

SAND CANYON MEDICAL



16300
Sand Canyon
Irvine, CA

CBRE

RDC
Rhodes
Development Co.

M E D I C A L O F F I C E F O R L E A S E

A PREMIER HOSPITAL-ADJACENT MEDICAL OFFICE CAMPUS IN IRVINE

Unmatched Connectivity and Premier Location: Steps away from HOAG and Kaiser Permanente Hospital

Unmatched Legacy & Expertise: As long-term owners and developers, Rhodes Development Co. brings decades of financial stability and experience as Orange County's leading provider of premium medical office spaces.

Ample Parking: Existing 1,516 parking stalls are provided in two parking structures. Upon completion of Hoag's Phase 1 construction, there will be a total of 1,780 parking stalls.

Exceptional Accessibility: Quick connections to Interstate 5, plus the 22 and 55 Freeways





LOBBY ENHANCEMENTS UNDERWAY, DESIGNED TO ELEVATE PATIENT ARRIVAL EXPERIENCE





PATIENT-FRIENDLY RECEPTION AREAS



ABUNDANT NATURAL LIGHT



MODERN CLINICAL ENVIRONMENTS

INTERIOR PHOTOS

UP TO 6,276 SF CONTIGUOUS OPPORTUNITY

16300 Sand Canyon

SUITE	SIZE	AVAILABLE	FLOOR PLAN
201	2,012 SF	Now	
609	1,417 SF	July 1, 2026	
701	1,567 SF	Now	
704	3,982 SF	Now	
706	727 SF	Now	
801	1,549 SF	Now	
1009	2,054 SF	Now	

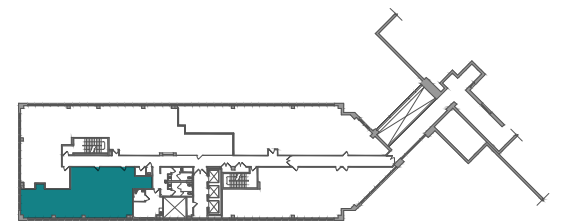
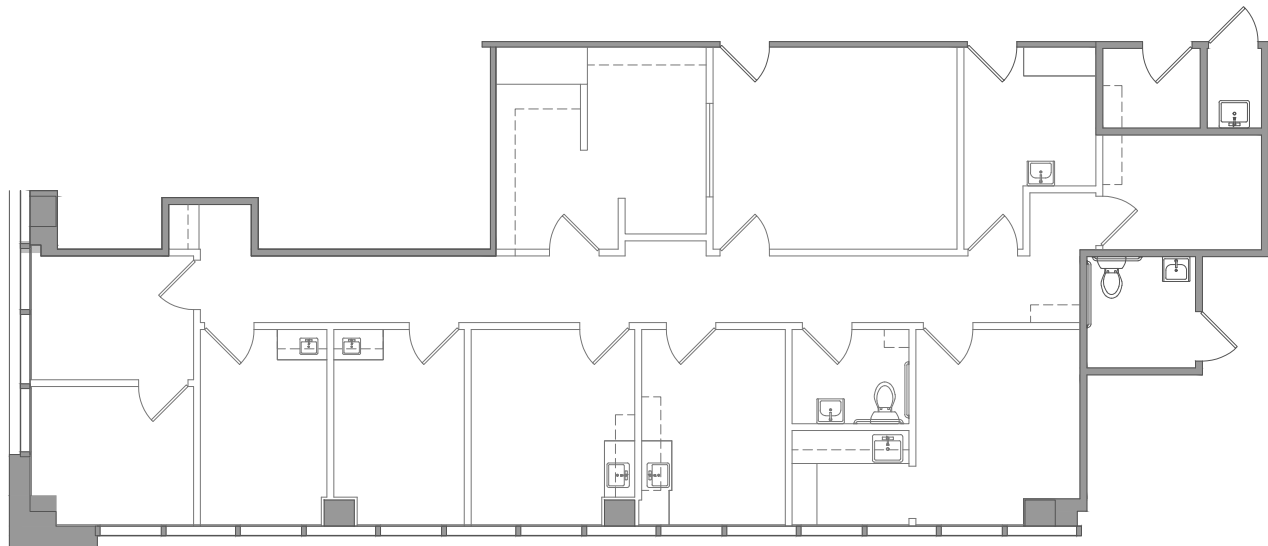
 [CLICK TO VIEW FLOOR PLANS](#)



SUITE 201

2,012 SF

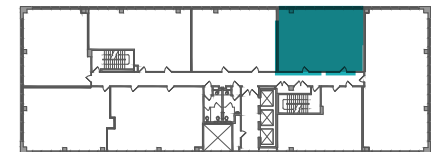
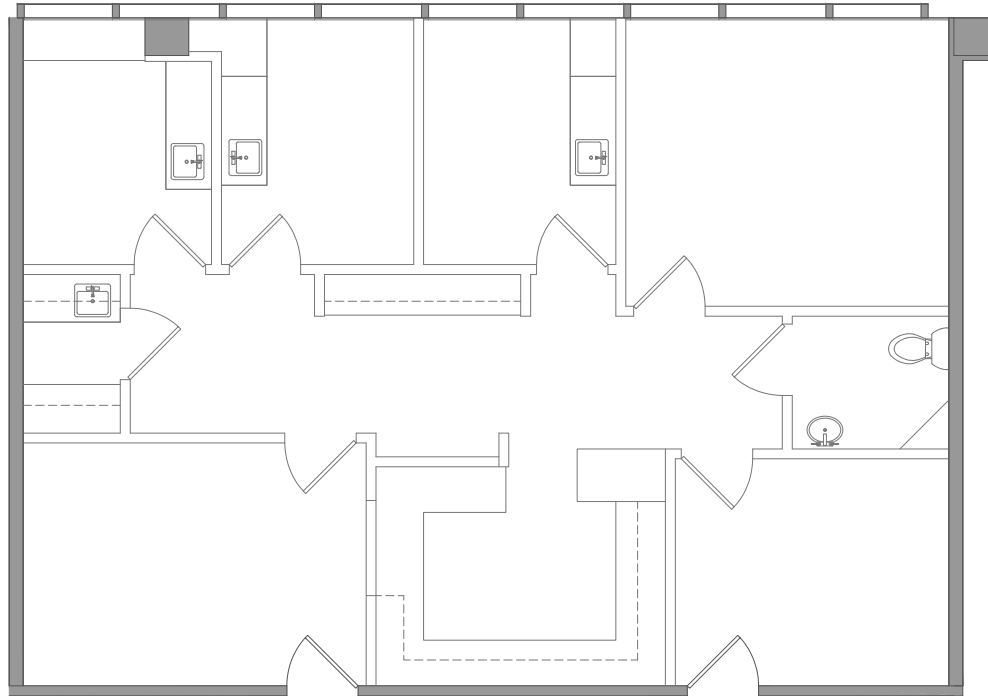
Turnkey cardiology-ready layout



SUITE 609

1,417 SF

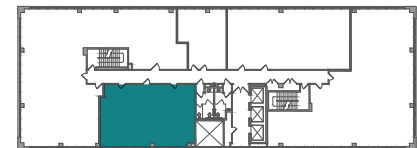
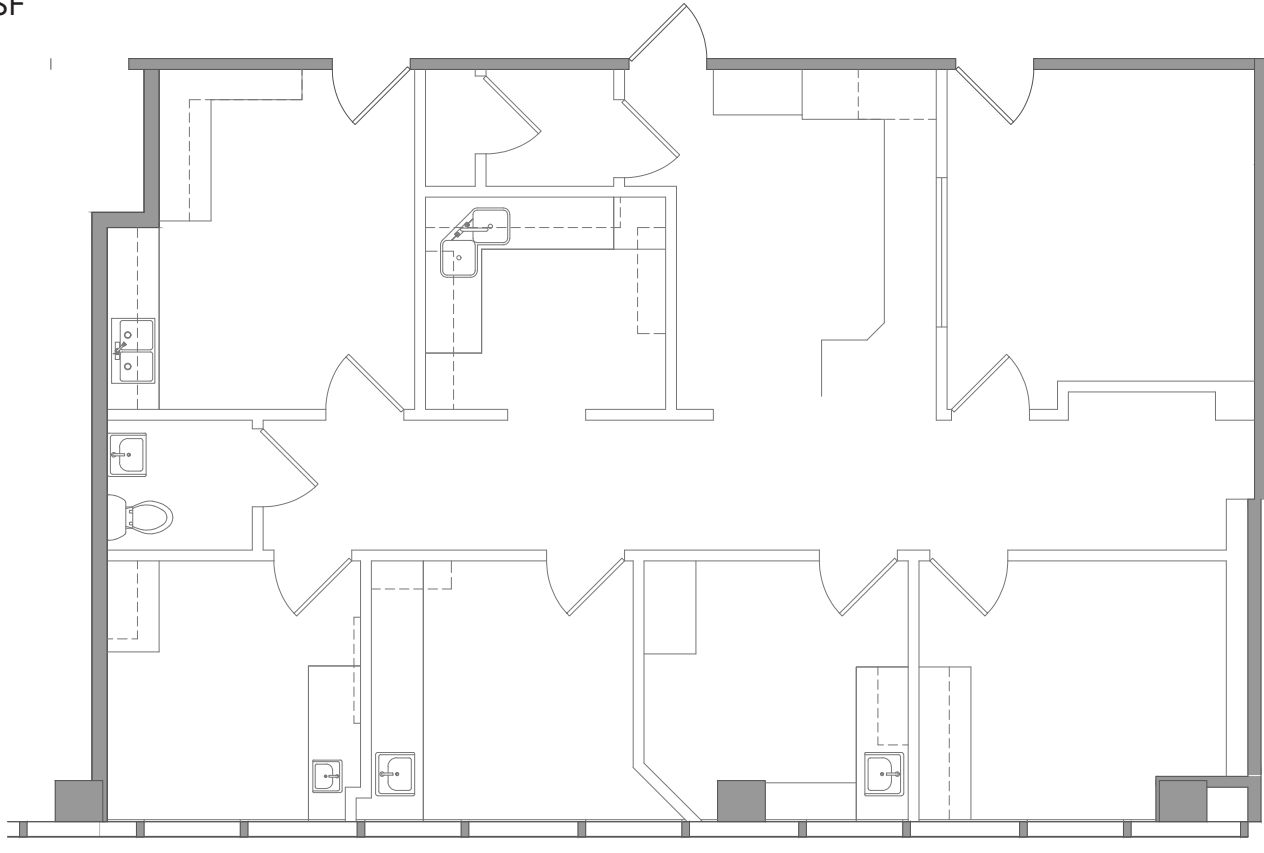
Waiting room, reception, 3 exam rooms, doctor's office, in-suite restroom



SUITE 701

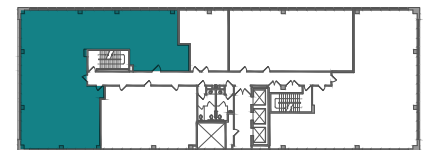
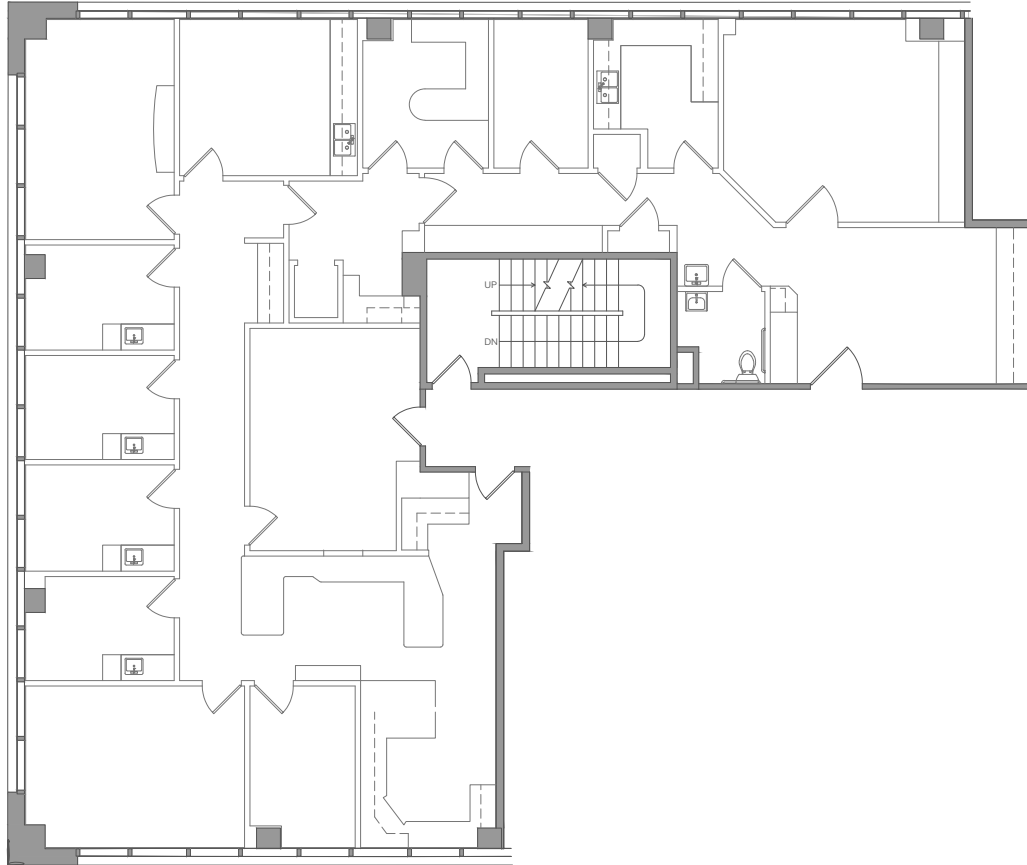
1,567 SF

Flexible medical suite with balanced exam room configuration



SUITE 704

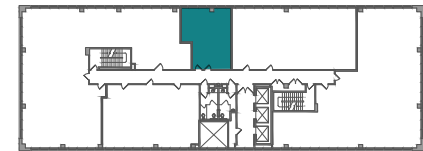
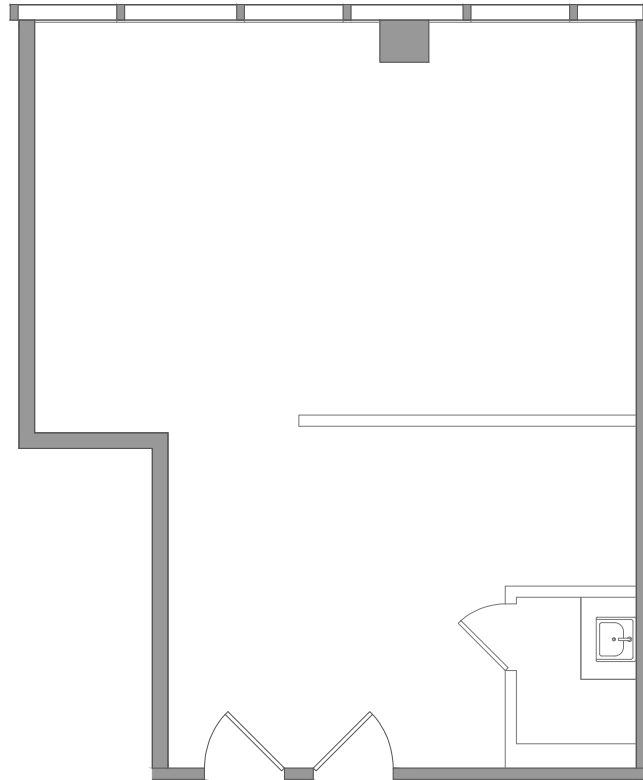
3,982 SF



SUITE 706

727 SF

Efficient small-suite opportunity for specialty or admin use

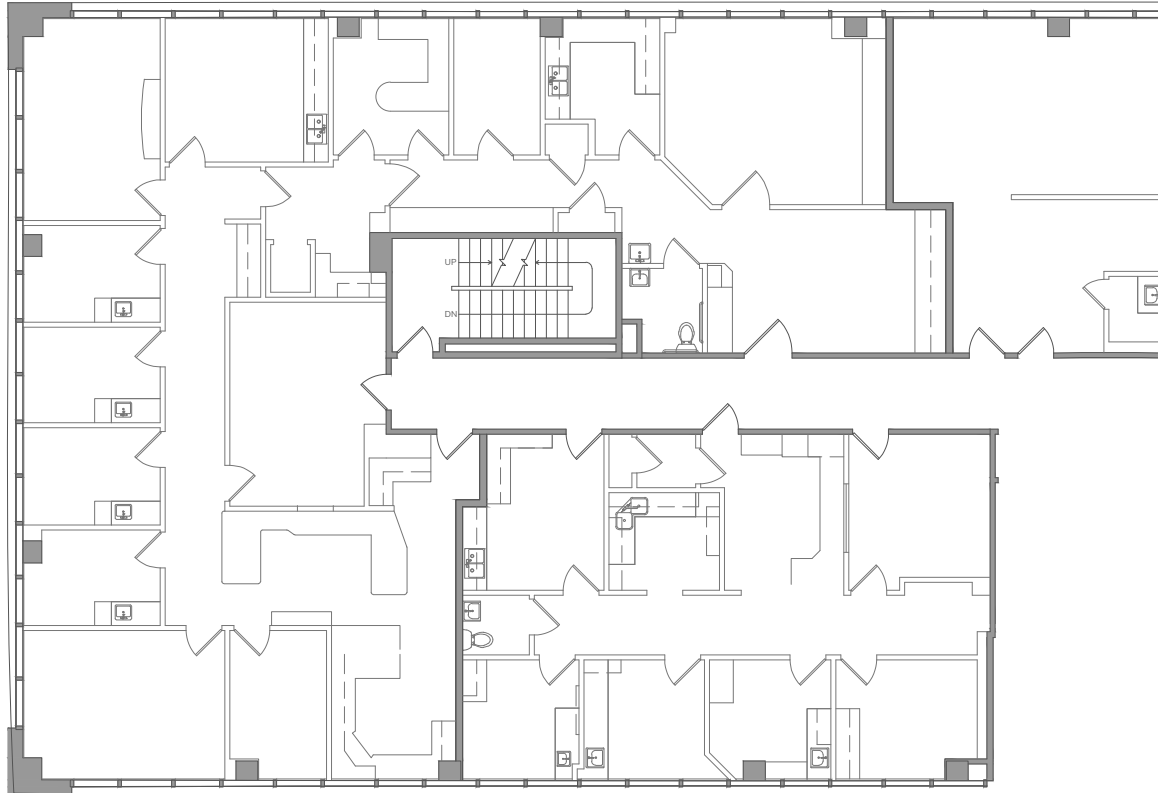


SUITES 701, 704, 706

6,276 SF

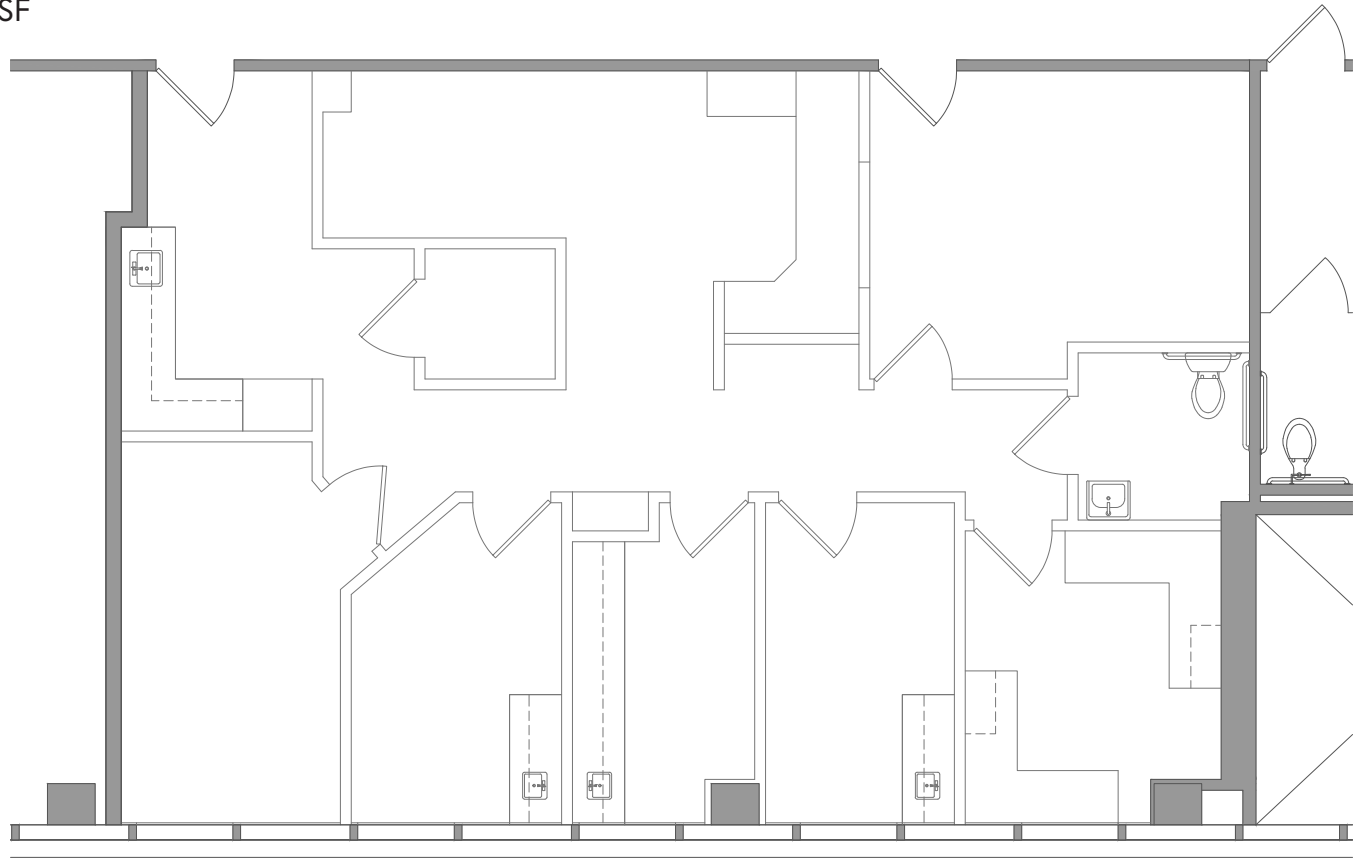
Rare 6,276 SF Contiguous Medical Opportunity

Ideal for large group practices, surgical specialties, or multi-provider clinics.



SUITE 801

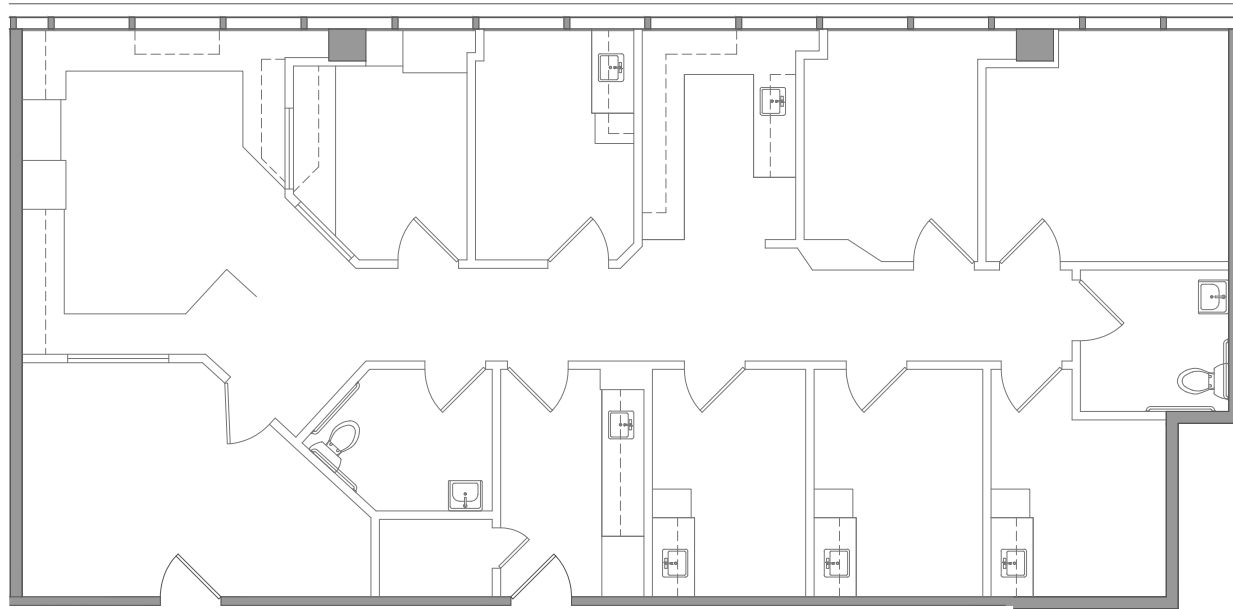
1,549 SF



SUITE 1009

2,054 SF

Upper-floor medical suite offering privacy and operational efficiency.



SAND CANYON CAMPUS

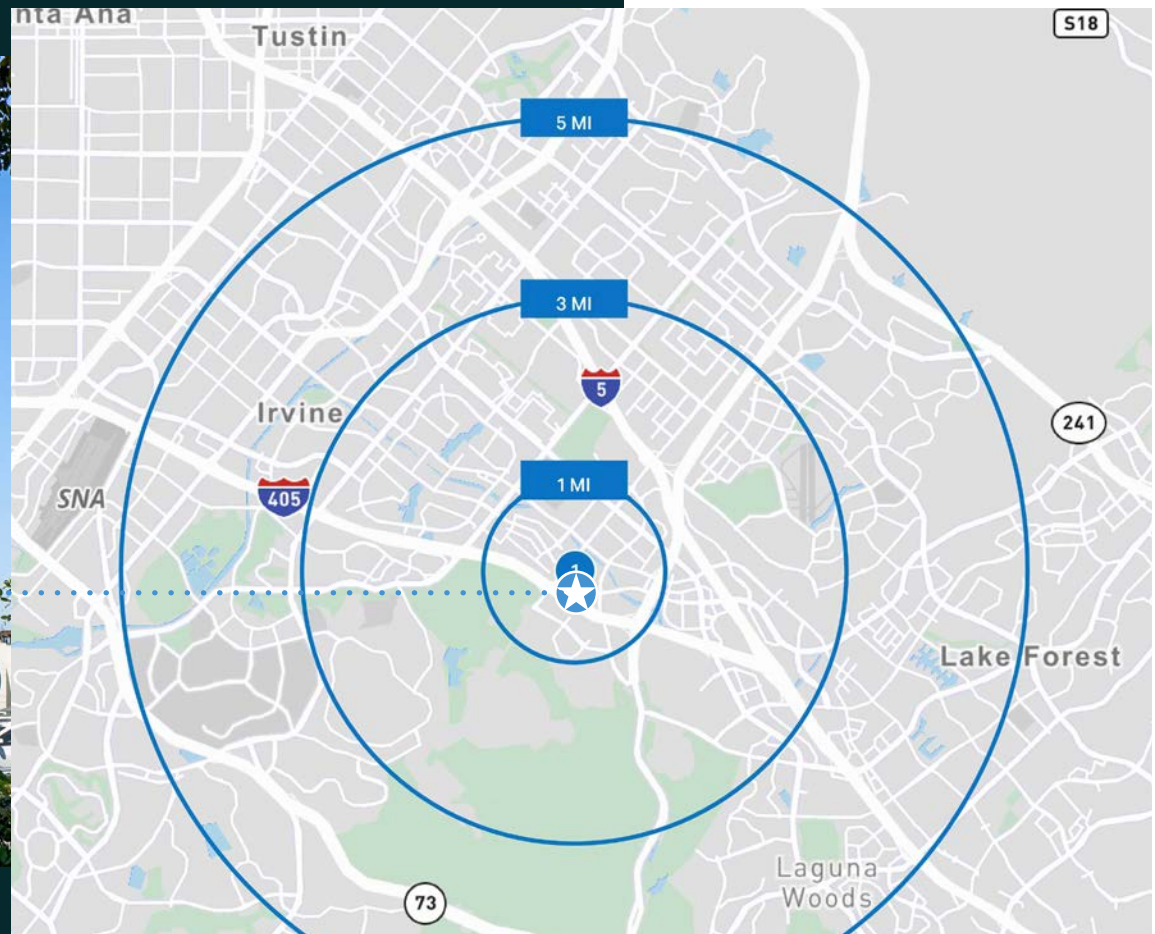


This map was prepared for assessment purposes only. Map not to scale.

SAND CANYON
MEDICAL

Disclaimer: Renderings are obtained through publicly-available sources and reflect a fully-planned campus to be built over several phases.

*FULLY DEVELOPED CAMPUS RENDERING



DEMOGRAPHICS SUPPORTING A BROAD RANGE OF MEDICAL SPECIALTIES



2025 Population

1 Mile	14,235
3 Miles	131,465
5 Miles	377,457



2025 Average Household Income

1 Mile	\$175,859
3 Miles	\$172,312
5 Miles	\$168,420



Place of Work

	1 Mile	3 Miles	5 Miles
2025 Businesses	983	7,674	23,666
2025 Businesses	14,992	83,964	267,379



2025 Median Age

1 Mile	37.8
3 Miles	38.7
5 Miles	37.3

Ideally positioned within the heart of Irvine's **Spectrum area**, 16300 Sand Canyon Avenue offers convenient access to a wide range of nearby amenities.

The property is close to neighborhood retail and dining, with **Irvine Spectrum Center** just minutes away, providing shopping, restaurants, and entertainment. Several **nearby hotels** support visiting professionals and guests, and **John Wayne Airport (SNA)** is a short drive away, offering easy regional and national connectivity.



STRATEGICALLY POSITIONED WITHIN IRVINE'S MEDICAL CORRIDOR

LAKE FOREST

MISSION VIEJO

LAGUNA WOODS

METROLINK

IRVINE SPECTRUM CENTER
Some retails and restaurants include



BARRANCA PKWY

ALTON PKWY

SAND CANYON AVE

SAND CANYON
MEDICAL



OC EAR, NOSE, THROAT
HEAD & NECK SURGERY

hoag.

KAISER PERMANENTE®

hoag. Urgent Care

hoag.



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