

BATAVIA WOODS MEDICAL CENTER

ORANGE, CA 92868

PREMIUM MEDICAL OFFICE SPACES AVAILABLE

AVISON
YOUNG

FOR LEASE

EILEEN DOODY

Principal, Healthcare, Leasing and Brokerage
CA License No. 00965140
714.803.5560
eileen.doody@avisonyoung.com

AVISON YOUNG - SOUTHERN CALIFORNIA, LTD.

Orange County - Irvine
1 Park Plaza, Suite 100
Irvine, California 92614
avisonyoung.us

PROPERTY SUMMARY

BATAVIA WOODS MEDICAL CENTER is a professionally managed, multi-building medical office campus located at 705, 725, 805, and 845 W. La Veta Avenue in Orange, California, adjacent to the St. Joseph Hospital medical corridor. The property encompasses approximately 91,345 square feet across several two-story medical office buildings situated on roughly 8.82 acres, offering convenient access to major healthcare providers, abundant surface parking, and a strong referral network within one of Orange County's premier healthcare hubs. The campus has undergone renovations and accommodates a variety of medical and healthcare-related tenants, making it an attractive destination for physicians, specialists, and outpatient healthcare services seeking a strategic location near St. Joseph Hospital and CHOC.



PROPERTY INFORMATION

PROPERTY ADDRESS 705, 725, 805, 845 W. La Veta Avenue
Orange, CA 92868

BUILDING RBA ±91,698 SF

LAND SIZE ACRES /
SQUARE FOOTAGE ±1.5 Acres
±65,340 SF

STORIES /
YEAR BUILT Two (2)
1980

ZONING OP

PARKING RATIO /
PARKING SPACES 4.7/1,000 SF
Surface - 124 / Covered - 25

SUBMARKET / COUNTY East Orange /
Orange County

AVAILABLE SPACES

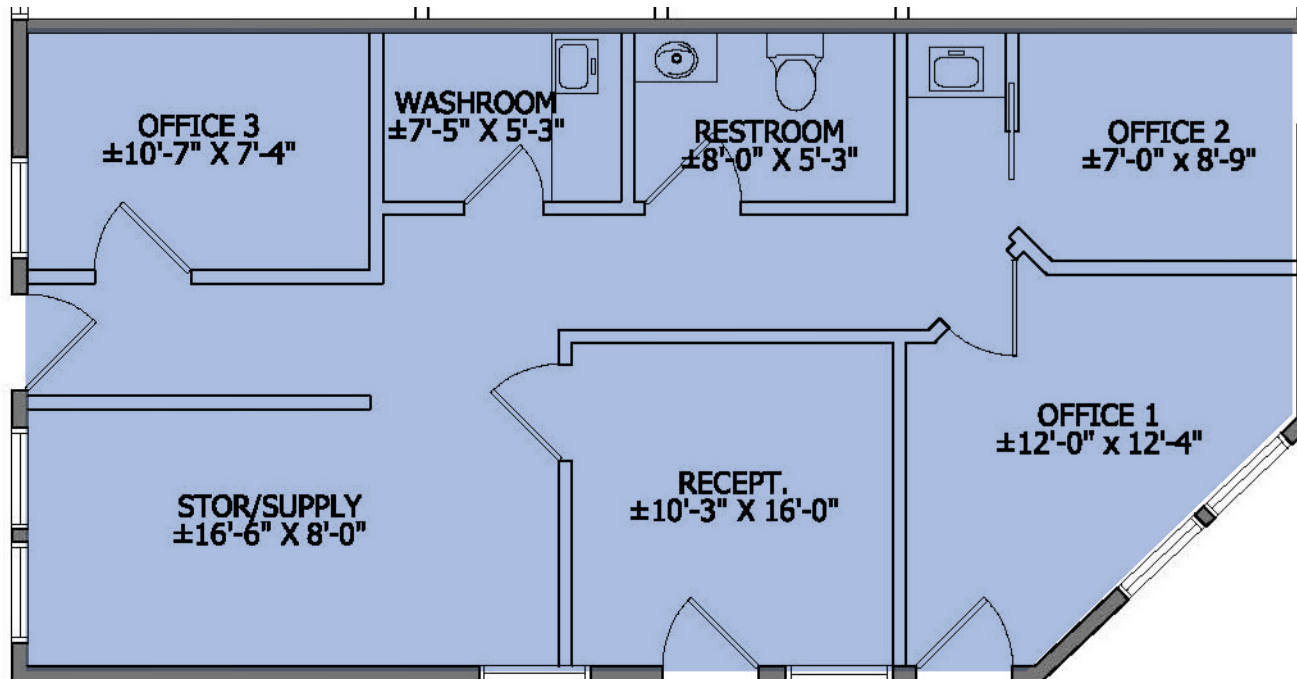
BUILDING ADDRESS	SUITE AVAILABLE	SF AVAILABLE	LEASE RATE / TYPE
705 W. LA VETA	114	941 SF	\$4.00 MG
725 W. LA VETA	210-B	3,900 SF	\$4.00 MG
805 W. LA VETA	102 207	954 SF 2,300 SF	\$4.00 MG \$4.00 MG
845 W. LA VETA	--	--	--



BATAVIA WOODS MEDICAL CENTER

705 WEST LA VETA AVENUE, ORANGE, CA 92868

SUITE 114 | 1ST FLOOR SPACE - 941 SF



SPACE HIGHLIGHTS

- First floor location
- One lab room
- Utilities are included - tenant pays for inside janitorial

BATAVIA WOODS MEDICAL CENTER

725 WEST LA VETA AVENUE, ORANGE, CA 92868

SUITE 210-B | 2ND FLOOR SPACE - 3,900 SF

SPACE HIGHLIGHTS

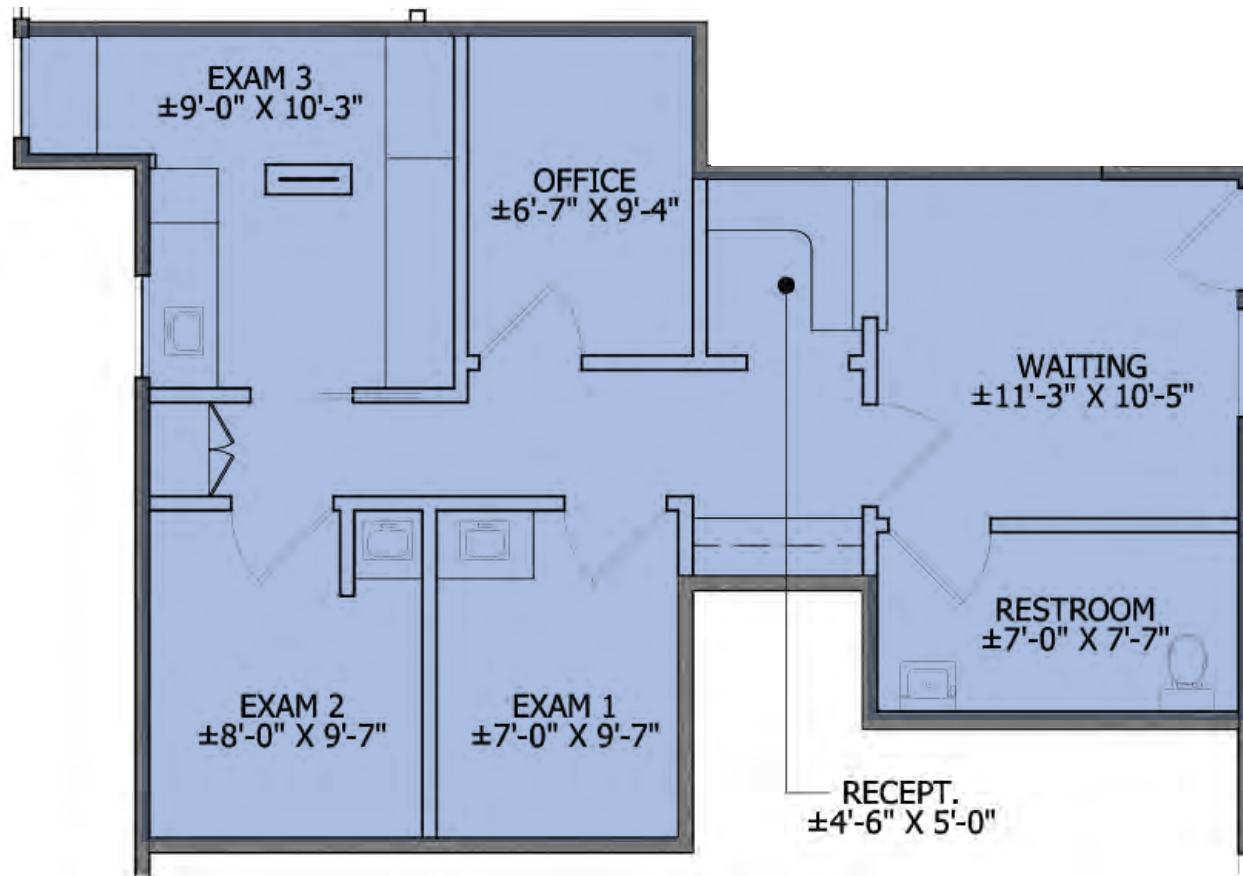
- Direct elevator exposure
- Print/copy room
- Call Eileen for further details



BATAVIA WOODS MEDICAL CENTER

805 WEST LA VETA AVENUE, ORANGE, CA 92868

SUITE 102 | 1ST FLOOR SPACE - 954 SF



SPACE HIGHLIGHTS

- 3 Exam rooms and one waiting area
- 1 Office and reception area

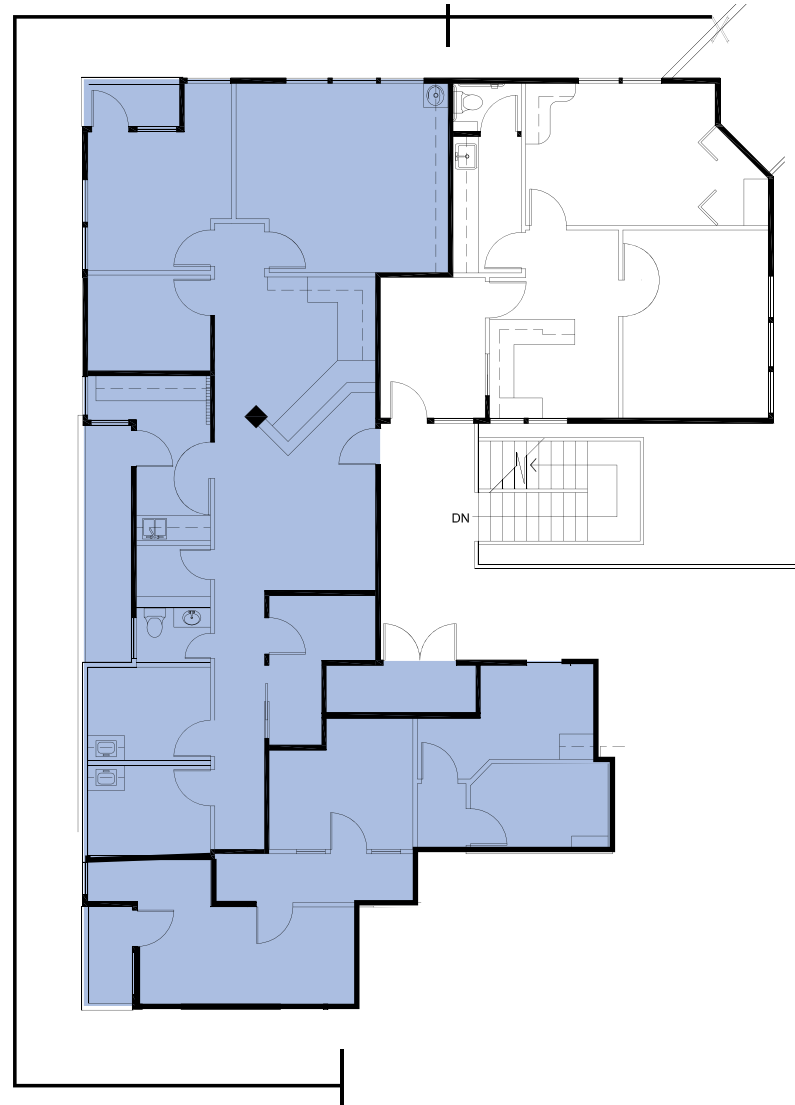
BATAVIA WOODS MEDICAL CENTER

805 WEST LA VETA AVENUE, ORANGE, CA 92868

SUITE 207 | 2ND FLOOR SPACE - 2,300 SF

SPACE HIGHLIGHTS

- Full build-out
- Call Eileen for further details



NEIGHBORHOOD AERIAL



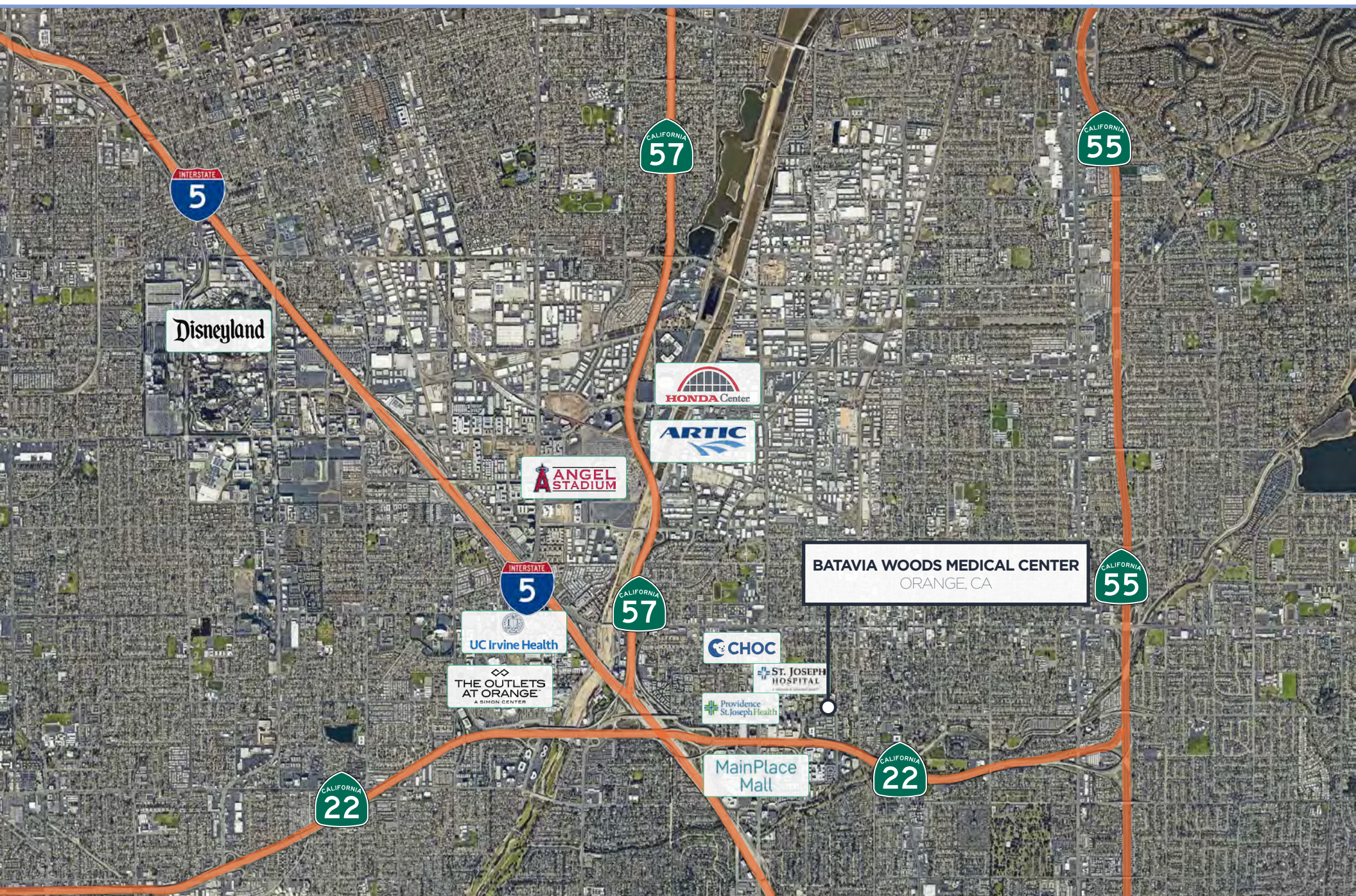
NEIGHBORHOOD AERIAL



W. LA VETA AVENUE (±15,000 VPD)

S. BATAVIA STREET

NEIGHBORHOOD AERIAL



LOCATION MAP

The map displays the city of Orange, California, with concentric circles indicating distances of 1 mile, 3 miles, and 5 miles from the city center. The city center is marked with a star and labeled "Orange". Major highways shown include I-5, SR-91, SR-55, and SR-241. Surrounding cities and areas labeled include Buena Park, Fullerton, Anaheim, Garden Grove, Westminster, Fountain Valley, Huntington Beach, Tustin, Irvine, and Yorba Linda. The map also shows various landmarks like Knott's Berry Farm, Disneyland, and Robbers Peak.

EAST ORANGE - OFFICE SUBMARKET

The East Orange office submarket has a vacancy rate of 3.3% as of the third quarter of 2026. Over the past year, the submarket's vacancy rate has changed by -0.3%, a result of no net delivered space and 11,000 SF of net absorption.

East Orange's vacancy rate of 3.3% compares to the submarket's five-year average of 4.4% and the 10-year average of 4.5%. Overall submarket vacancy is forecast to end 2026 at 3.2%.

The East Orange office submarket has roughly 120,000 SF of space listed as available, for an availability rate of 4.0%. As of the third quarter of 2026, there is no office space under construction in East Orange. In comparison, the submarket has averaged 65,000 SF of under construction inventory over the past 10 years.

East Orange contains 3.1 million SF of inventory, compared to 155 million SF of inventory metro wide.

Average rents in East Orange are roughly \$33.00/SF, compared to the wider Orange County market average of \$36.00/SF.

Rents have changed by 2.3% year over year in East Orange, compared to a change of 2.6% metro wide. Annual rent growth of 2.3% in East Orange compares to the submarket's five-year average of 2.6% and its 10-year average of 3.2%. Overall annual rent growth in the East Orange office submarket is forecast to end 2026 at 2.7% compared to the Orange County average of 3.3%.

© Costar



3.1M
INVENTORY SF



0
UNDER CONST SF



10.5K
12 MO NET ABSORP SF



3.3%
VACANCY RATE



\$2.77
MARKET ASKING RENT/SF

LISTING PHOTOS



LISTING PHOTOS





For More Information, Get in Touch!

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