

Providence One

+ MEDICAL SUITES FOR LEASE



MED
WEST
REALTY

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1950 Sunny Crest Drive | Fullerton, CA

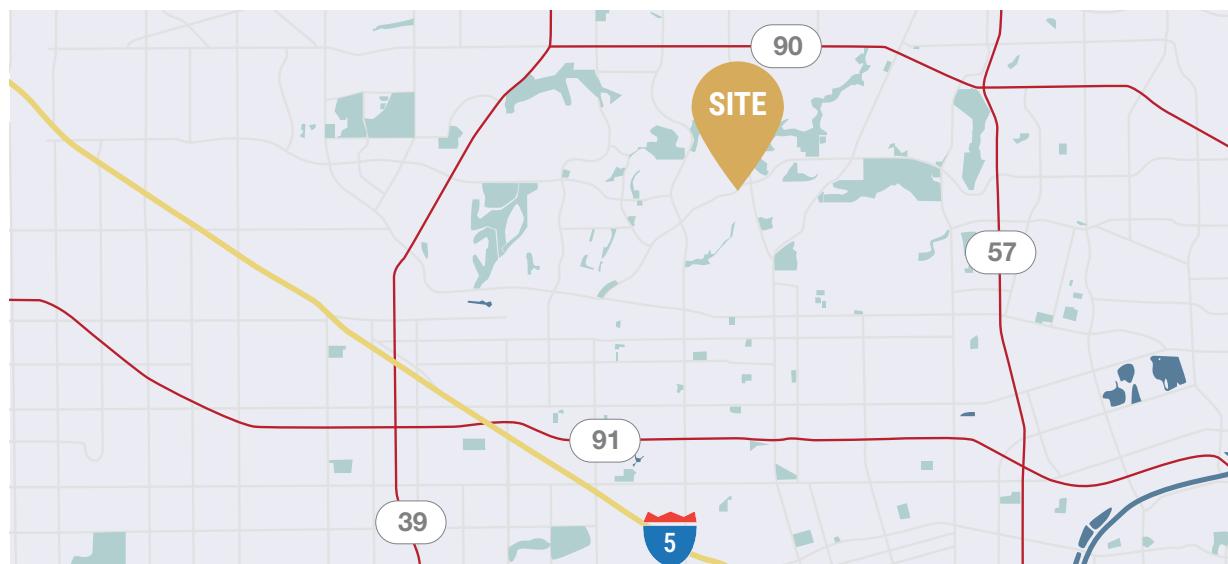


1950 SUNNY CREST DRIVE

Providence One is an 83,946-square-foot medical office building located in the heart of Fullerton's medical hub. Just a short walk from St. Jude Medical Center, this building is ideally positioned and attracts over 171,000 patient visits annually. Serving the immediate and surrounding communities of Brea, Yorba Linda, and Anaheim, this campus is a prime choice for healthcare providers looking to establish or expand their practice. The combination of its strategic location, diverse tenant mix, favorable demographics, and strong market demand makes Providence One an outstanding opportunity for medical professionals.

Drone Video
[CLICK OR SCAN](#)





- ✚ WALKING DISTANCE TO ST. JUDE MEDICAL CENTER
- ✚ ROBUST TENANT MIX ON SITE
- ✚ ON-SITE RETAIL AMENITIES
- ✚ ELEVATOR SERVED
- ✚ ABUNDANT PARKING
- ✚ FLEXIBLE SUITE SIZES
- ✚ COMPLIMENTARY/FREE STAFF PARKING
- ✚ INSTITUTIONALLY OWNED AND OPERATED

Estimate 15 Min Drive

POPULATION ESTIMATES

947,134

AVERAGE HOUSEHOLD INCOME

\$127,377.36

>17 210,244

18-44 357,426

45-64 243,199

65+ 136,265

Data Source:  Placer.ai

PAYOR MIX Within 5 Mile Radius

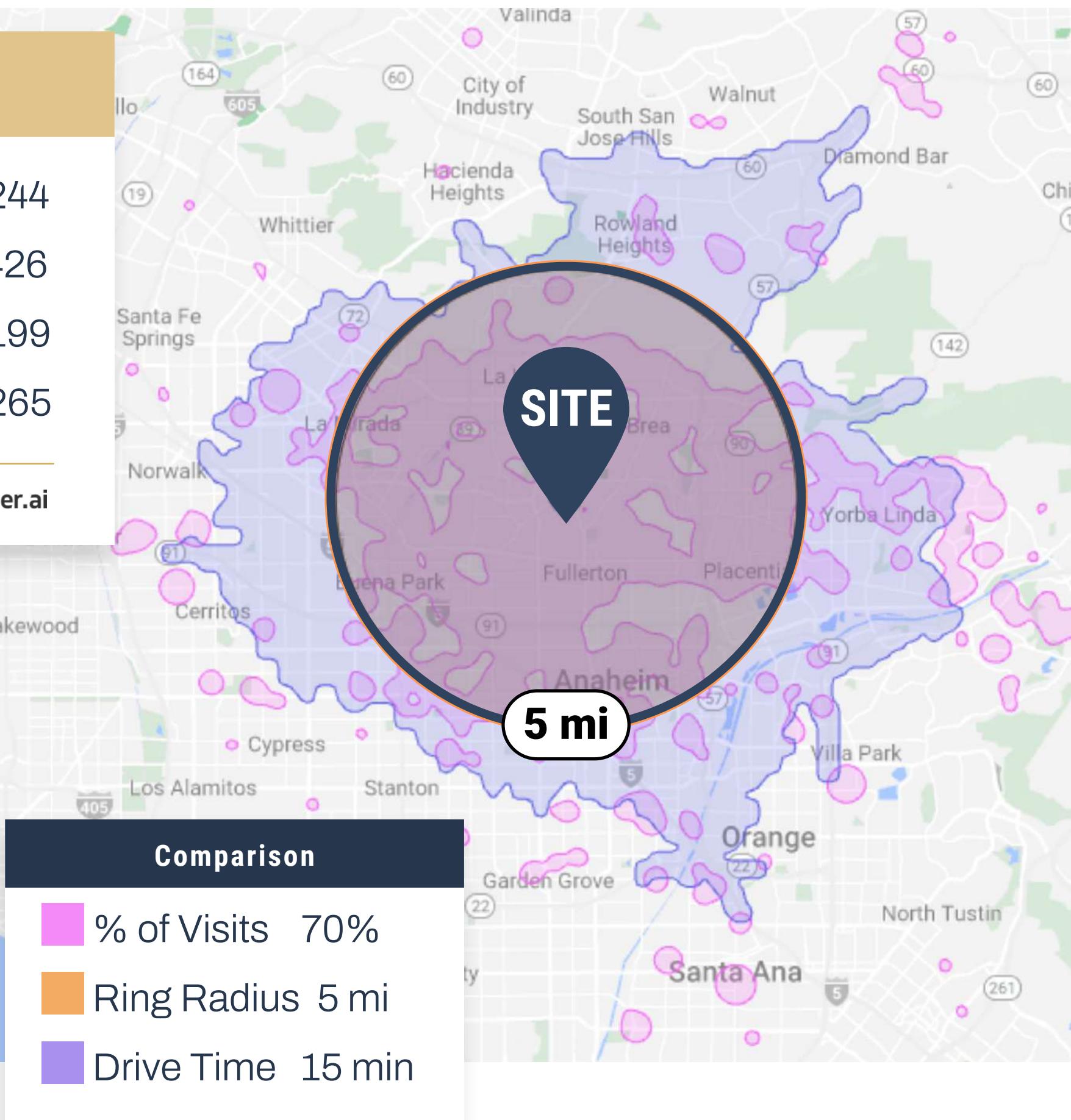
COMMERCIAL 8.9%

EMPLOYER BASED 50.8%

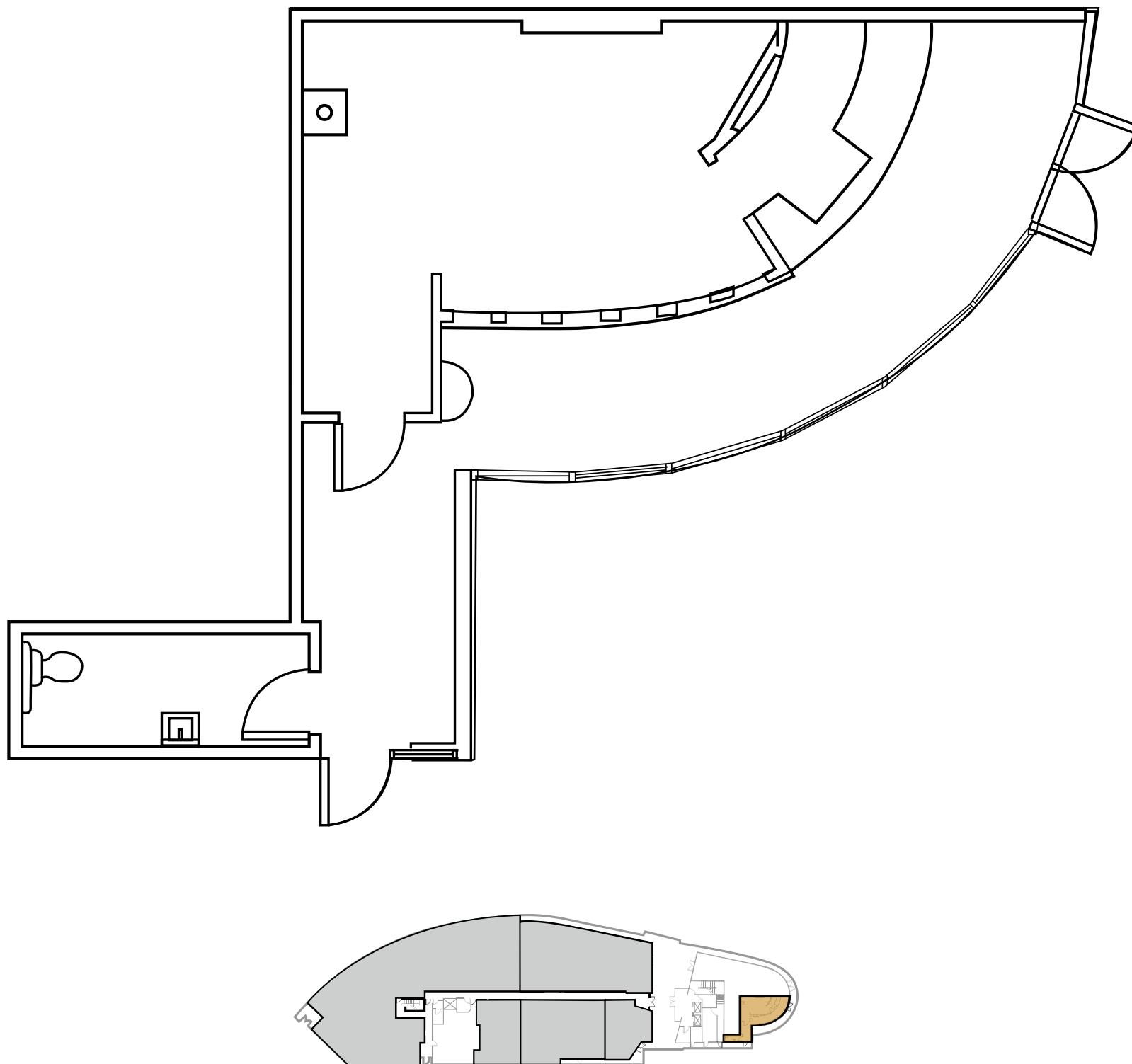
GOVERNMENT 27.8%

MULTIPLE 4.3%

SELF PAY 8.2%

Data Source:  Placer.ai

FLOOR PLAN - FIRST FLOOR



AVAILABLE SUITE

Suite 1010 - 951 RSF

SUITE DESCRIPTION

Retail Space, Excellent
Exposure to Street,
In-Suite Restroom

LEASE RATE

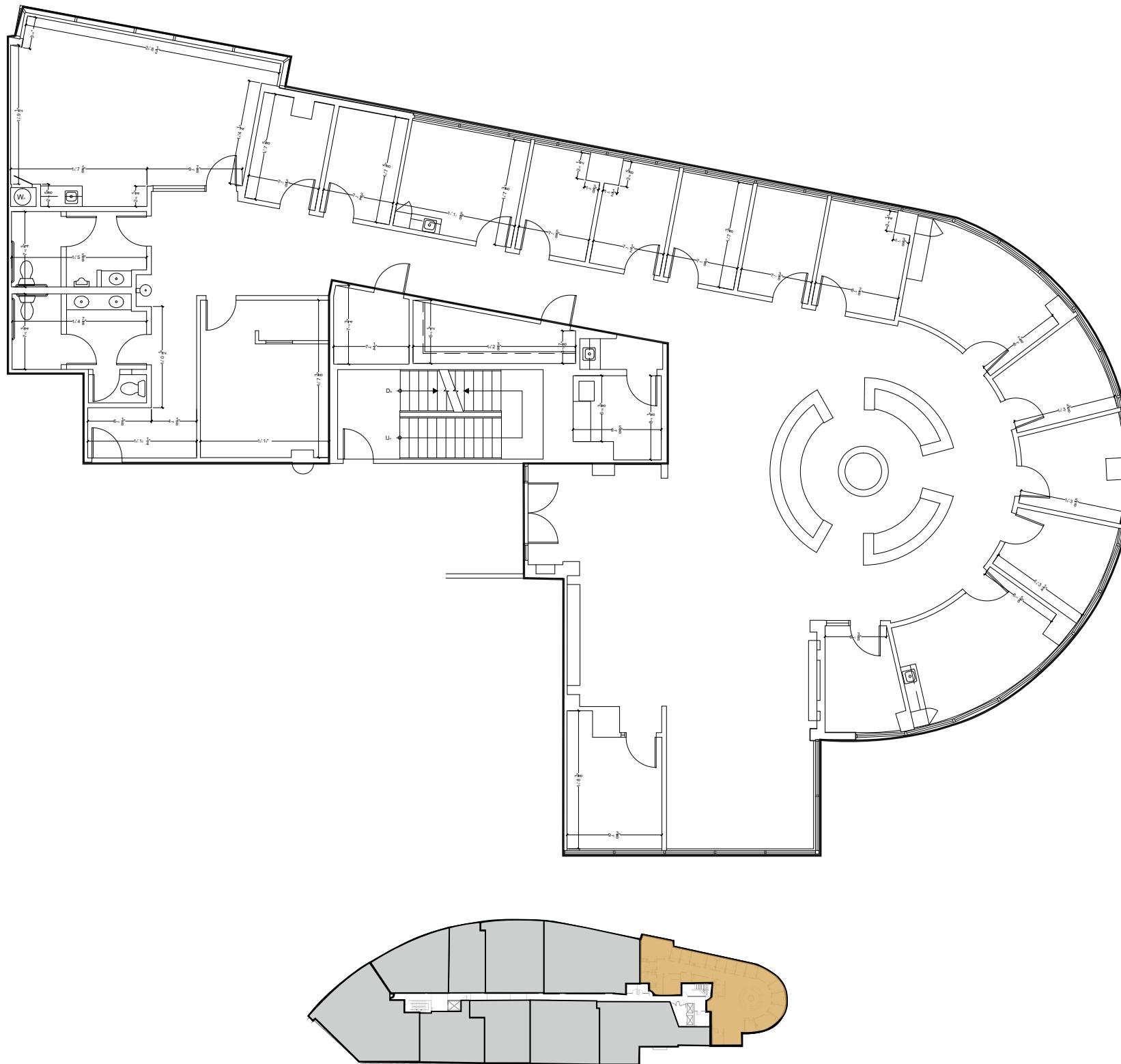
Negotiable

Explore Space



CLICK

FLOOR PLAN - SECOND FLOOR



AVAILABLE SUITE

Suite 2000 - 5,479 RSF

SUITE DESCRIPTION

11 Exam Rooms,
3 Procedure Rooms,
Infusion Room, Doctor's Room,
Xray Room, Lab Area, Storage,
Reception/Admin,
2 In-Suite Restroom

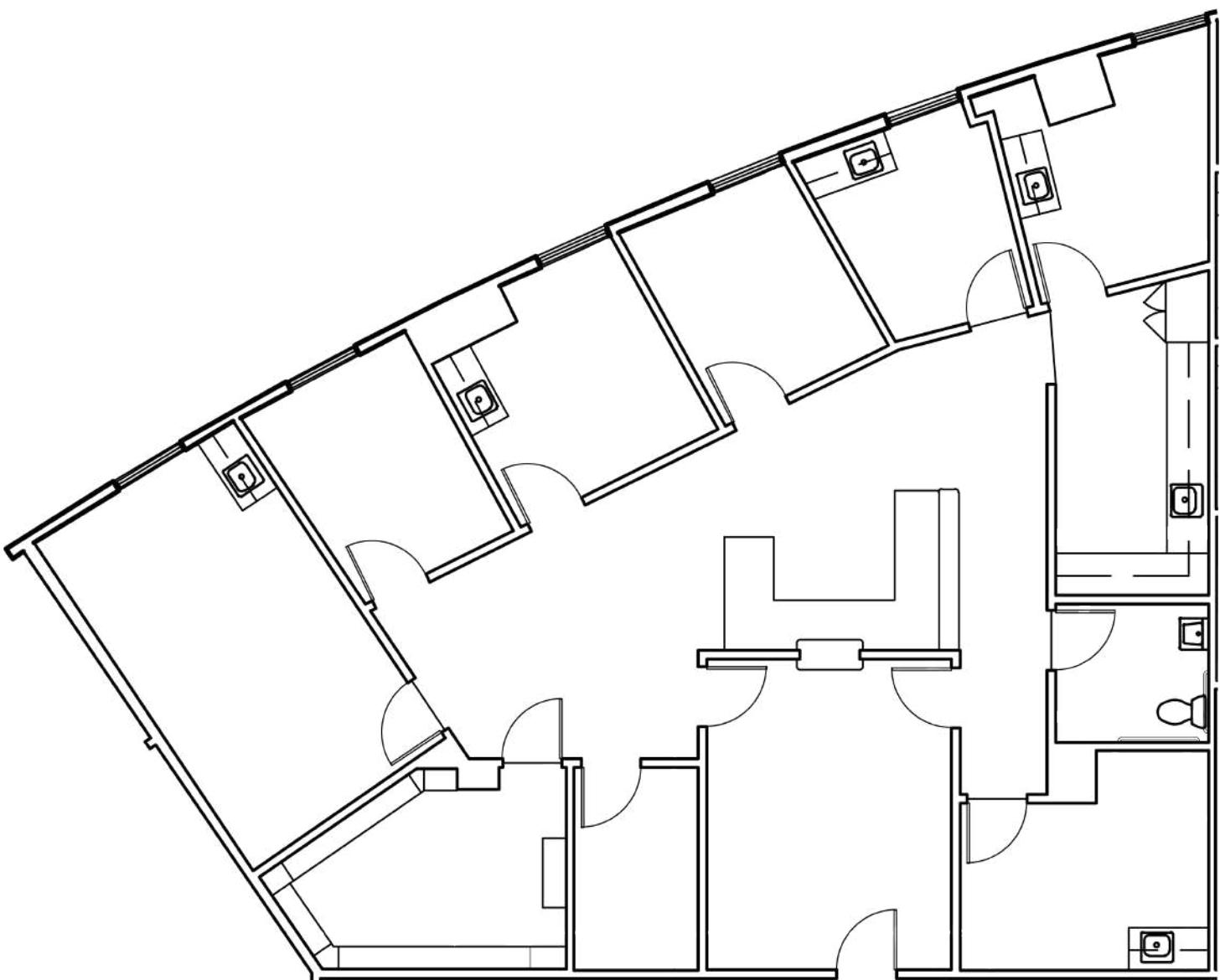
LEASE RATE

Negotiable

Explore Space



FLOOR PLAN - SECOND FLOOR



AVAILABLE SUITE

Suite 2700 - 2,287 RSF

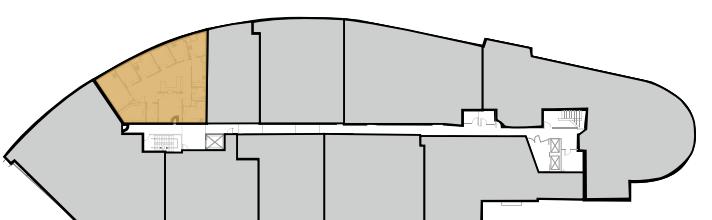
SUITE DESCRIPTION

Reception/Admin
Storage
In-suite Restroom
Breakroom
5 Exam Rooms
2 Doctor's Offices

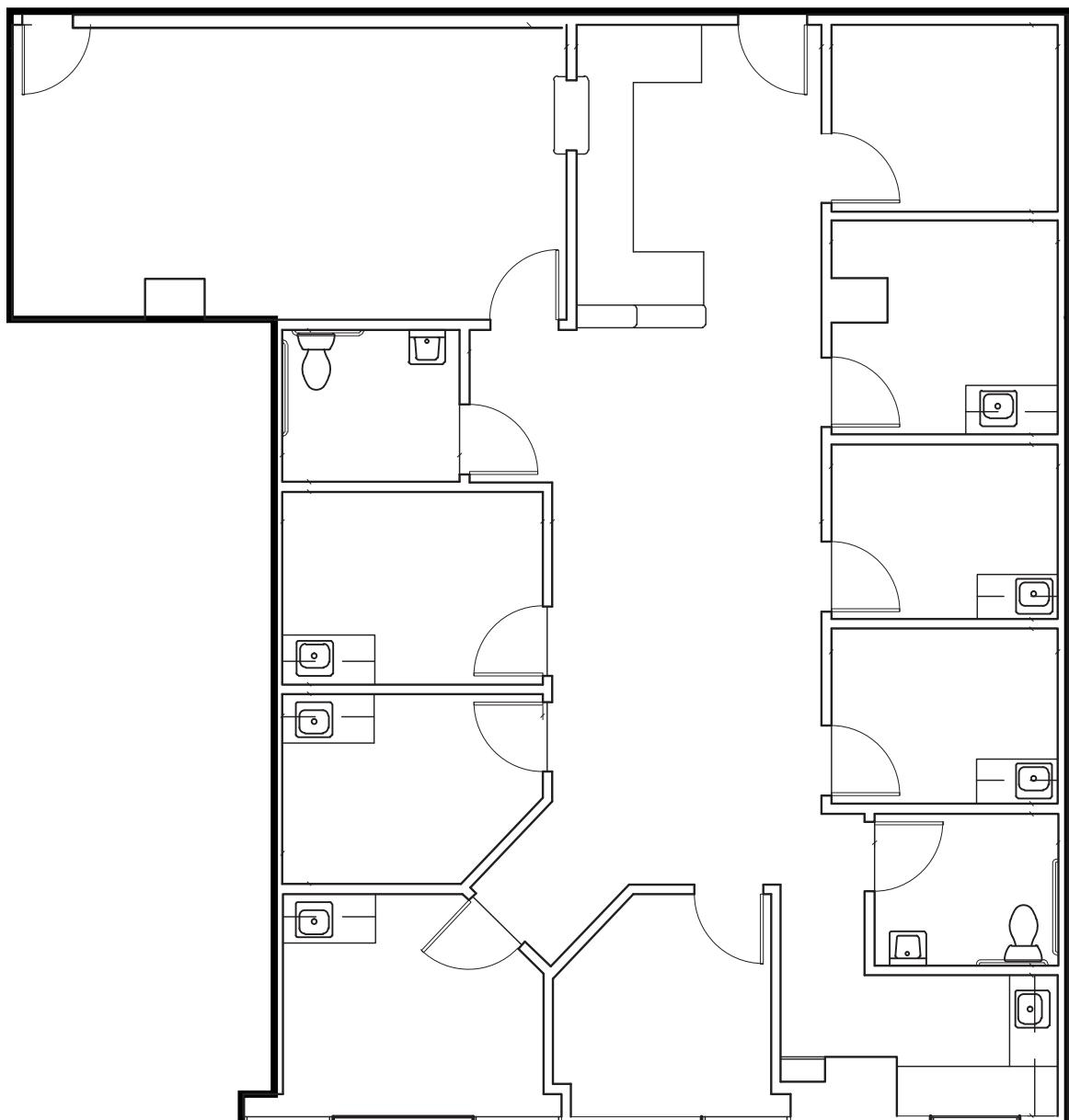
LEASE RATE

Negotiable

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FLOOR PLAN - SECOND FLOOR



AVAILABLE SUITE

Suite 2800 - 1,978 RSF

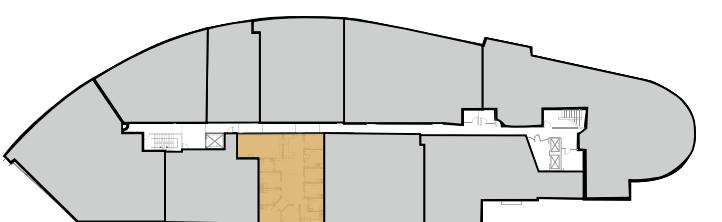
SUITE DESCRIPTION

Waiting Room, Reception/Admin, 6 Exam Rooms, 2 Doctor's Offices, 2 In-Suite Restrooms, and Breakroom

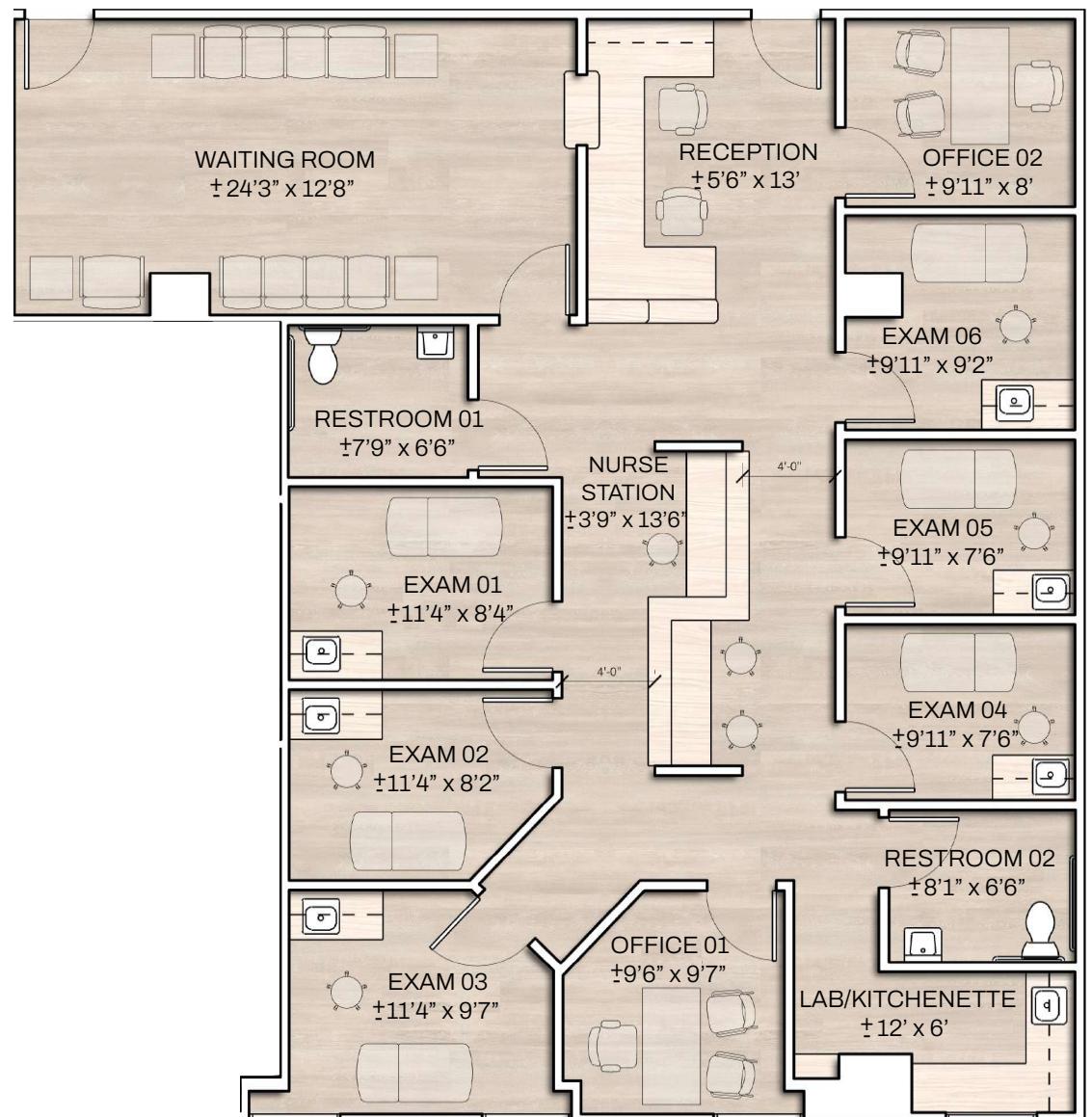
LEASE RATE

Negotiable

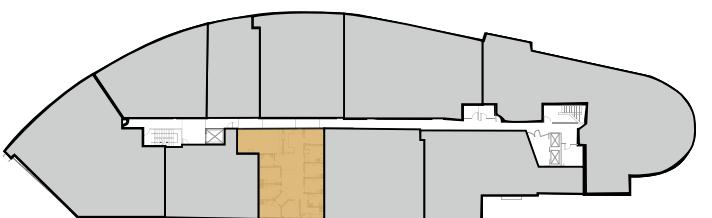
Explore Space



FLOOR PLAN - SECOND FLOOR



**Spec Suite*



AVAILABLE SUITE

Suite 2800 - 1,978 RSF

SUITE DESCRIPTION

Waiting Room, Reception/Admin, 6 Exam Rooms, 2 Doctor's Offices, 2 In-Suite Restrooms, Nurses' Station, and Breakroom

LEASE RATE

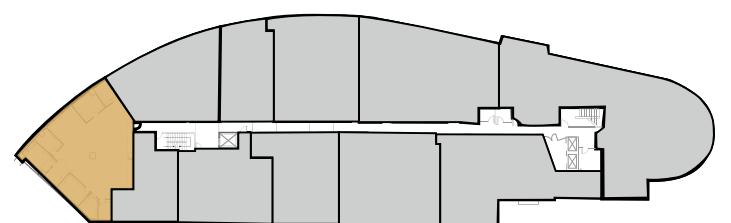
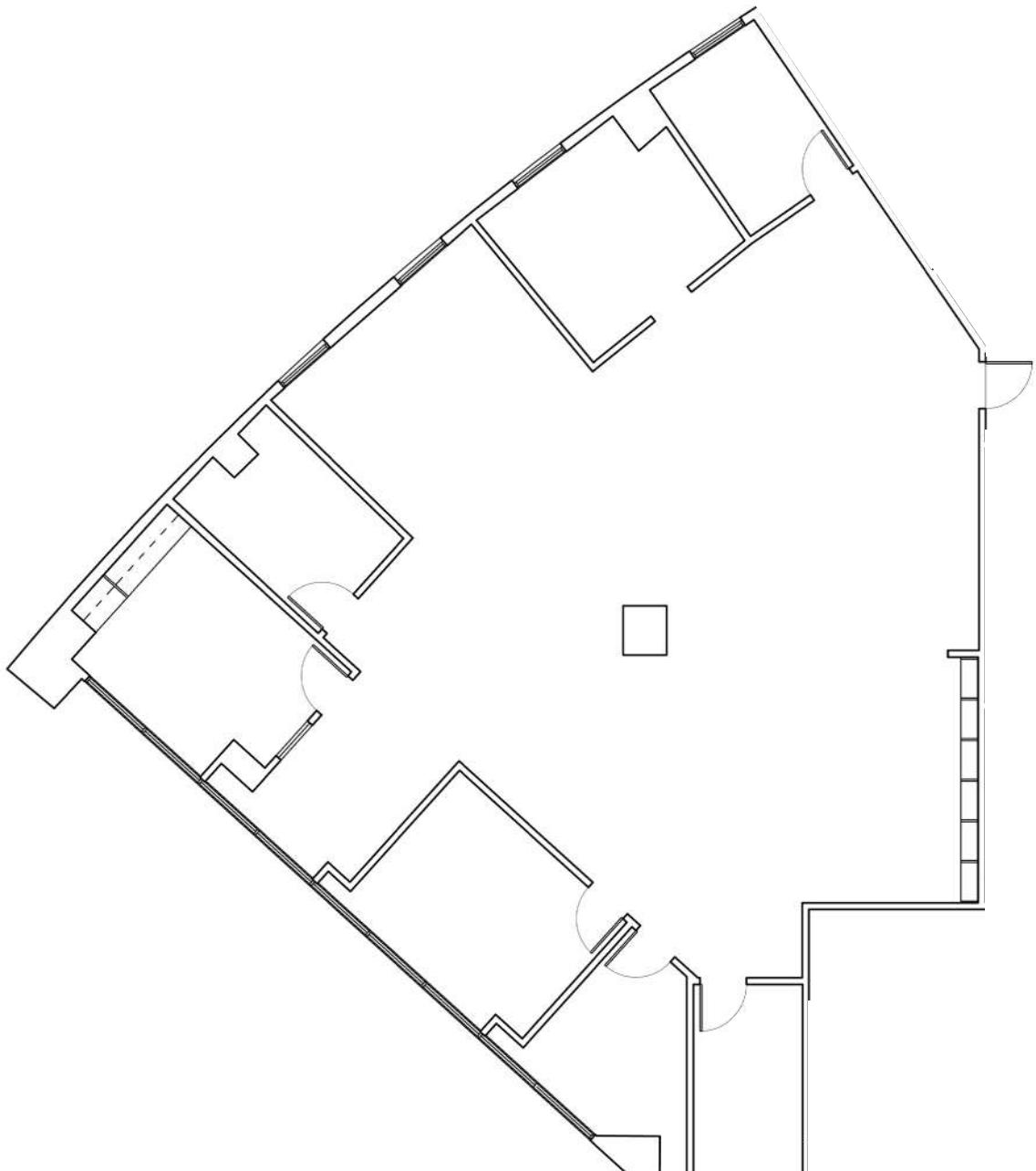
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FLOOR PLAN - SECOND FLOOR



AVAILABLE SUITE

Suite 2950 - 3,087 RSF

SUITE DESCRIPTION

Currently in office condition.
Spec Plan design ready.

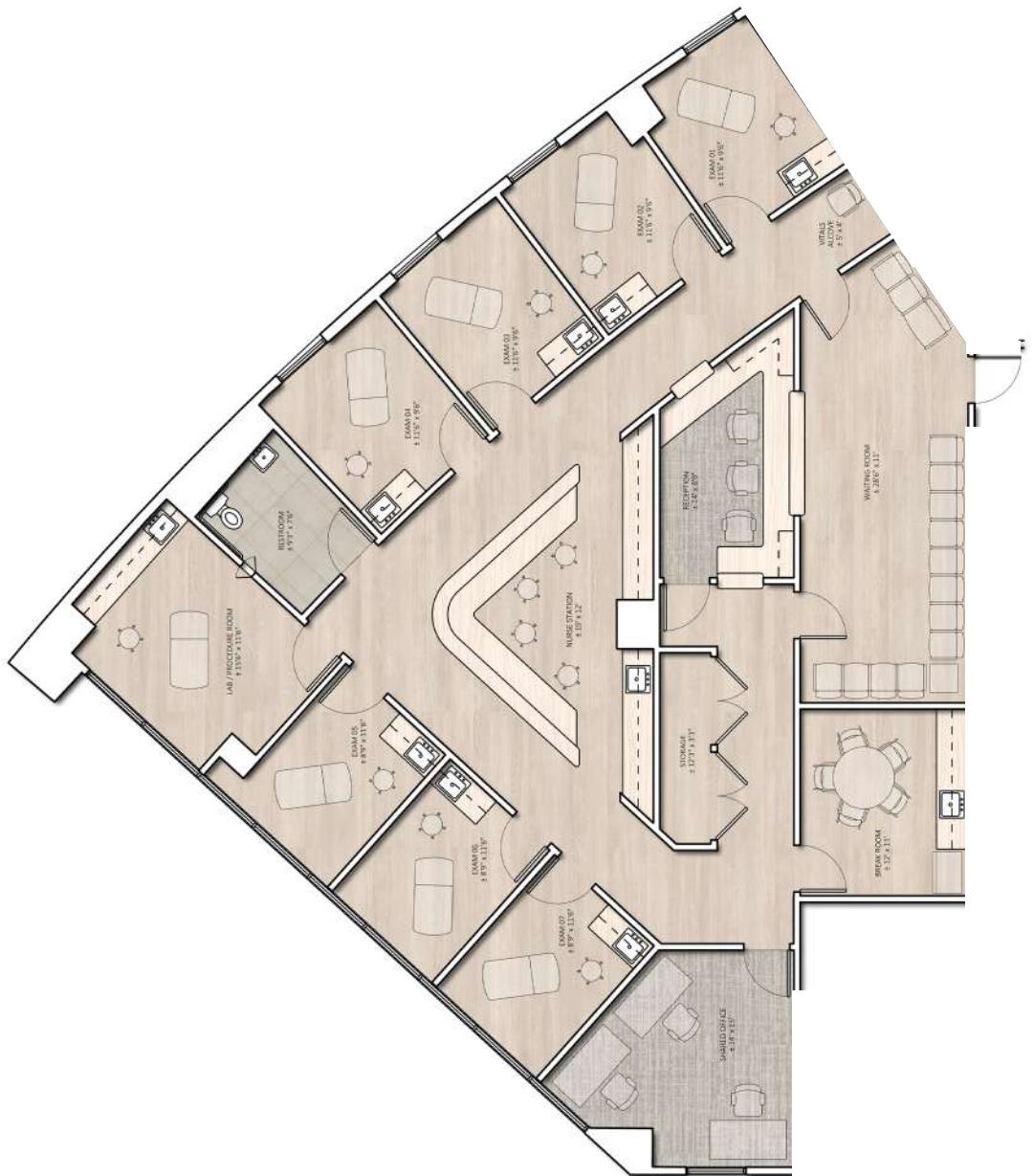
LEASE RATE

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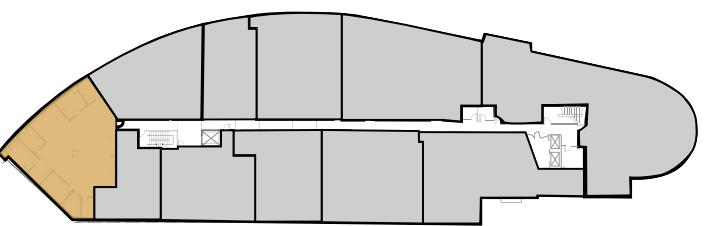
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FLOOR PLAN - SECOND FLOOR



**Spec Suite*



AVAILABLE SUITE

Suite 2950 - 3,087 RSF

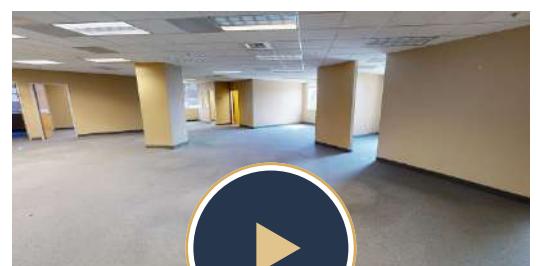
SUITE DESCRIPTION

Waiting Room, Reception/Admin, 7 Exam Rooms, 1 Procedure Room or Lab, Doctor's Office, 1 In-Suite Restroom, Nurses' Station, Breakroom, and Storage

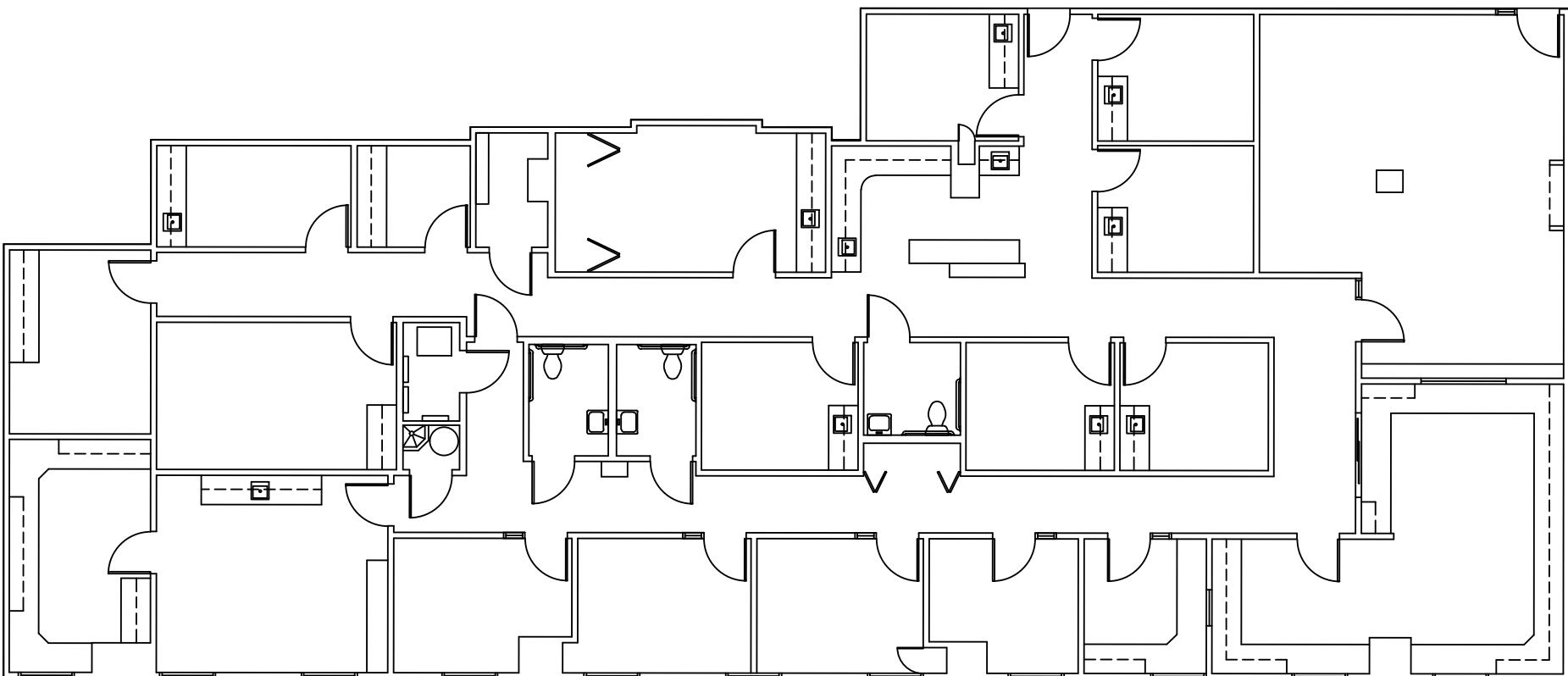
LEASE RATE

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FLOOR PLAN - THIRD FLOOR



AVAILABLE SUITE

Suite 3800 - 5,174 RSF

(Contiguous up to 10,388 RSF)

SUITE DESCRIPTION

6 Exam Rooms, 4 Doctor's Offices, 2 Larger Exam/Procedure Rooms, 3 In-Suite Restrooms, Breakroom, Reception/Admin

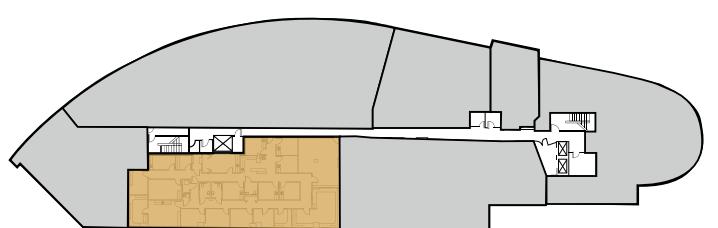
LEASE RATE

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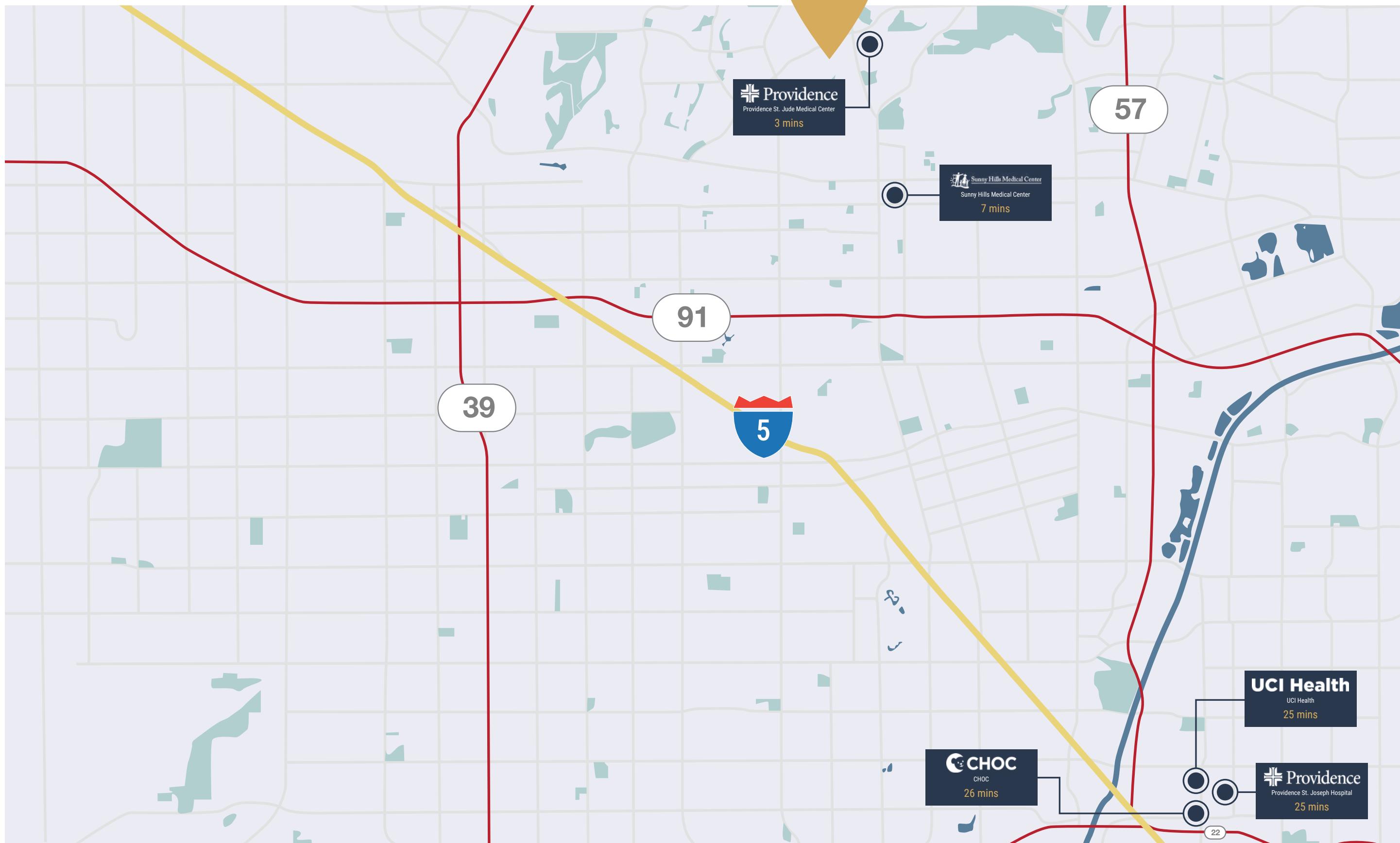


CLICK

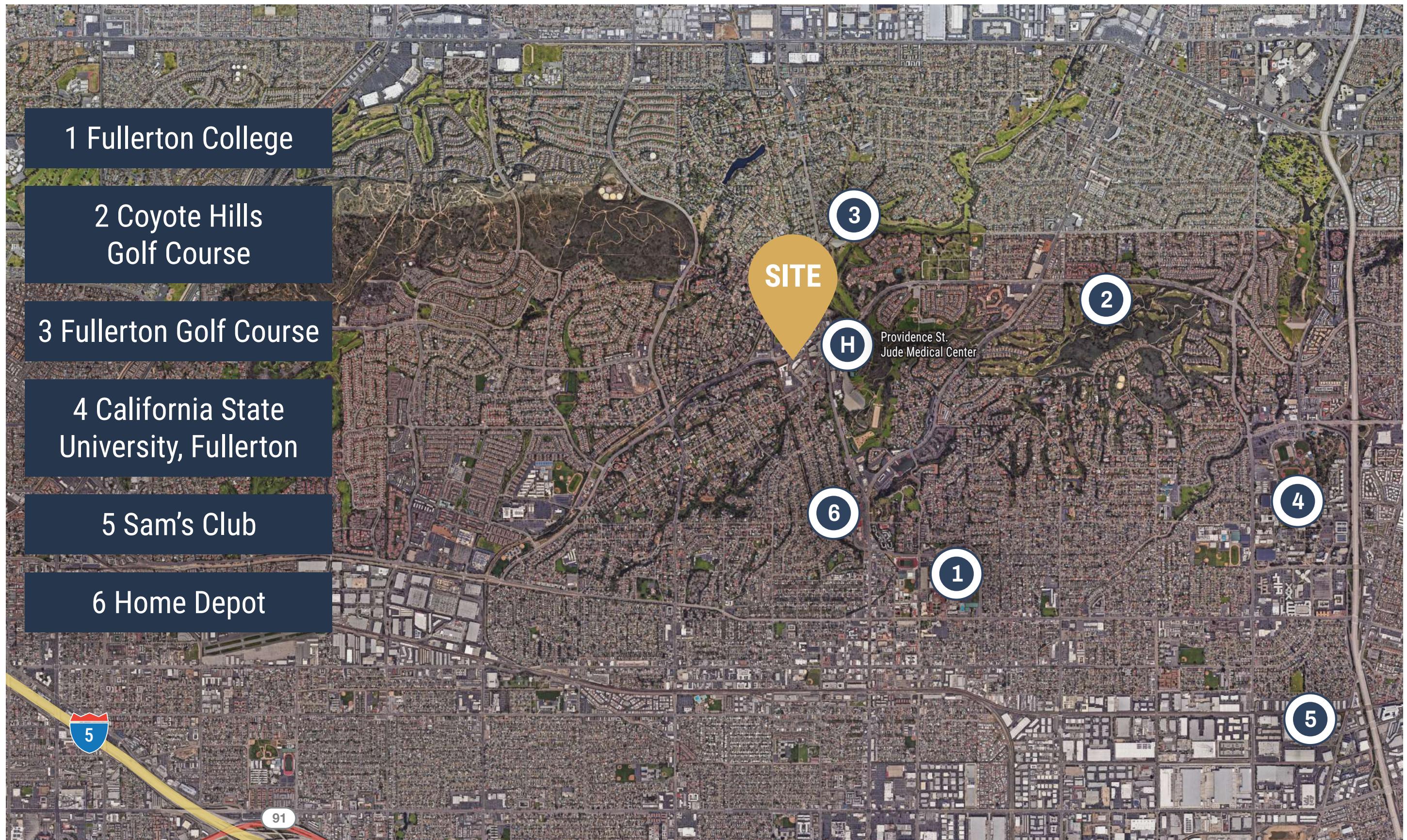




LOCAL HOSPITAL DISTANCE MAP



AMENITIES AROUND THE PROPERTY





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