

Providence One

➤ MEDICAL SUITES FOR LEASE



**MED
WEST**
REALTY

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1950 Sunny Crest Drive | Fullerton, CA



1950 SUNNY CREST DRIVE

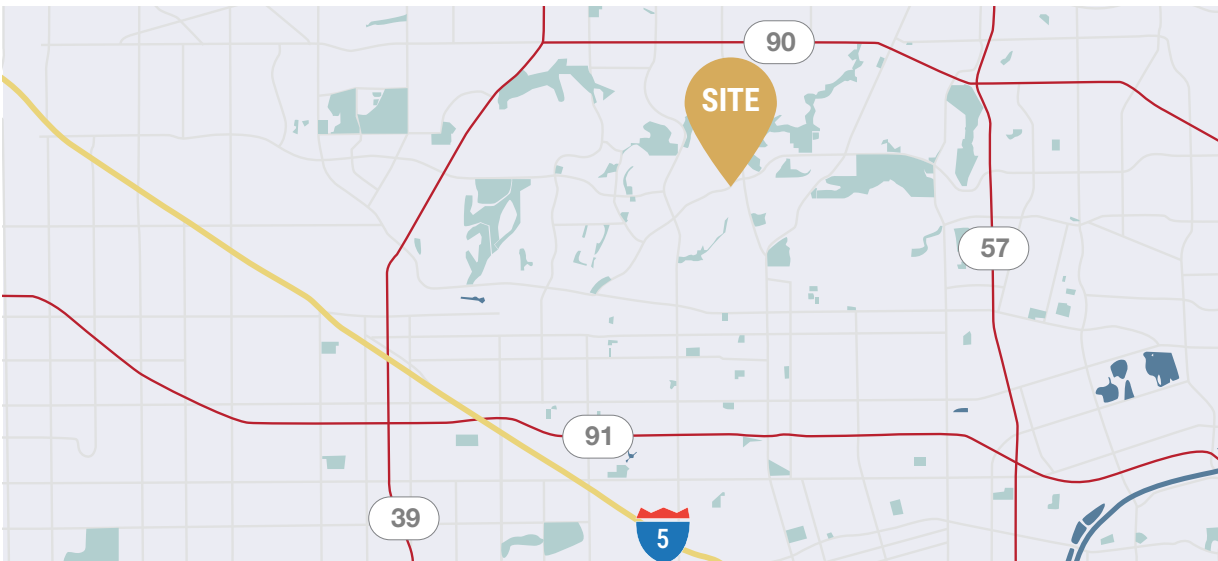
Providence One is an 83,946-square-foot medical office building located in the heart of Fullerton's medical hub. Just a short walk from St. Jude Medical Center, this building is ideally positioned and attracts over 171,000 patient visits annually. Serving the immediate and surrounding communities of 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



PROPERTY FEATURES



- ✚ 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	>17	210,244
947,134	18-44	357,426
AVERAGE HOUSEHOLD INCOME	45-64	243,199
\$127,377.36	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

Comparison

% of Visits

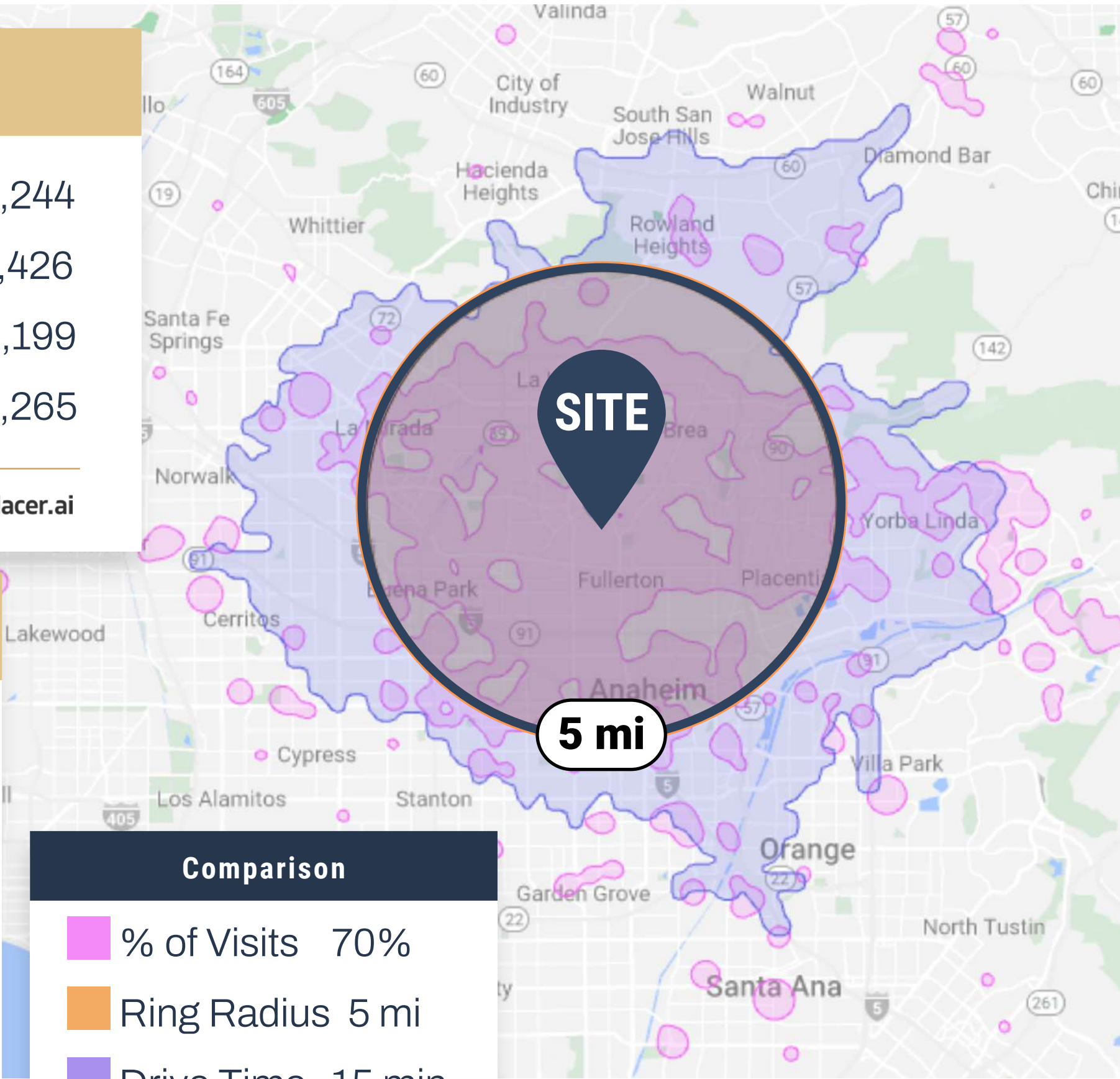
70%

Ring Radius

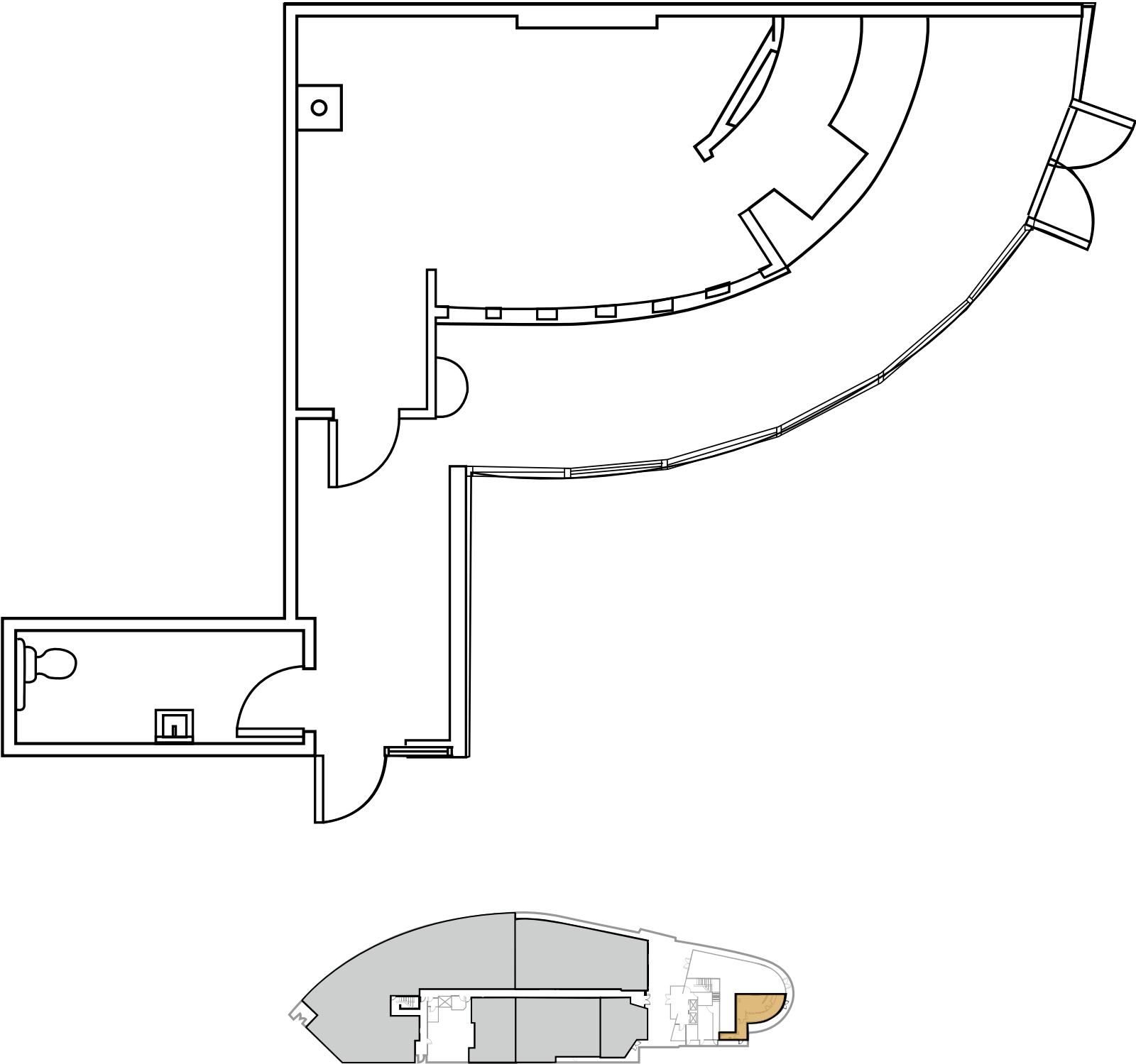
5 mi

Drive Time

15 min



FLOOR PLAN - FIRST FLOOR



AVAILABLE SUITE

Suite 1010 - 951 RSF

SUITE DESCRIPTION

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

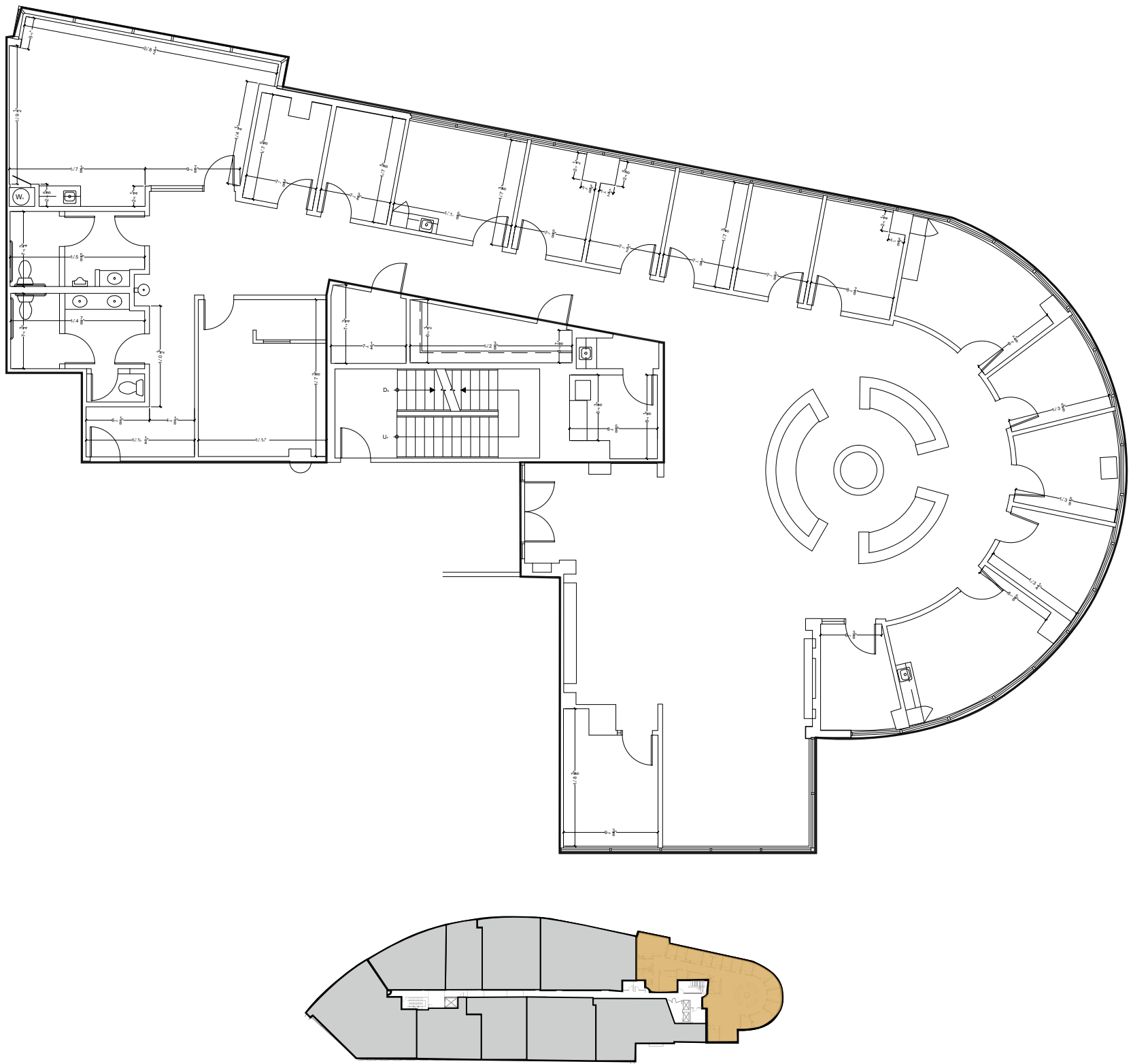
LEASE RATE

Negotiable

Explore Space



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

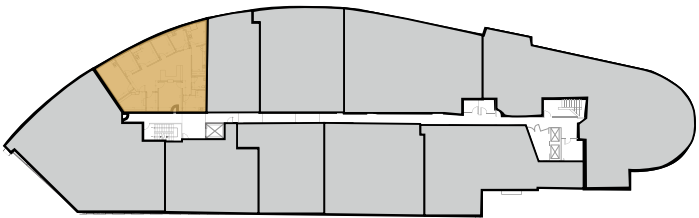
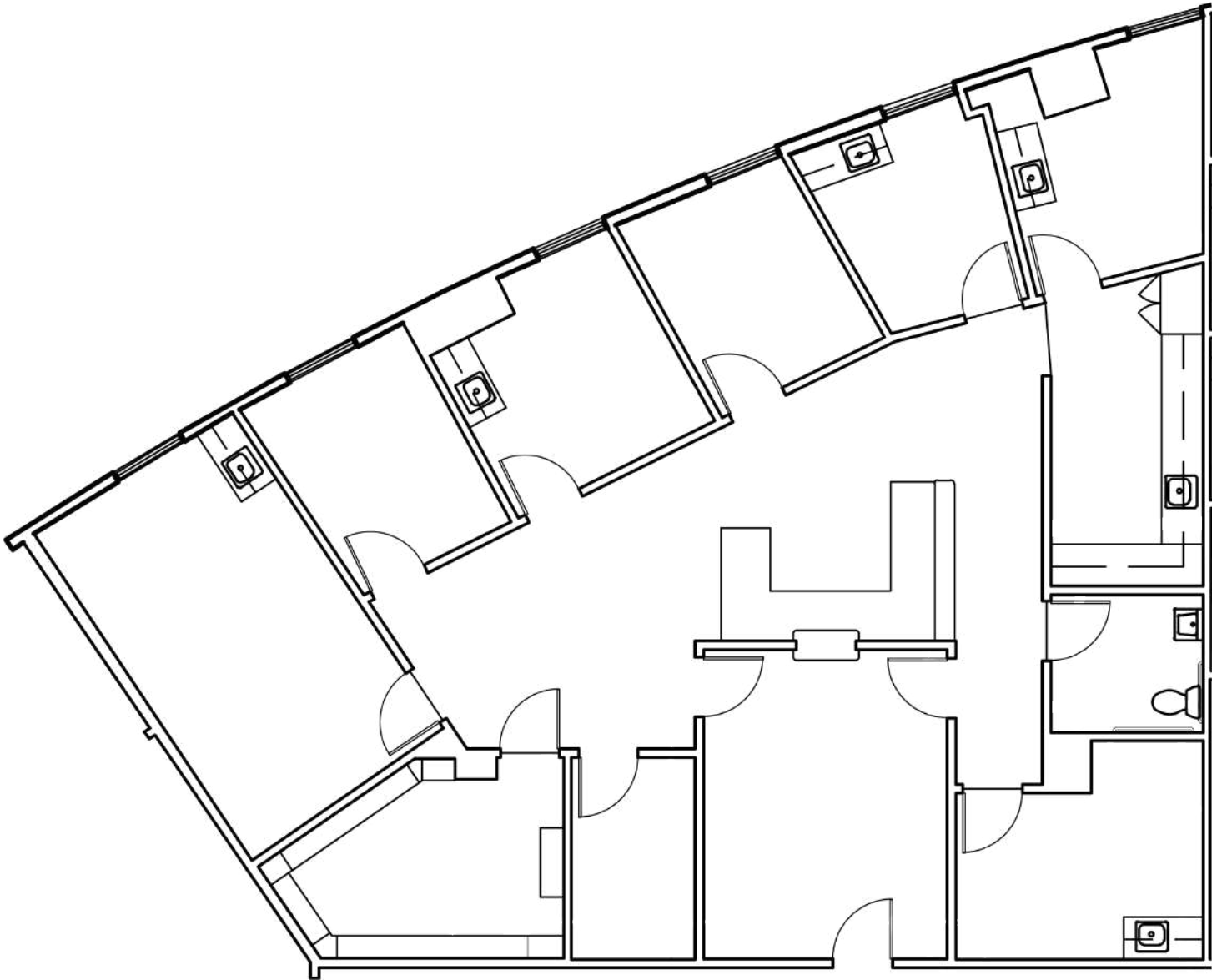
Negotiable

Explore Space



CLICK

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

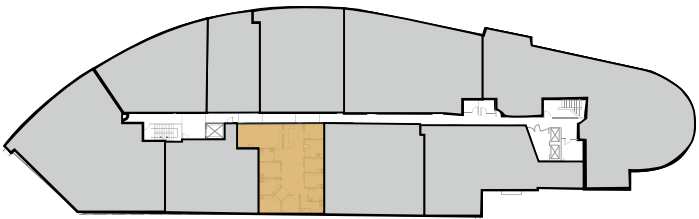
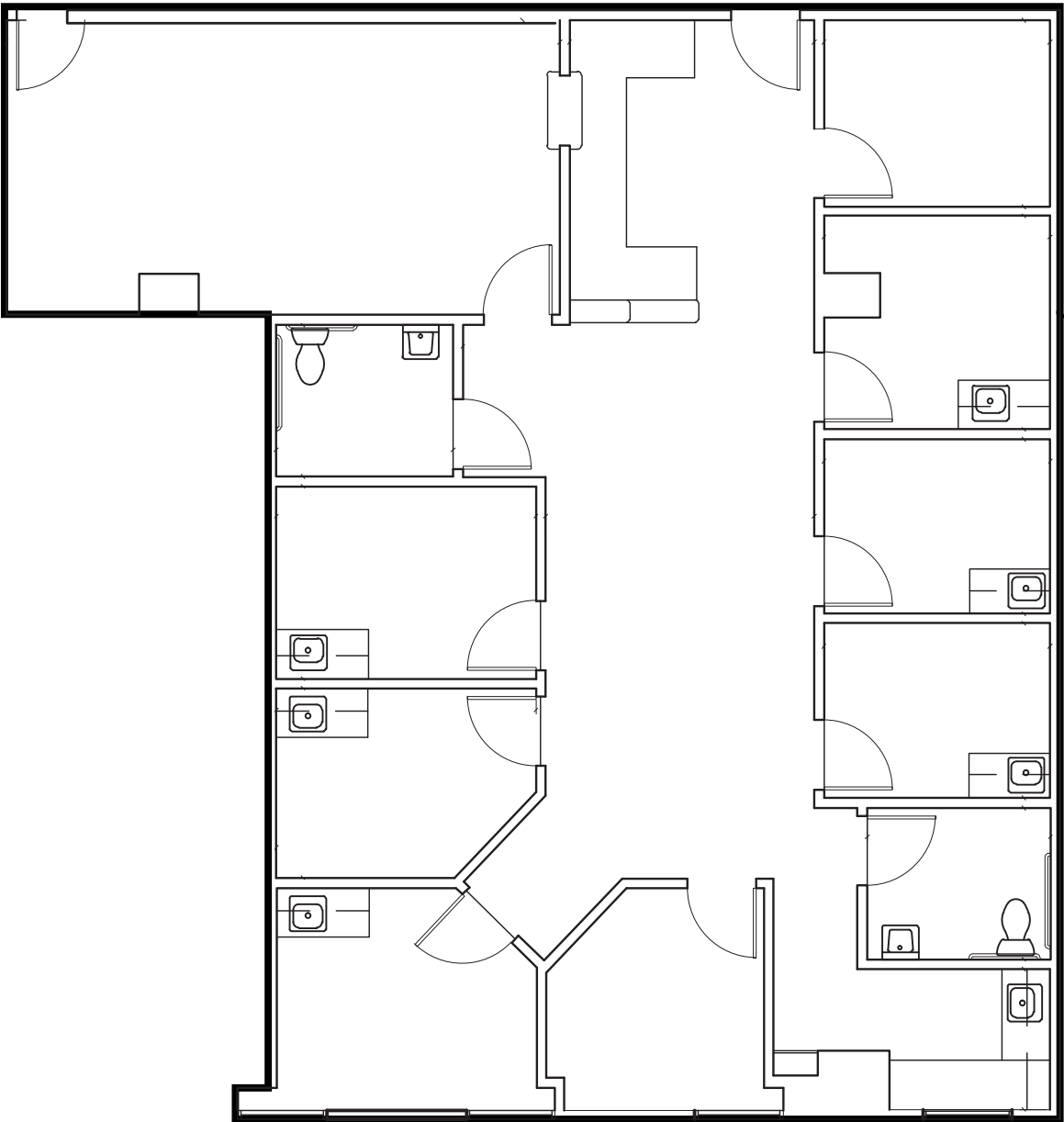
LEASE RATE

Negotiable

Explore Space



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

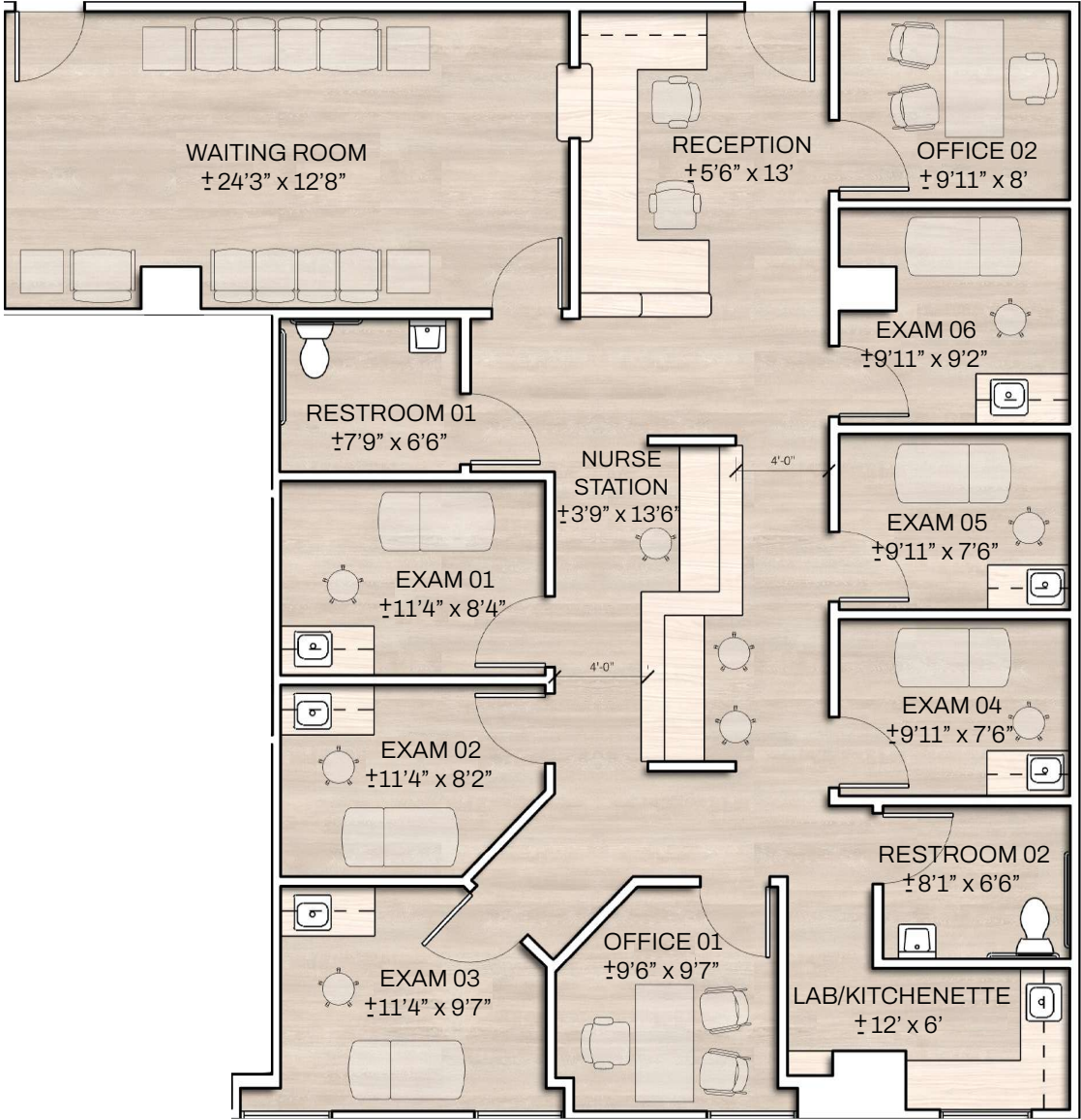
LEASE RATE

Negotiable

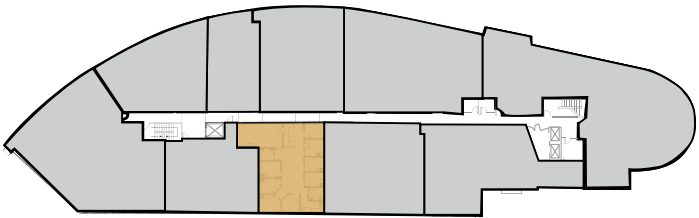
Explore Space



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

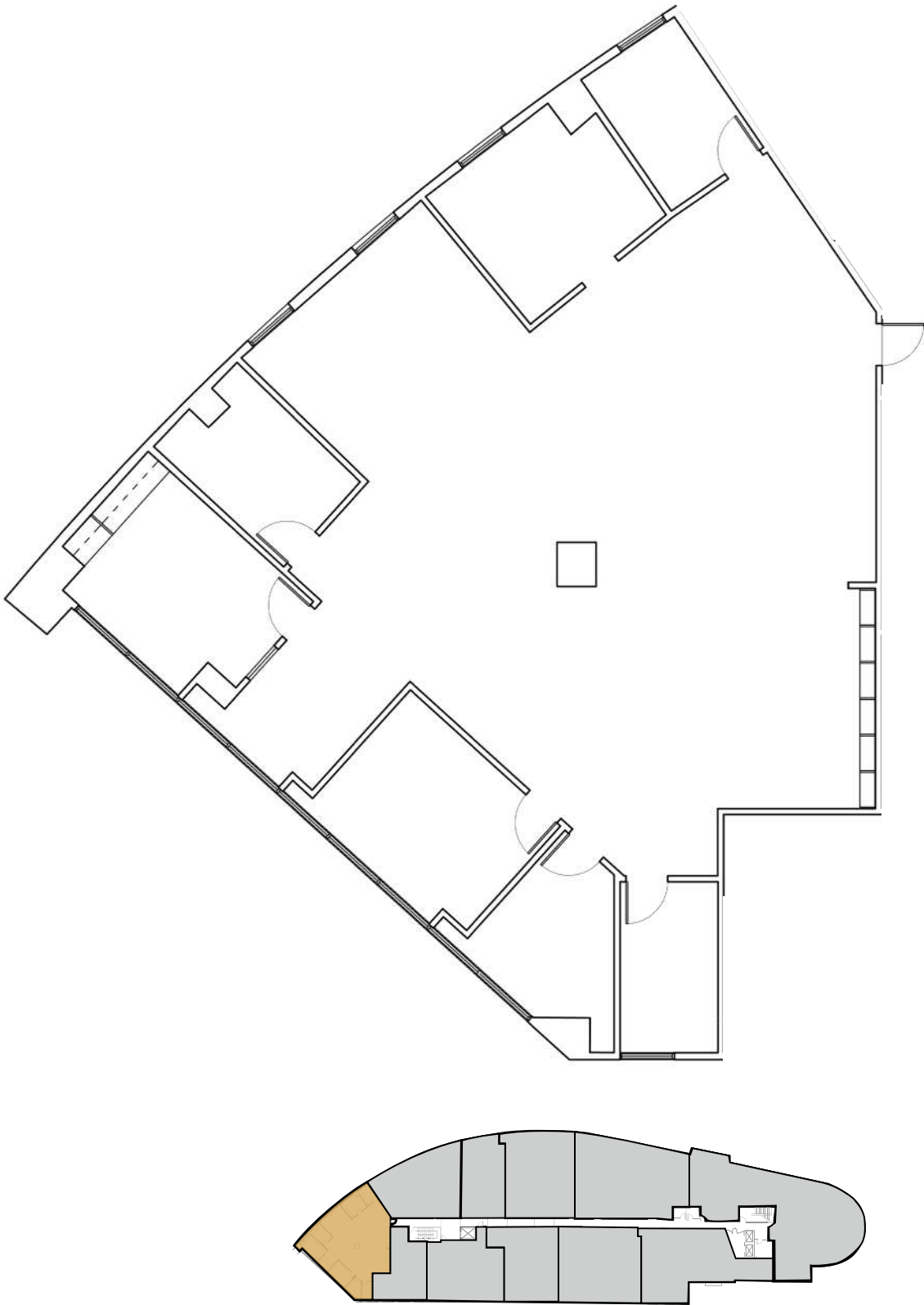
Negotiable

Explore Space



CLICK

FLOOR PLAN - SECOND FLOOR



AVAILABLE SUITE

Suite 2950 - 3,087 RSF

SUITE DESCRIPTION

Currently in office condition.
Spec Plan design ready.

LEASE RATE

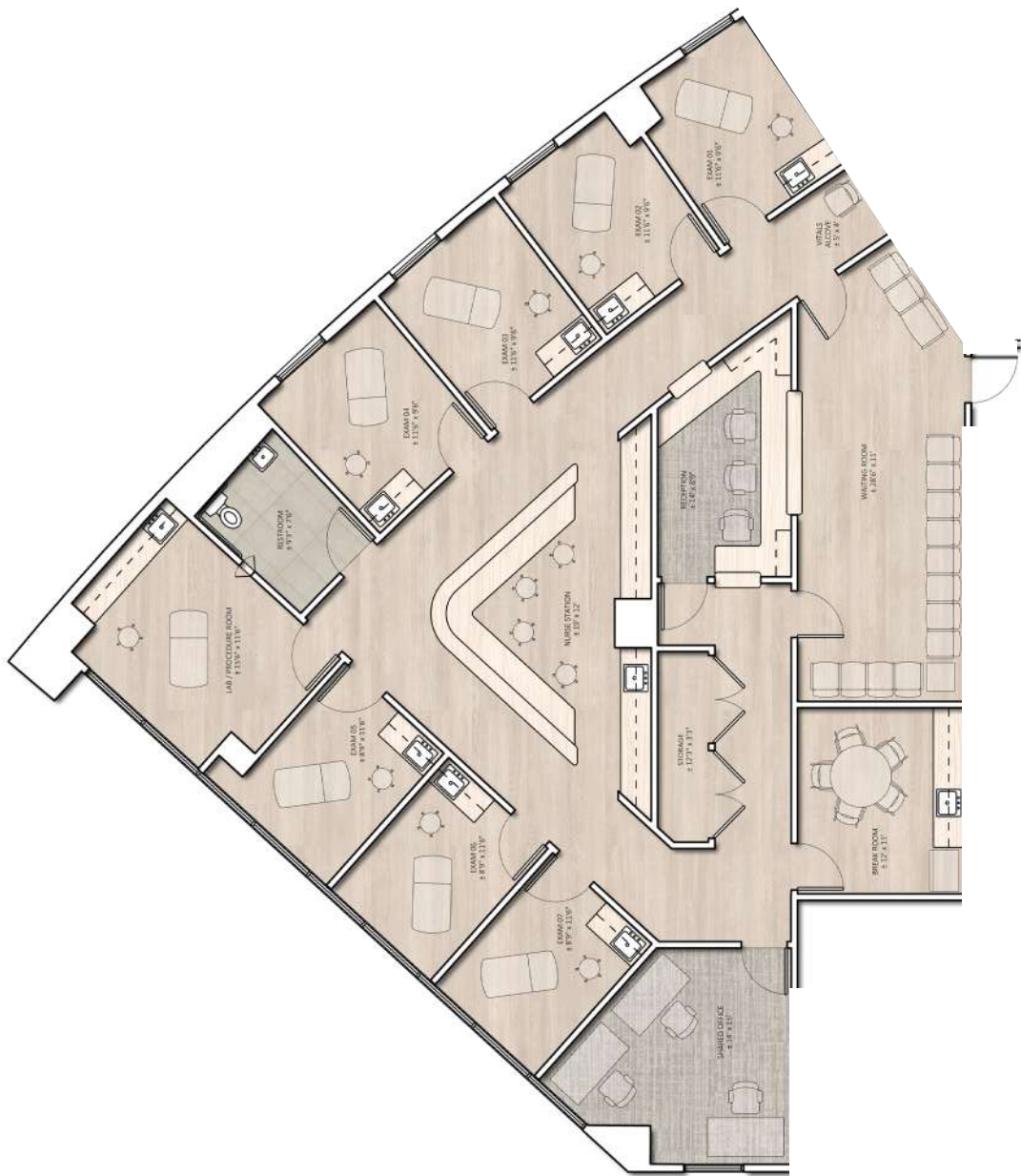
Negotiable

Explore Space

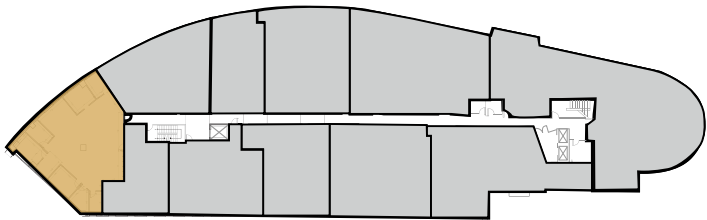


CLICK

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

Negotiable

Explore Space



CLICK

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

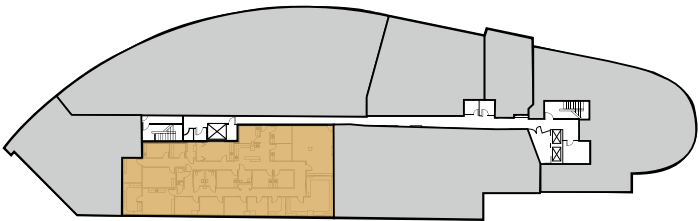
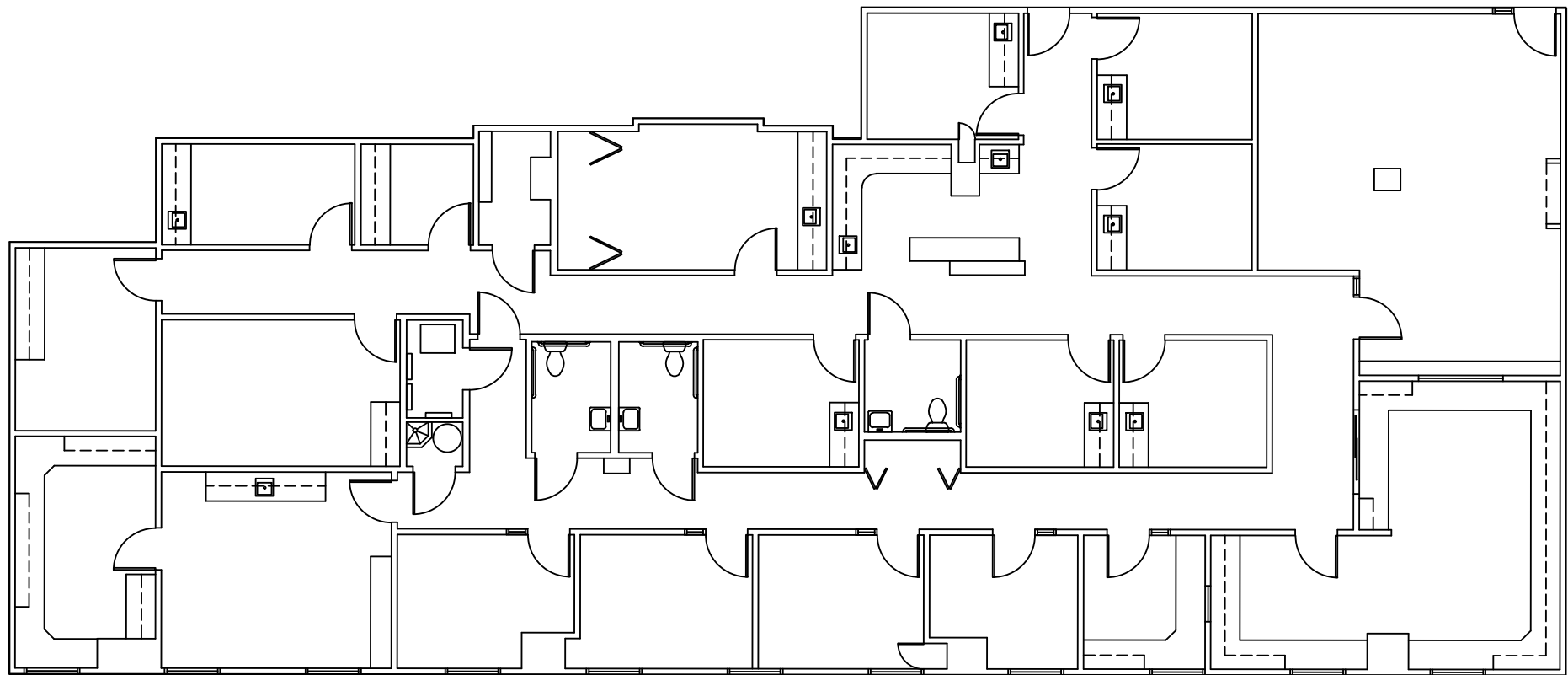
LEASE RATE

Negotiable

Explore Space



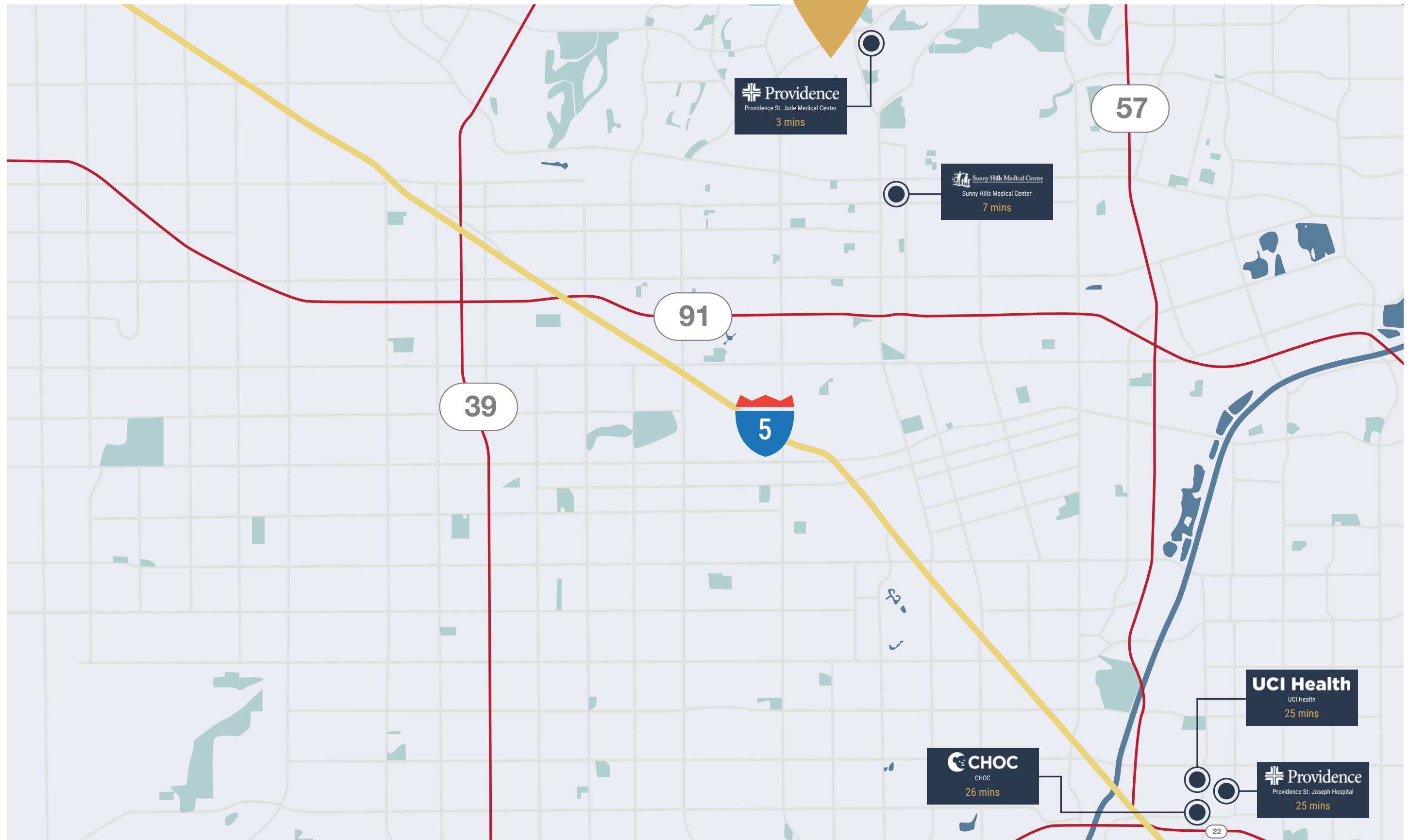
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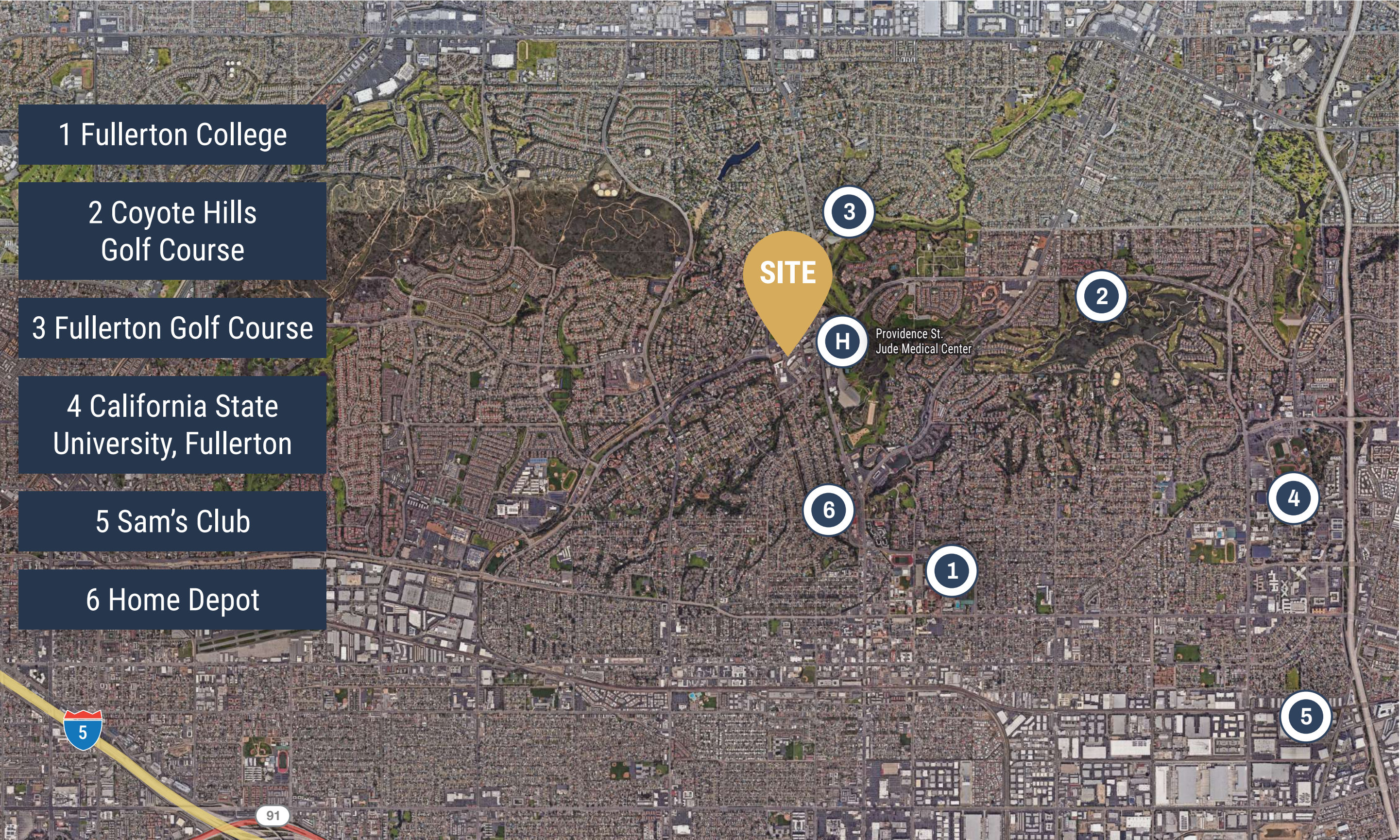


SITE

LOCAL HOSPITAL DISTANCE MAP



AMENITIES AROUND THE PROPERTY





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OWNED &
Operated By

**Well
tower**

Lease with Confidence, Choose MedWest