

Barranca Medical Plaza

✚ MEDICAL SUITES FOR LEASE



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**62 Corporate Park
Irvine, CA**



62 CORPORATE PARK

Barranca Medical Plaza is a two-story medical building strategically positioned in the Irvine Business Complex with direct access to the I-5, SR 55, and I-405 freeways. The location serves patients from Irvine, Tustin, Santa Ana, and Costa Mesa, and sits within convenient reach of Hoag Hospital Irvine, Hoag Newport Beach, and UCI's Irvine campus.

With a 40-year history as a trusted medical destination, the property offers an atrium lobby, elevator service, upgraded common areas, and abundant surface parking. Barranca Medical Plaza presents an exceptional leasing opportunity for providers establishing or expanding a practice in one of Orange County's most established medical office markets.



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

\$147,008.94

45-64 297,775

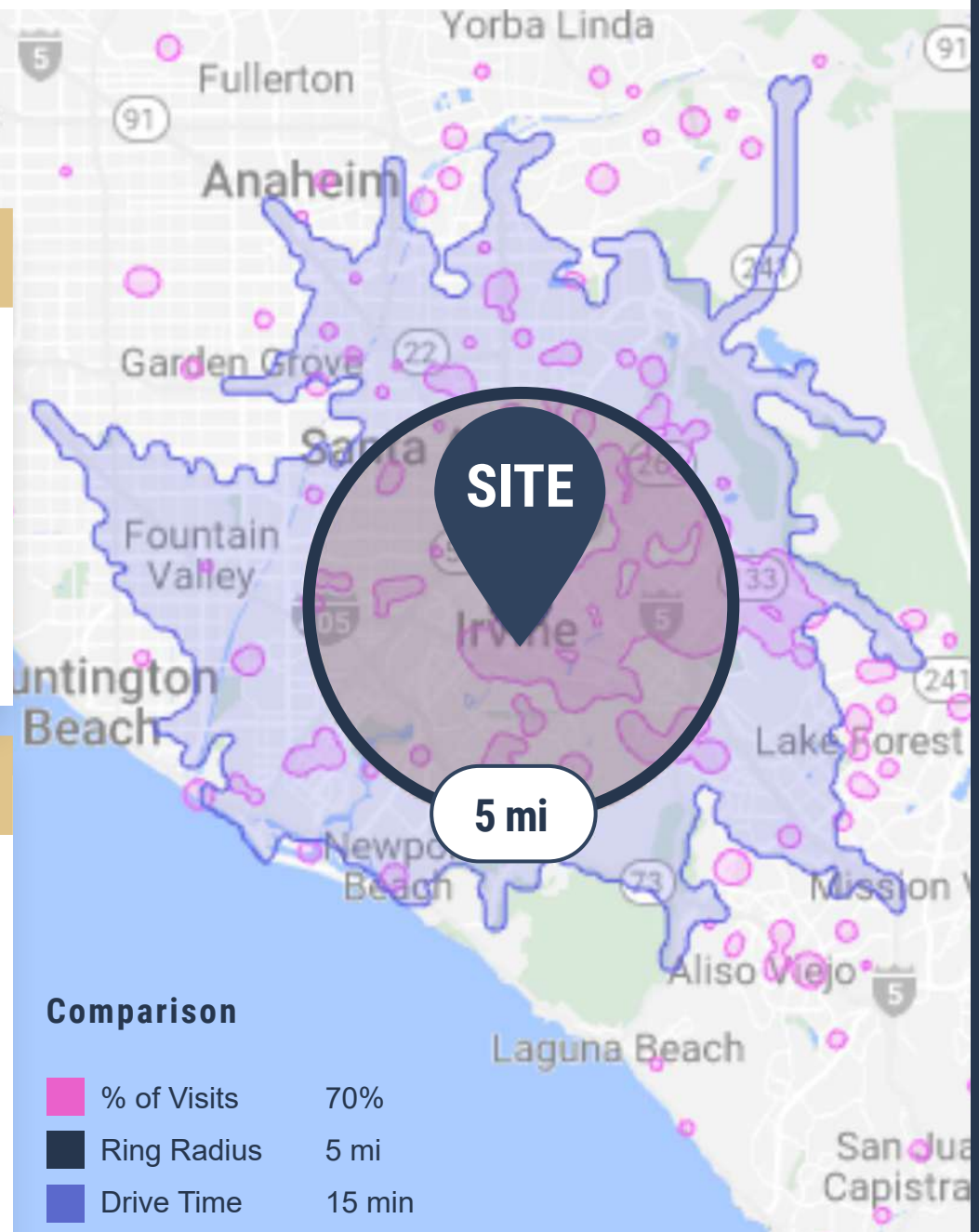
65+ 166,257

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**





AVAILABLE SUITE

Suite 145 - 1,585 RSF

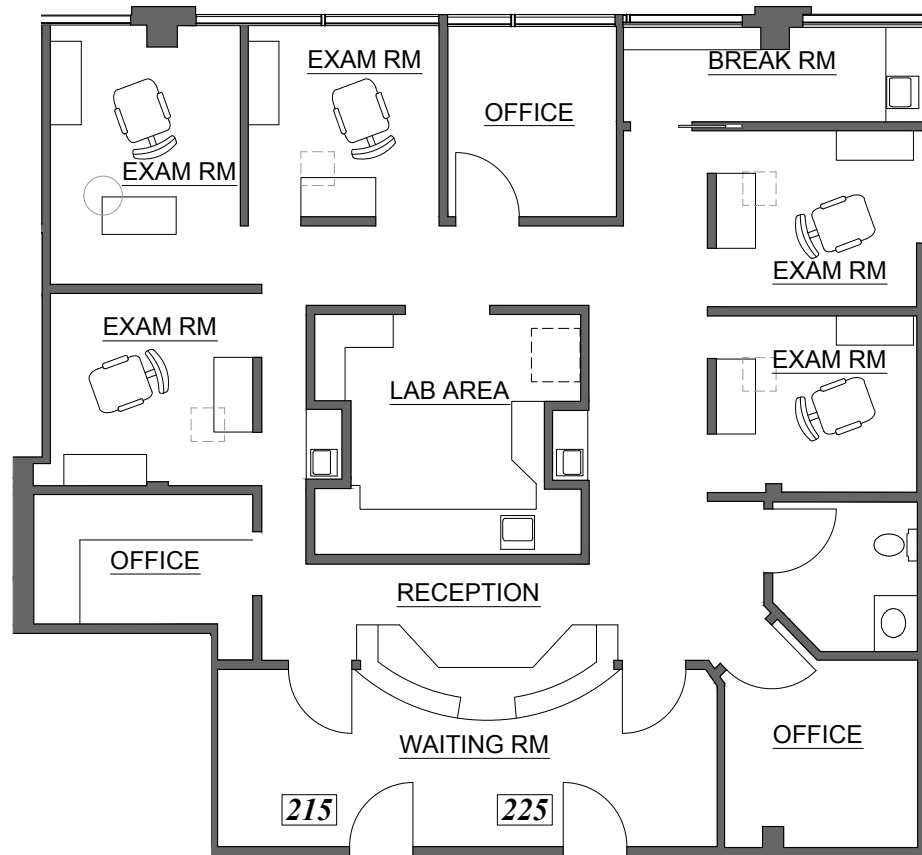
SUITE DESCRIPTION

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

Explore Space

CLICK OR SCAN





AVAILABLE SUITE

Suite 215 - 1,928 RSF

Available November 2026

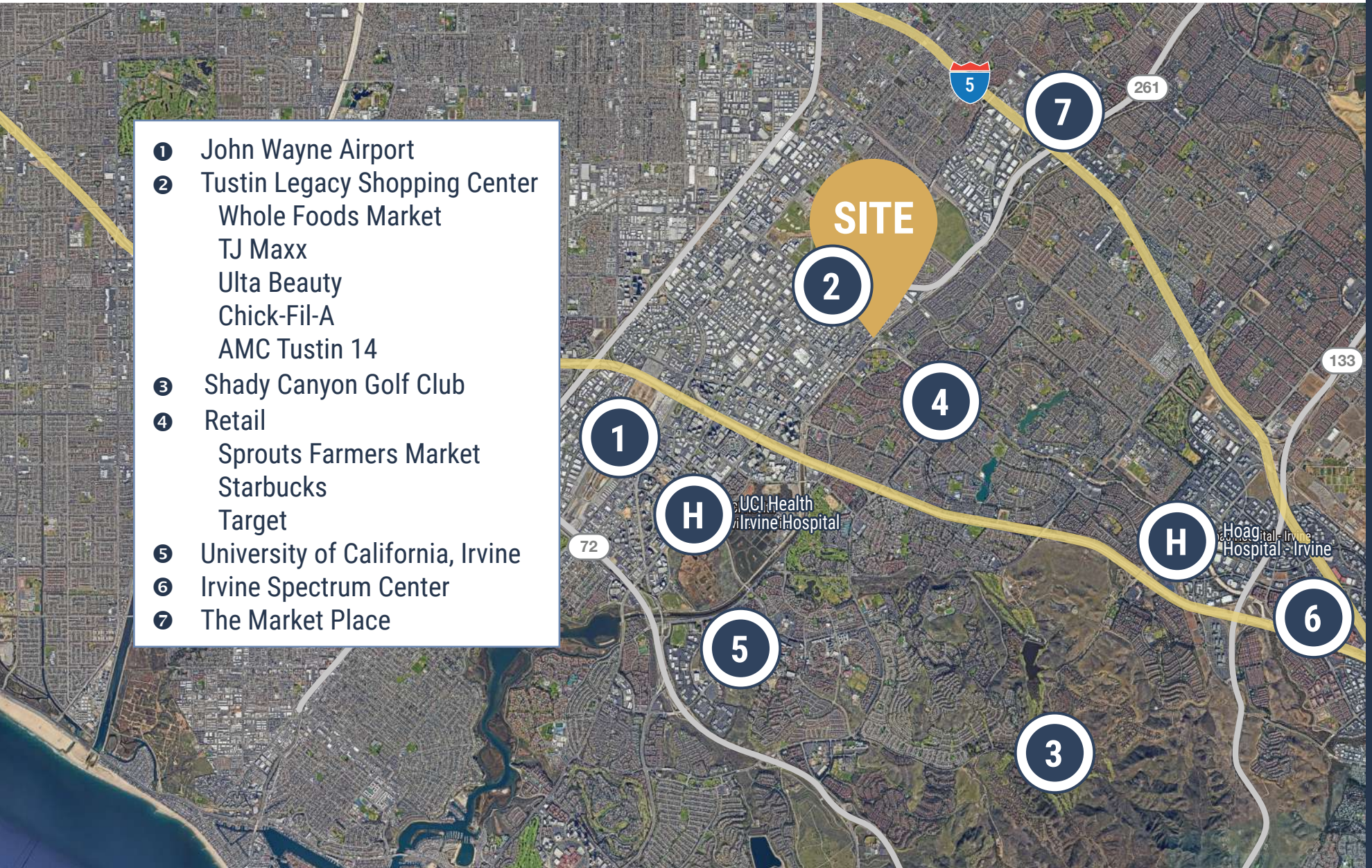
SUITE DESCRIPTION

2nd Gen Dental Suite - 5 Dental Bays, 2 Private Offices, Lab, Restroom, Breakroom, Waiting Room, and Reception/Admin.











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OWNED & OPERATED BY

