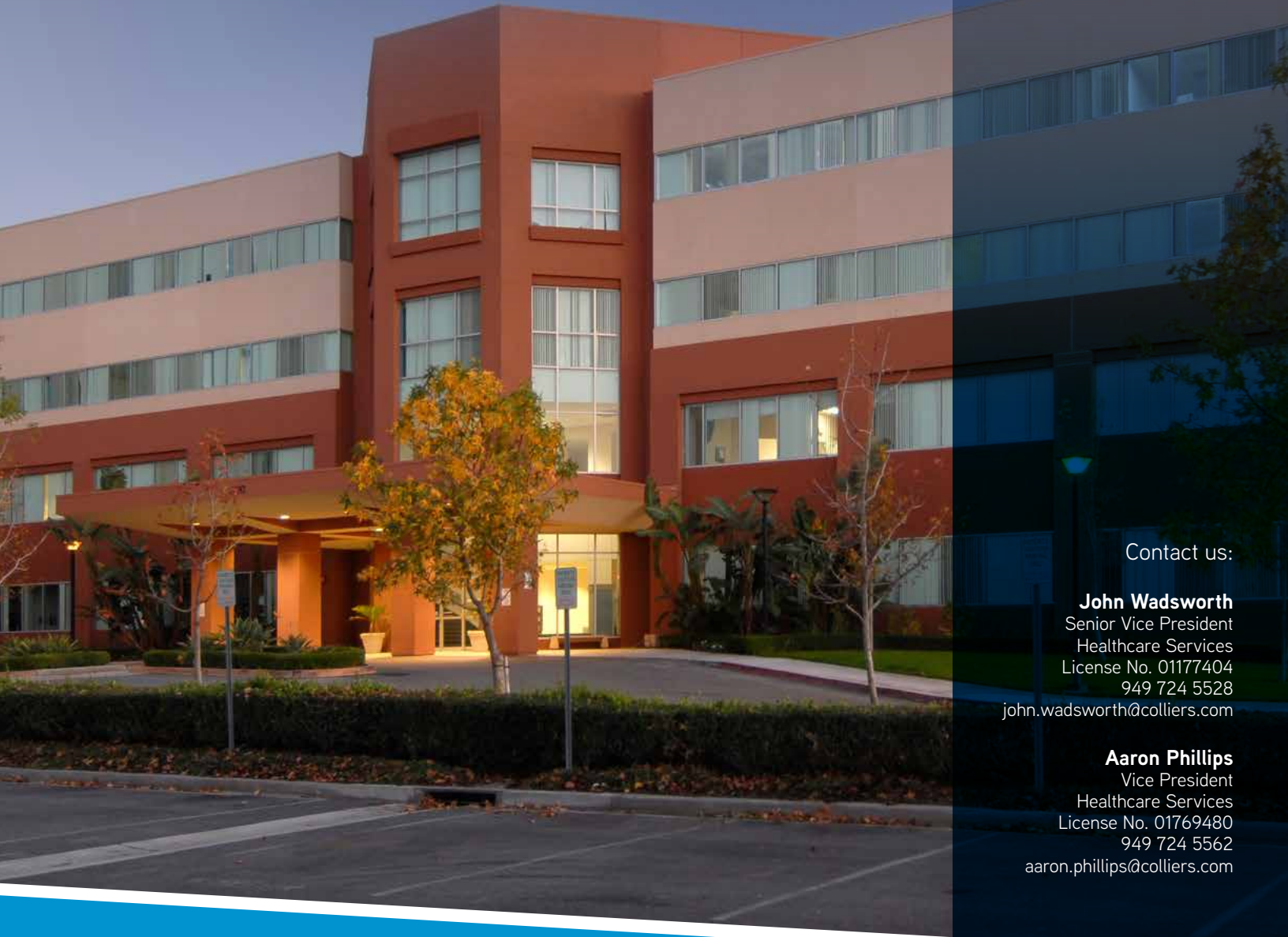


FOUNTAIN VALLEY MEDICAL + CENTER



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FOR LEASE | 11190 WARNER AVE | FOUNTAIN VALLEY

Medical Office Space for Lease

On-Campus at Fountain Valley Regional Hospital

Colliers International

3 Park Plaza | Suite 1200

Irvine, CA 92614

P: +1 949 724 5500

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Building Features

- › 71,424 SF, four-story medical office building
- › Located on the campus of Fountain Valley Regional Hospital
- › Only one suite left for lease at 3,548 SF
- › Free surface parking
- › Strong in-place mix roster of healthcare specialties = “built-in” referral sources for new tenants
- › Pharmacy and full service lab on-site
- › Custom suite build-out available
- › Easy access to 405 freeway via Euclid Ave.
- › Professionally owned and managed by Healthcare Realty



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Opened in 1971, Fountain Valley Regional Hospital (FVRH) celebrated its 47 year anniversary in 2018 serving the community of Fountain Valley and surrounding cities. FVRH originally opened as a physician run hospital and now is owned and operated by Tenet Healthcare, a leading provider of healthcare in the US. FVRH is a 413-bed, acute care hospital offering the full spectrum of medical services from a full service emergency department to award winning cardiology care, a comprehensive cancer center, pediatrics and neonatal services including a level III neonatal ICU, OC Institute for orthopedics, imaging and wound care to bariatrics and weight loss. Six medical office buildings are located on the campus of FVRH populated by physician tenants providing a wide range of comprehensive out-patient services, primary and specialty care and wellness programs.

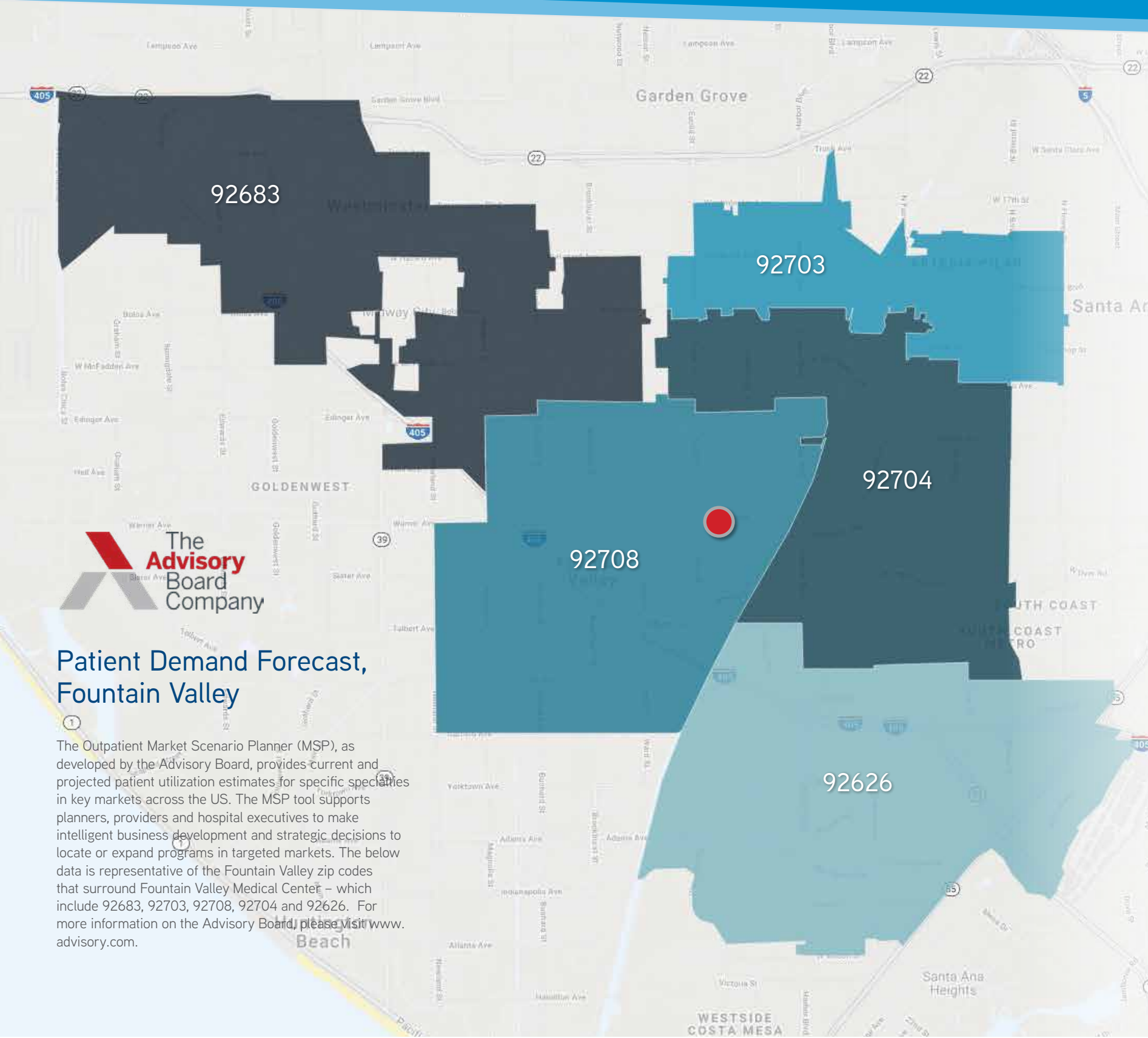
As of 2018, FVRH is the largest employer in the city of Fountain Valley with over 1700 physicians and staff members further reinforcing its commitment to provide quality care to the surrounding community.



Demographics

	1 mile	3 miles	5 miles
2018 Estimate	17,442	258,565	759,574
2023 Projection	18,143	266,972	785,106
% of Population +55	33.36%	25.70%	23.84%
2018 Est. Average Age	42.74	38.27	37.41
Avg. HH Income	\$90,566	\$94,223	\$91,090





Patient Demand Forecast, Fountain Valley

The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties in key markets across the US. The MSP tool supports planners, providers and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. The below data is representative of the Fountain Valley zip codes that surround Fountain Valley Medical Center – which include 92683, 92703, 92704 and 92626. For more information on the Advisory Board, please visit www.advisory.com.

SERVICE LINES	TODAY'S VOLUME
Urology	13,948
Pulmonology	25,708
Ophthalmology	75,911
Neurology	14,522
Podiatry	13,556
Pain Management	9,482
Orthopedics	37,495
Cosmetic Procedures	7,543
Dermatology	52,975
Gastroenterology	25,114
Endoscopy	46,445
Physical Therapy/Rehabilitation	238,465
Vascular	11,463
ENT	31,780
Nephrology	7,633
Sleep Studies	24,237
Oncology Center	128,804
Ambulatory Surgery	301,063
Psychiatry	131,722
Cardiology	89,584
Oncology	1,922

2021	
5-Year VOLUME	↑
Urology	18,083 29.6%
Pulmonology	33,180 29.1%
Ophthalmology	97,571 28.5%
Neurology	18,554 27.8%
Podiatry	17,127 26.3%
Pain Management	11,942 26.0%
Orthopedics	46,716 24.6%
Cosmetic Procedures	9,394 24.5%
Dermatology	65,877 24.4%
Gastroenterology	31,023 23.5%
Endoscopy	57,124 23.0%
Physical Therapy/Rehabilitation	290,615 21.9%
Vascular	13,953 21.7%
ENT	38,216 20.3%
Nephrology	9,168 20.1%
Sleep Studies	28,958 19.5%
Oncology Center	150,522 16.9%
Ambulatory Surgery	351,132 16.6%
Psychiatry	153,332 16.4%
Cardiology	100,480 12.2%
Oncology	2,149 11.8%

2026	
10-Year VOLUME	↑
Urology	21,444 53.7%
Pulmonology	37,960 47.7%
Ophthalmology	113,388 49.4%
Neurology	21,269 46.5%
Podiatry	20,697 52.7%
Pain Management	13,586 43.3%
Orthopedics	52,412 39.8%
Cosmetic Procedures	10,352 37.2%
Dermatology	76,840 45.0%
Gastroenterology	35,256 40.4%
Endoscopy	64,170 38.2%
Physical Therapy/Rehabilitation	314,548 31.9%
Vascular	16,336 42.5%
ENT	43,167 35.8%
Nephrology	10,369 35.9%
Sleep Studies	32,172 32.7%
Oncology Center	166,269 29.1%
Ambulatory Surgery	387,914 28.8%
Psychiatry	171,516 30.2%
Cardiology	111,620 24.6%
Oncology	2,324 20.9%

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CLOSE PROXIMITY TO 5 OTHER LOCAL HOSPITALS

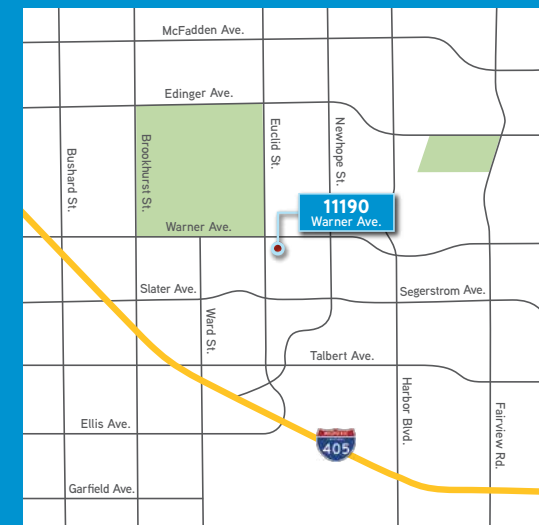
Orange Coast Memorial Medical Center
2.2 Mi. or 6 Mins.

Huntington Beach Hospital
3.9 Mi. or 9 Mins.

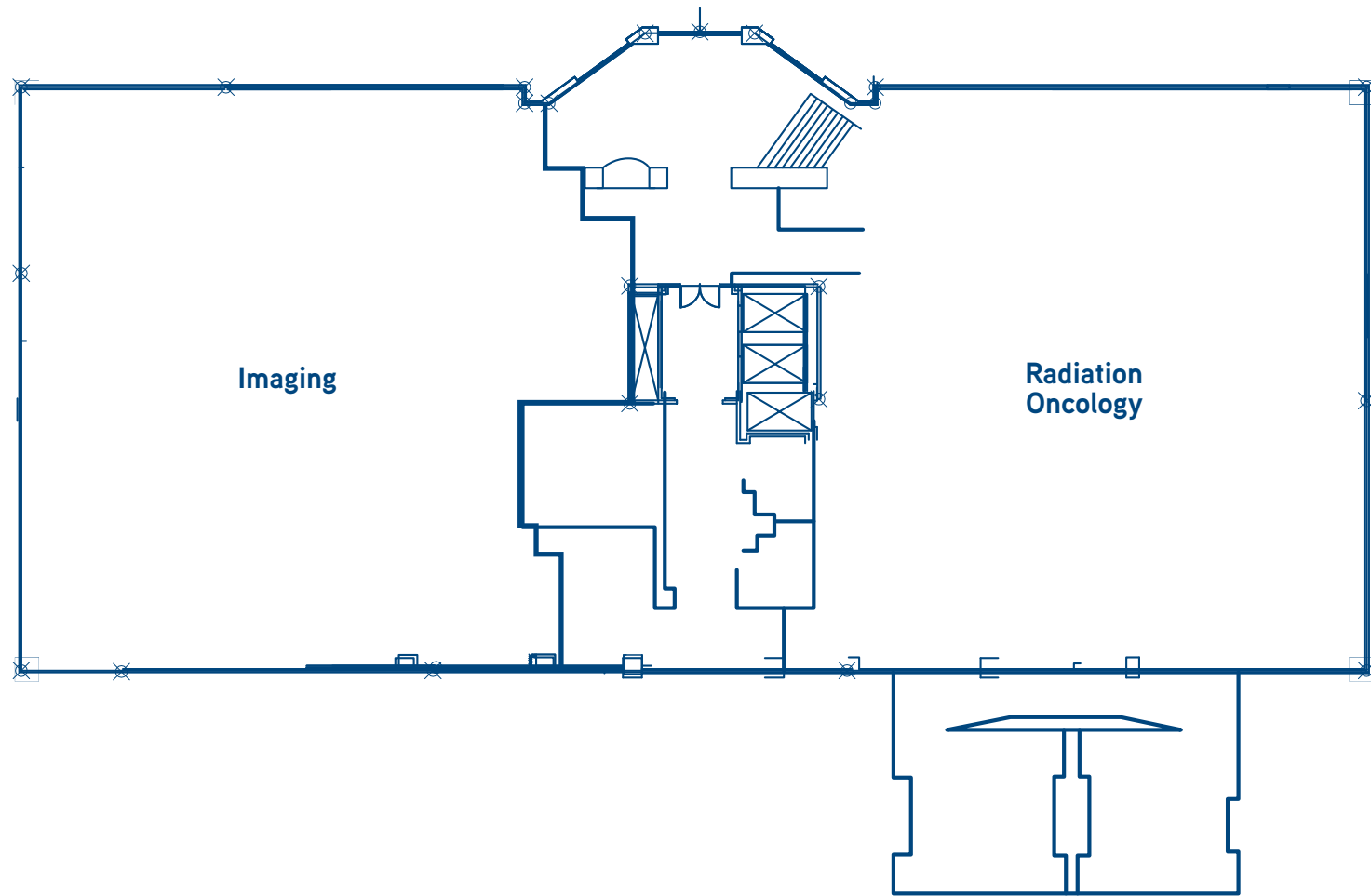
Garden Grove Hospital
5.8 Mi. or 14 Mins.

Western Medical Center
10.7 Mi. or 15 Mins.

Hoag Hospital
9.4 Mi. or 16 Mins.

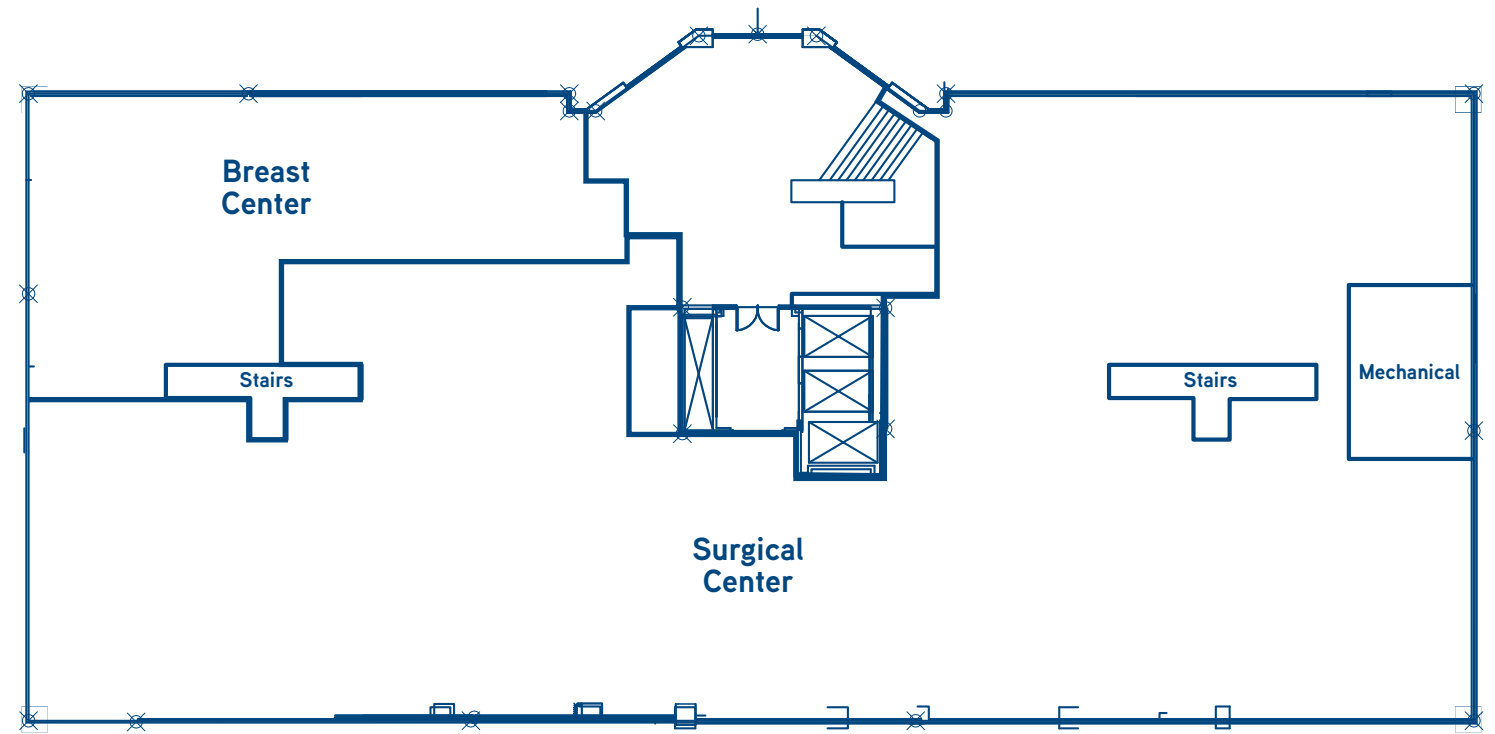


First Floor



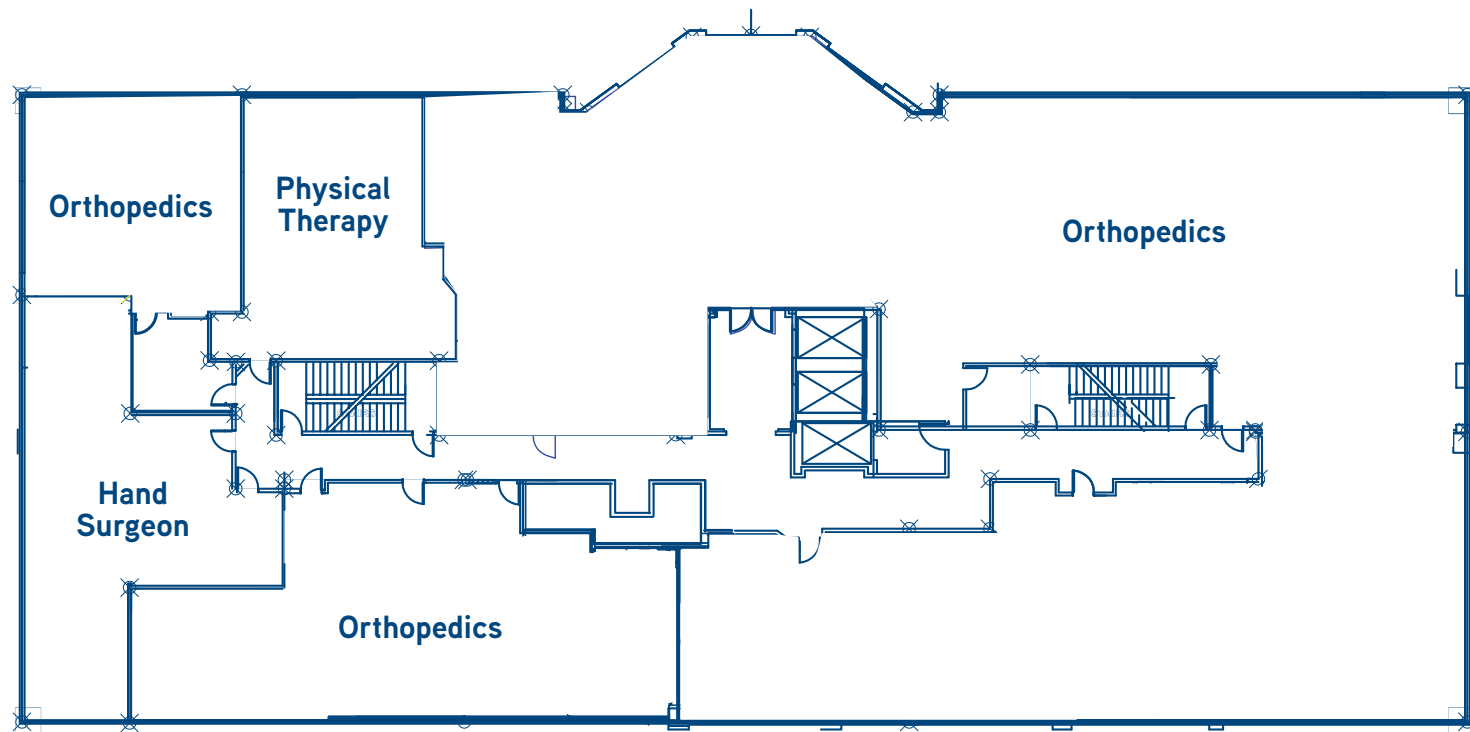
Suite #	Size	Availability
	Fully Leased	

Second Floor



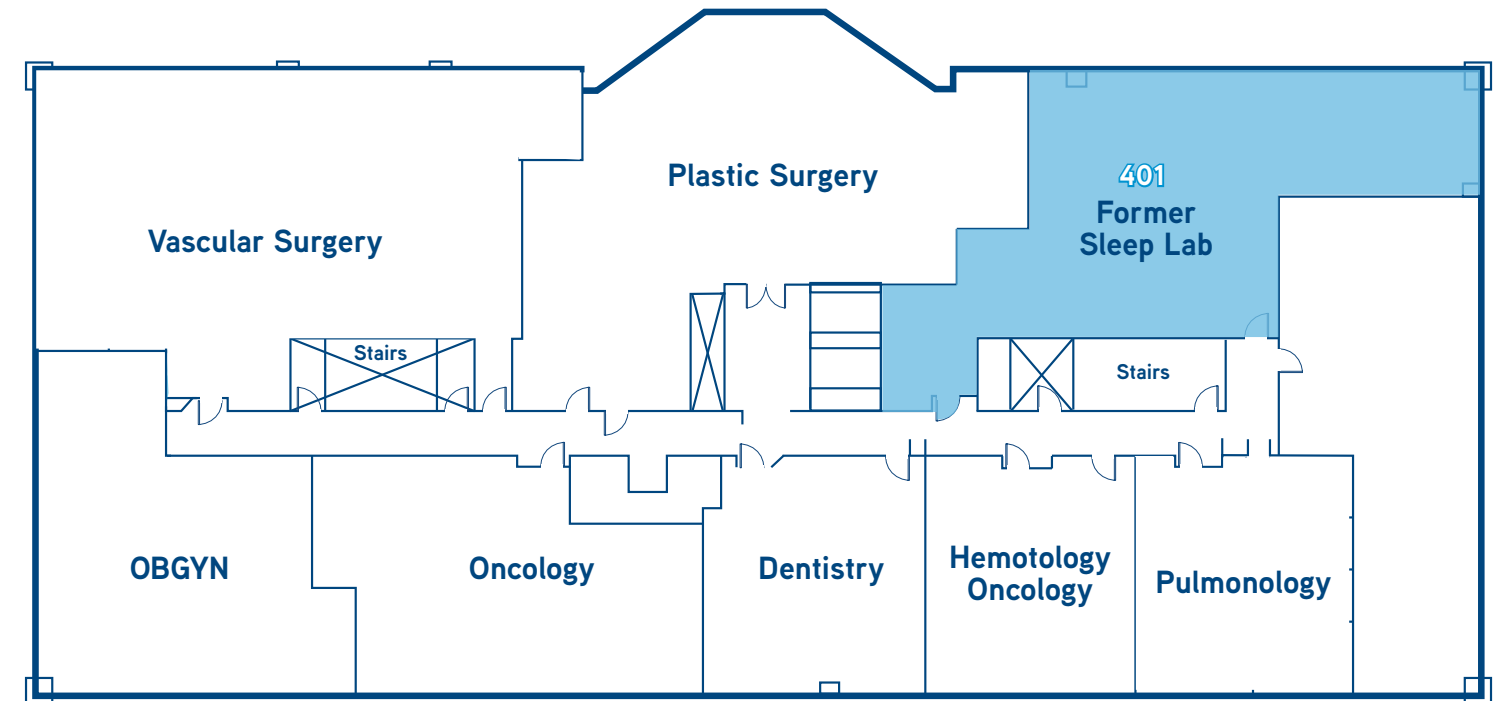
Suite #	Size	Availability
	Fully Leased	

Third Floor



Suite #	Size	Availability
	Fully Leased	

Fourth Floor



Suite #	Size	Availability
401	2,915 SF	Vacant



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