

+/- 5,000 SF 2-OR LICENSED SURGERY CENTER FOR SALE

# 20311 SW BIRCH ST

Newport Beach, CA 92660



Rare "Turn-key" Ambulatory Surgery Center /  
Medical Office Ownership Opportunity



Accelerating success.

# BIRCH HEIGHTS

SUITE 200

## Property Highlights

- +/- 5,000 SF Medical Condominium
- 2-OR Medicare Licensed ASC, Procedure Room + Clinical Support Areas
- Quad A Accredited Facility
- Major Renovation Completed in 2022
- Turn-Key, Ready For Immediate Occupancy
- Separate Clinical & Surgical Access
- Existing FF&E available with purchase

## Operational Features

- 24/7 Tenant Controlled HVAC (Separately Metered)
- Back Up UPS On-Site
- Med Gas Infrastructure
- Dirty/Clean Separation
- 2-OR Application/PR Ideal for Multiple Specialties
- Pre/Post Op Bays (1 Private)
- Move-In Ready





## Building Features

- |   |   |
|---|---|
|  Prominent Building Signage          |  Fire Sprinkler System                     |
|  Professionally Maintained Project |  Surface & Covered Parking               |
|  ADA Accessible                    |  Convenient Access to 405/55/73 Freeways |



*\*Pricing Upon Request*

## Quick Facts Within 5 Miles

- |   |  |
|---|--|
|  <b>421,737</b> residents      |  <b>\$172,341</b> average income              |
|  <b>39.2%</b> 45+ years of age |  <b>35.9%</b> Visited Doctors 6+ Times / 12mo |



# BIRCH HEIGHTS

## SUITE 200

### About the Opportunity

- Existing Infrastructure Provides Substantial Cost Savings Versus DeNovo ASC Development
- Newport Beach Remains One of Southern California's Most Sought After and Supply Constrained Medical Submarkets
- Turn-Key ASC Opportunity Offering Significant Speed to Market Advantage

### Clinical Area +/- 2,500 SF

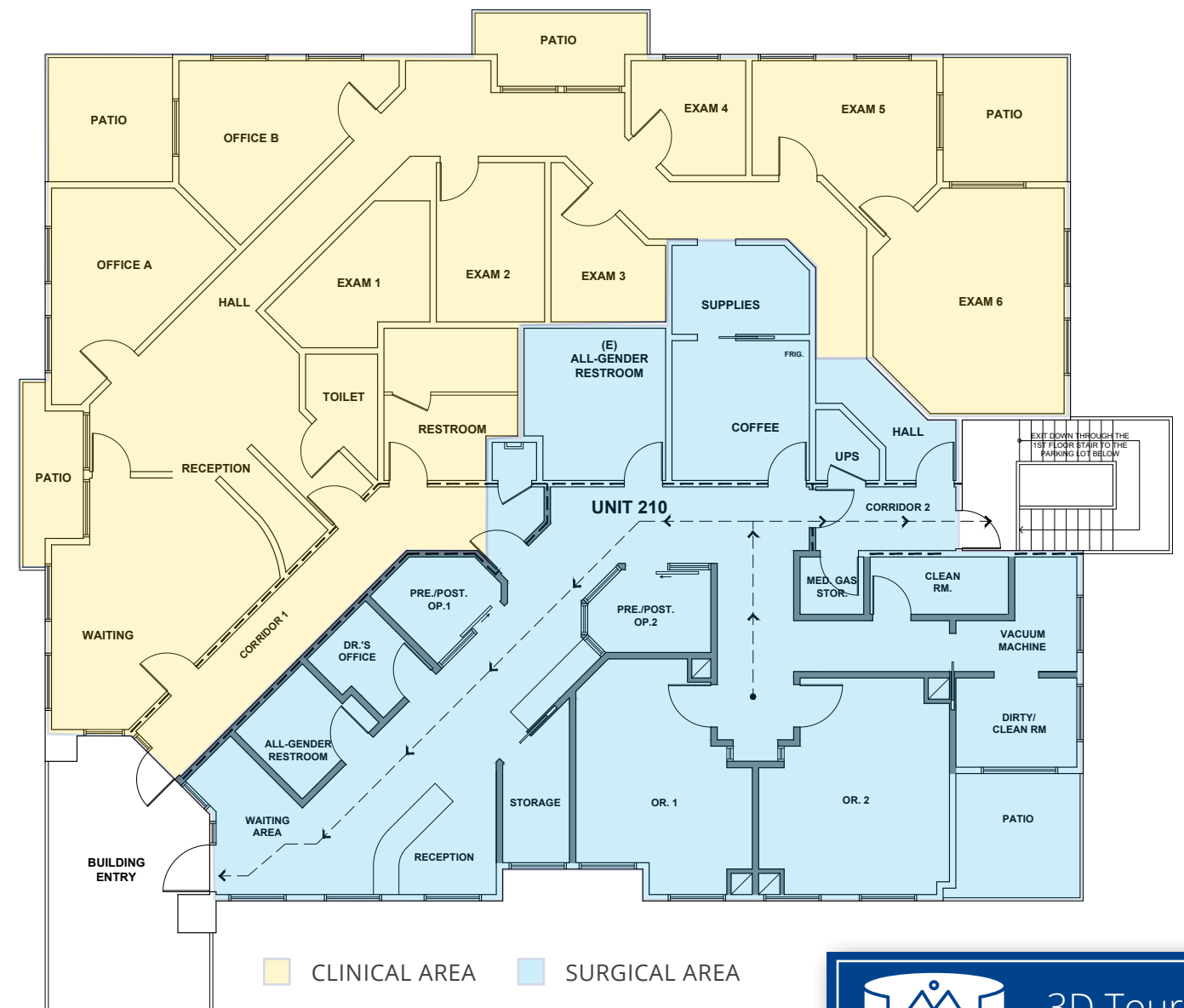
- Waiting Room
- Reception
- Practice Manager's Office
- Restroom
- Doctor's Office
- 3 Exam Rooms
- 2 Large Procedure Rooms
- Kitchenette Break room
- Patios

### Ambulatory Surgical Center Area +/- 2,500 SF

- Quad A Accreditation
- 2-Operating Rooms
- Pre/Post Op Recovery Bays (1 Private Bay)
- Med Gas Infrastructure In Place
- Dirty/Clean Separation
- UPS Backup On-Site
- Updated Plumbing/Mechanical (2022)

\* List of Surgical Trade Equipment and Fixtures Available upon Request

### Integrated Clinical & Surgical Layout



\* Floorplan provided for conceptual reference only. Buyer to verify all improvements and dimensions.



# Patient Demand Forecast Newport Beach Market



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 U.S. The MSP tool supports planners, providers, and hospital executives in making informed business development and strategic decisions to locate or expand programs in targeted markets. The below data is representative of the Newport Beach/Costa Mesa/Irvine zip codes that surround Birch Heights, which include 92603, 92612, 92614, 92617, 92626, 92627, and 92657.

Service Line	Today's Volume	2030		2035	
		5-Year Volume ↑		10-Year Volume ↑	
Cardiology	82,972	90,014	8.5%	97,034	16.9%
Vascular	14,087	15,262	8.3%	16,353	16.1%
Spine	1,685	1,854	10.0%	1,936	14.9%
Podiatry	14,282	15,301	7.1%	16,379	14.7%
Ophthalmology	74,891	80,463	7.4%	85,114	13.6%
Orthopedics	25,311	26,424	4.4%	27,983	10.6%
Pain Management	9,521	10,047	5.5%	10,423	9.5%
ENT	26,014	27,268	4.8%	28,317	8.9%
Oncology	12,483	13,037	4.4%	13,450	7.7%
Endoscopy	35,673	36,852	3.3%	36,904	3.5%
Ambulatory Surgery	255,440	262,396	2.7%	263,726	3.2%

For more information on the Advisory Board, please visit [www.advisory.com](http://www.advisory.com).

## Demographics Information

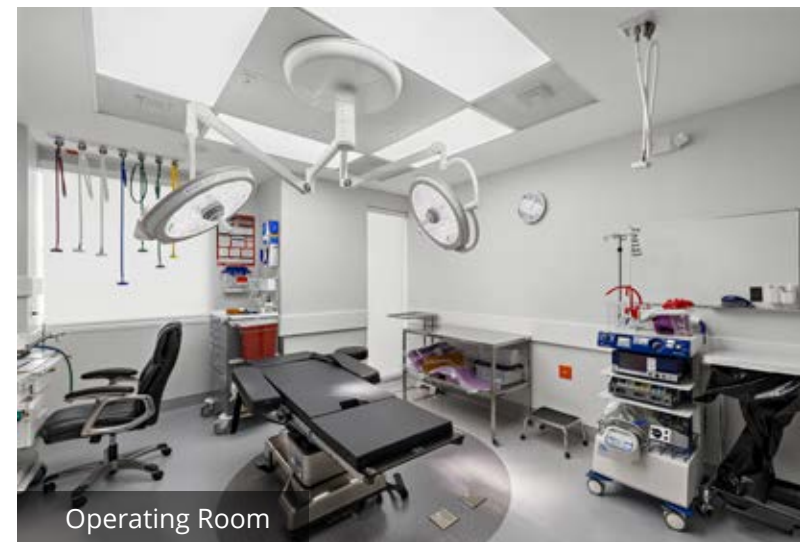
Overview	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population (2025)	8,541	166,356	421,737
Population by Age (45+)	40.6%	34.1%	39.2%
Visited Doctors (6+ Times / 12 Months)	36.6%	21.6%	35.9%
Average Household Income (2025)	\$182,329	\$158,537	\$172,341

## 20311 SW Birch St | Gallery

Suite 200 | 5,000 SF



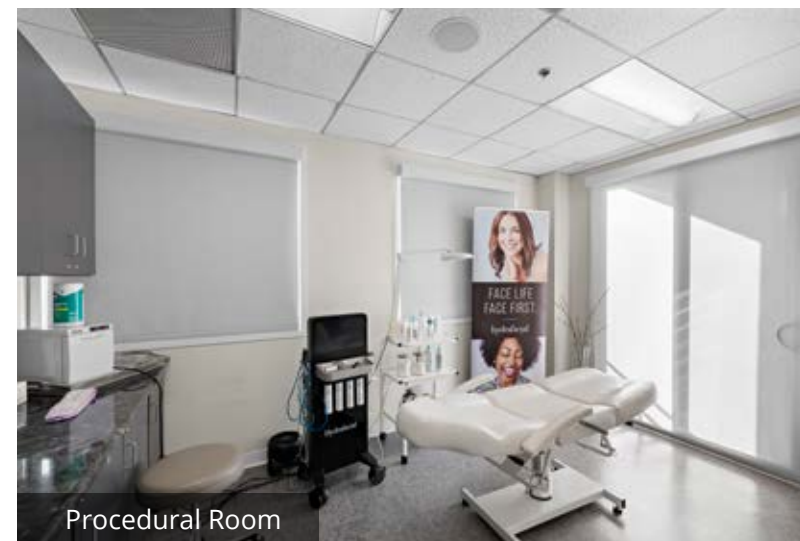
Reception/Waiting



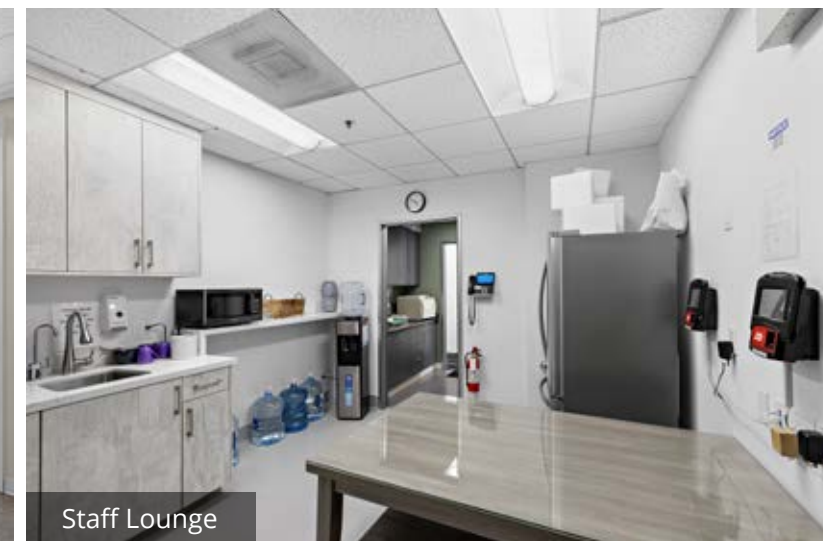
Operating Room



Pre/Post Recovery



Procedural Room



Staff Lounge

# RARE 5,000 SF "TURN-KEY" 2-OR LICENSED SURGERY CENTER FOR SALE



For more information or to schedule a property tour, please contact:

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