

For Lease | 2,093 SF – Former Chiropractor Office

Pacific Park Medical-Dental

24541 Pacific Park Drive | Aliso Viejo, California



For more information please contact:

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The Property

Located within the **Pacific Park Medical-Dental** Building, this 2,093 SF former chiropractor office offers a strong foundation for medical or wellness users seeking space in a well-established healthcare environment. The building features a reputable mix of medical tenants, including dental, dermatology, chiropractic, facial plastics, pediatrics, and additional specialty providers, creating a natural referral network and steady patient traffic within the property.

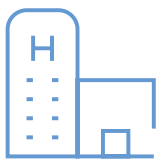


Demographics

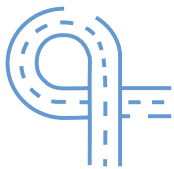
(2024 | 5-mile Radius)



Highlights



Well-established
Medical/Dental
Building



Immediate Access
to the 73 Fwy



Covered and in
Common Free
Parking



Situated in the
Heart of
Aliso Viejo



309,929
Total Population



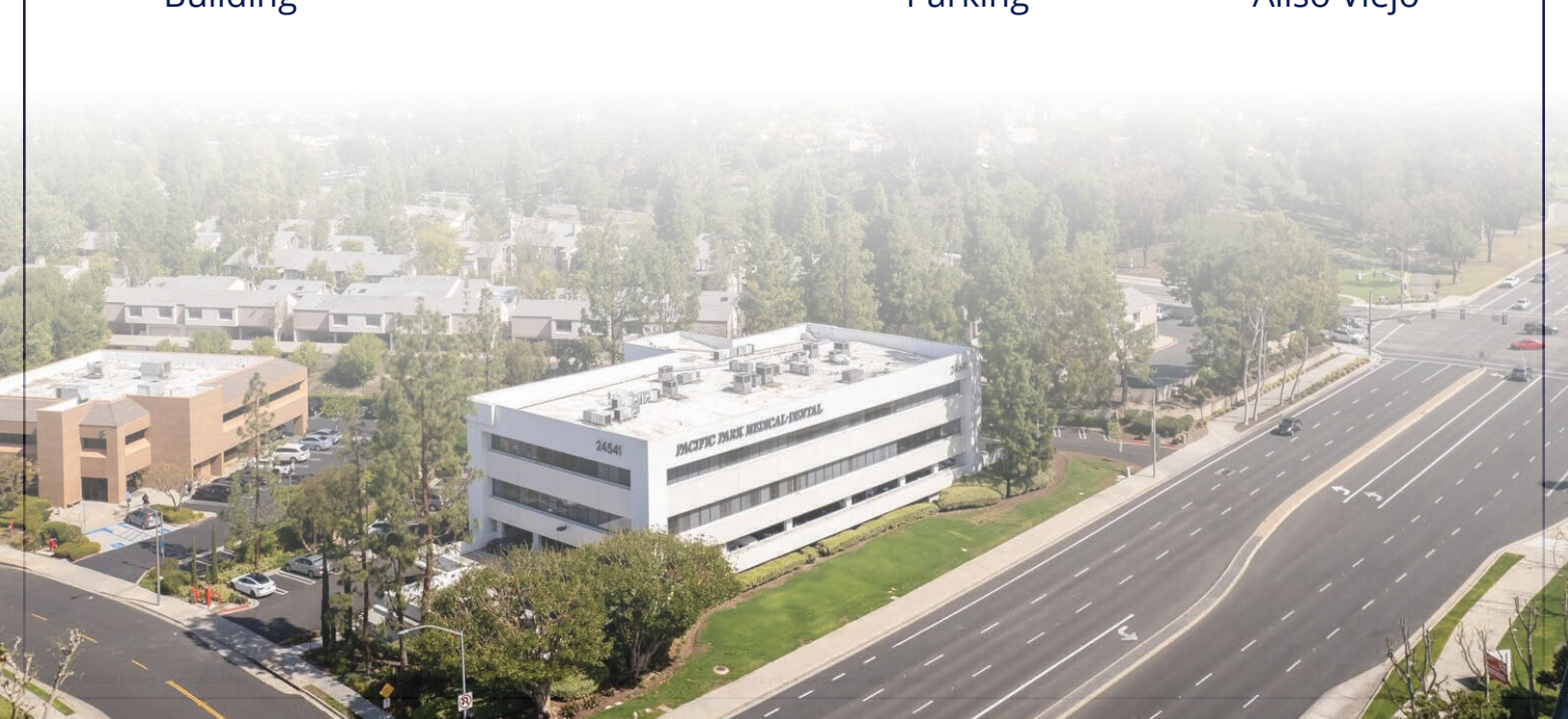
50%
Population by Age 55+



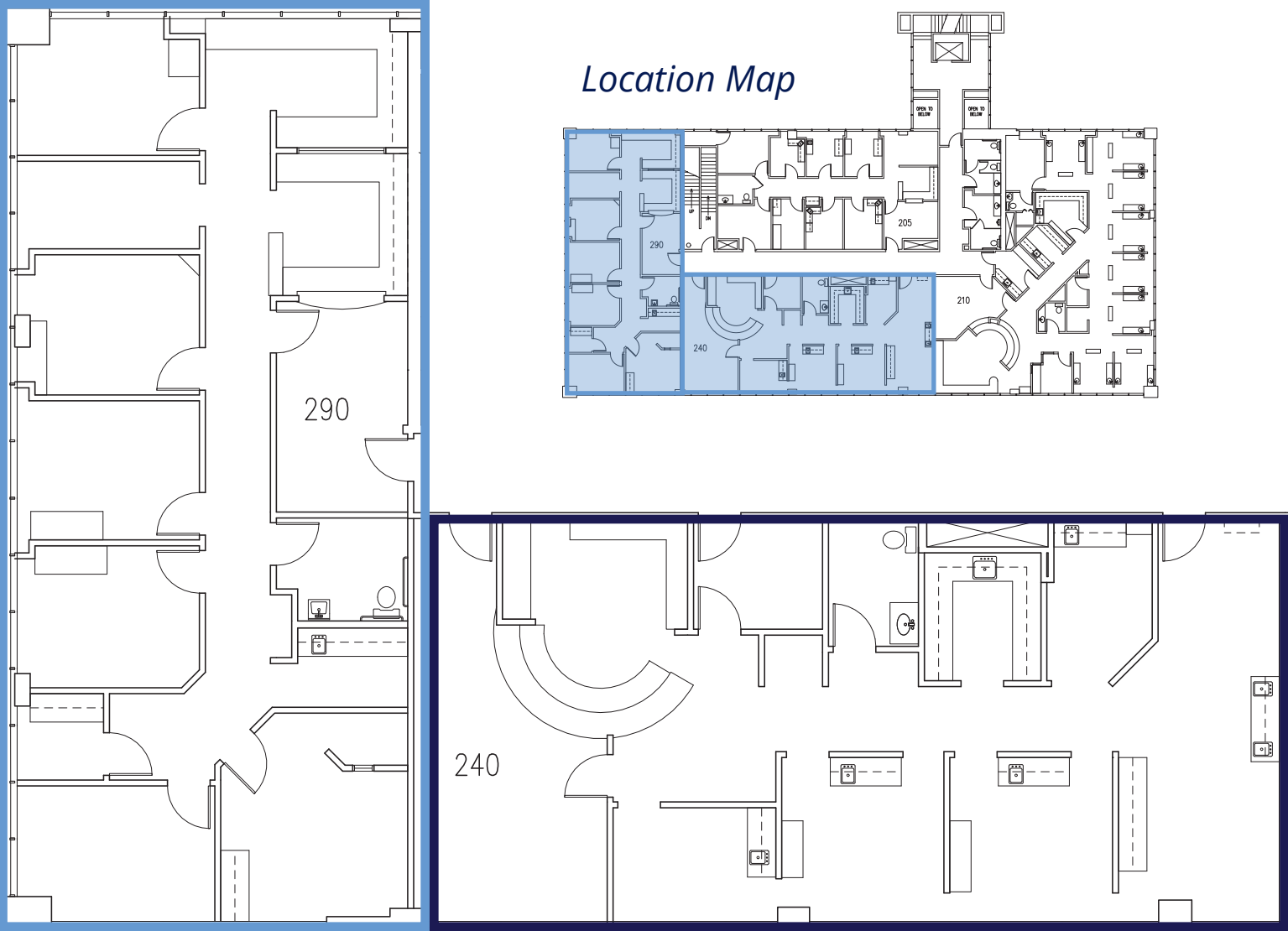
\$1,3 Bi
Annual Health Care
Consumer Expenditures



\$173,585
Average
Household Income



Floor Plan | Suites 240 & 290



Suite 290

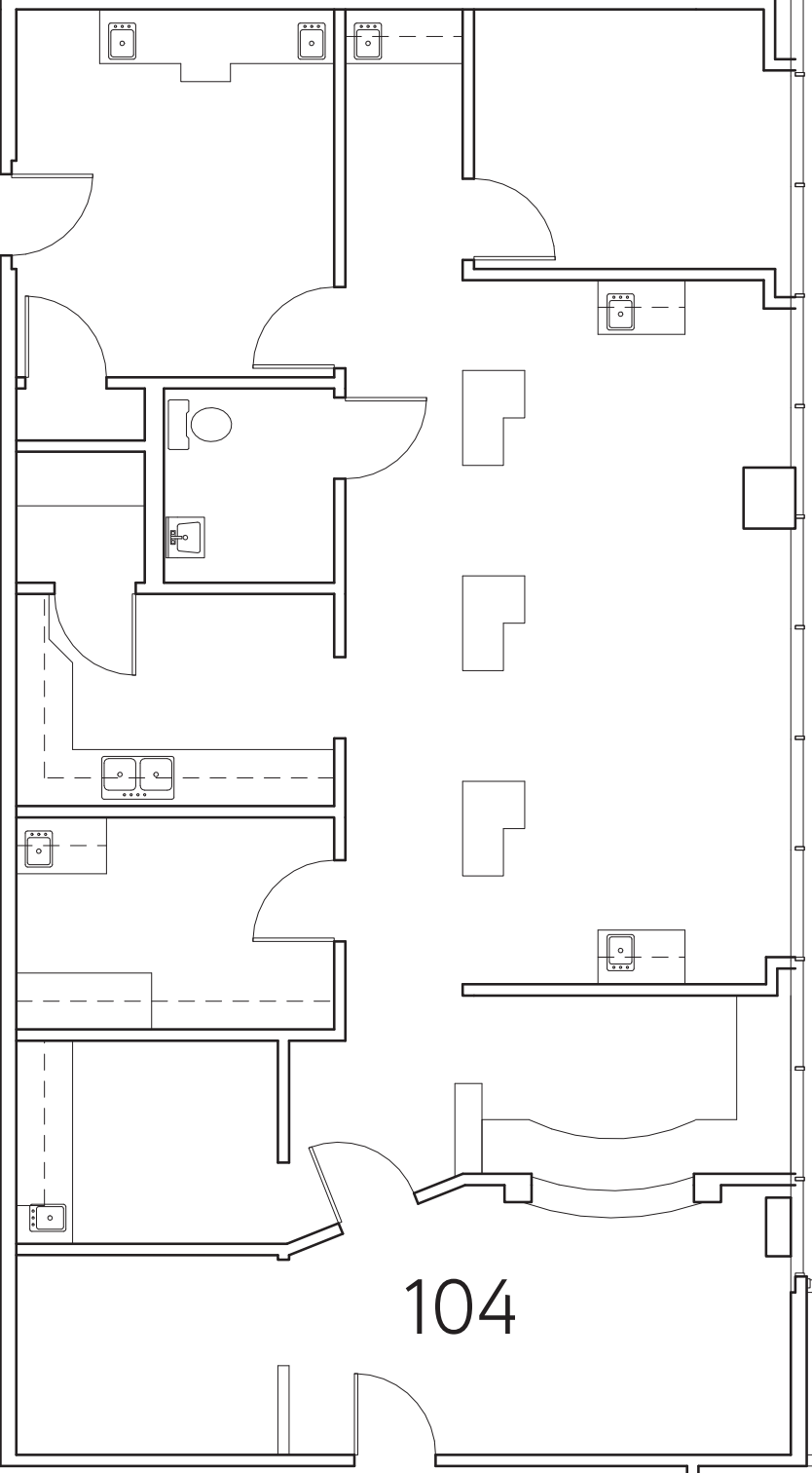
Former Chiropractor's Office
2,093 SF
Available 8/1/26

Suite 240

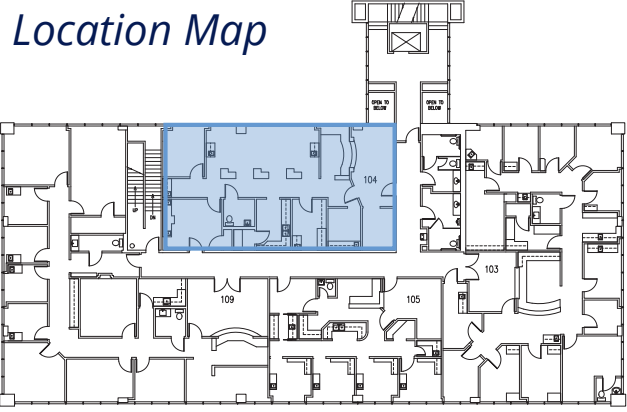
Former General Dental Office
2,127 SF
Available Now

Total Contiguous: 4,220 SF

Floor Plan | Suite 104



Former Pediatric Dental Office
1,953 SF
Available 11/1/26





Patient Demand Analysis



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 South Orange County zip codes that surround Mareblu Medical Center – which include 92653, 92656 and 92677. For more information about the Advisory Board, please visit www.advisory.com.

SERVICE LINES	TODAY'S VOLUME	2028		2033	
		5-Year VOLUME ↑		10-Year VOLUME ↑	
Ophthalmology	39,958	45,040	12.7%	51,154	28.0%
Podiatry	7,506	8,404	12.0%	9,588	27.7%
Vascular	7,544	8,541	13.2%	9,597	27.2%
Physical Therapy/Rehabilitation	117,761	129,137	9.7%	148,670	26.2%
Cardiology	44,557	49,941	12.1%	54,844	23.1%
Orthopedics	13,828	15,044	8.8%	16,733	21.0%
ENT	14,355	15,739	9.6%	17,138	19.4%
Lab	199,337	218,533	9.6%	235,890	18.3%
Pain Management	5,183	5,657	9.1%	6,119	18.1%
Psychiatry	61,104	69,055	13.0%	70,670	15.7%
Trauma	3,436	3,649	6.2%	3,902	13.6%
Nephrology	2,457	2,612	6.3%	2,744	11.7%
Neurology	7,590	7,961	4.9%	8,407	10.8%
Urology	4,462	4,583	2.7%	4,867	9.1%
Dermatology	19,846	20,542	3.5%	21,341	7.5%
Oncology	7,107	7,296	2.7%	7,584	6.7%
General Surgery	2,749	2,792	1.6%	2,880	4.8%
Gastroenterology	11,193	11,344	1.3%	11,522	2.9%

A Thriving Healthcare Environment

- **Established Healthcare Network:** Benefit from the foot traffic and reputation of Hoag Orthopedic and various general and dental practices within the building.
- **Collaborative Opportunities:** Synergistic roster of healthcare providers in house for potential referrals and collaborative care opportunities.



Area Overview



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