

# FOUNTAIN VALLEY MEDICAL + CENTER



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FOR LEASE | 11160 WARNER AVE | FOUNTAIN VALLEY

## Medical Office Space for Lease

On-Campus at Fountain Valley Regional Hospital

**Colliers International**

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Irvine, CA 92614  
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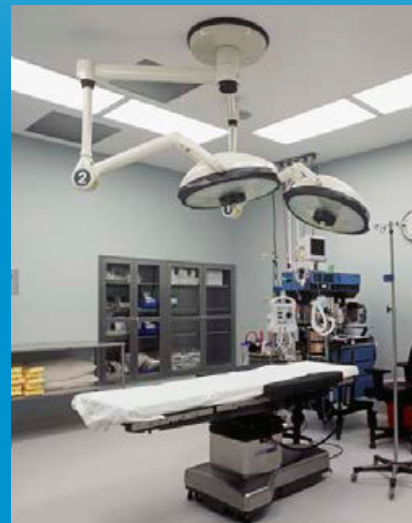


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## Building Features

- › 64,004 SF, four-story medical office building
- › Located on the campus of Fountain Valley Regional Hospital
- › Medical space available from 880 to 4,771 SF
- › Free surface parking
- › Strong in-place mix roster of healthcare specialties = “built-in” referral sources for new tenants
- › Custom suite build-out available
- › Easy access to 405 freeway via Euclid Ave.
- › Professionally owned and managed by Healthcare Realty



**NEW COMMON AREA RENOVATIONS COMPLETE**

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Opened in 1971, Fountain Valley Regional Hospital (FVRH) celebrated its 48 year anniversary in 2019 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

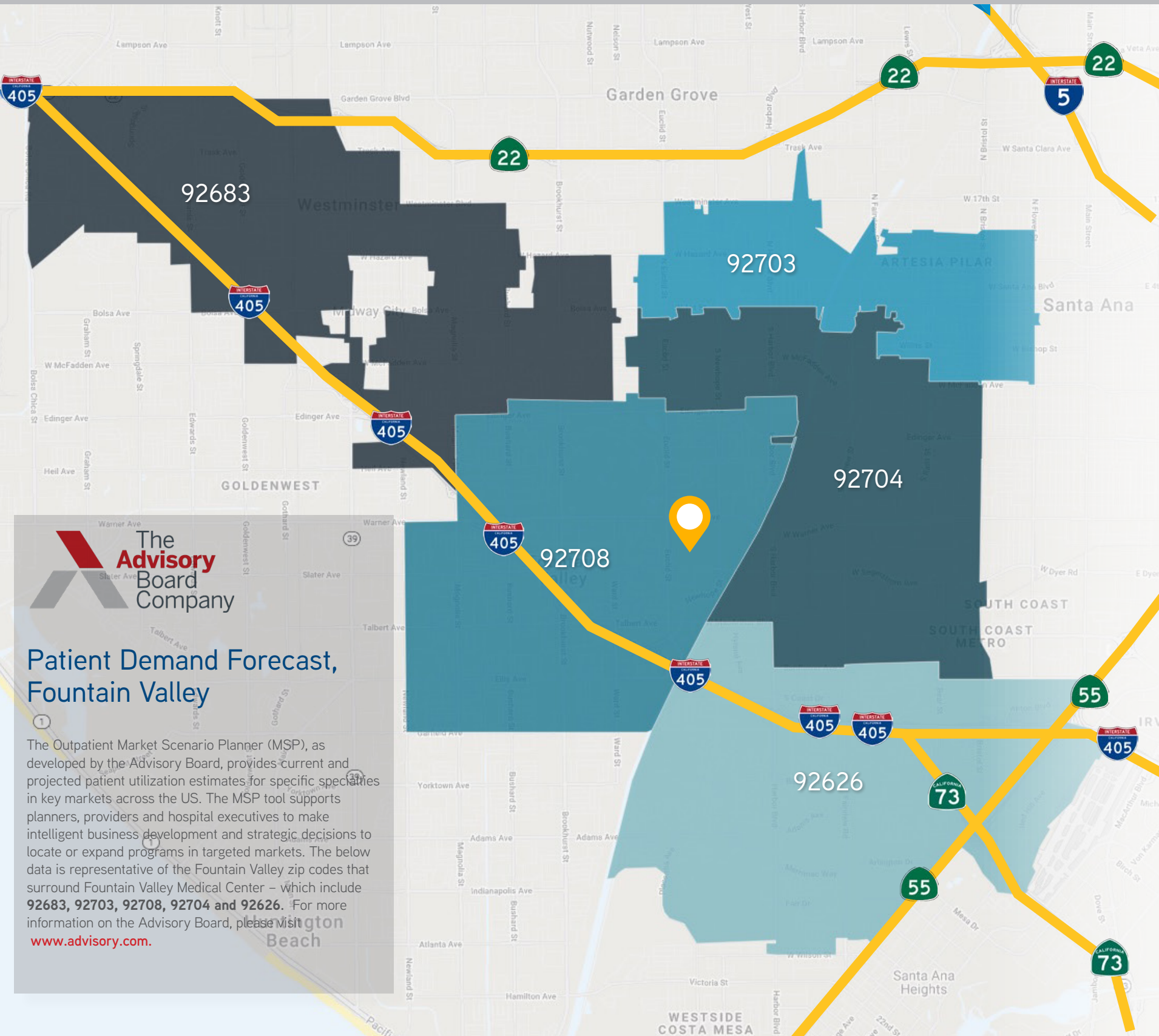
	1 mile	3 miles	5 miles
2019 Estimate	17,442	258,565	759,574
2024 Projection	18,143	266,972	785,106
% of Population +55	33.36%	25.70%	23.84%
2018 Est. Average Age	42.74	38.27	37.41
Avg. HH Income	\$90,566	\$94,223	\$91,090





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## 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, 92708, 92704 and 92626**. For more information on the Advisory Board, please visit [www.advisory.com](http://www.advisory.com).

SERVICE LINES	TODAY'S VOLUME	2021		2026	
		5-Year VOLUME ↑	%	10-Year VOLUME ↑	%
Urology	13,948	18,083	29.6%	21,444	53.7%
Pulmonology	25,708	33,180	29.1%	37,960	47.7%
Ophthalmology	75,911	97,571	28.5%	113,388	49.4%
Neurology	14,522	18,554	27.8%	21,269	46.5%
Podiatry	13,556	17,127	26.3%	20,697	52.7%
Pain Management	9,482	11,942	26.0%	13,586	43.3%
Orthopedics	37,495	46,716	24.6%	52,412	39.8%
Cosmetic Procedures	7,543	9,394	24.5%	10,352	37.2%
Dermatology	52,975	65,877	24.4%	76,840	45.0%
Gastroenterology	25,114	31,023	23.5%	35,256	40.4%
Endoscopy	46,445	57,124	23.0%	64,170	38.2%
Physical Therapy/Rehabilitation	238,465	290,615	21.9%	314,548	31.9%
Vascular	11,463	13,953	21.7%	16,336	42.5%
ENT	31,780	38,216	20.3%	43,167	35.8%
Nephrology	7,633	9,168	20.1%	10,369	35.9%
Sleep Studies	24,237	28,958	19.5%	32,172	32.7%
Oncology Center	128,804	150,522	16.9%	166,269	29.1%
Ambulatory Surgery	301,063	351,132	16.6%	387,914	28.8%
Psychiatry	131,722	153,332	16.4%	171,516	30.2%
Cardiology	89,584	100,480	12.2%	111,620	24.6%
Oncology	1,922	2,149	11.8%	2,324	20.9%

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**CLOSE PROXIMITY TO 5 OTHER LOCAL HOSPITALS**

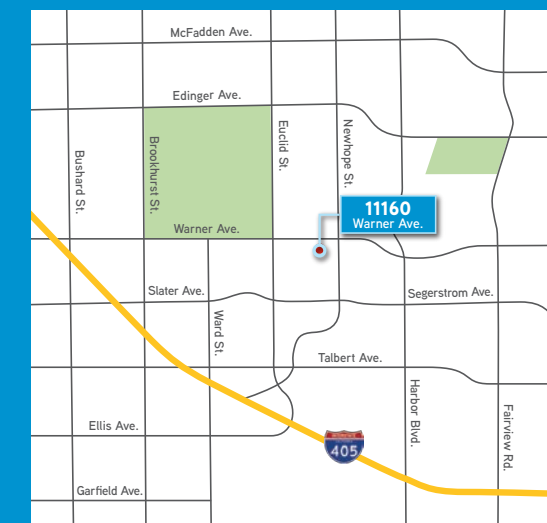
Orange Coast Memorial Medical Center  
2.2 Mi. or 6 Mins.

Huntington Beach Hospital  
3.9 Mi. or 9 Mins.

Garden Grove Hospital  
5.8 Mi. or 14 Mins.

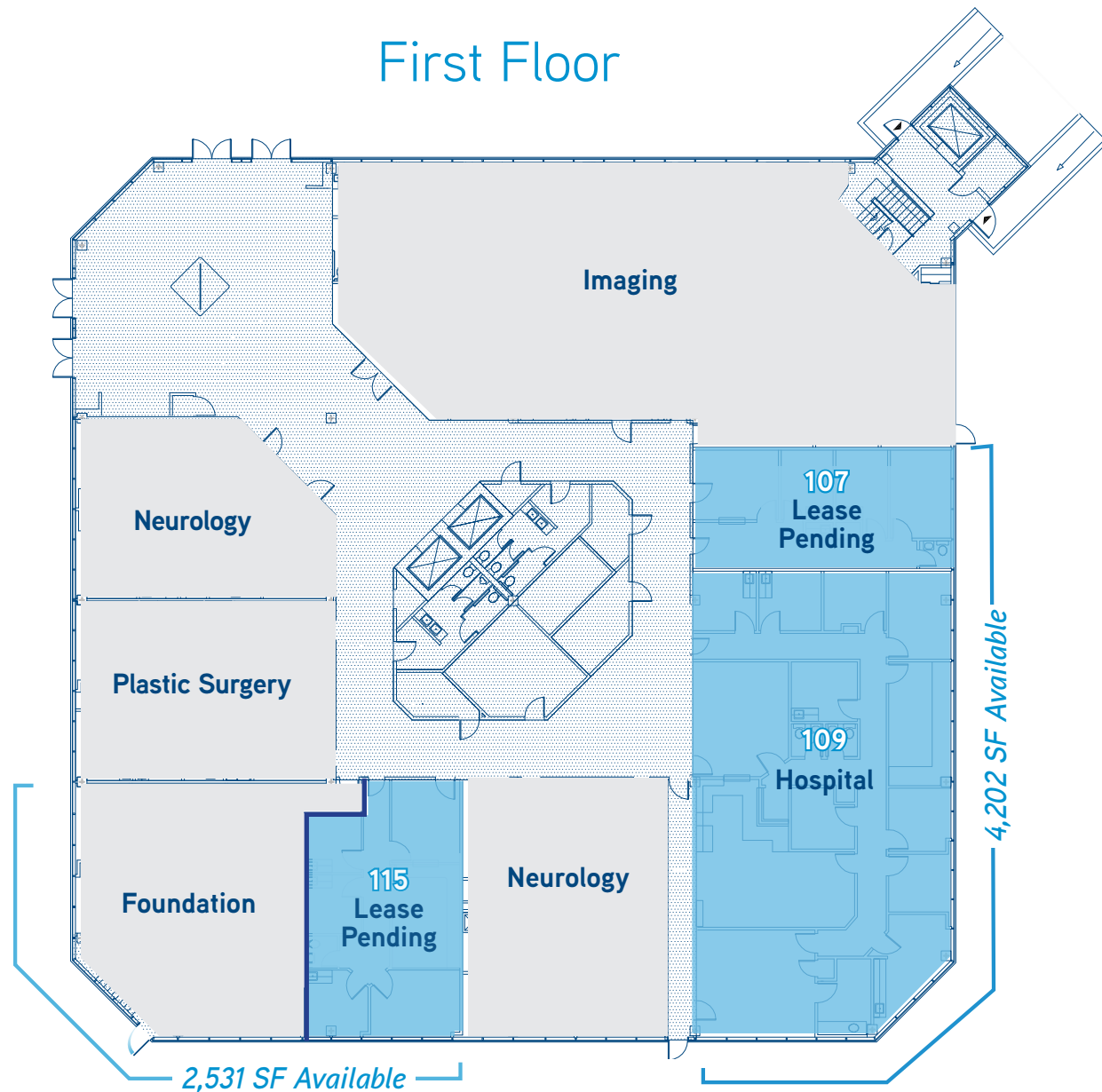
Western Medical Center  
10.7 Mi. or 15 Mins.

Hoag Hospital  
9.4 Mi. or 16 Mins.



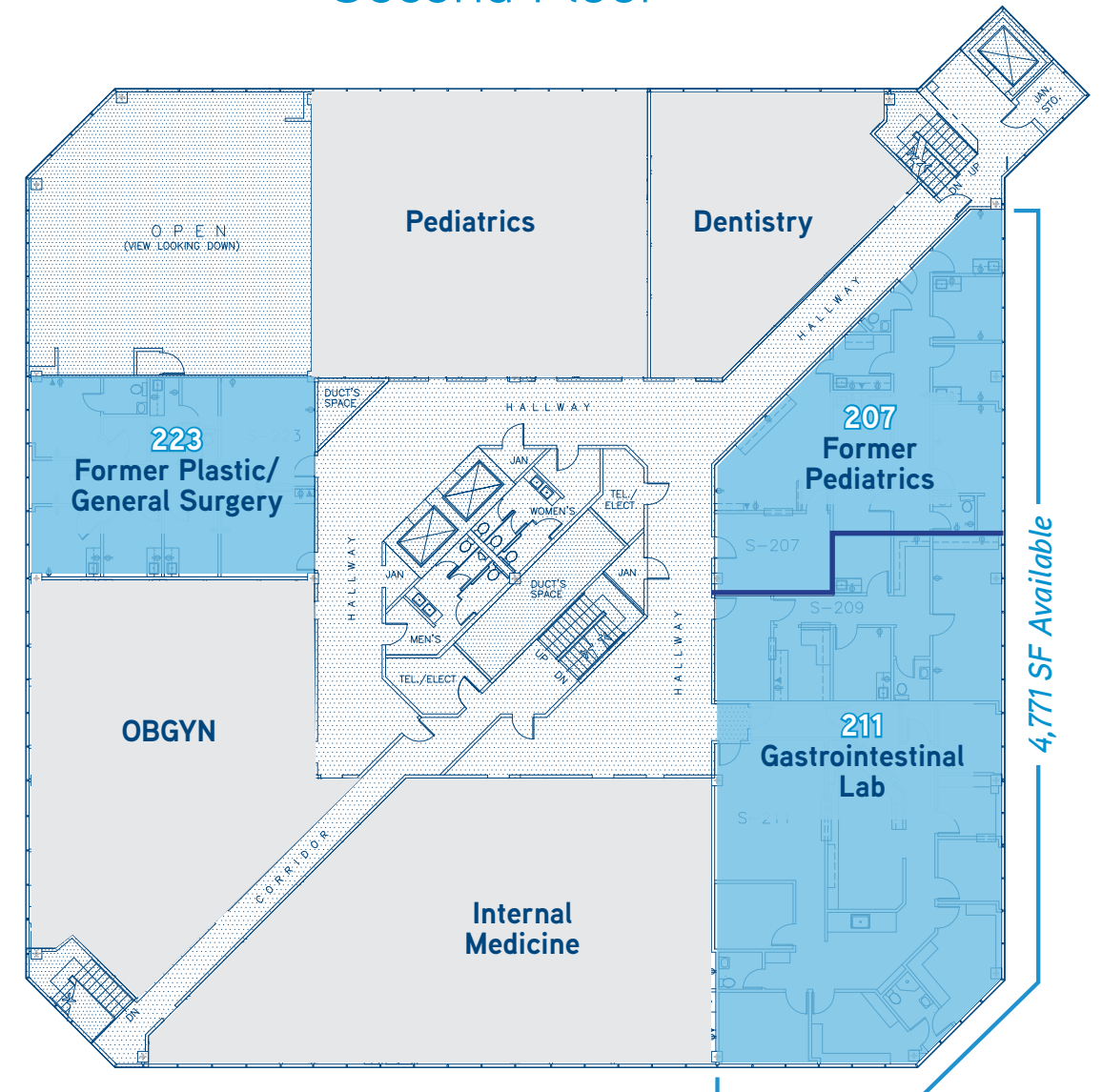


**First Floor**



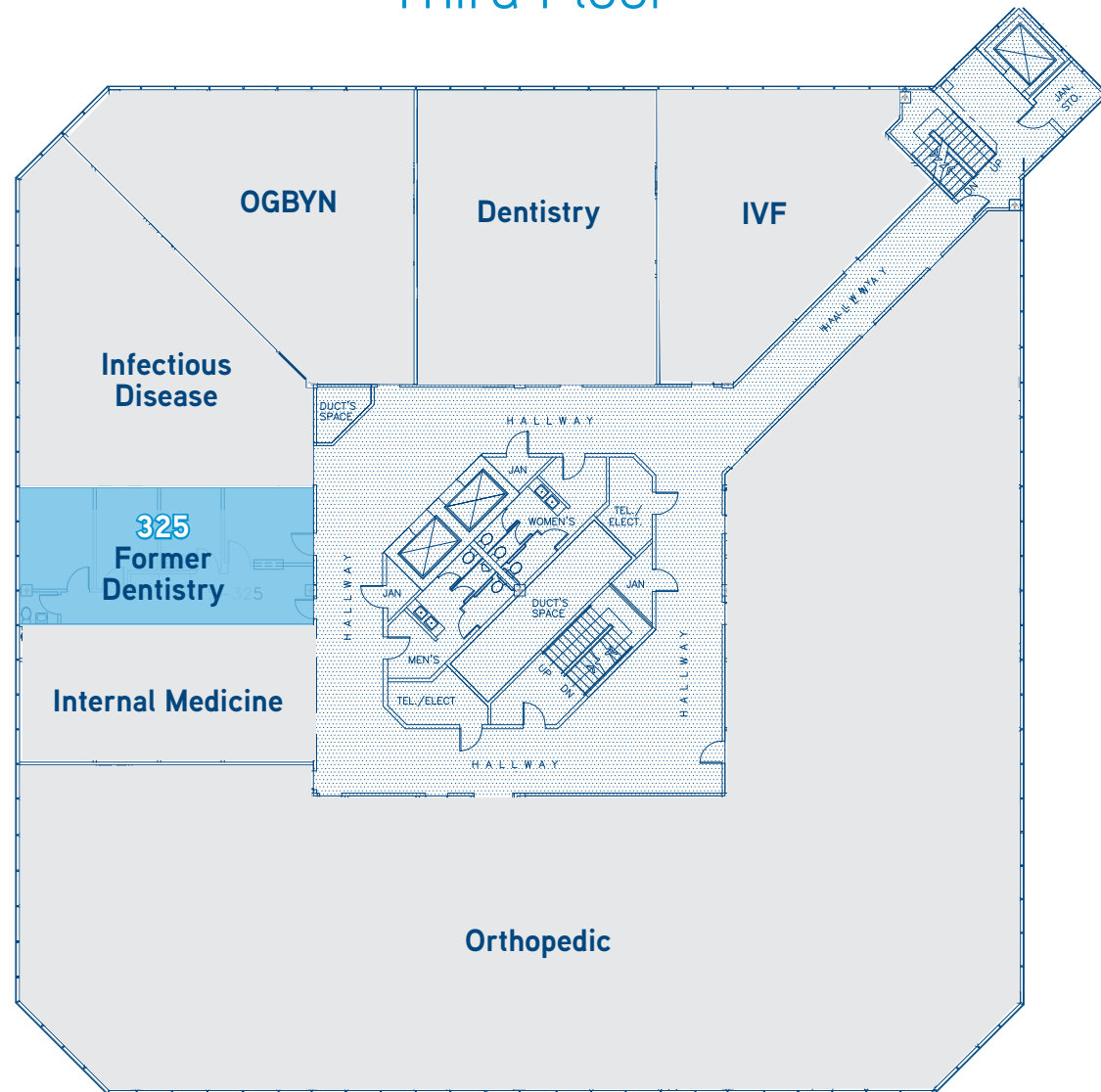
Suite #	Size	Availability
107	883 SF	Lease Pending
109	3,319	Available Nov 1, 2019
115	1,095 SF	Lease Pending

**Second Floor**



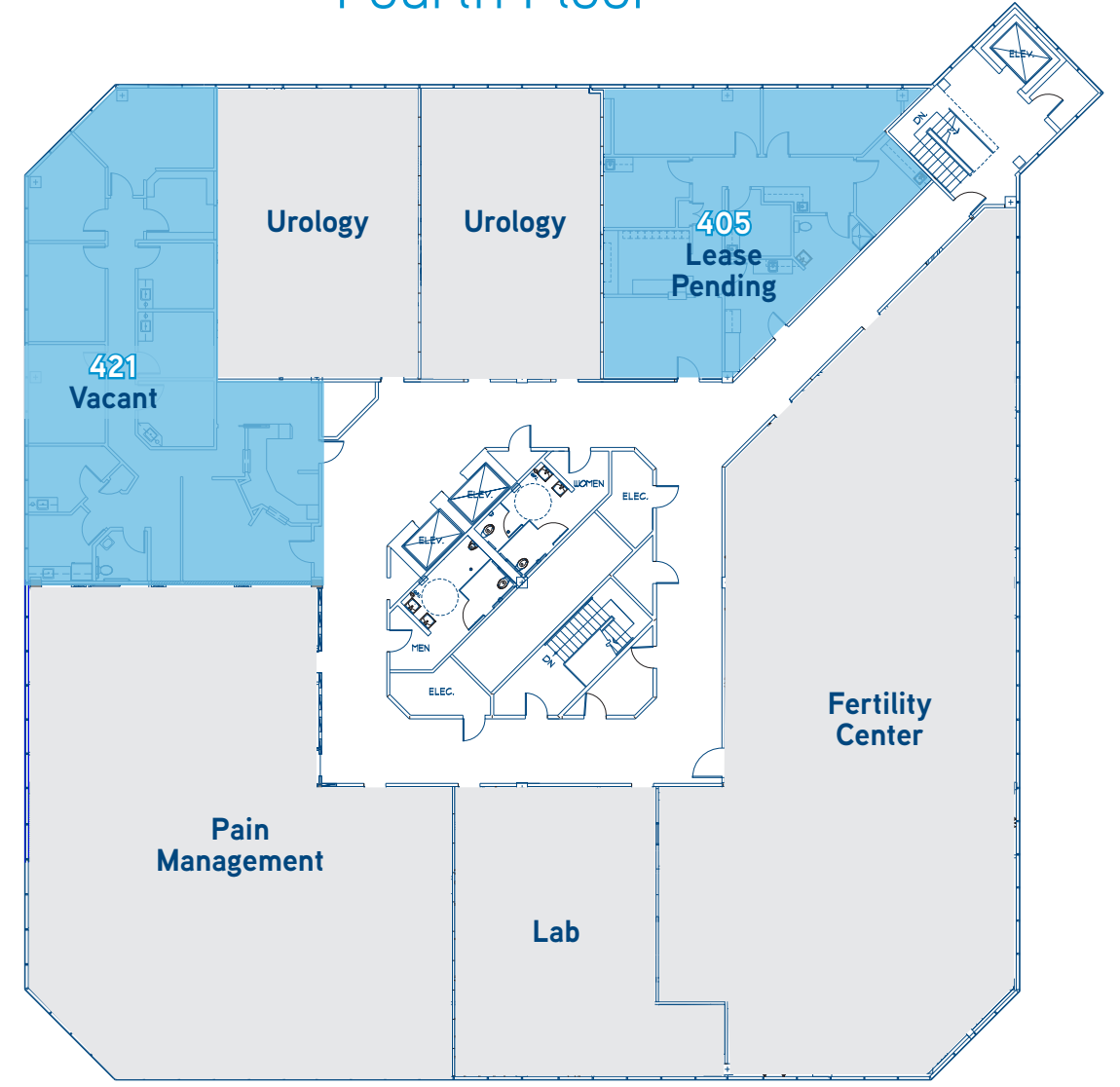
Suite #	Size	Availability
207	1,548 SF	Vacant
211	3,223 SF	8/31/2019 or Sooner
223	1,327 SF	Vacant

### Third Floor



Suite #	Size	Availability
325	880 SF	Vacant

### Fourth Floor



Suite #	Size	Availability
405	1,628 SF	Lease Pending
421	2,413 SF	Vacant





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