

Pacifica Medical Plaza



MEDICAL OFFICE FOR LEASE

**MED
WEST**
REALTY

Lease with Confidence, Choose MedWest

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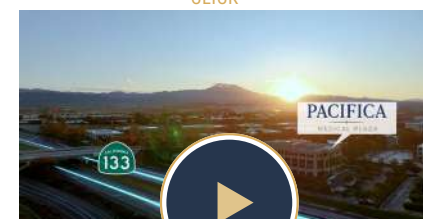
PACIFICA MEDICAL PLAZA

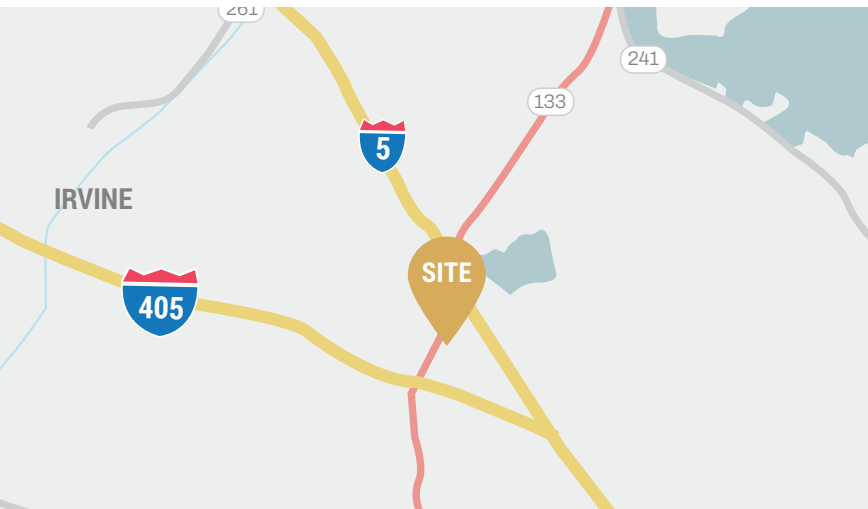
Pacifica Medical Plaza, is a 114,209-square-foot, four-story medical office building, ideally located in the sought after Irvine Spectrum submarket.

This high image facility has been transformed to offer a rare opportunity to lease large medical office blocks, with suite sizes ranging from 1,654 square feet to 26,941 square feet (contiguous). The building meets the expectations of the market's affluent consumer groups and draws in a sizable patient base that travels to Irvine from the broader Orange County area in search of high-quality medical care.

Drone Video

[CLICK](#)





PROMINENT LOCATION & ACCESSIBILITY

- The site's prominent location has high visibility from SR-133 and Irvine Center Drive to create a strong brand image in a proven successful medical market with high growth. Excellent accessibility from 3 major thoroughfares:
 - Laguna Freeway (SR-133)
 - Santa Ana Freeway (I-5)
 - San Diego Freeway (I-405)



IDEAL MARKET & SITE LOCATION

- The location is able to Conveniently able to serve over 890,000 patients and growing (within a 15 minute drive time) due to the quality of the roads, major thoroughfares and accessibility of the site.
- The service area is expected to grow at a rate of 4% per year.



FLEXIBLE SUITE OPPORTUNITIES

- Efficient, large open floor plates able to accommodate many specialized medical uses.
- Potential to deliver HCAI compliant ground floor.
- Full floor opportunity available.
- Ground floor availability.



HOSPITAL PROXIMITY

- Tenants will find value in the proximity to Hoag Hospital Irvine and Kaiser Permanente Orange County-Irvine Medical Center, located less than 2 miles away. City of Hope's \$1-billion cancer hospital and research center in Irvine is also less than 3 miles away and scheduled for completion in 2025.



RECENT RENOVATIONS

- Major capital improvements have been completed including common areas, landscaping, and a new parking structure. New energy efficient systems to keep operating expenses low.
- Ownership is committed to enhancing the standard patient and provider experience to create a unique, tranquil building. More upgrades to come!



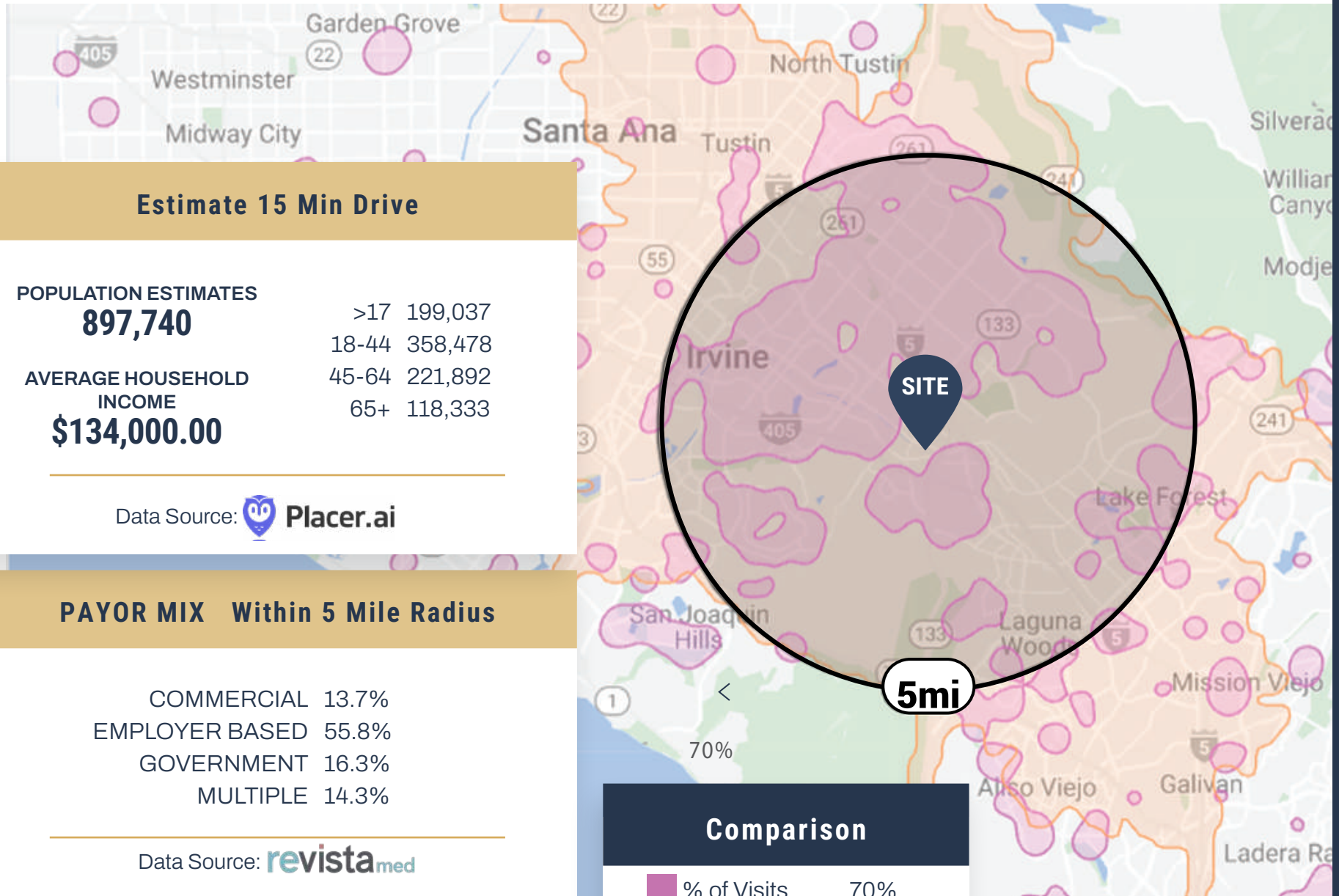
AMPLE PARKING

- 5.6/1000 parking ratio with both surface and covered parking in the new 3-level garage.
- Reserved physician parking.



SIGNAGE OPPORTUNITIES

- Building top, eyebrow, and monument signage are available with certain suite requirements and restrictions.



Estimate 15 Min Drive

POPULATION ESTIMATES

897,740

>17 199,037

18-44 358,478

AVERAGE HOUSEHOLD INCOME

\$134,000.00

45-64 221,892

65+ 118,333

Data Source:  **Placer.ai**

PAYOR MIX Within 5 Mile Radius

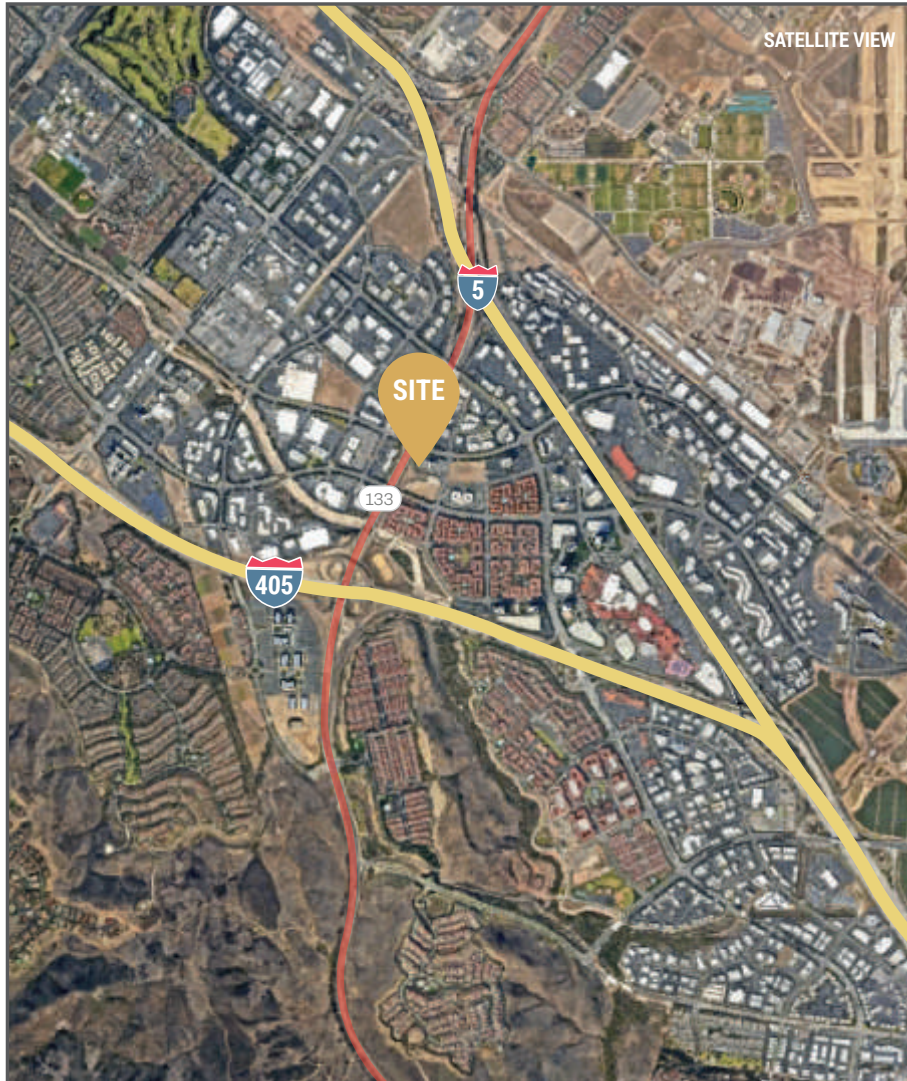
COMMERCIAL	13.7%
EMPLOYER BASED	55.8%
GOVERNMENT	16.3%
MULTIPLE	14.3%

Data Source:  **revista med**

Comparison

	% of Visits	70%
	Drive Time	15 min

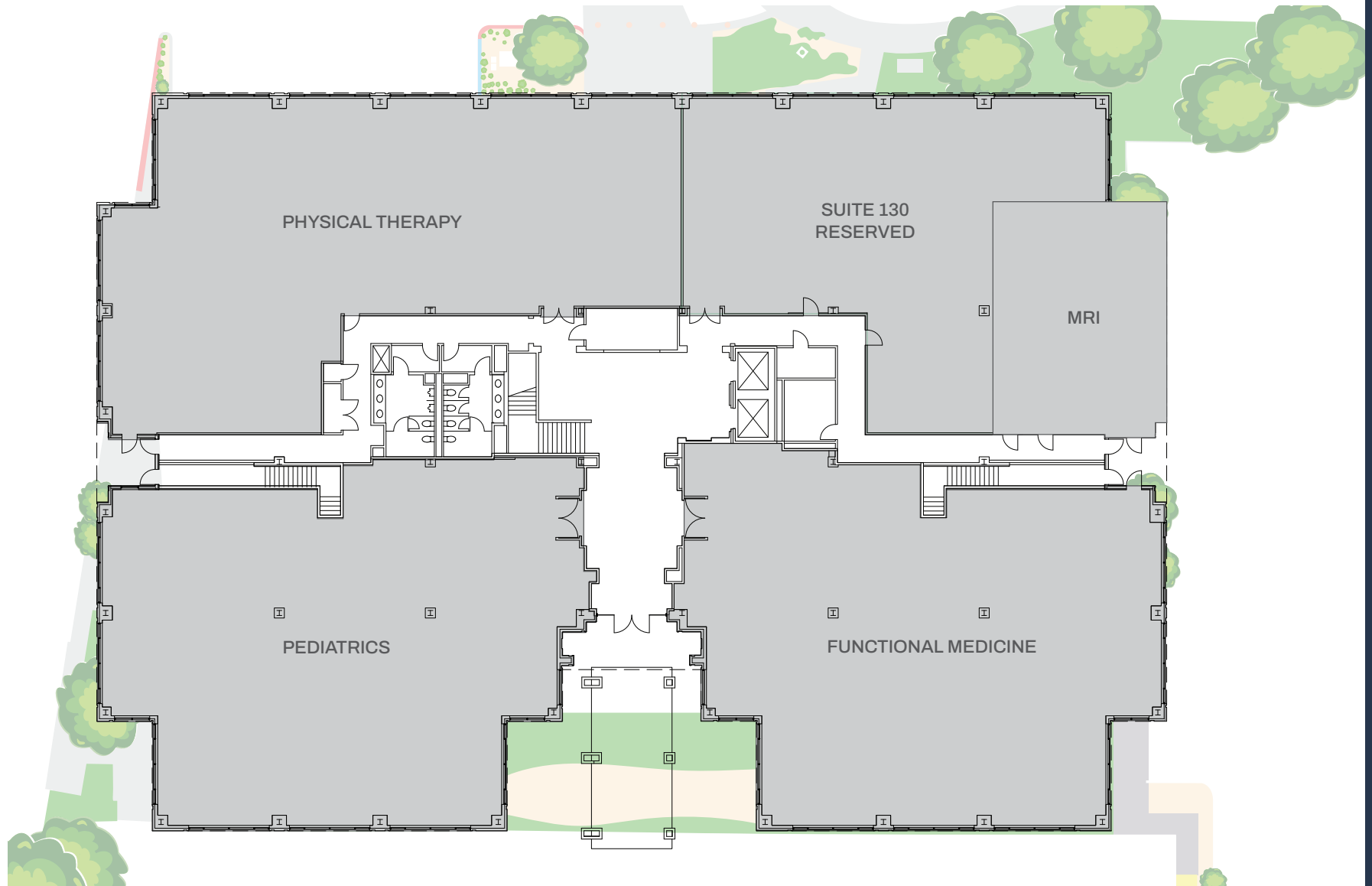




LOCAL HOSPITAL DISTANCE MAP

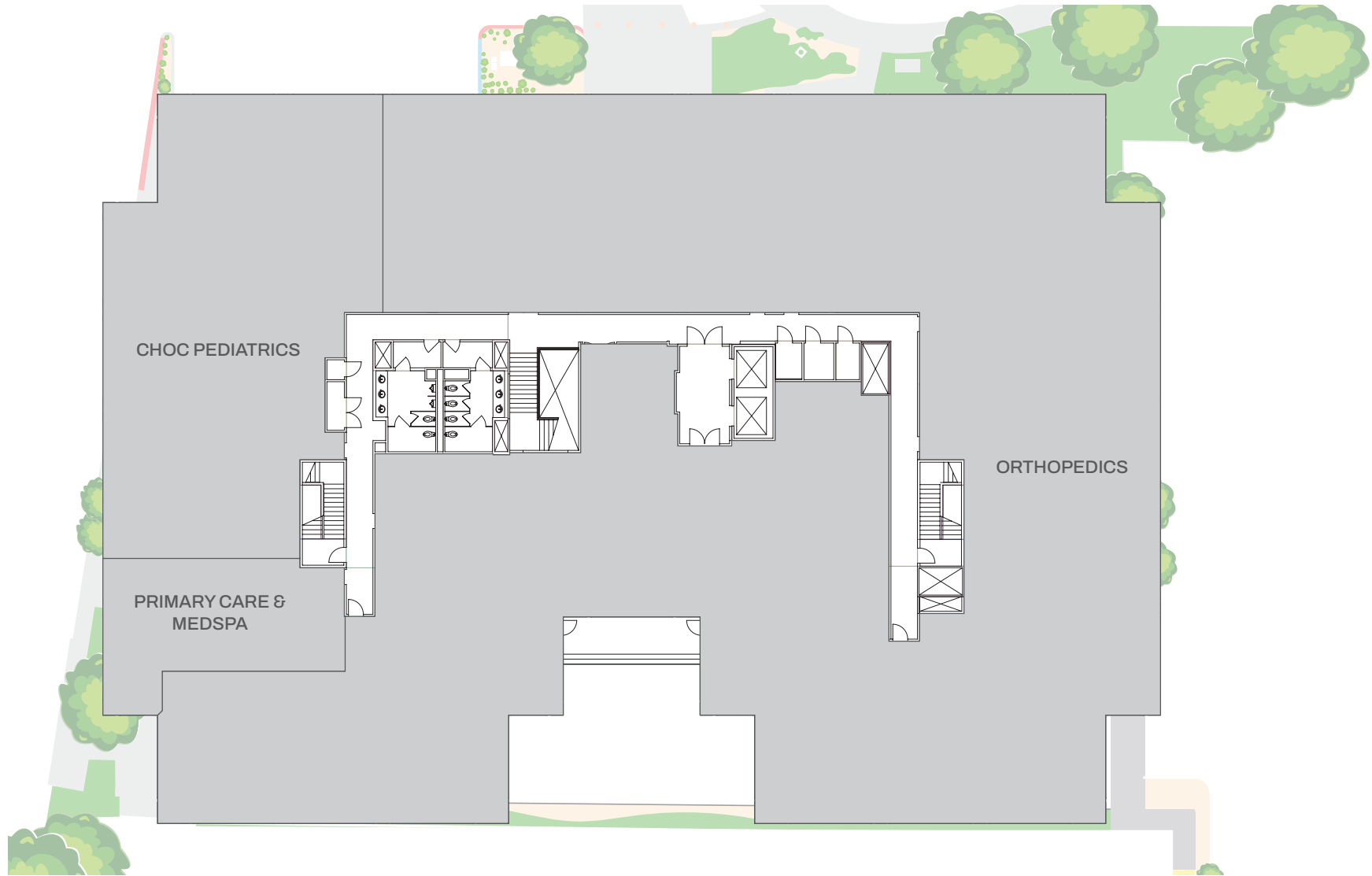
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CURRENT AVAILABILITIES

SUITE	RSF
130*	5,816

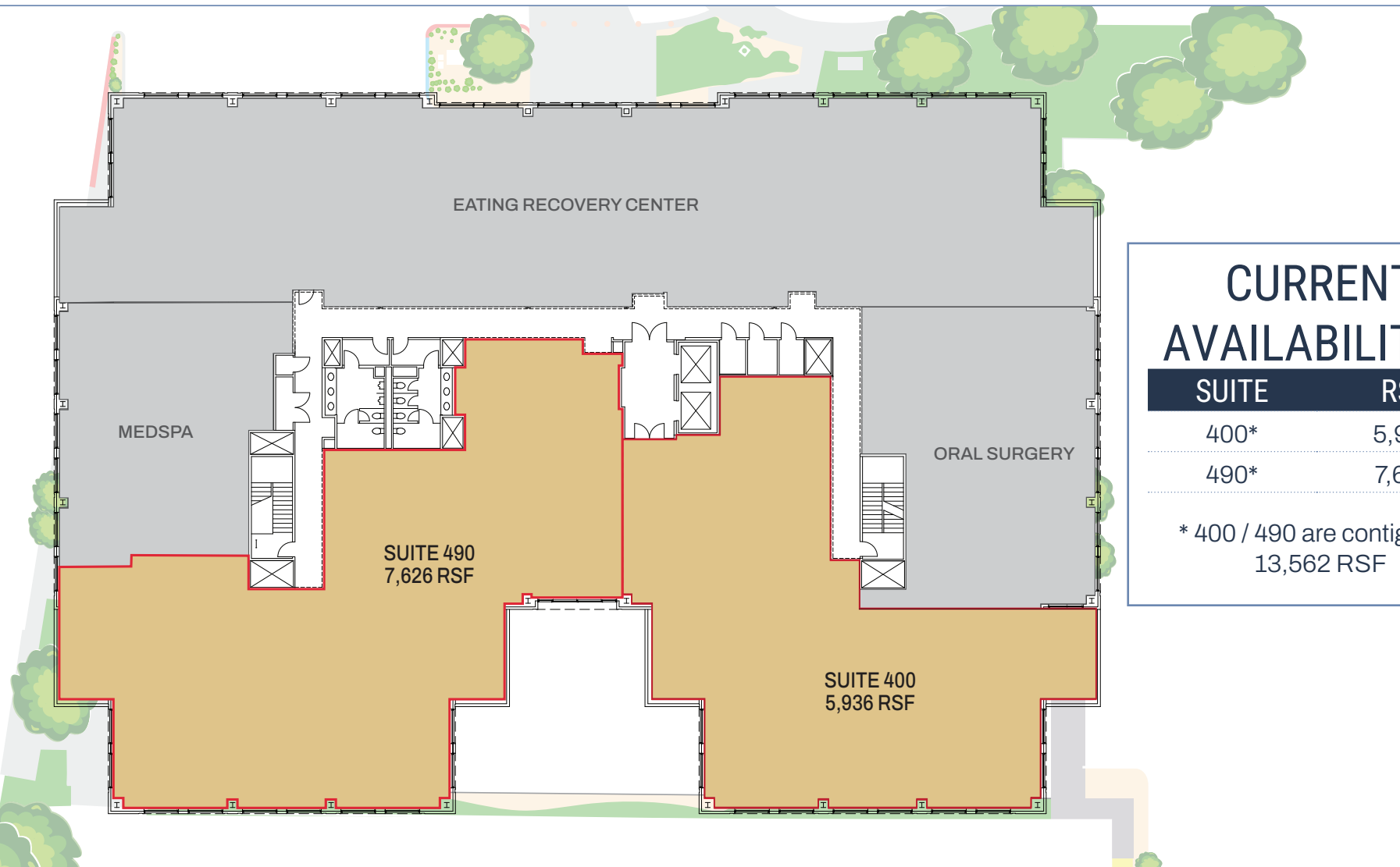




CURRENT AVAILABILITIES

SUITE	RSF
320*	2,063
330*	2,453
360	4,212

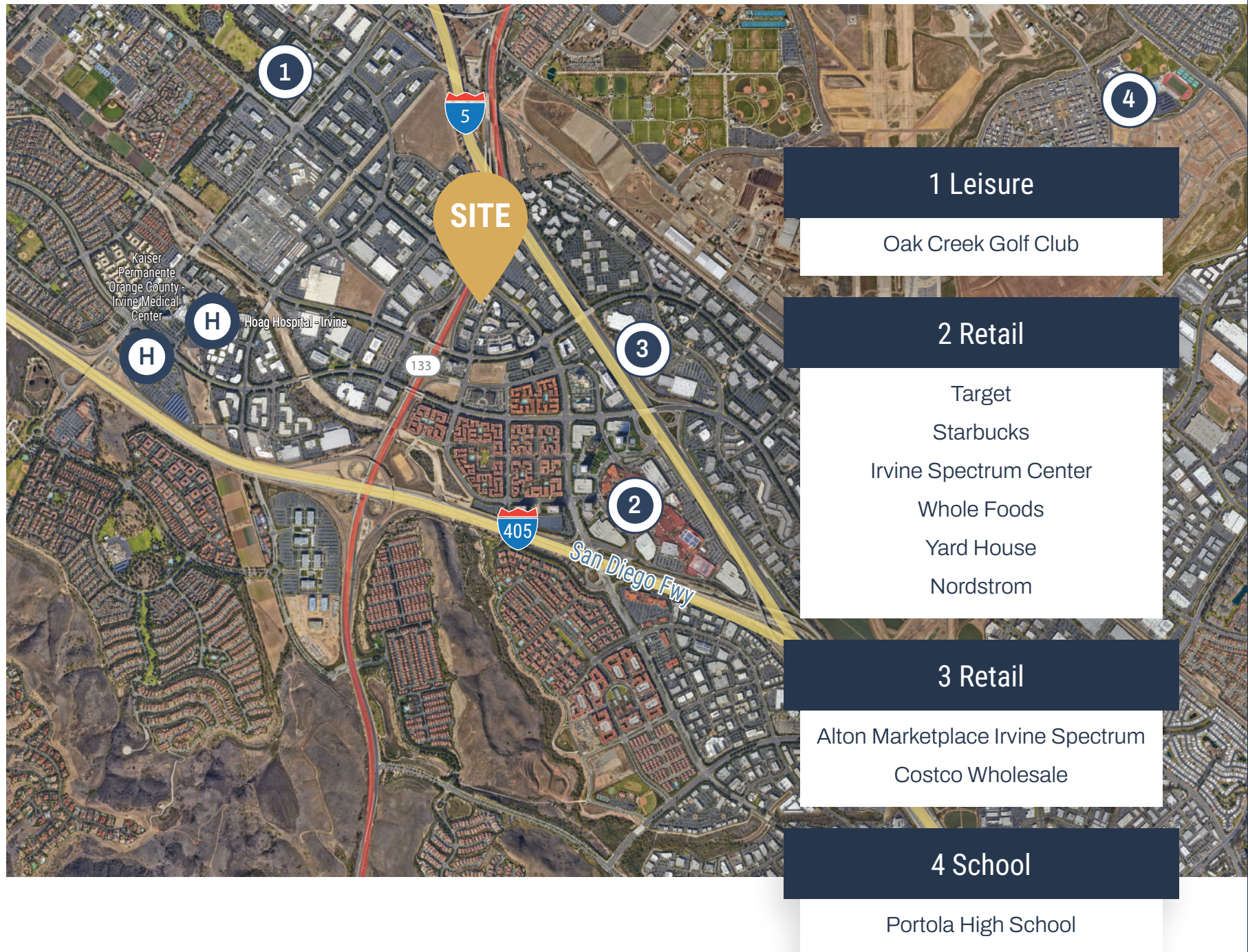
* 320/330 are contiguous to
4,516 RSF



CURRENT AVAILABILITIES

SUITE	RSF
400*	5,936
490*	7,626

* 400 / 490 are contiguous
13,562 RSF





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OWNED BY

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ASSET MANAGEMENT