

Mission Medical Tower

✚ MEDICAL SUITES FOR LEASE



**MED
WEST**
REALTY

Lic # 02161402

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**26732 Crown Valley Parkway
Mission Viejo, CA**



MISSION MEDICAL TOWER

Mission Medical Tower is prominently positioned on the lower Providence Mission Hospital campus, offering high visibility from Crown Valley Parkway. With immediate access to I-5 and SR 73, the property provides seamless connectivity for patients traveling from Mission Viejo, Laguna Niguel, Aliso Viejo, and surrounding communities.

Situated in an area with affluent demographics and a strong patient base, this premier medical office space presents an excellent opportunity for healthcare providers. Whether establishing a new practice or expanding an existing one, Mission Medical Tower offers a strategic location in one of South Orange County's leading medical office markets.

Drone Video

CLICK OR SCAN





PROMINENT LOCATION & ACCESSIBILITY

- Minutes from I-5 and SR 73
- On campus and walking distance to Providence Mission Hospital and CHOC at Mission Viejo
- Strong visibility from Crown Valley Parkway
- Proximity to retail amenities including the Shops at Mission Viejo



IDEAL MARKET & SITE LOCATION

- The proximity to major throughfares enables this location to conveniently serve:
 - 640,000 patients within a 15 minute drive time
 - 304,000 patients within a 5 mile radius



BUILDING HIGHLIGHTS

- Strong tenant mix including on site pharmacy
- Turnkey and spec suites available
- Surface and structured parking



MISSION HOSPITAL EXPANSION UNDERWAY

- Providence is investing \$712 million in the market to improve healthcare including a new cutting-edge patient-care tower..
- This expansion will feature advanced operating suites, cardiac labs, and nearly 100 private rooms, further enhancing Providence Mission's neuroscience, cardiovascular, and maternity services.
- New on campus park

Estimate 15 Min Drive

POPULATION ESTIMATES

640,253

>17 134,894

18-44 209,403

AVERAGE HOUSEHOLD INCOME

\$171,175.00

45-64 179,084

65+ 116,872

Data Source:  **Placer.ai**

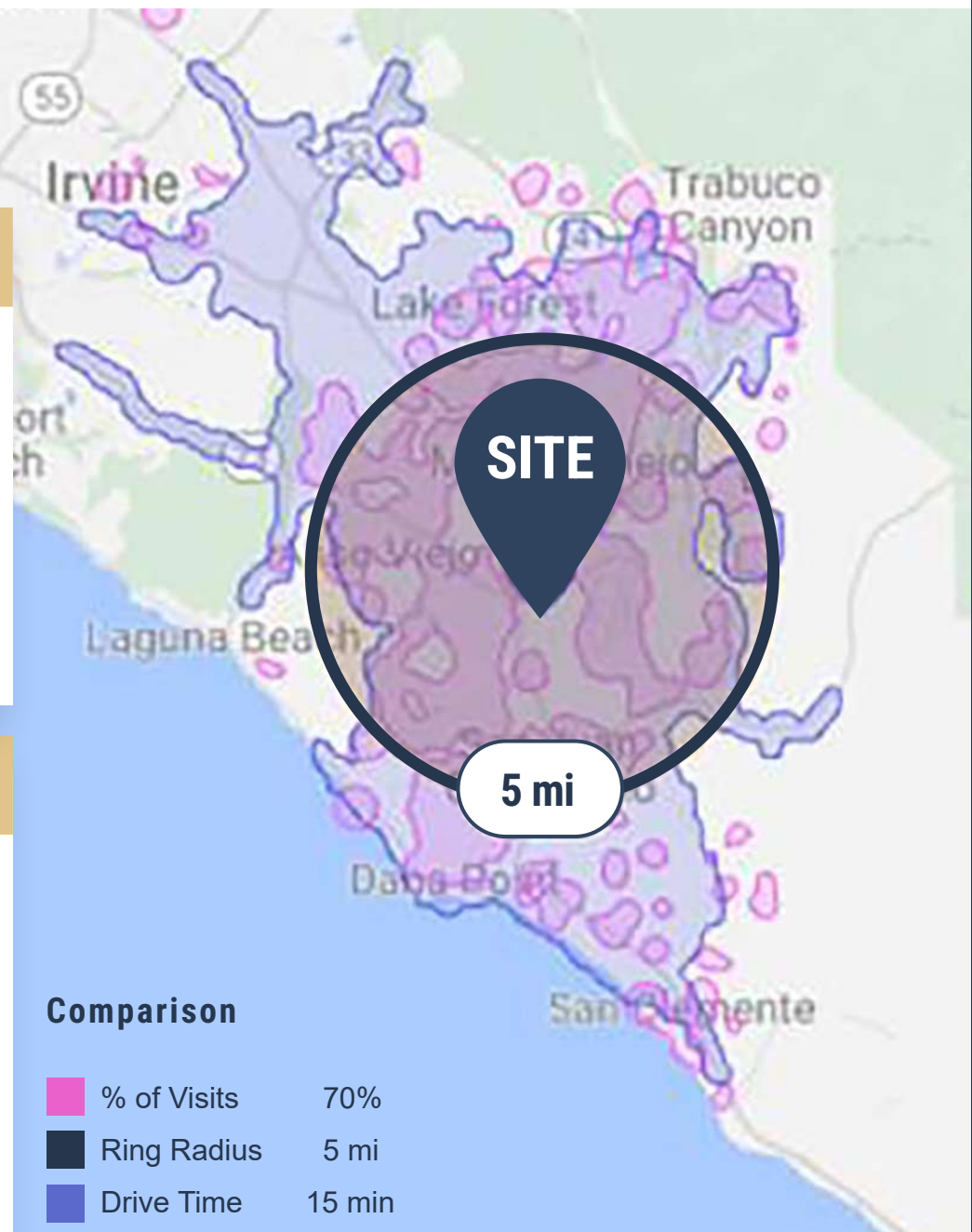
PAYOR MIX Within 15 Min Drive

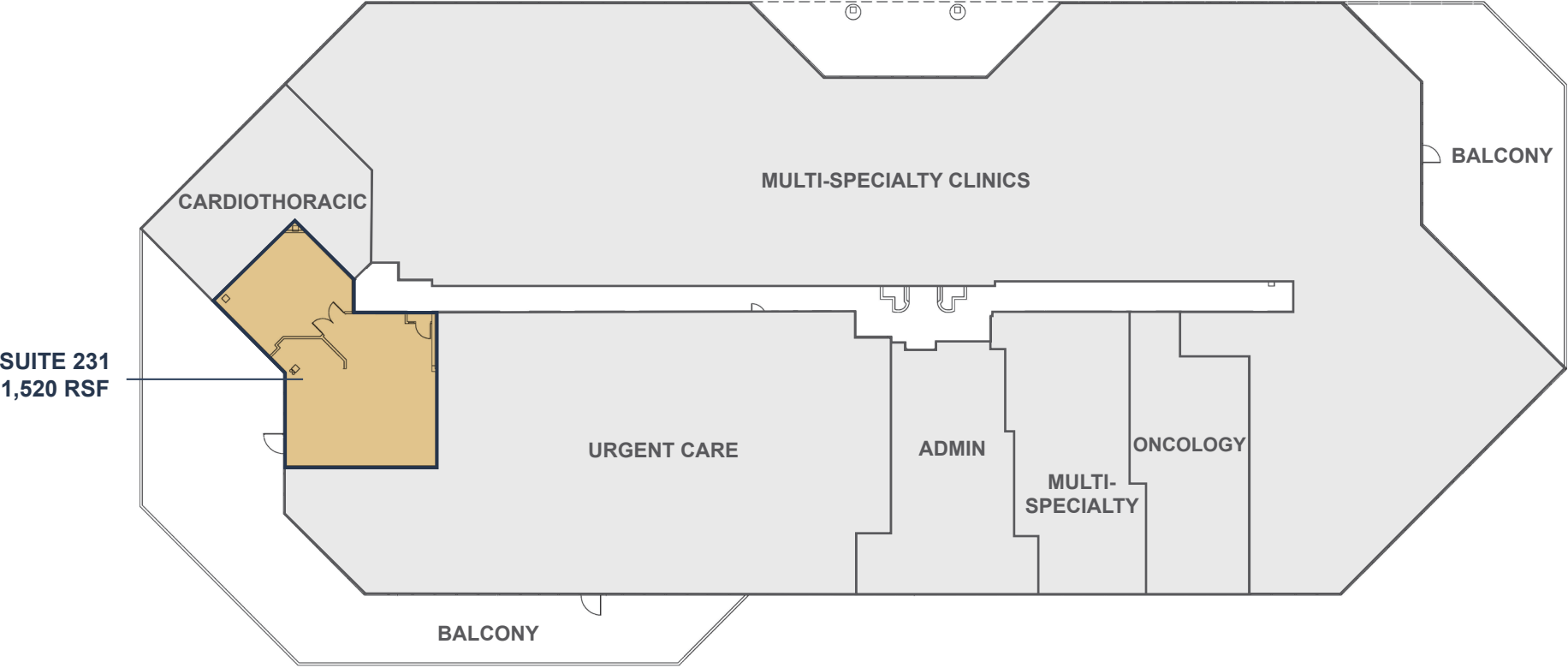
COMMERCIAL	14.04%
EMPLOYER BASED	58.22%
GOVERNMENT	18.67%
MULTIPLE	4.81%
SELF PAY	4.25%

Data Source:  **Placer.ai**

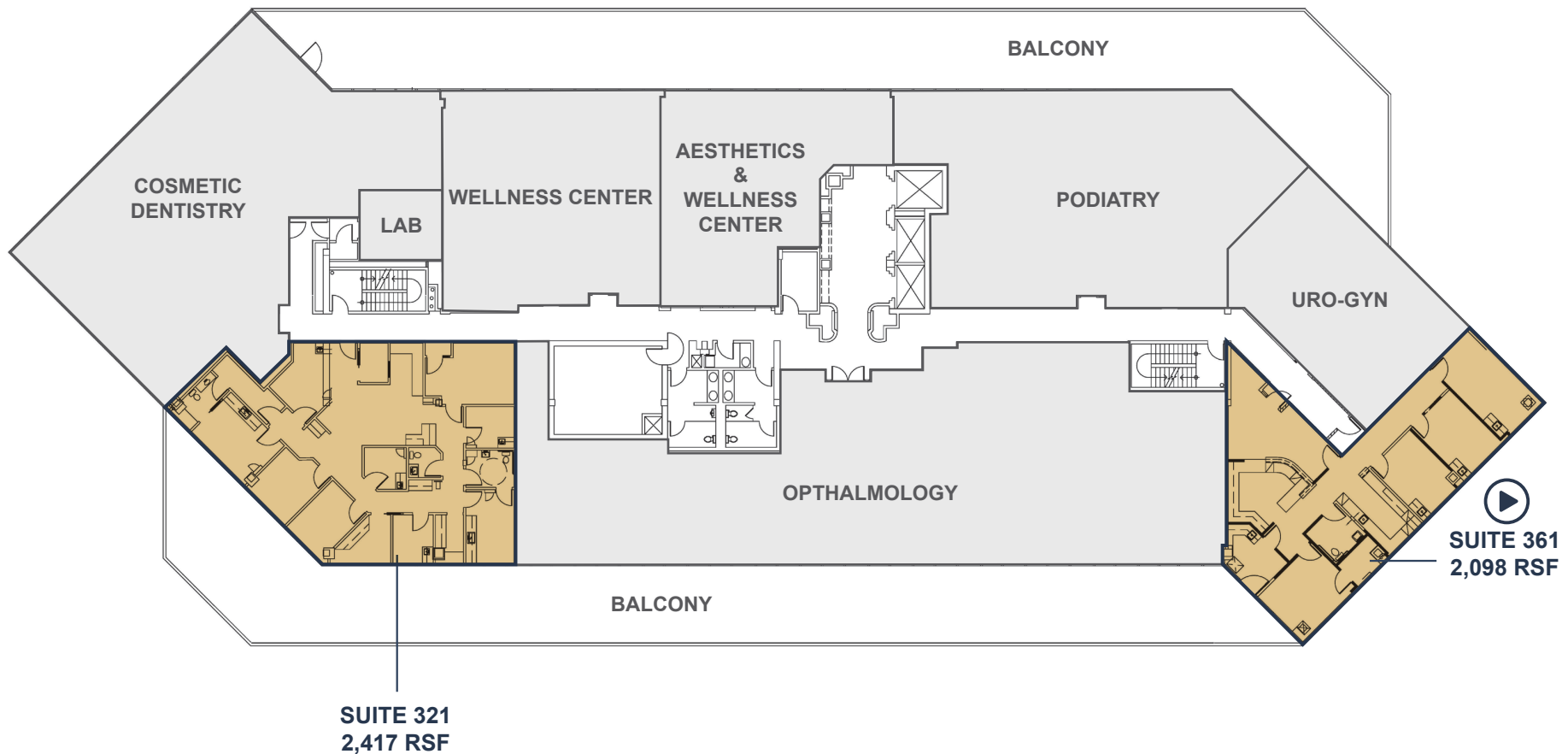
Comparison

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



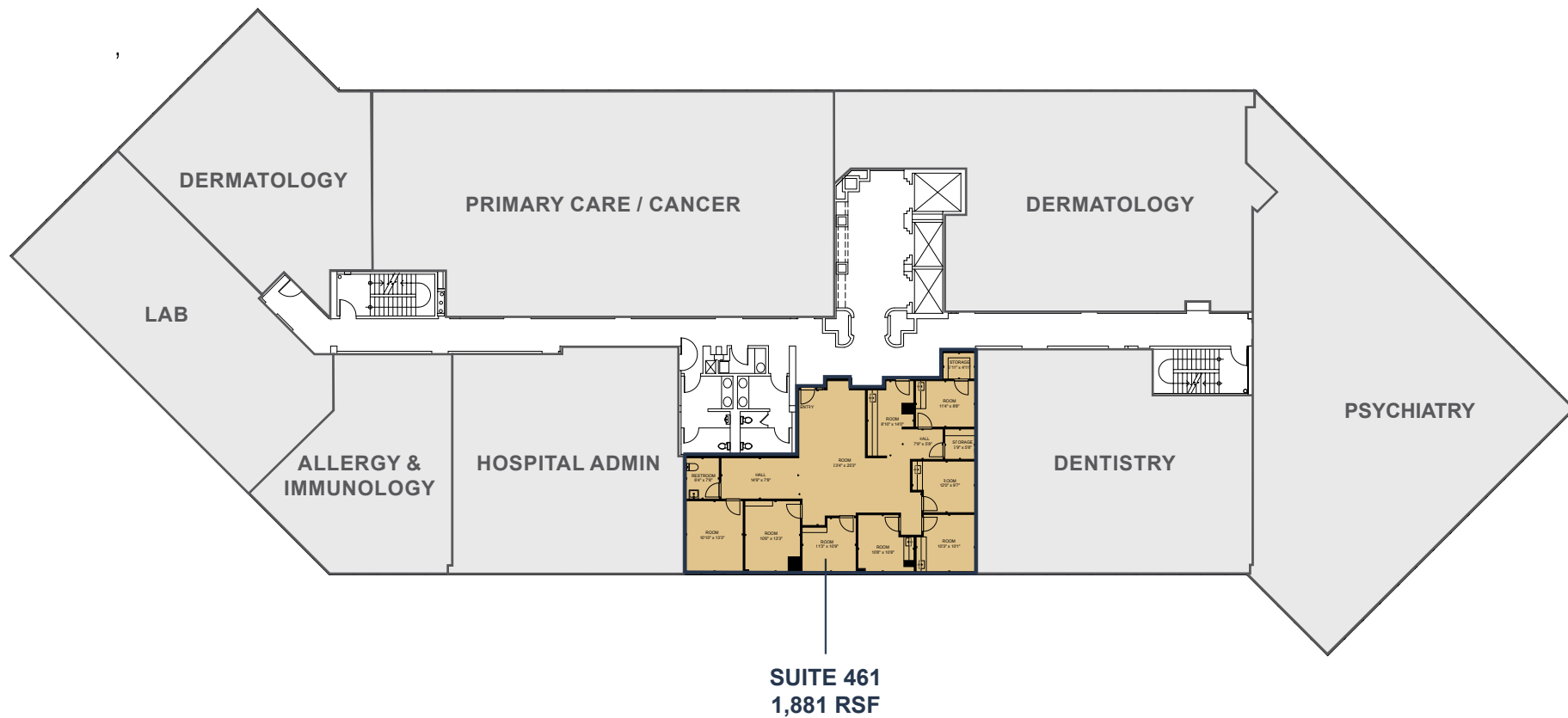


AVAILABLE SUITE		
SUITE	SIZE (RSF)	SUITE DESCRIPTION
231	2,417	White Box



AVAILABLE SUITES

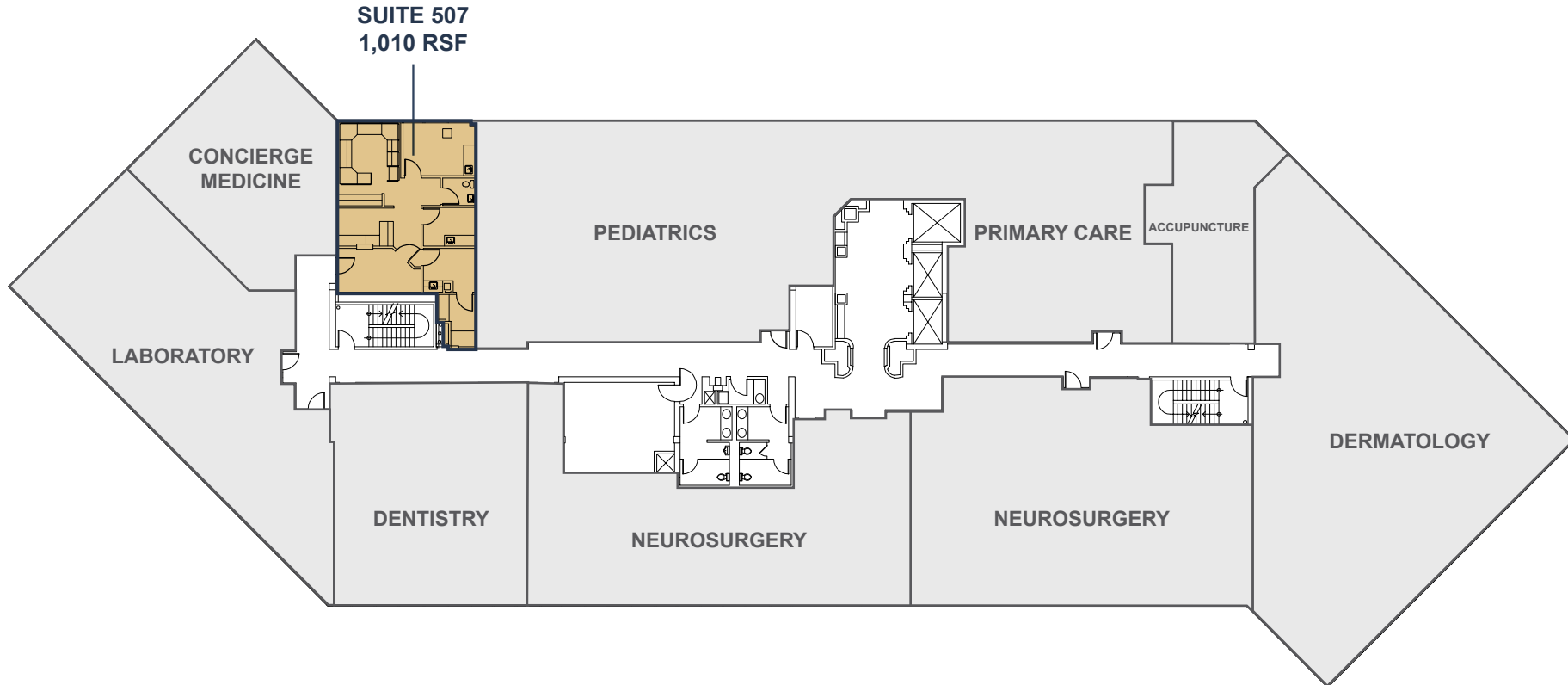
SUITE	SIZE (RSF)	SUITE DESCRIPTION
321	2,417	4 Exam Rooms, Procedure Room, 2 Private Offices, 3 Restrooms, Nurses' Station, Breakroom, Waiting Room, Reception/Admin
361	2,098	3 Exam Rooms, Private Office, Restroom, Nurses' Station, Breakroom, Waiting Room, Reception/Admin. Click for Virtual Tour



AVAILABLE SUITE

SUITE	SIZE (RSF)	SUITE DESCRIPTION
461	1,881	4 Exam Rooms, Private Office, 2 In-Suite Restrooms, Breakroom, Reception/Admin

▶ Click for Virtual Tour



AVAILABLE SUITE

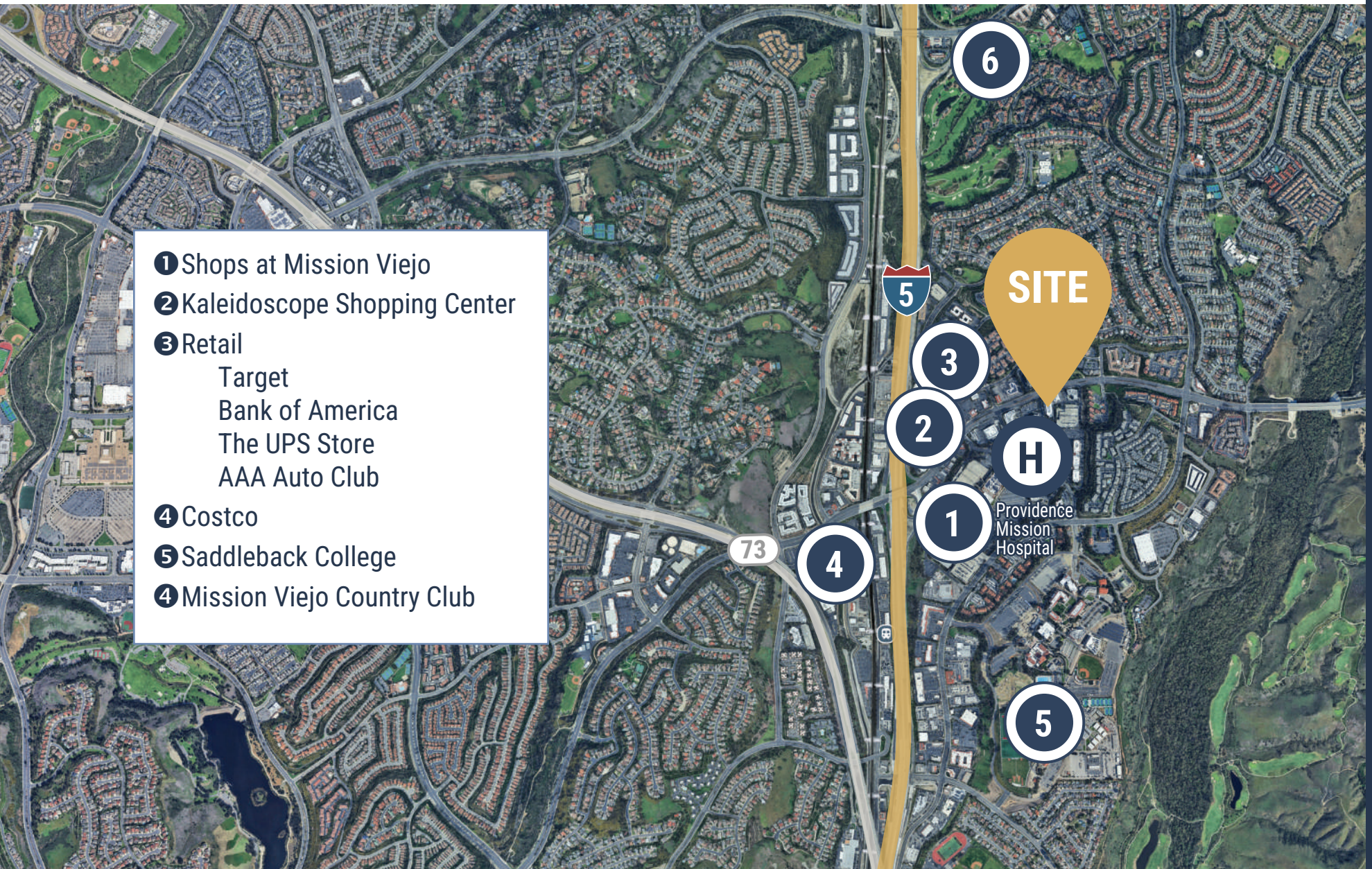
SUITE	SIZE (RSF)	SUITE DESCRIPTION
507	1,010	2 Exam Rooms, Private Office, Restroom, Waiting Room, Reception/Admin, Storage Click for Virtual Tour



LOCAL HOSPITAL DISTANCE MAP

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**HEALTHCARE
REALTY**