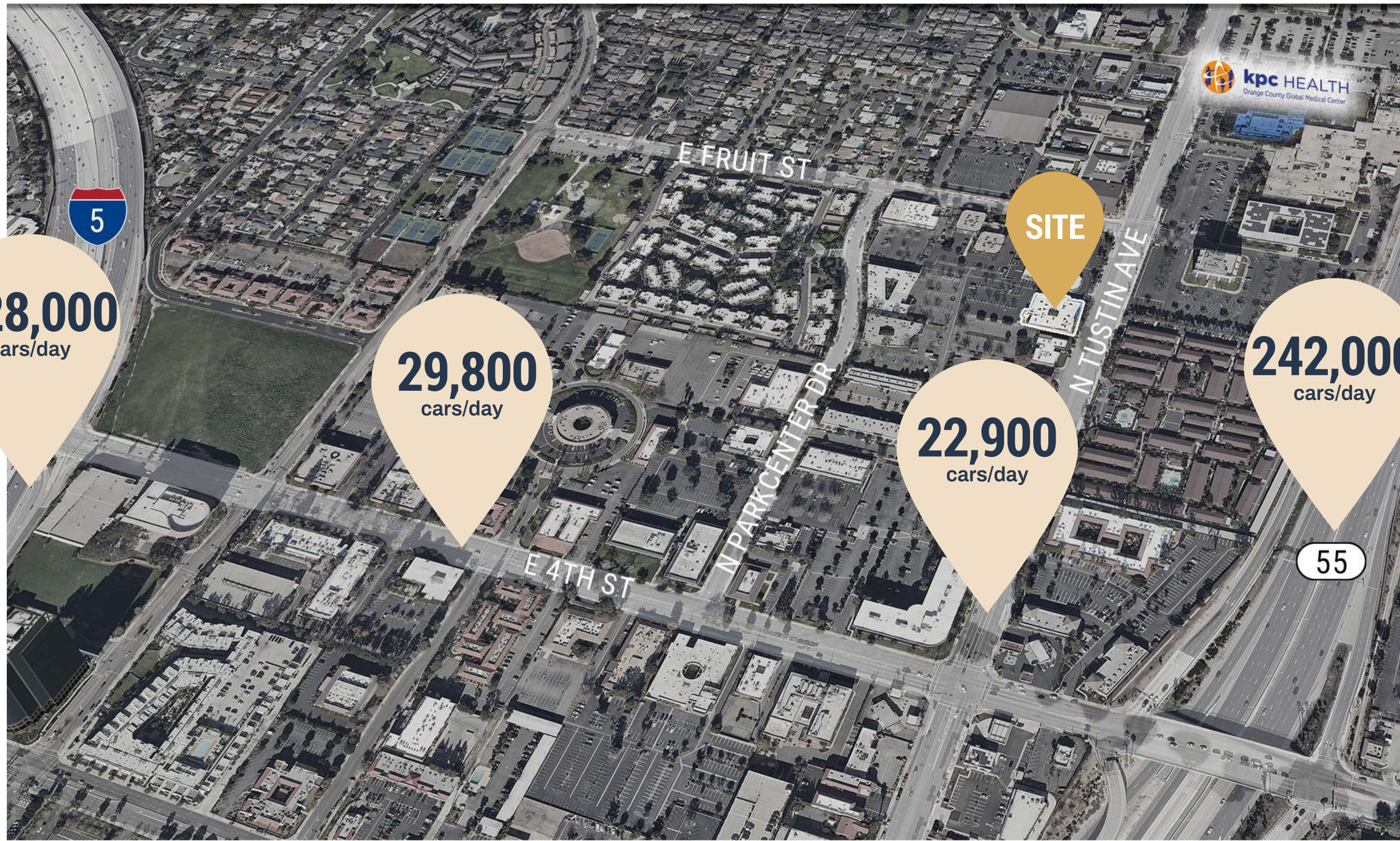
**228,000**  
cars/day

**29,800**  
cars/day

**SITE**

**22,900**  
cars/day

**242,000**  
cars/day



**IRVINE & SOUTH ORANGE COUNTY**

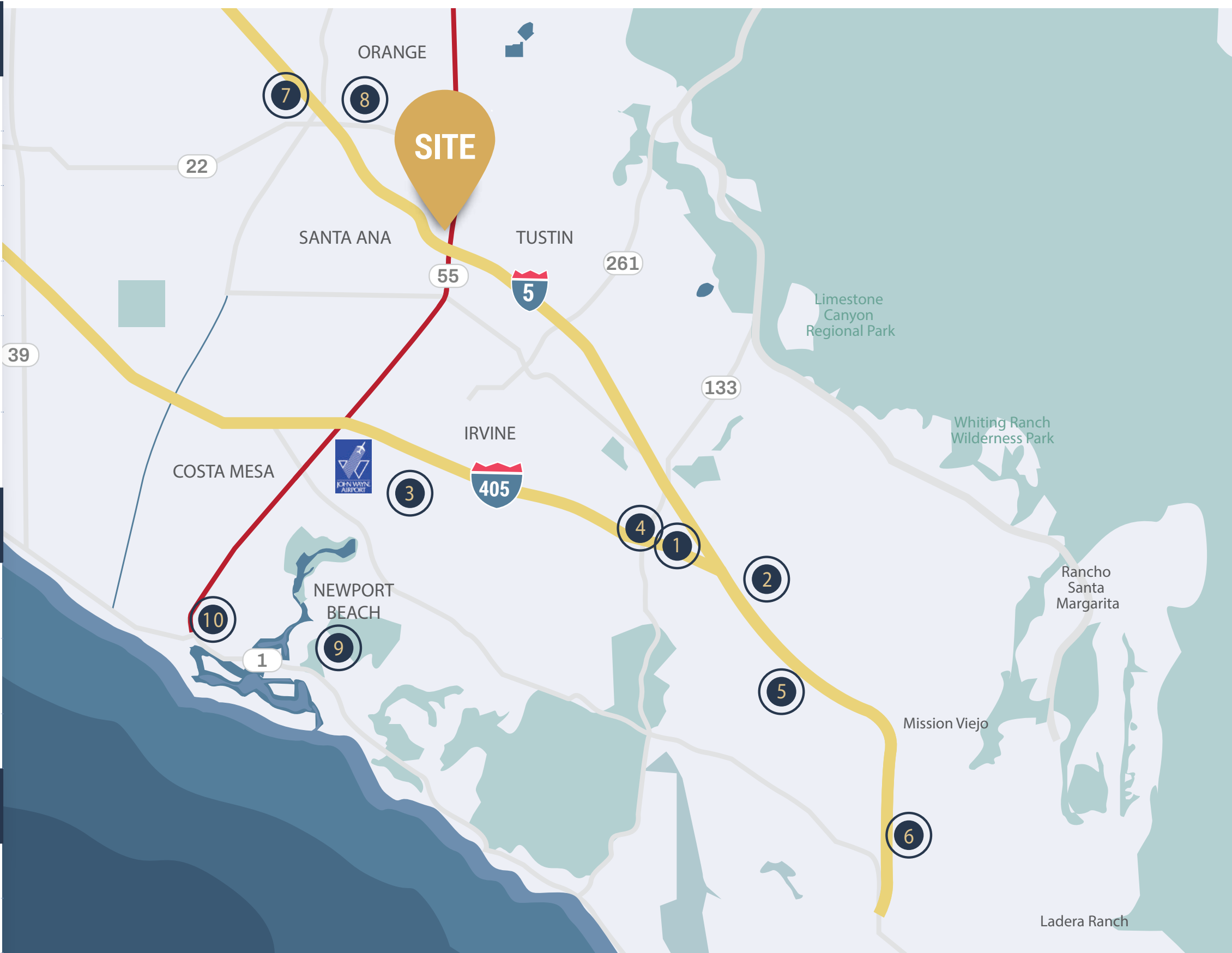
1	Kaiser Permanente	17 min
2	City of Hope	15 min
3	UCI Health New UCI Health - Irvine	20 min
4	Hoag	14 min
5	Memorial Care Saddleback Memorial Hospital	18 min
6	Providence Mission Hospital	24 min

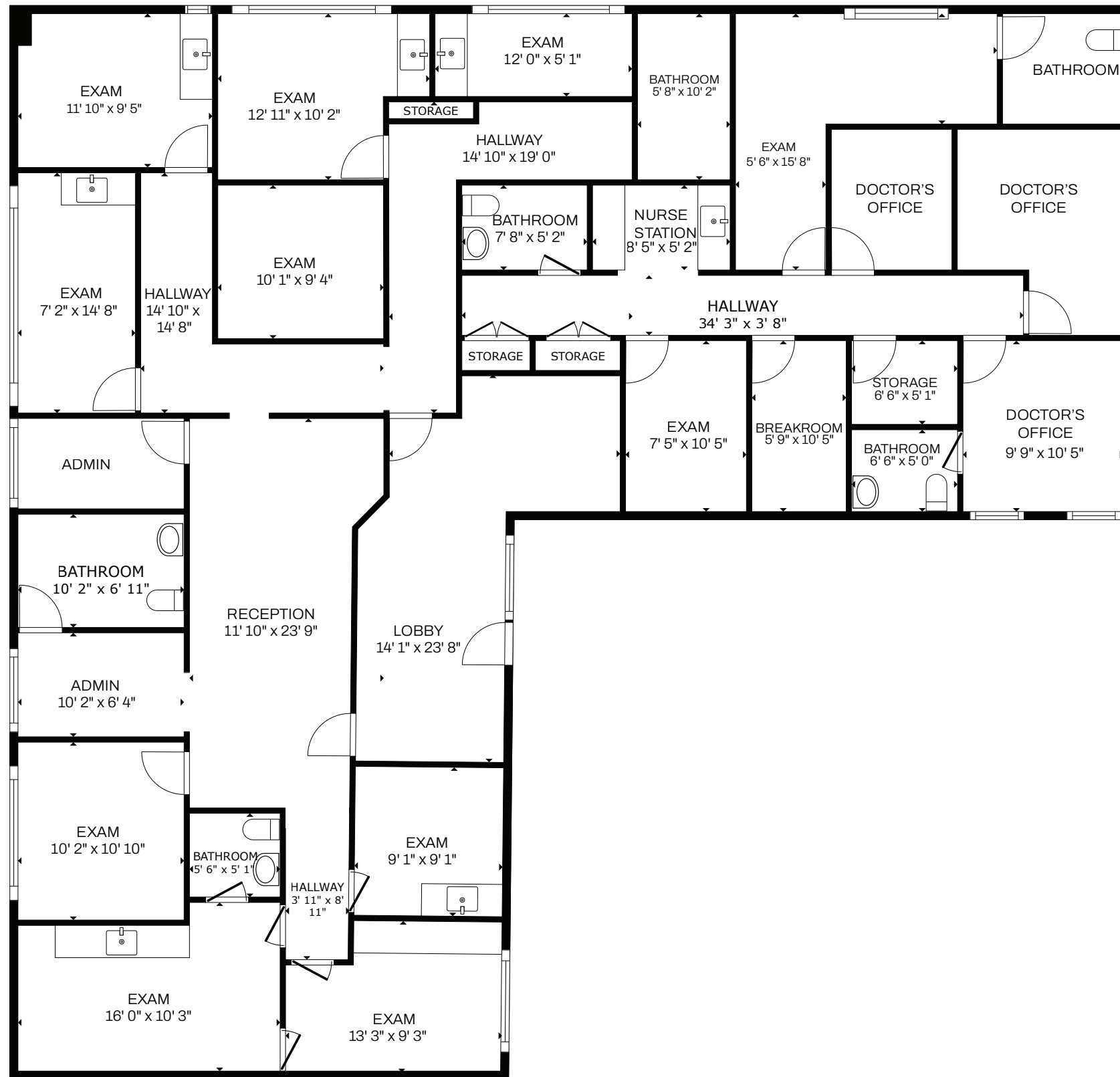
**Orange**

7	UCI Health UCI Medical Center	10 min
8	Providence St. Joseph's Hospital	11 min
8	CHOC Children's	10 min

**Newport Beach**

9	City of Hope	18 min
10	Hoag	19 min





## CURRENT AVAILABILITIES

AVAILABLE SUITES

RSF

Suites 103 & 104

3,303

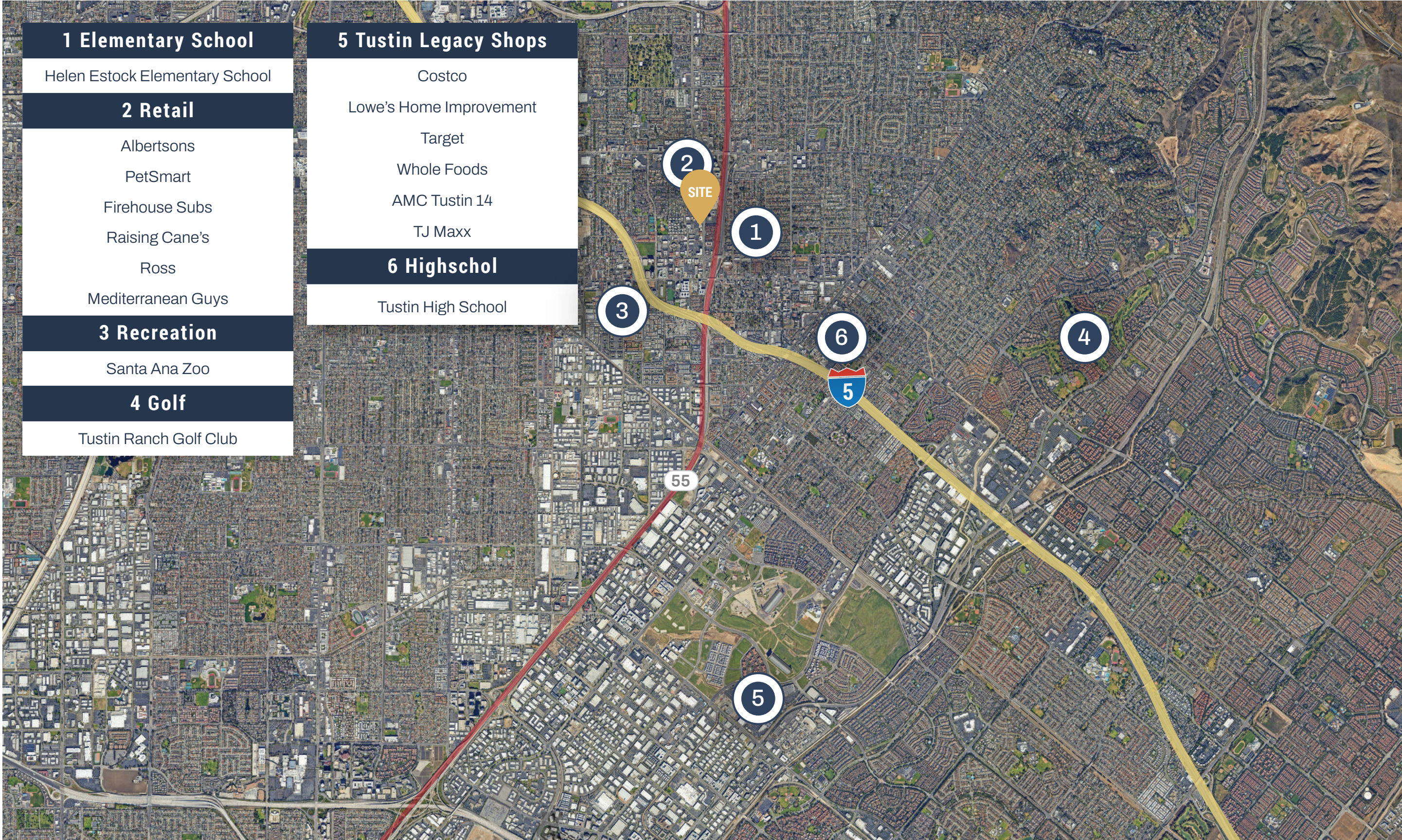
## SUITE DESCRIPTION

- 11 Exam Rooms
- 3 Doctor's Offices
- 6 Bathrooms
- Nurse Station
- Break Room
- Admin / Reception

## LEASE RATE

\$2.99 MG









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