



SUBLEASE AVAILABLE



31001 Rancho Viejo Road

SAN JUAN CAPISTRANO, CALIFORNIA

Medical Office / Dialysis Sublease Opportunity



13,025 SF AVAILABLE



\$36.00/SF/YR NNN



AVAILABLE SPACE:

13,025 SF



LEASE EXPIRATION:

12/31/30



YEAR BUILT:

2016



CLASS:

A



LAND AREA:

4.8 ACRES



EXECUTIVE SUMMARY

31001 Rancho Viejo Road | San Juan Capistrano, CA

13,025 SF Medical Office / Dialysis Sublease Opportunity

The subject is a 13,025 SF sublease opportunity within San Juan Medical Center, a Class A outpatient medical building in San Juan Capistrano. The property is well located on Rancho Viejo Road with immediate access to I-5, providing excellent connectivity throughout South Orange County. Purpose-built for healthcare, the space is ideally suited for dialysis, medical office, outpatient, and specialty clinic users. The building features institutional-quality construction, efficient layouts, professional management, and ample parking to support patients, providers, and staff.

KEY HIGHLIGHTS

- ✓ Existing medical office / dialysis improvements
- ✓ Prominent South Orange County location
- ✓ Direct access to I-5
- ✓ Class A medical office environment
- ✓ Ample surface parking
- ✓ Flexible use for medical and healthcare users

QUICK FACTS

 AVAILABLE SPACE 13,025 SF	 FLOOR/SUITE Suite 100 / Ground Floor
 USE Medical Office / Dialysis	 RENT \$36.00/SF/YR NNN
 STATUS Sublease Available	 LEASE EXPIRATION 12/31/30
 BUILDING STATUS Existing	 BUILDING SIZE 42,550 SF
 FLOORS 2	 YEAR BUILT 2016
 CLASS A	 LAND AREA 4.8 Acres

PROPERTY HIGHLIGHTS

31001 Rancho Viejo Road offers a rare **13,025 SF** medical sublease opportunity within San Juan Medical Center, featuring existing healthcare improvements and a prominent South Orange County location.



EXISTING MEDICAL OFFICE / DIALYSIS IMPROVEMENTS

Turnkey improvements ideal for continued medical use.



CLASS A BUILDING WITHIN SAN JUAN MEDICAL CENTER

Prestigious healthcare campus environment with established tenancy.



DIRECT ACCESS TO I-5 AND RANCHO VIEJO ROAD

Excellent connectivity and convenience for patients and providers.



PROMINENT SAN JUAN CAPISTRANO LOCATION

Adjacent to Marbella Country Club in a desirable South Orange County market.



AMPLE SURFACE PARKING

Convenient on-site parking for patients and staff.



SUITABLE FOR MEDICAL, OUTPATIENT, AND SPECIALTY CLINIC USERS

Flexible layout supports a wide range of healthcare uses.

AVAILABLE SPACE:

13.025 SF

ASKING RENT:

\$36.00/SF/YR NNN

LEASE EXPIRATION:

12/31/30

LAND AREA:

4.8 ACRES

CLASS A MEDICAL OFFICE BUILDING

QUICK FACTS



13,025
SF Available



\$36.00
/SF/YR NNN



2016
Year Built



4.8
Acres
Land Area



Class A



MEDICAL / DIALYSIS
CONFIGURATION



AMPLE
SURFACE PARKING



SAN JUAN
CAPISTRANO LOCATION

Location & Connectivity

31001 Rancho Viejo Road

San Juan Capistrano, California



Strategic South Orange County location



Direct access to I-5



Minutes to Mission Viejo, Dana Point, Laguna Niguel, and San Clemente



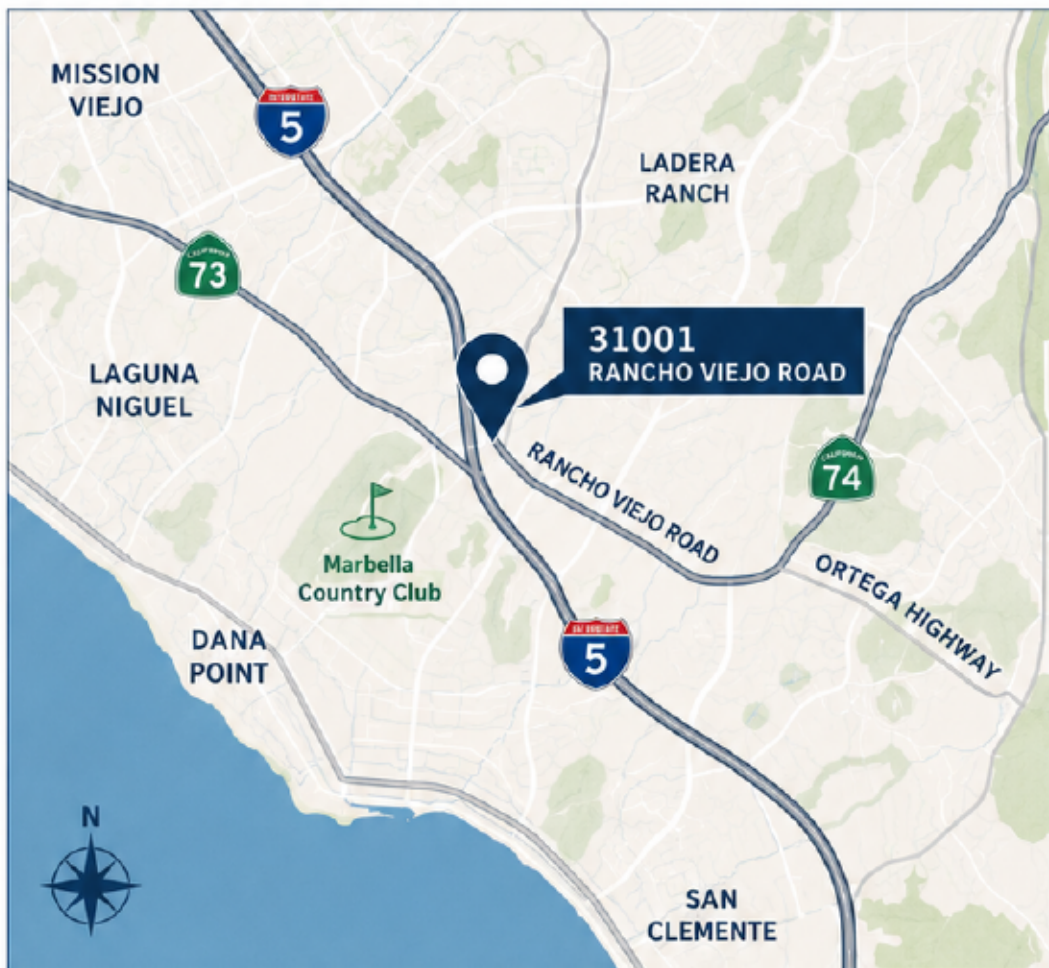
Adjacent to Marbella Country Club



Nearby retail, dining, and medical services



Suitable for medical, outpatient, and dialysis users



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