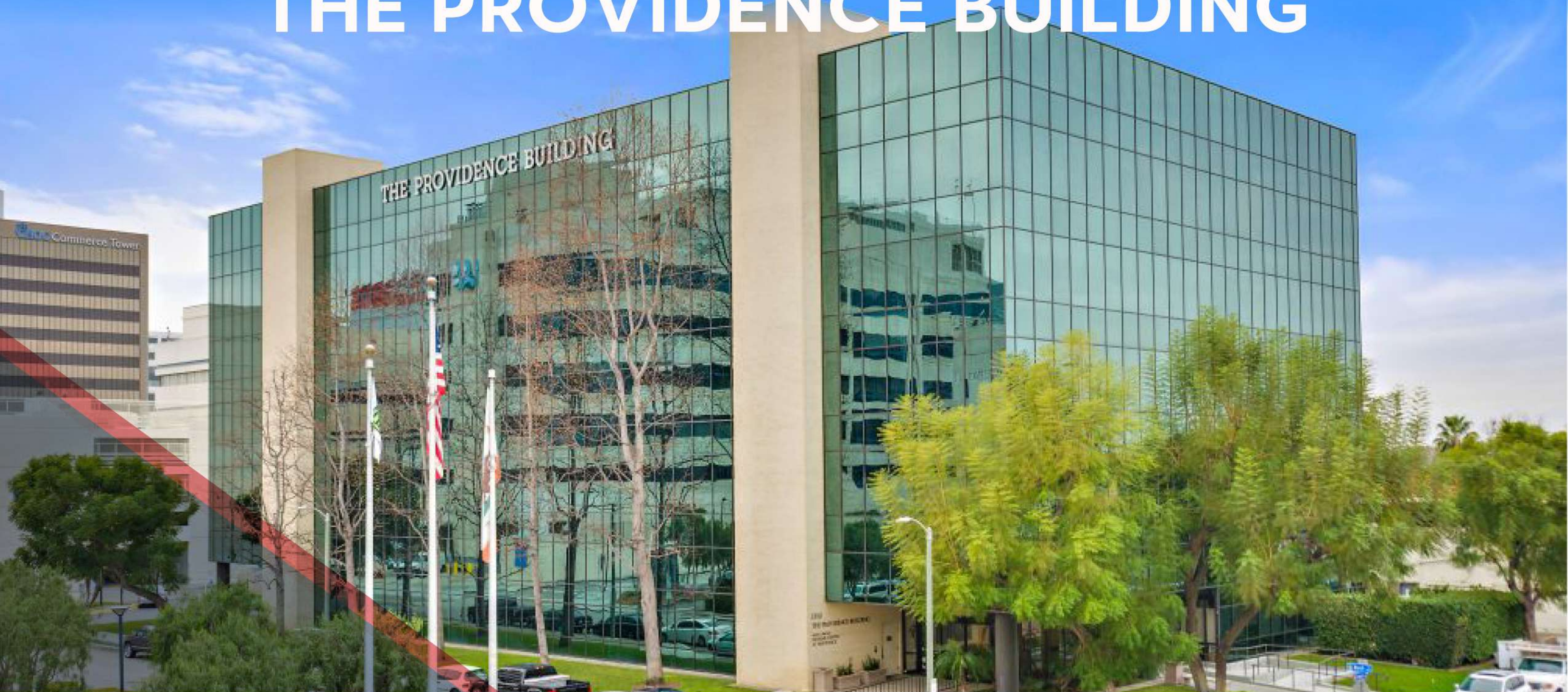


MEDICAL OFFICE SUITE FOR SALE

THE PROVIDENCE BUILDING

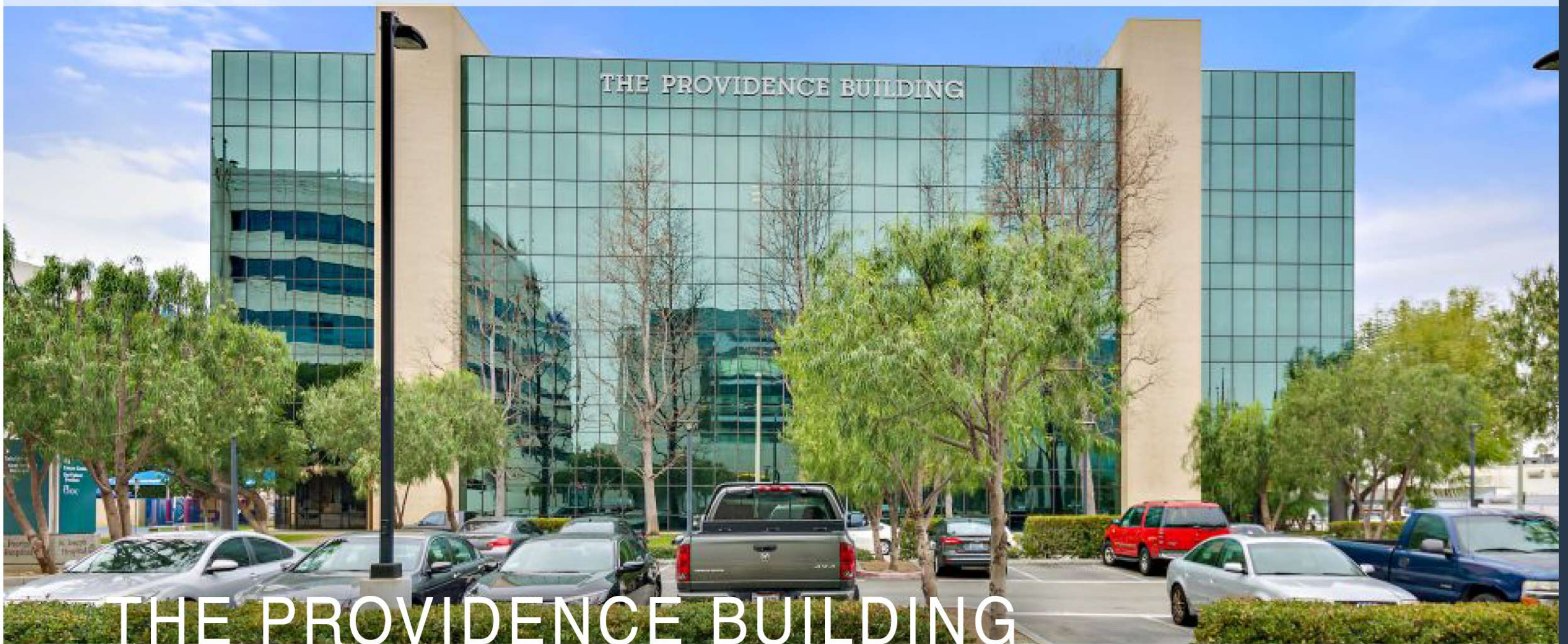


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THE PROVIDENCE BUILDING

The Providence Building, a 6-story, 105,000 SF medical condo building adjacent to the esteemed campuses of Providence St. Joseph's and CHOC hospitals. Located in a thriving medical hub, this area is home to many of the leading specialists in the region, fostering excellent referral opportunities both onsite and throughout the medical corridor.

The Providence Building offers one of the few opportunities for physicians to own their real estate in this market. This medical building has seen many physicians through their careers since initial acquisition and are seldom available to purchase except through retirement transitions.

PROPERTY FEATURES

PROMINENT LOCATION & ACCESSIBILITY

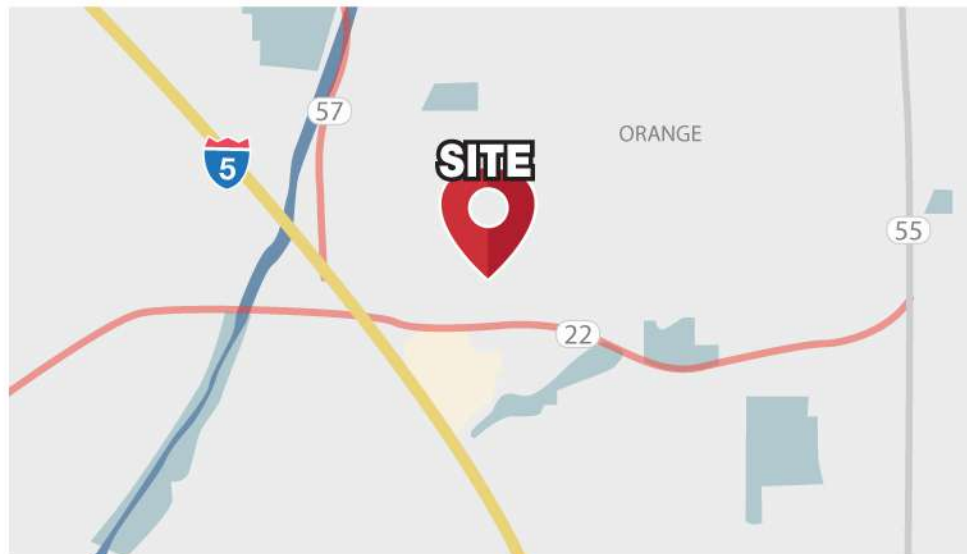
- Close proximity to Providence St. Joseph Hospital Orange, CHOC Children's Hospital, UCI Medical Center
- Excellent freeway access to the 5, 57 & 22 Freeways

IDEAL MARKET & SITE LOCATION

- The proximity to major thoroughfares enables this location to conveniently serve:
 - 1.8 million patients within a 15 minute drive time
 - 687,000 patients within a 5 mile radius

BUILDING HIGHLIGHTS

- 105,000 SF - 6 Story Building
- Common Area Renovations in Process
- Elevator Served
- Reserved Doctor Parking
- Free Patient Parking Validation
- Professionally Managed



DEMOGRAPHICS & DRIVETIME

DEMOGRAPHICS

Estimate 15 Min Drive



POPULATION ESTIMATES

1.9 million

AVERAGE HOUSEHOLD INCOME

\$127,340.64

POPULATION

Estimate 15 Min Drive



>17

413,670

18-44

732,591

45-64

470,833

65+

244,513

Data Source:  Placer.ai

PAYOR MIX

Within 5 Mile Radius



COMMERCIAL

7.1%

EMPLOYER BASED

46.6%

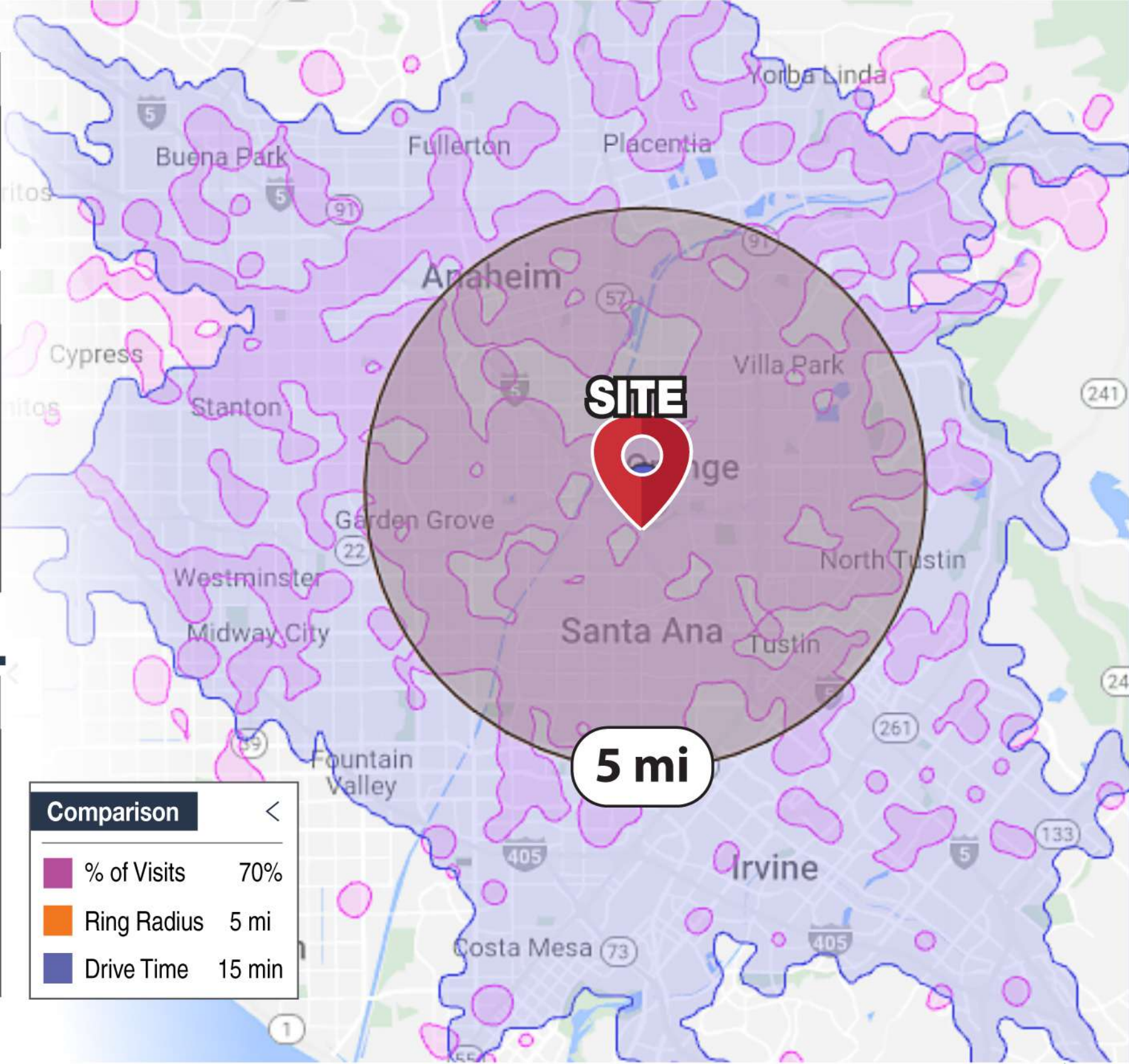
GOVERNMENT

32.6%

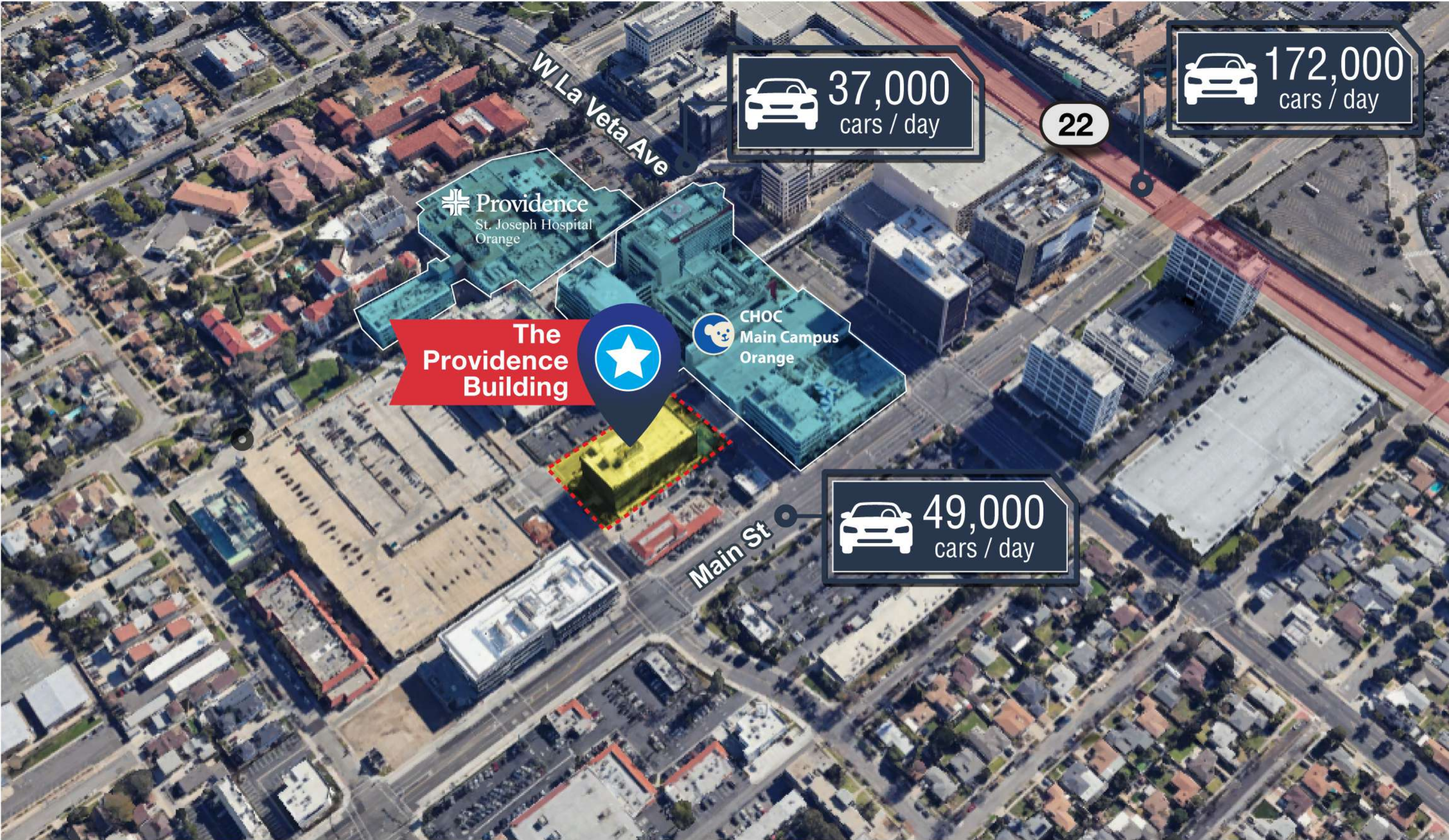
MULTIPLE

13.7%

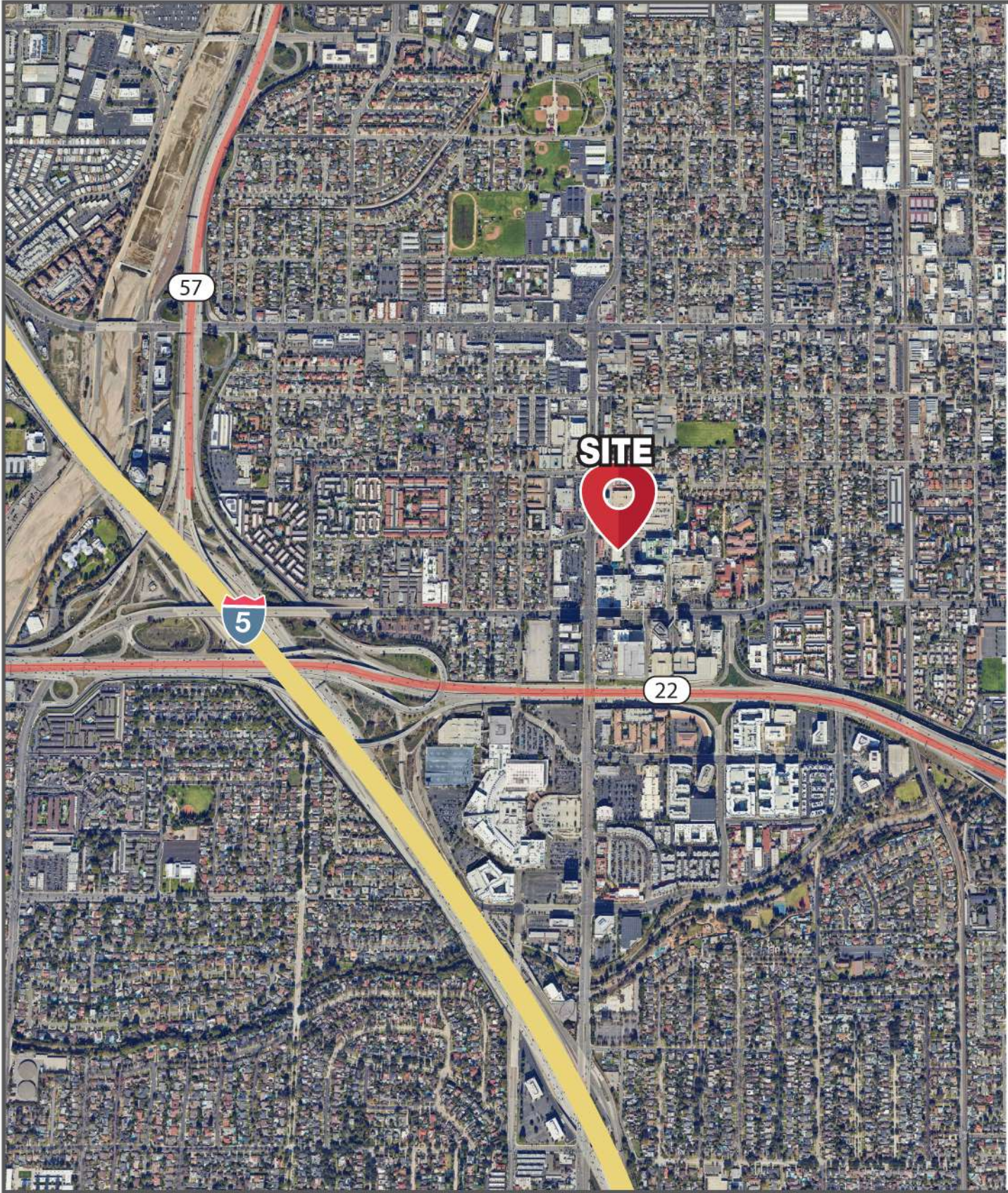
Data Source:  revista



TRAFFIC COUNT



MAJOR HIGHWAYS & SITE PLAN



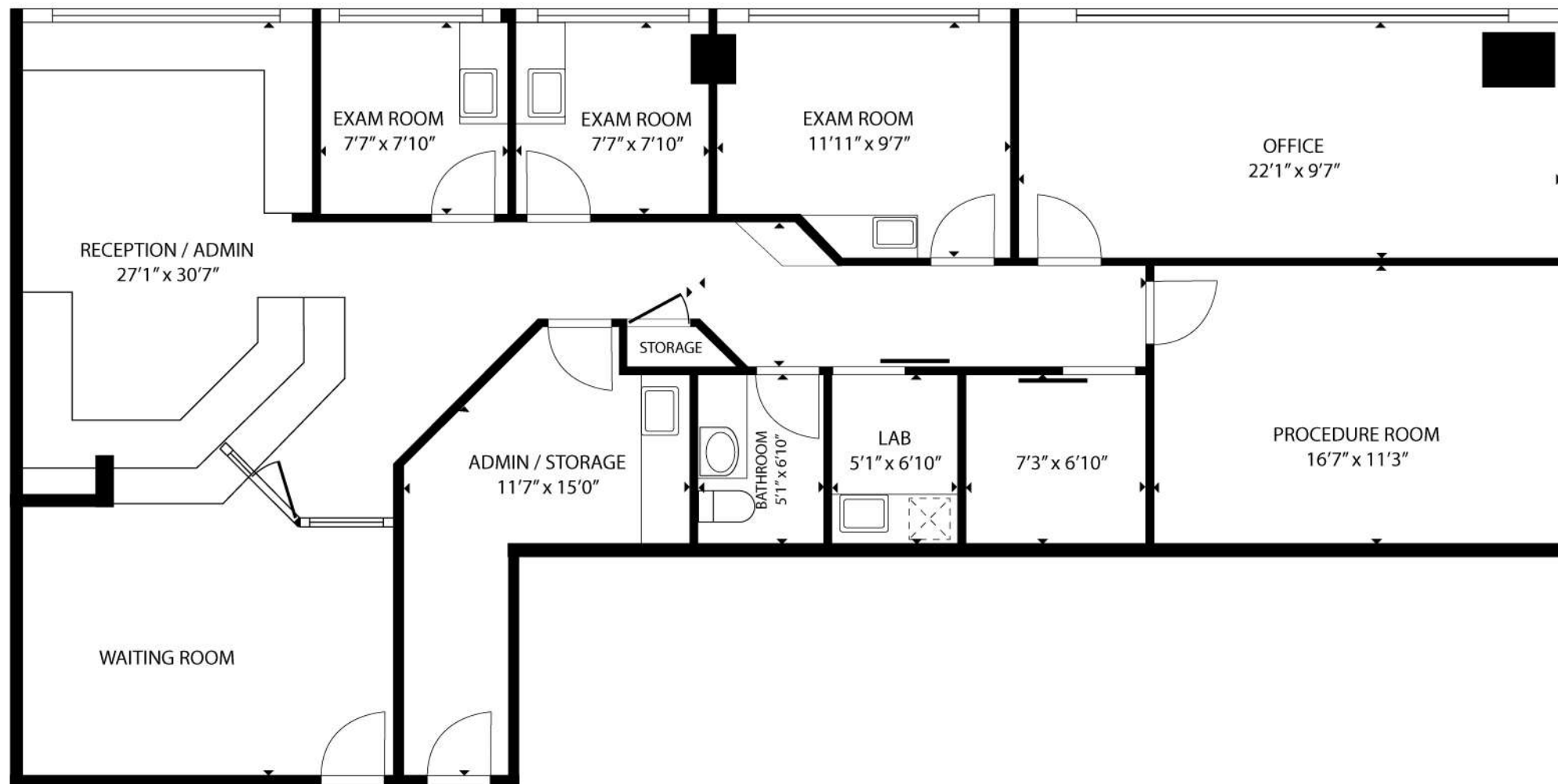
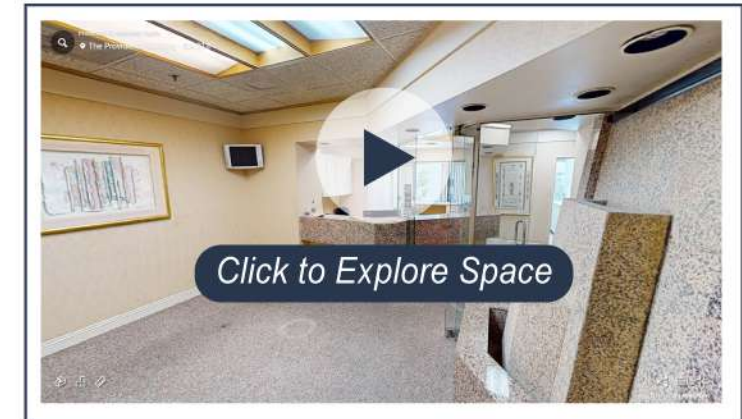
LOCAL HOSPITAL DISTANCE MAP

IRVINE & SOUTH ORANGE COUNTY		
	KAISER PERMANENTE®	22 min
	City of Hope	25 min
	UCI Health New UCI Health - Irvine	21 min
	hoag.	23 min
	MemorialCare™ Saddleback Memorial Hospital	27 min
	Providence Mission Hospital	38 min
ORANGE		
	UCI Health UCI Medical Center	7 min
	Providence St. Joseph's Hospital	1 min
	CHOC Children's	1 min
NEWPORT BEACH		
	City of Hope	26 min
	hoag.	27 min



FLOOR PLAN - SECOND FLOOR

Suite 214 - 1,717 rsf

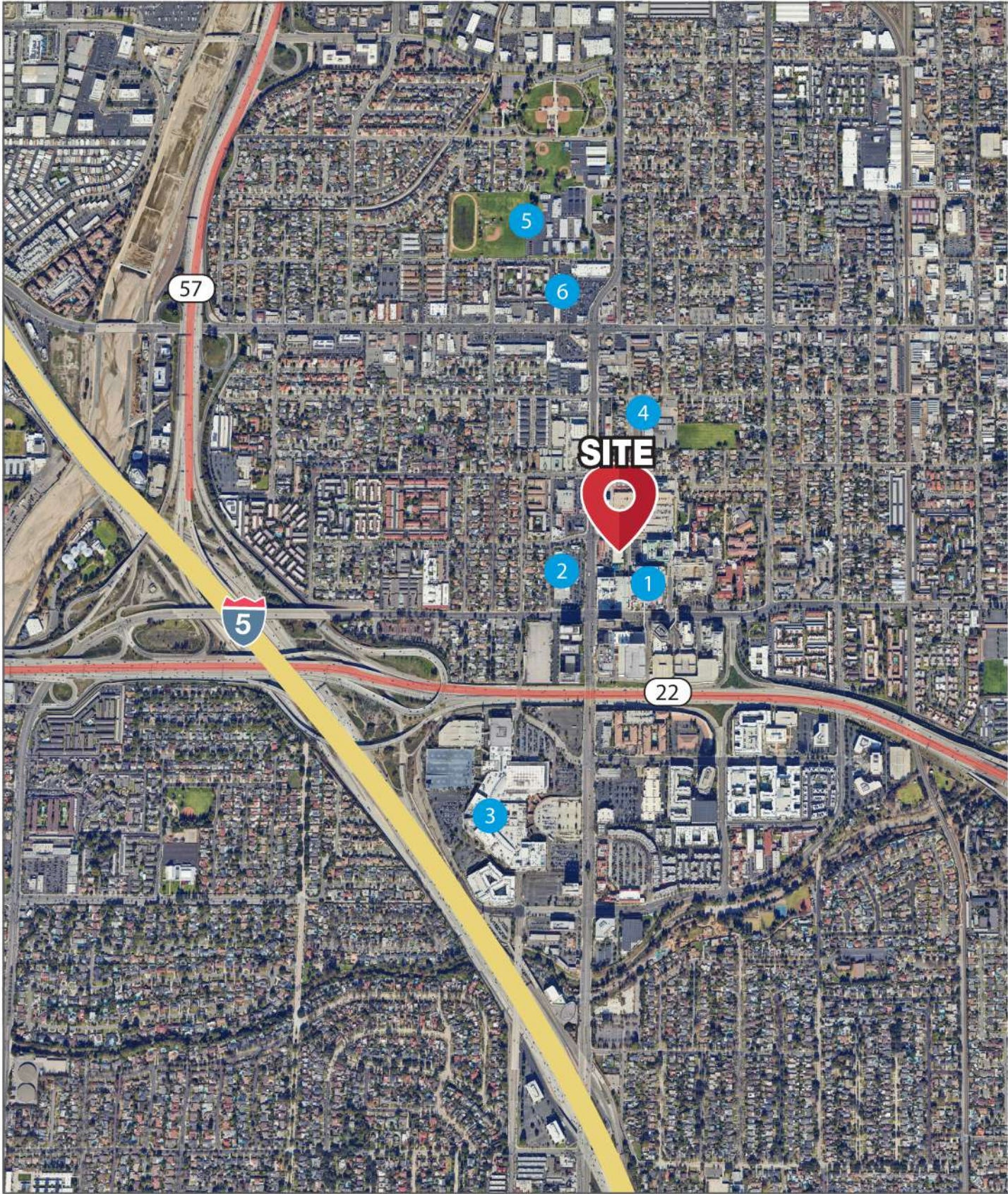


SUITE DESCRIPTION:

- Previous Plastic Surgery Space
- 3 Exam Rooms
- 1 Doctor's Office
- Procedure Room
- Lab
- In-Suite Restroom
- Reception/Admin
- Waiting Room
- Storage

SALE PRICE:
\$995,000

AMENITIES AROUND THE PROPERTY



LEGEND:

Hospitals

- 1 CHOC Main Campus, Orange
- Providence St. Joseph Hospital Orange

Retail

- 2 Togo's Sandwiches
- Poke Tiki
- Simply Pho Noodle House
- Taco Bell
- Carl's Jr.

Shopping

- 3 Main Place Mall

School

- 4 West Orange Elementary School

School

- 5 Portola Middle School

Grocery

- 6 Ralphs



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