

Imperial Mariner

 MEDICAL OFFICE SUITE FOR LEASE



Lic # 02161402

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**955 W Imperial Hwy
Brea, CA**



955 W IMPERIAL HWY

Situated along Imperial Highway in Brea, 955 W Imperial Highway places healthcare providers at the center of North Orange County's established medical corridor. The property offers direct access to the SR-57 Freeway, with seamless connectivity to SR-91 and I-5, making it easily accessible for patients traveling from Brea, Fullerton, Yorba Linda, La Habra, Placentia, and the broader surrounding communities. The building sits along the same corridor as St. Jude Medical Center, one of the region's leading hospital systems.

North Orange County continues to attract a strong, diverse patient base supported by a growing population and robust healthcare demand. 955 W Imperial Highway offers medical providers a proven, medically oriented environment with built-in referral synergies and established foot traffic. Whether launching a new practice or expanding an existing one, this location delivers the accessibility, visibility, and institutional alignment needed to build a thriving, long-term presence in one of Orange County's most active medical markets.



PROMINENT LOCATION & ACCESSIBILITY

- Minutes to Providence St. Jude Medical Center
- Close proximity to Downtown Brea and retail amenities
- Easy access to Beach Blvd., Imperial Highway, and the 57 Freeway



IDEAL MARKET & SITE LOCATION

- The proximity to major throughfares enables this location to conveniently serve:
 - 1,027,000 patients within a 15 minute drive time



BUILDING HIGHLIGHTS

- 5 Stalls per 1,000 RSF
- Surface parking
- On site security
- Building signage availability

Estimate 15 Min Drive

POPULATION ESTIMATES

1,027,919

>17 225,123

18-44 376,462

AVERAGE HOUSEHOLD INCOME

\$131,662.00

45-64 266,535

65+ 159,799

Data Source:  **Placer.ai**

PAYOR MIX Within 15 Min Drive

COMMERCIAL 8.8%

EMPLOYER BASED 50.1%

GOVERNMENT 29.4%

MULTIPLE 4.1%

SELF PAY 7.5%

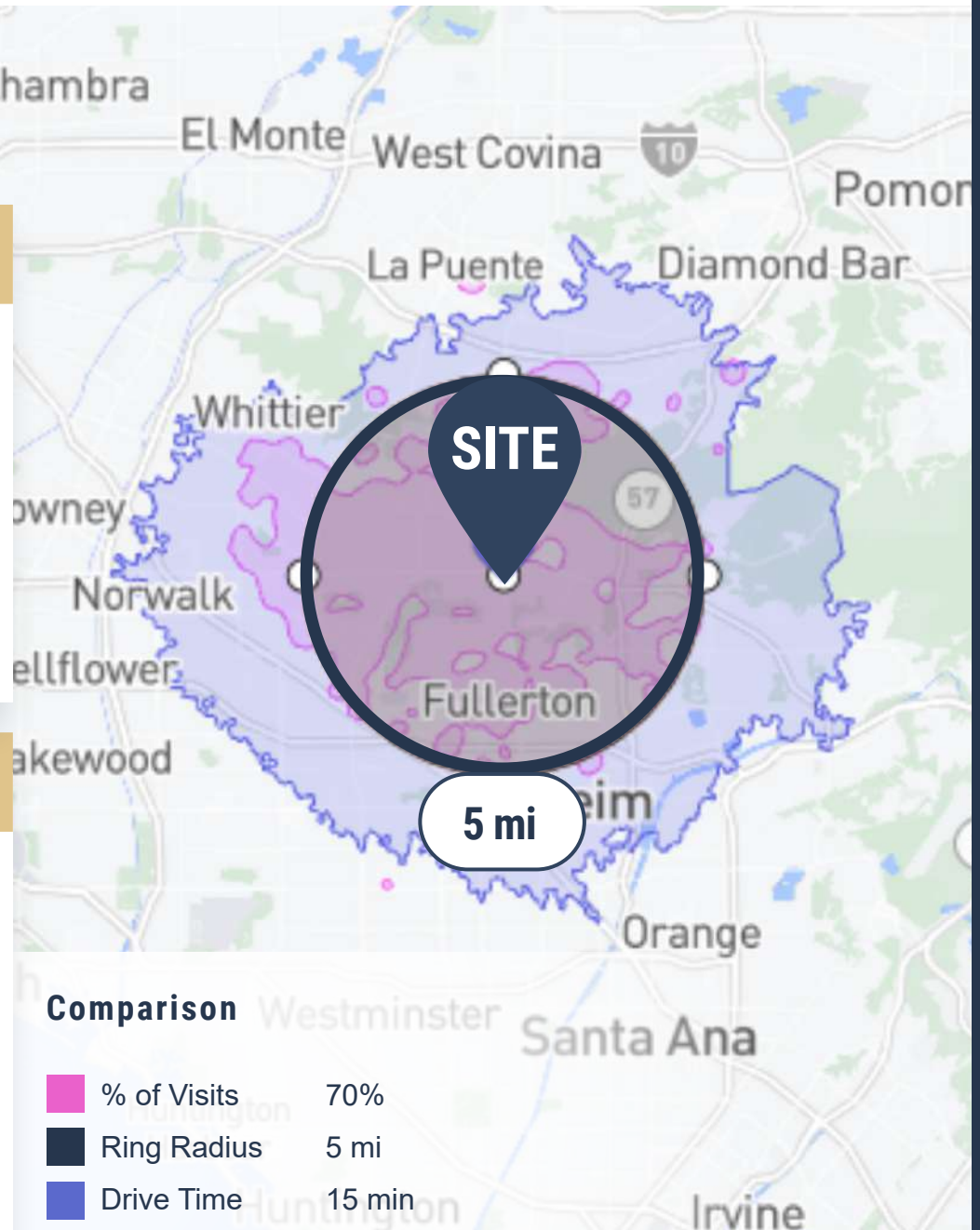
Data Source:  **Placer.ai**

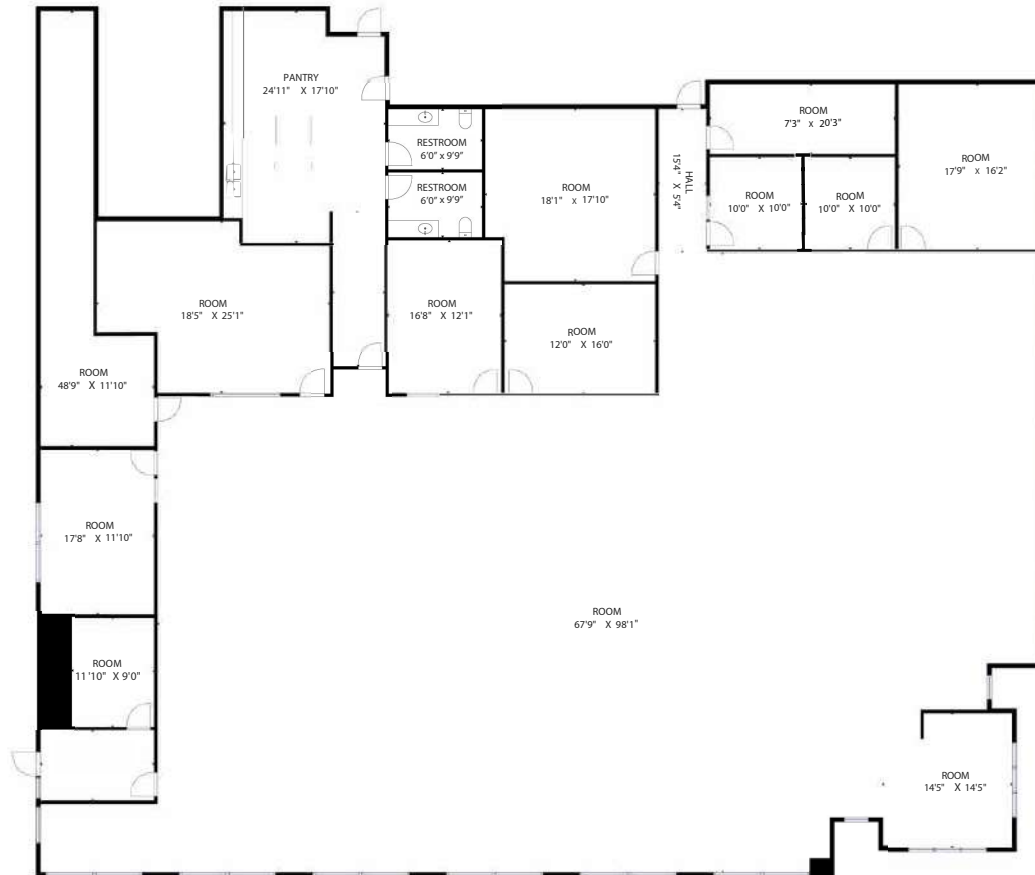
Comparison

 % of Visits 70%

 Ring Radius 5 mi

 Drive Time 15 min





AVAILABLE SUITE

Suite 115 - 11,789 RSF

SUITE DESCRIPTION

General Office condition.
Ready for tenant's
customization.

Virtual Floor Plan
CLICK OR SCAN



FLOOR PLAN - FIRST FLOOR MEDICAL CONCEPTUAL PLAN

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SUITE 115 - CONCEPTUAL PLAN
11,789 RSF



SUITE DESCRIPTION

26 exam rooms, 2 procedure rooms, 2 x-ray rooms, 6 offices, 6 in-suite restrooms, break room and support functions.

Virtual Floor Plan
CLICK OR SCAN

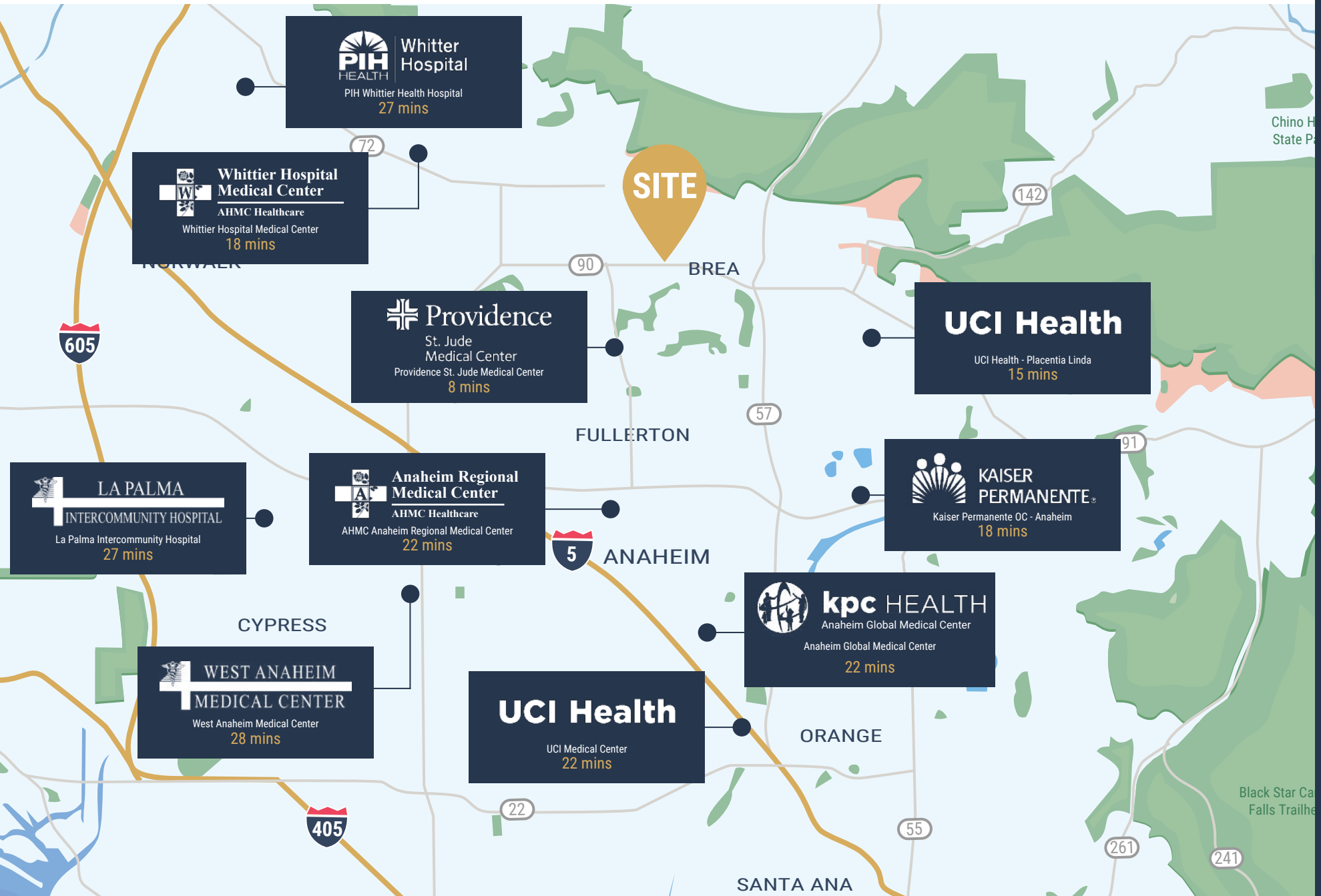


The following conceptual space plans illustrate potential layouts within the current vacancies. These plans are for visualization purposes only, and all suites can be modified and customized to meet a tenant's specific needs and requirements.



LOCAL HOSPITAL DISTANCE MAP

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① Downtown Brea

② Retail

Target
Brea Mall
SMBC Manubank

③ Craig Regional Park

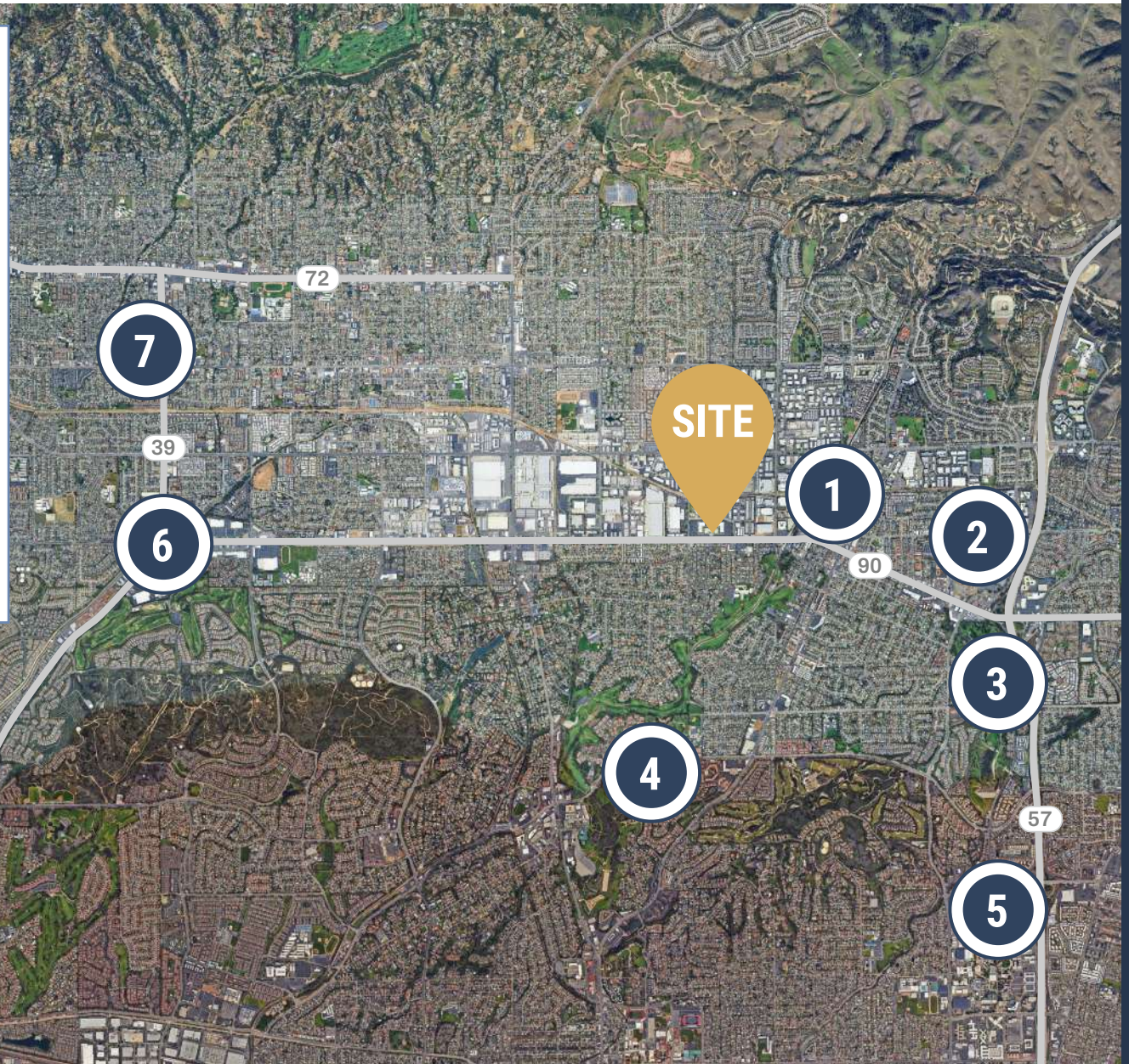
④ Coyote Hills Golf Club

⑤ Aroboterum and Botanical
Garden at Cal State Fullerton

⑥ Retail

Walmart
Trader Joe's

⑦ Costco





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