

Providence One

➤ MEDICAL SUITES FOR LEASE



**MED
WEST**
REALTY

Lic # 02161402

Bryan McKenney
(949) 478-0087

Casey Immel
(949) 278-5376

Stacey Hall
(949) 331-0845

1950 Sunny Crest Drive | Fullerton, CA



1950 SUNNY CREST DRIVE

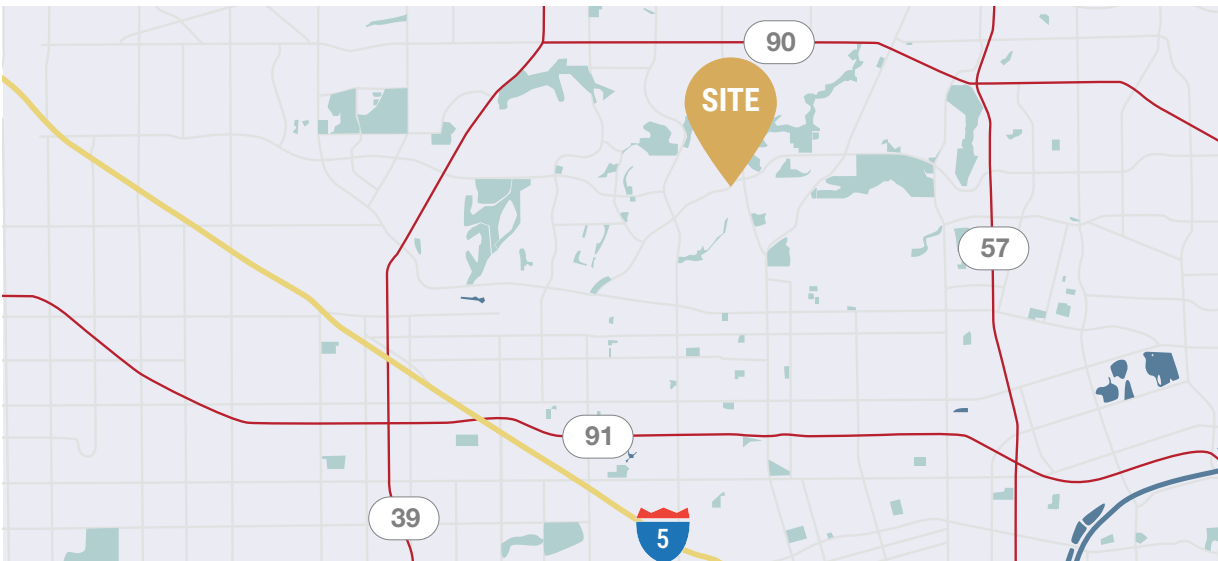
Providence One is an 83,946-square-foot medical office building located in the heart of Fullerton's medical hub. Just a short walk from St. Jude Medical Center, this building is ideally positioned and attracts over 171,000 patient visits annually. Serving the immediate and surrounding communities of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

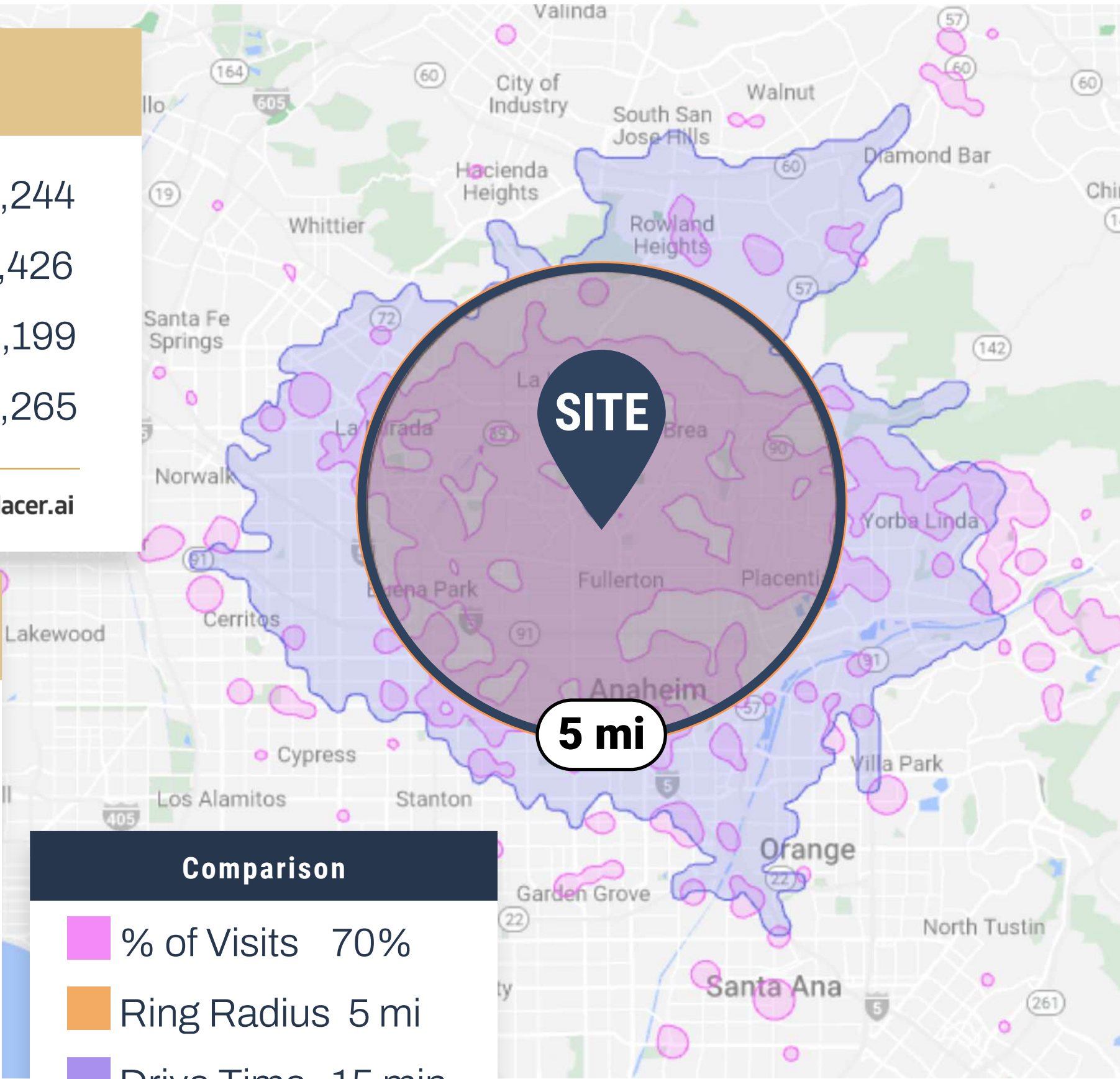
Data Source:  Placer.ai

Comparison

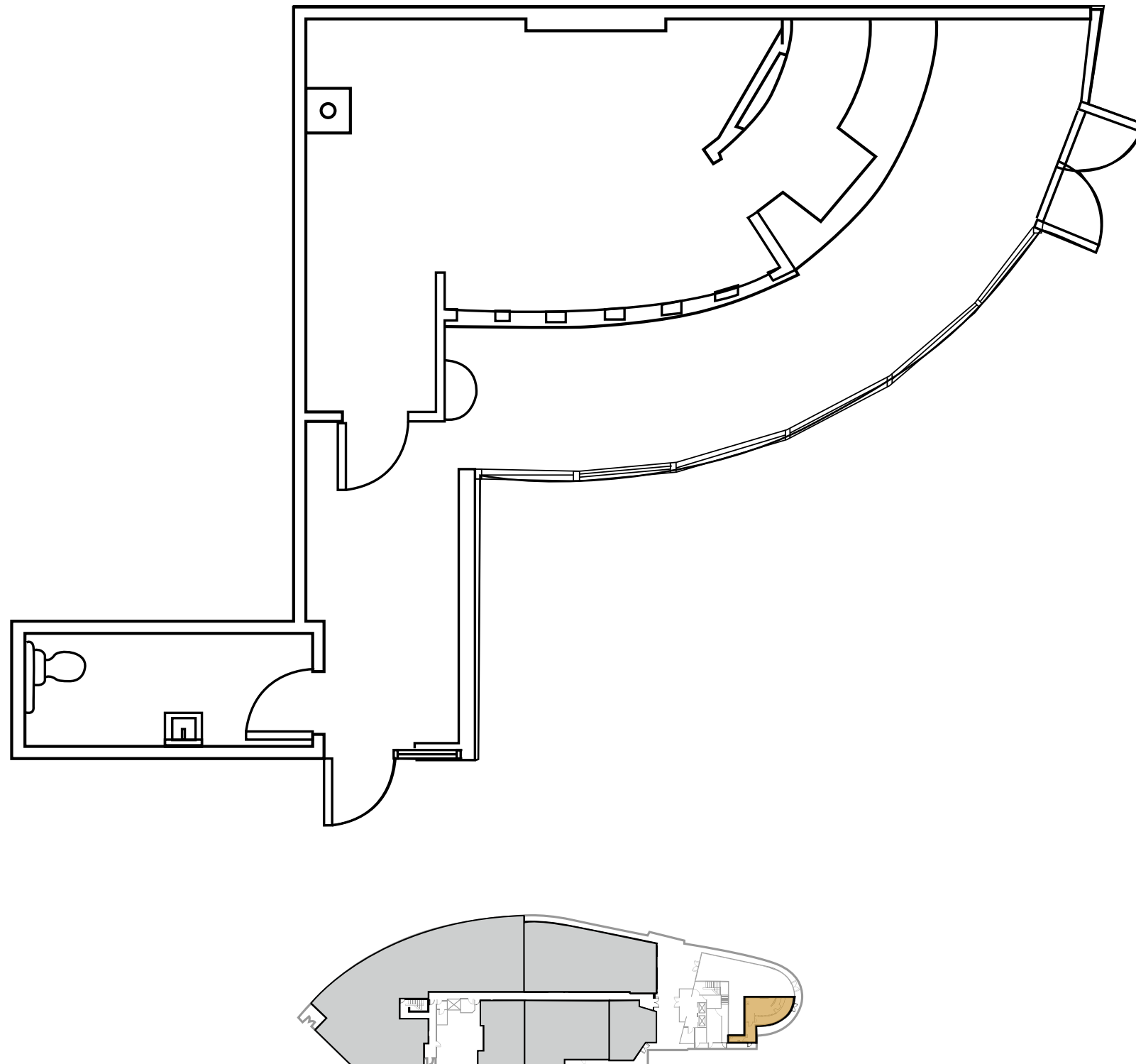
% of Visits 70%

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

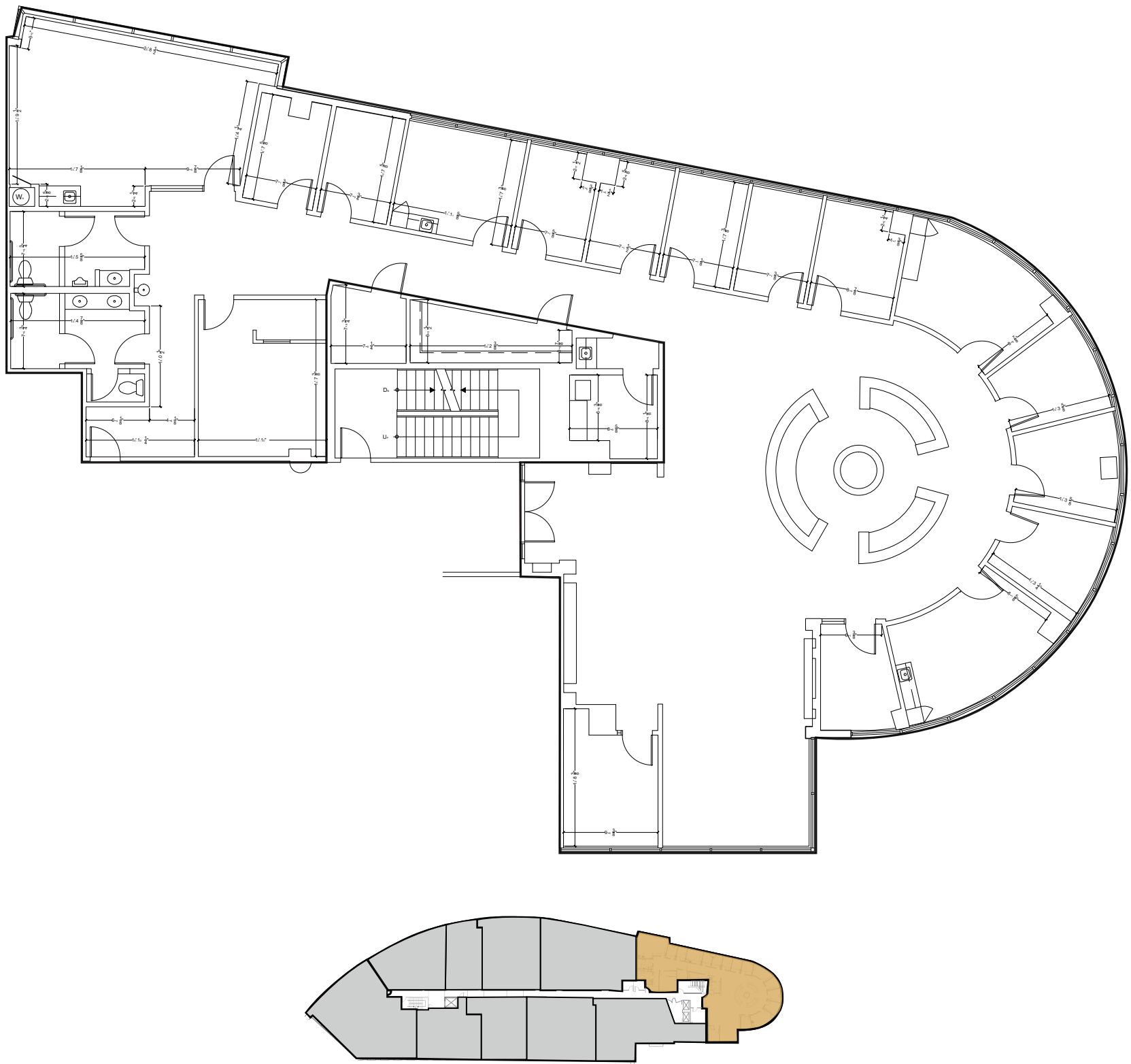
\$2.25 NNN

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

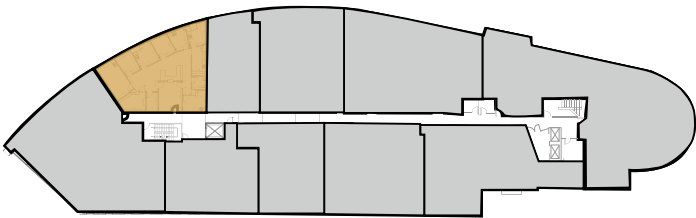
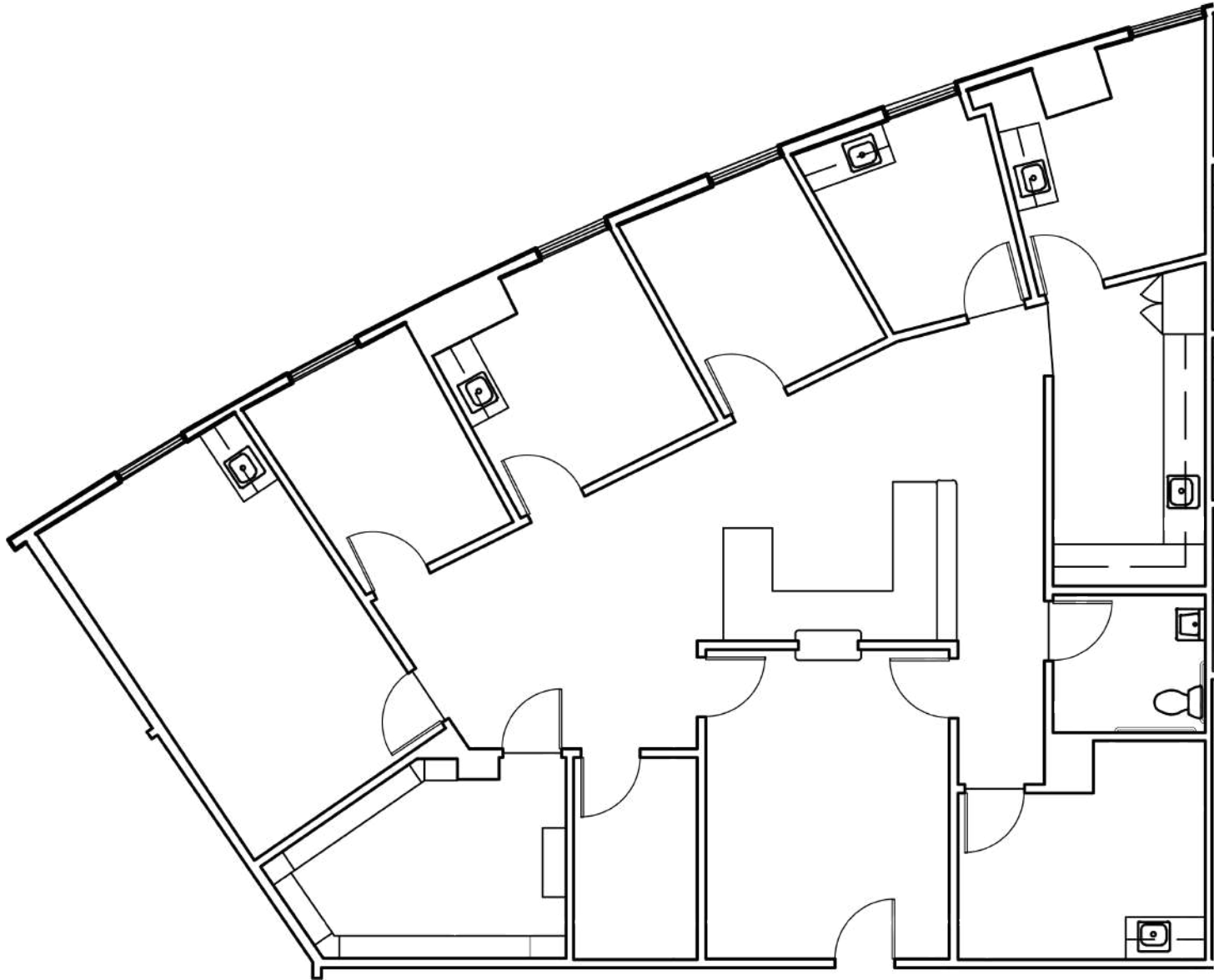
\$2.25 NNN

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

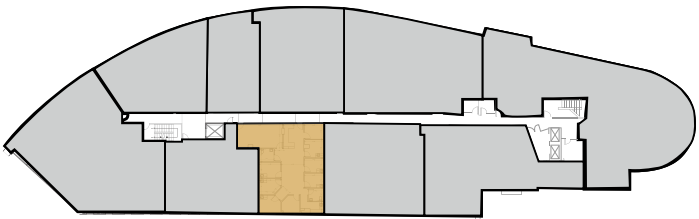
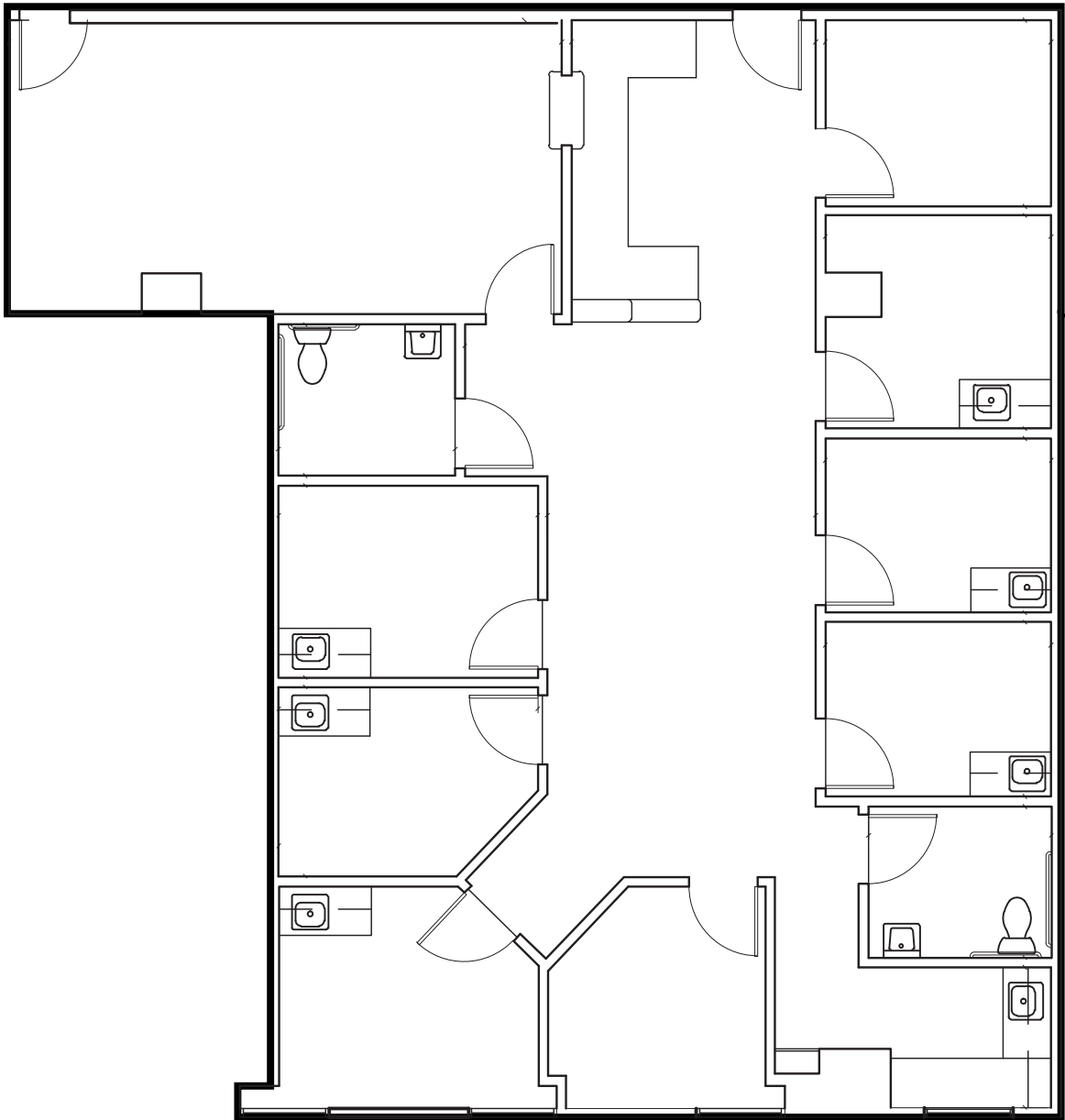
\$2.25 NNN
Available June 2025

Explore Space



CLICK

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

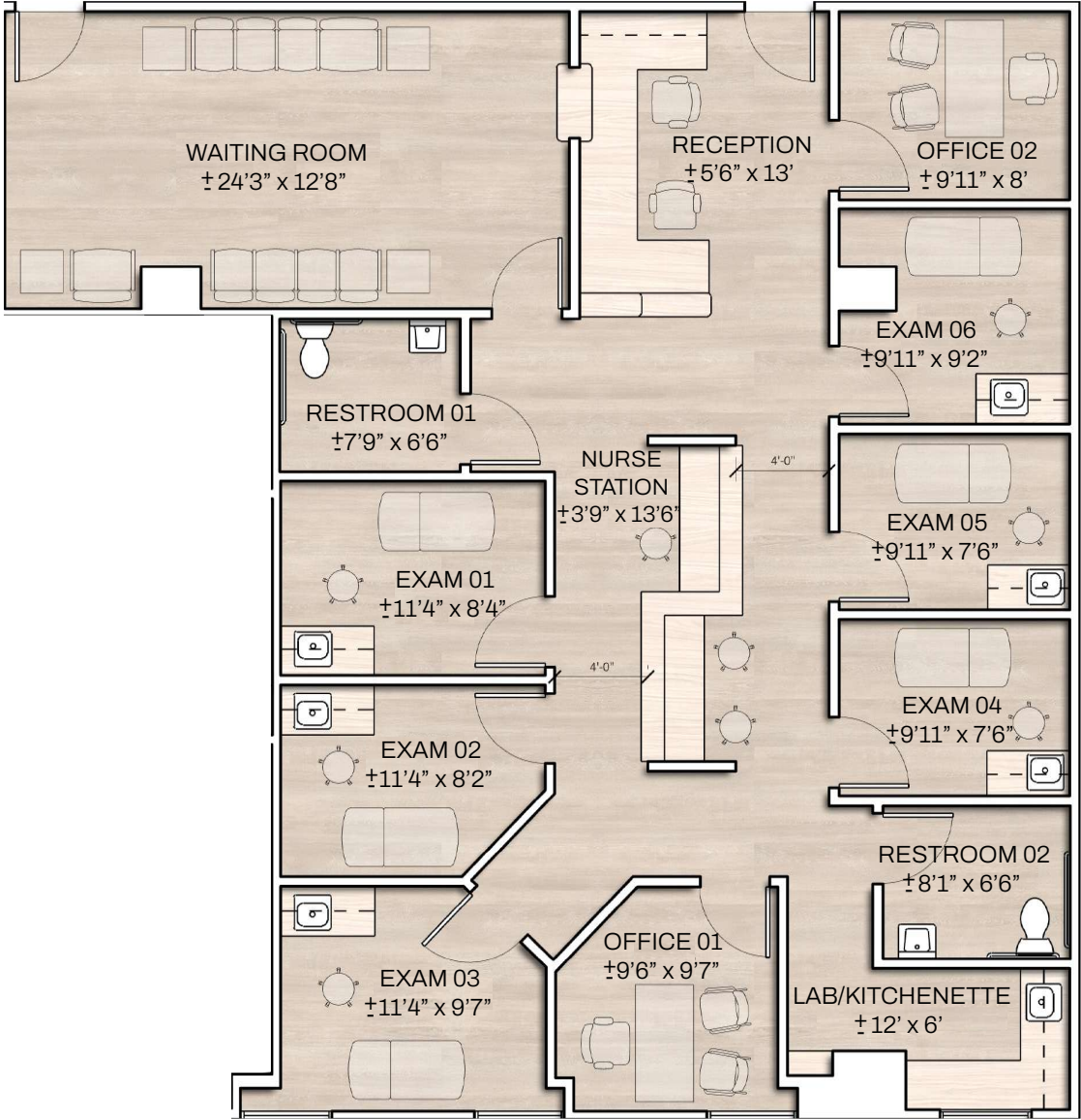
LEASE RATE

\$2.25 NNN

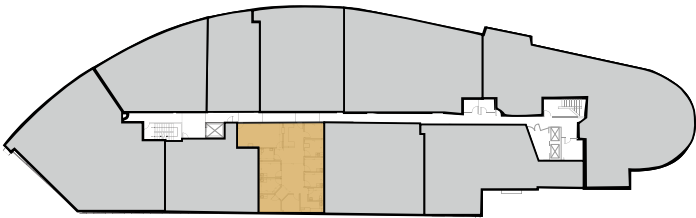
Explore Space



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

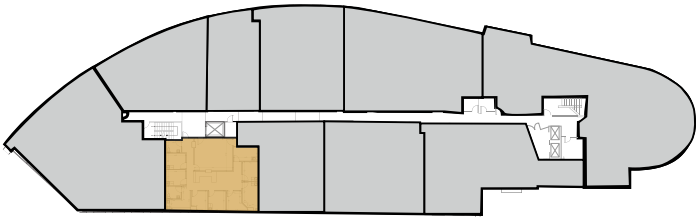
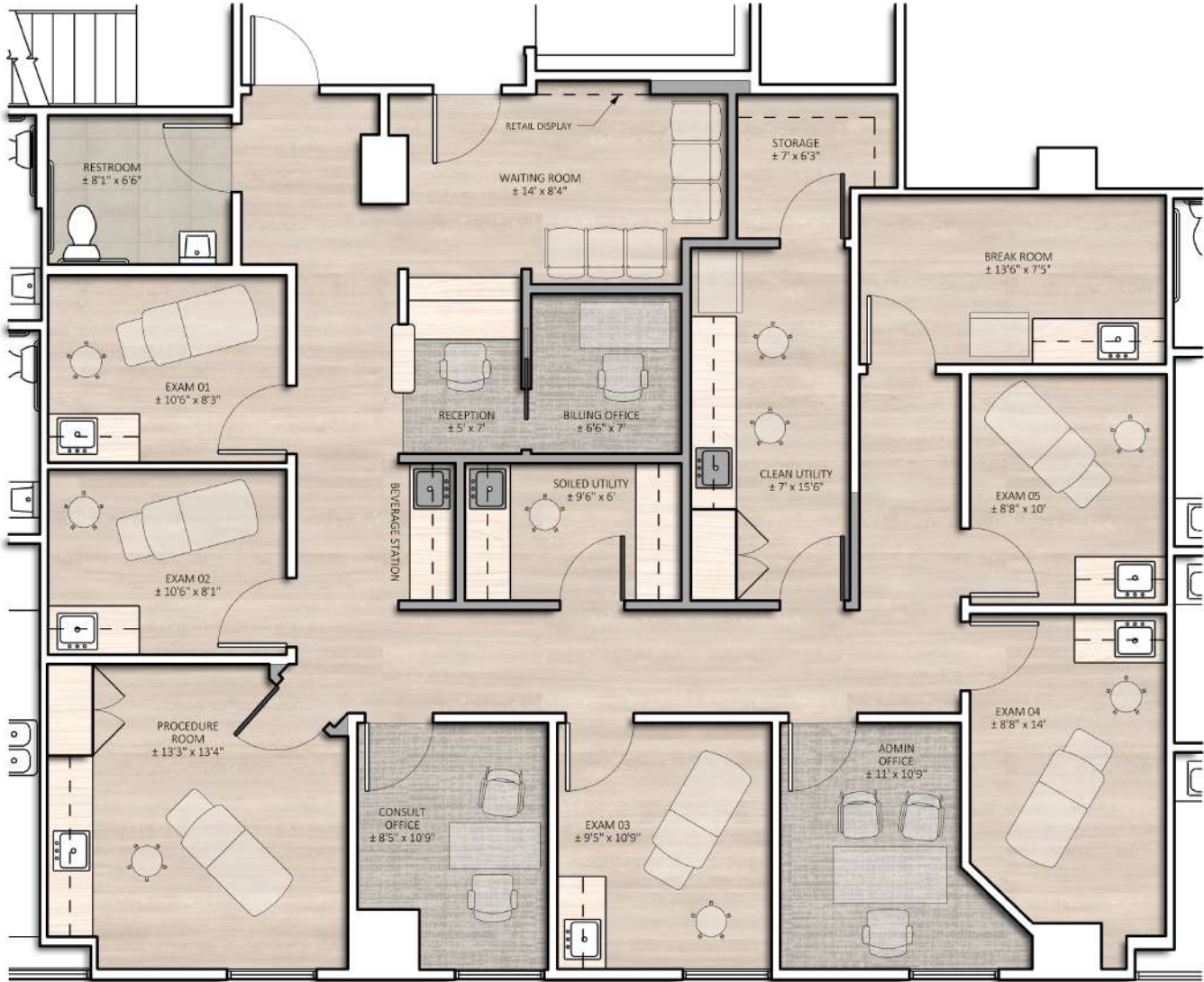
\$2.25 NNN

Explore Space



CLICK

FLOOR PLAN - SECOND FLOOR



AVAILABLE SUITE

Suite 2850 - 2,085 RSF

SUITE DESCRIPTION

Waiting Room, Reception/ Admin, 5 Exam Rooms, 1 Procedure Room, 2 Doctor's Offices, In-Suite Restroom, Clean and Soiled Utility Rooms, Breakroom, and Storage

LEASE RATE

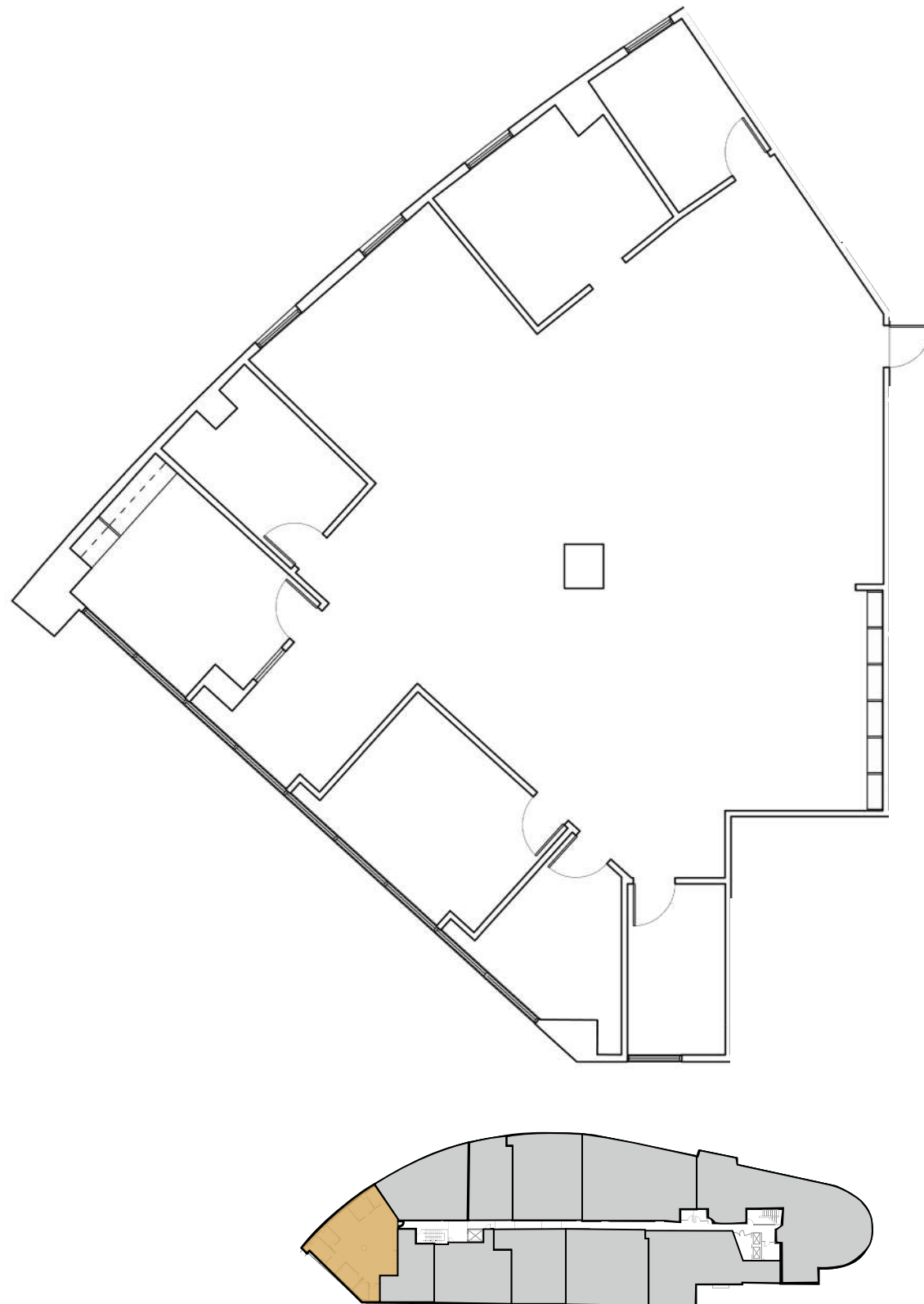
\$2.25 NNN

Explore Space



CLICK

FLOOR PLAN - SECOND FLOOR



AVAILABLE SUITE

Suite 2950 - 3,087 RSF

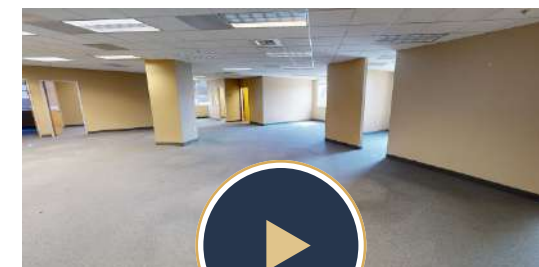
SUITE DESCRIPTION

Currently in office condition.
Spec Plan design ready.

LEASE RATE

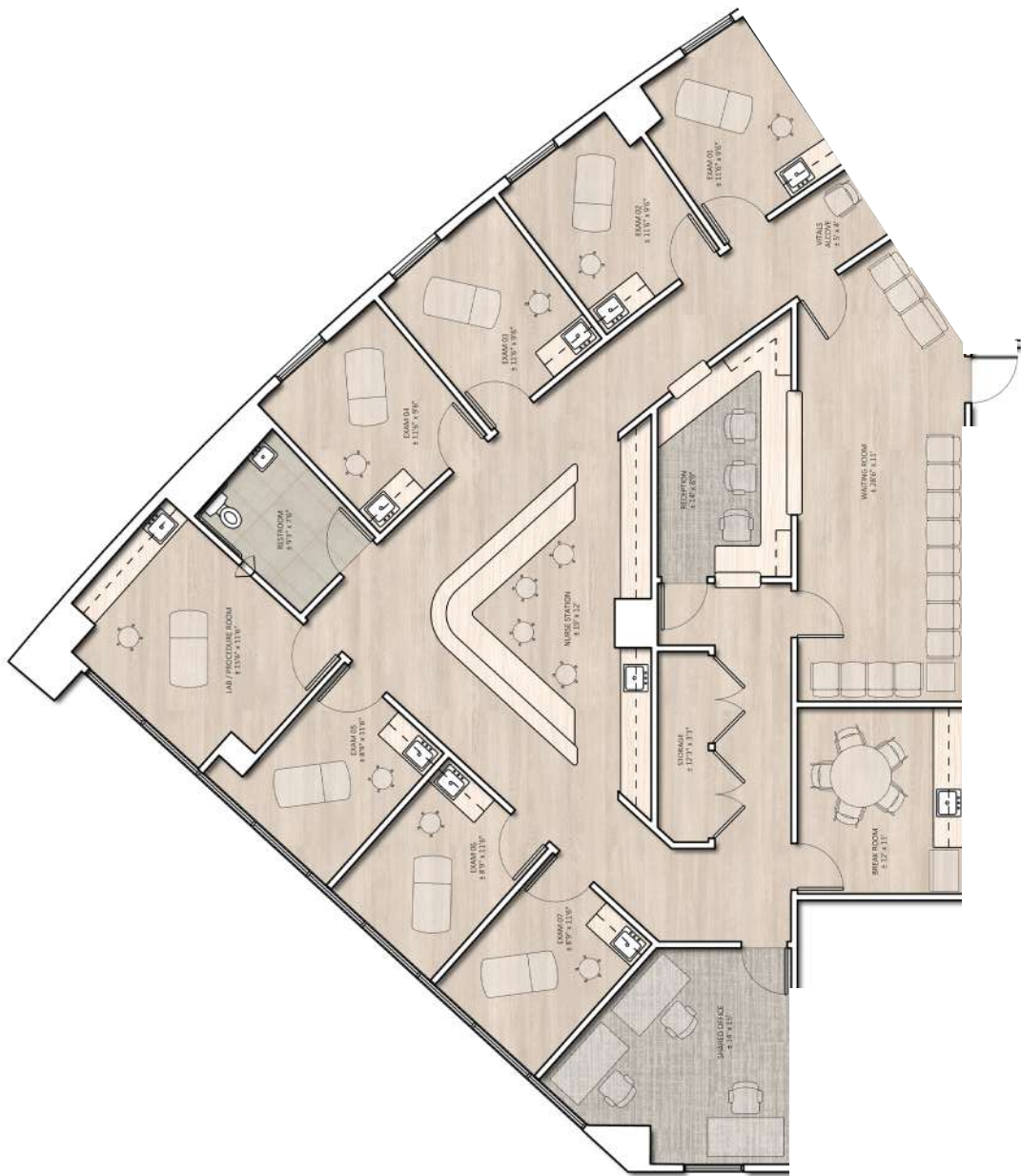
\$2.25 NNN

Explore Space

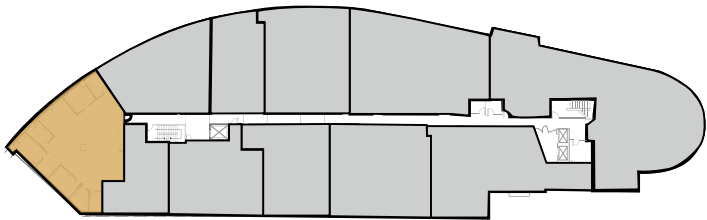


CLICK

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

\$2.25 NNN

Explore Space



CLICK

FLOOR PLAN - THIRD FLOOR

AVAILABLE SUITE

Suite 3800 - 5,174 RSF

SUITE DESCRIPTION

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

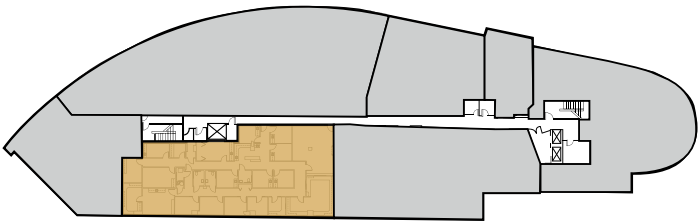
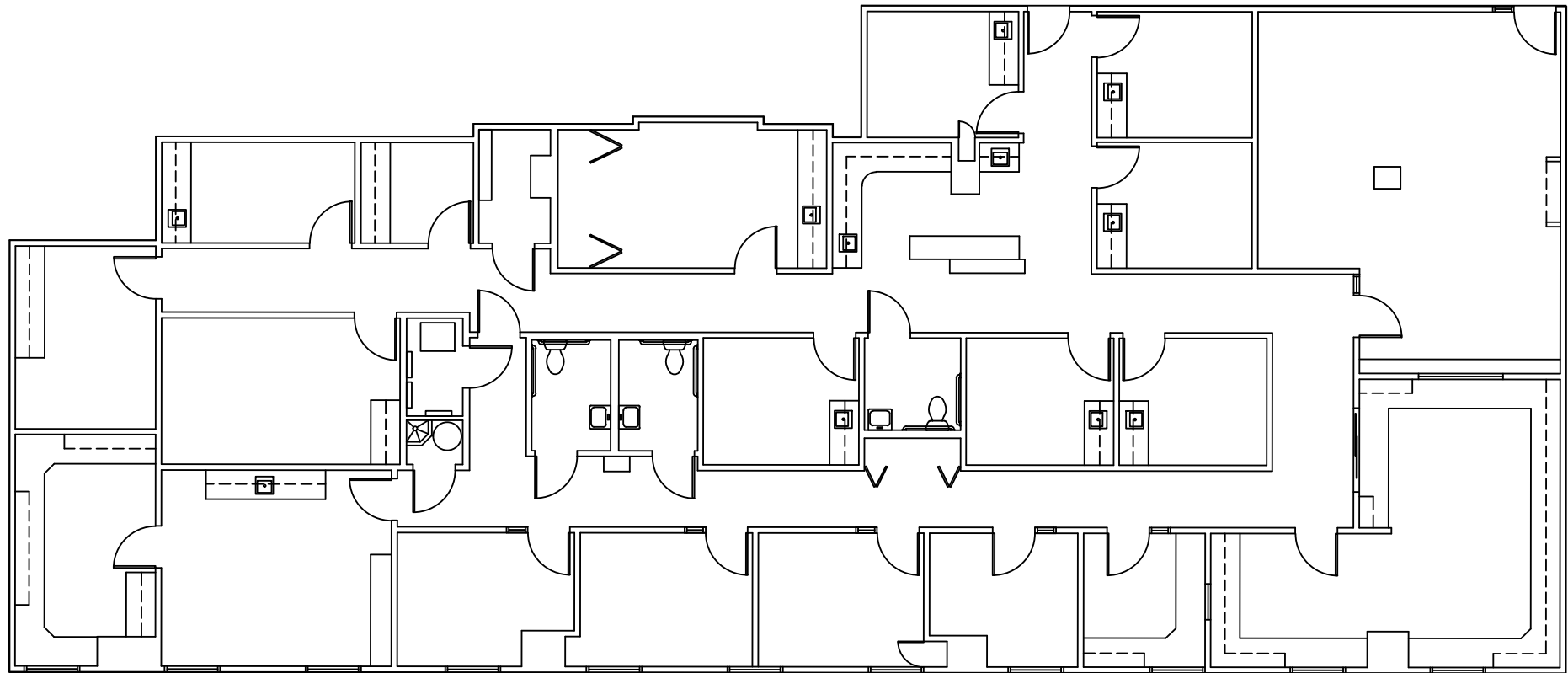
LEASE RATE

\$2.25 NNN
(Contiguous up to 10,388 RSF)

Explore Space



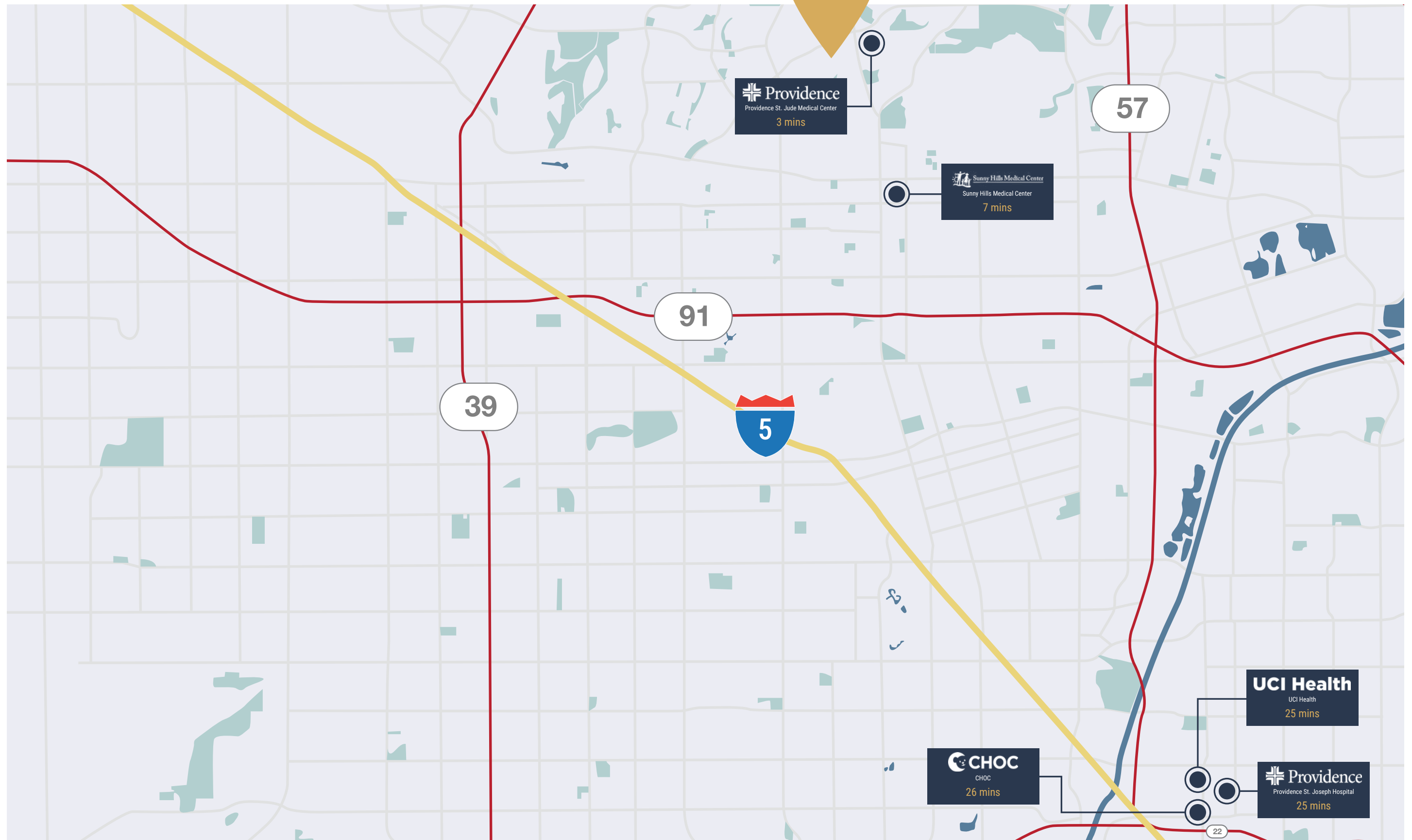
CLICK



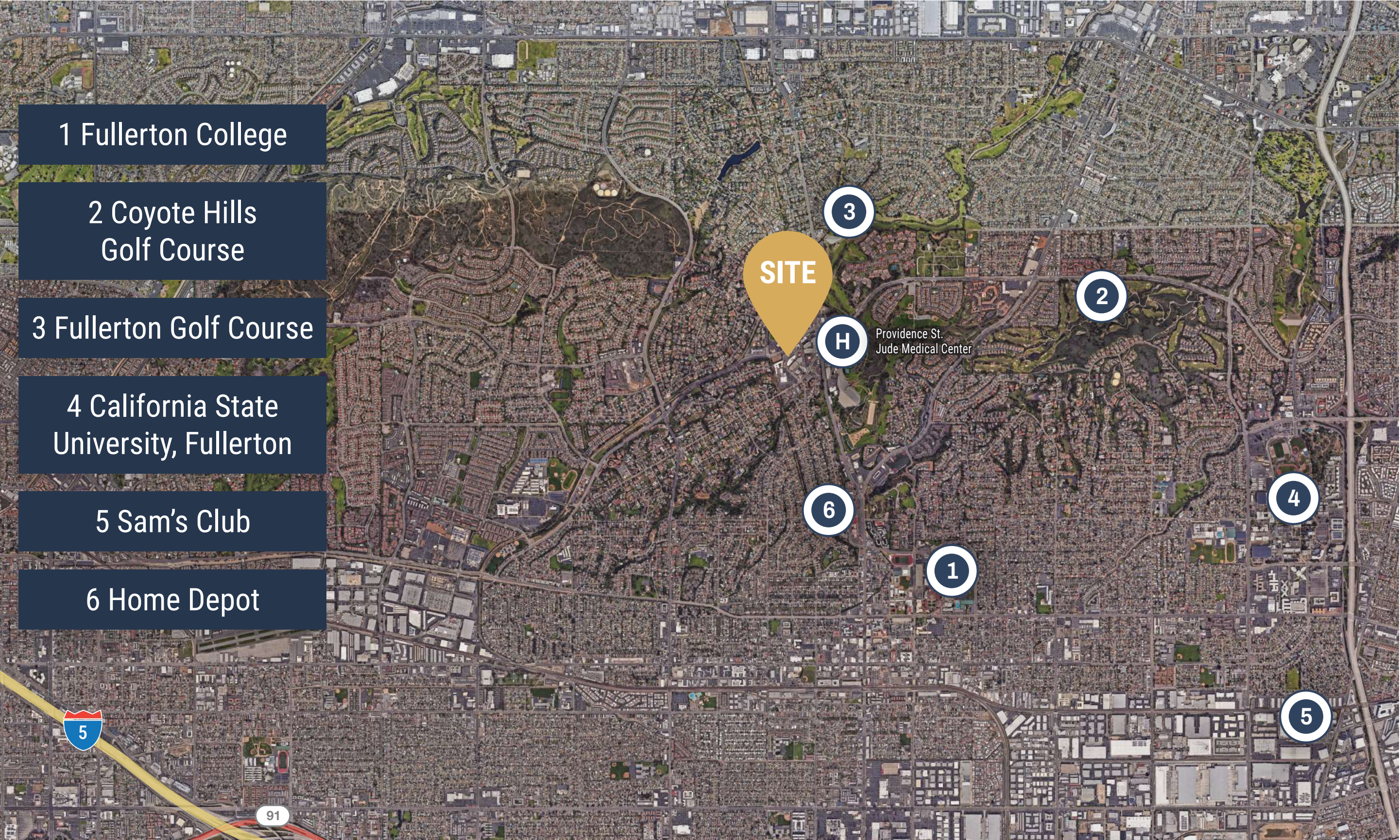


SITE

LOCAL HOSPITAL DISTANCE MAP



AMENITIES AROUND THE PROPERTY





MedWestRealty.com

Bryan McKenney
Bryan@MedWestRealty.com
(949) 478-0087
LIC#01505792

Casey Immel
Casey@MedWestRealty.com
(949) 278-5376
LIC#01312850

Stacey Hall
Stacey@MedWestRealty.com
(949) 331-0845
LIC#01924089

OWNED &
Operated By

**Well
tower**

Lease with Confidence, Choose MedWest