

Barranca Medical Plaza

➤ MEDICAL SUITE FOR LEASE



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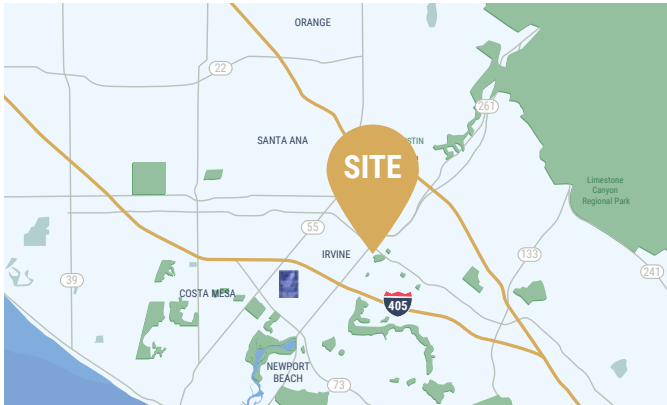
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62 Corporate Park
Irvine, CA



62 CORPORATE PARK

Barranca Medical Plaza, a 2-story, 30,000 SF medical office building strategically located in Irvine, California. This site offers proximity to the 405 and 5 freeways, thriving retail amenities, and numerous rooftops in market with highly desirable demographics. Barranca Medical Plaza has been a medical destination in the community for over 40 years and stands to further benefit from the continuous growth and development occurring in the immediate area.



PROMINENT LOCATION & ACCESSIBILITY

- Centrally located with close proximity to Hoag Irvine, Hoag Newport Beach and UCI's brand new Irvine Campus
 - Excellent freeway access to the 5, 55 & 405 freeways



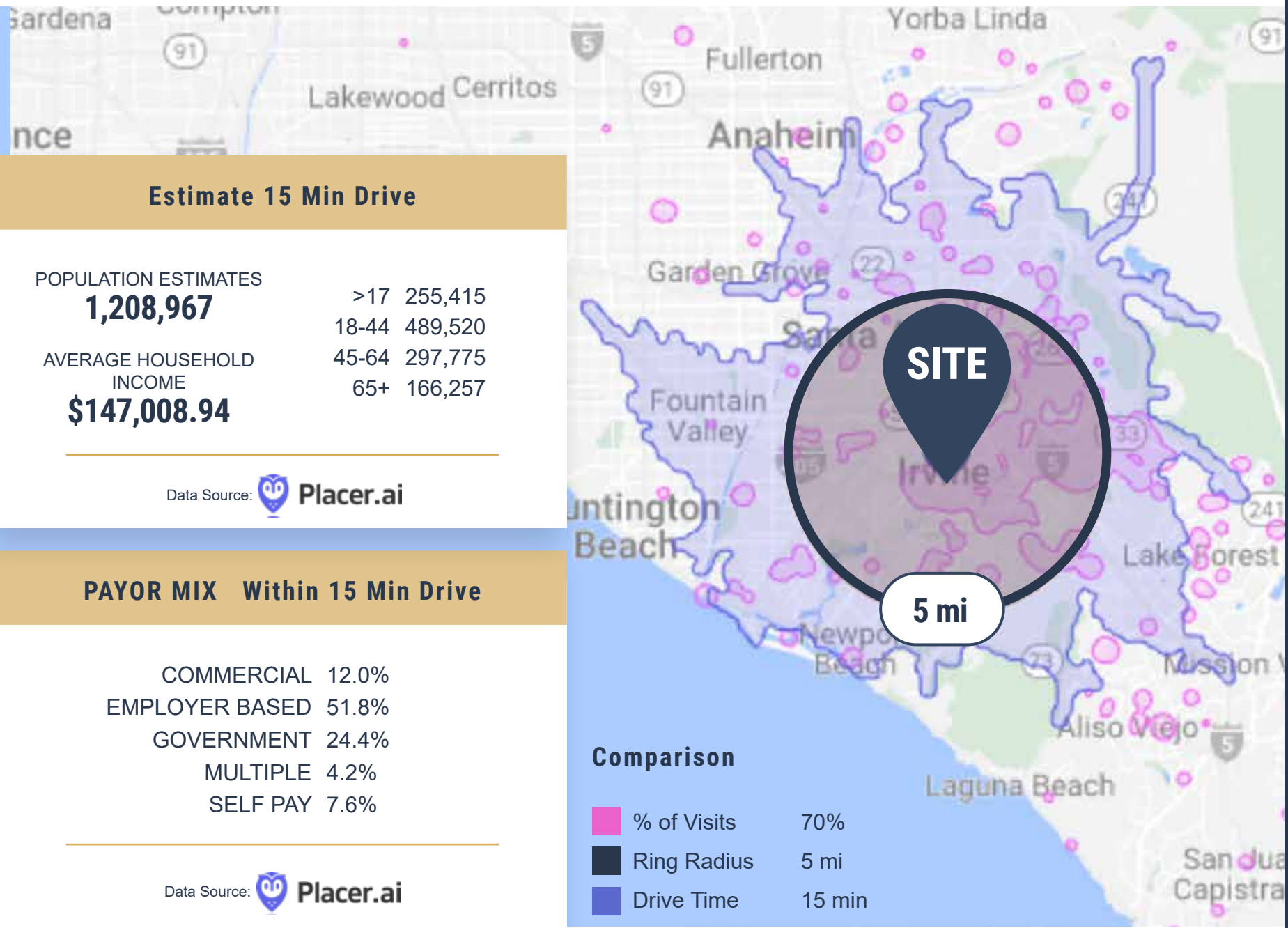
IDEAL MARKET & SITE LOCATION

- The proximity to major throughfares enables this location to conveniently serve:
 - 1.2 million patients within a 15 minute drive time
 - 556,000 patients within a 5 mile radius



BUILDING HIGHLIGHTS

- 30,000 SF – 2 Story building
- 2-story atrium lobby
- Abundant surface parking
- Elevator served
- Recent common area upgrades complete



Estimate 15 Min Drive

POPULATION ESTIMATES	
1,208,967	>17 255,415
	18-44 489,520
AVERAGE HOUSEHOLD INCOME	45-64 297,775
\$147,008.94	65+ 166,257



Data Source:  **Placer.ai**

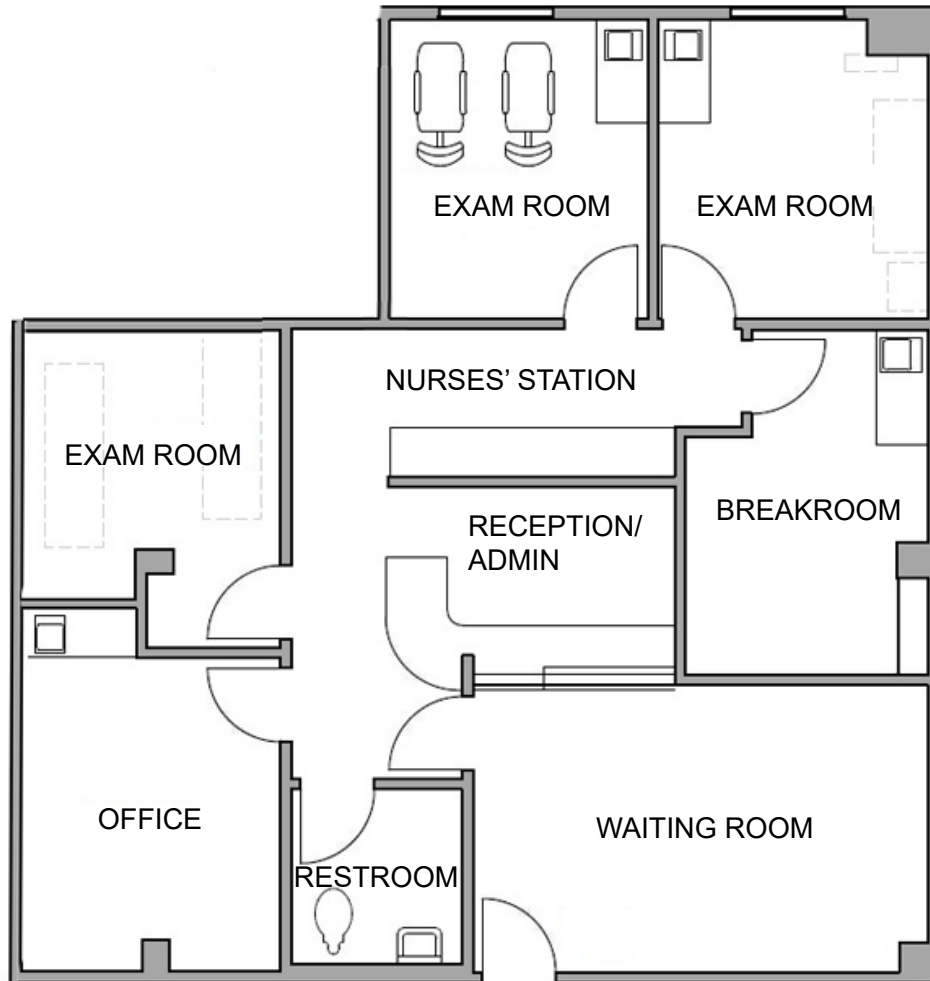
PAYOR MIX Within 15 Min Drive

COMMERCIAL	12.0%
EMPLOYER BASED	51.8%
GOVERNMENT	24.4%
MULTIPLE	4.2%
SELF PAY	7.6%

Data Source:  **Placer.ai**

Comparison

 % of Visits	70%
 Ring Radius	5 mi
 Drive Time	15 min



AVAILABLE SUITE

Suite 145 - 1,585 RSF

SUITE DESCRIPTION

3 Exam Rooms, Doctor's Office, Breakroom, Restroom, Waiting Room, Reception/Admin

LEASE RATE

\$4.95 FSG

Explore Space

CLICK OR SCAN





40,159
cars/day

JAMBOREE ROAD

BARRANCA PRKY

SITE

20,000
cars/day

LOCAL HOSPITAL DISTANCE MAP





- ① John Wayne Airport
- ② Tustin Legacy Shopping Center
Whole Foods Market
TJ Maxx
Ulta Beauty
Chick-Fil-A
AMC Tustin 14
- ③ Shady Canyon Golf Club
- ④ Retail
Sprouts Farmers Market
Starbucks
Target
- ⑤ University of California, Irvine
- ⑥ Irvine Spectrum Center
- ⑦ The Market Place



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