

# Providence One

+ MEDICAL SUITES FOR LEASE



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**1950 Sunny Crest Drive  
Fullerton, CA**



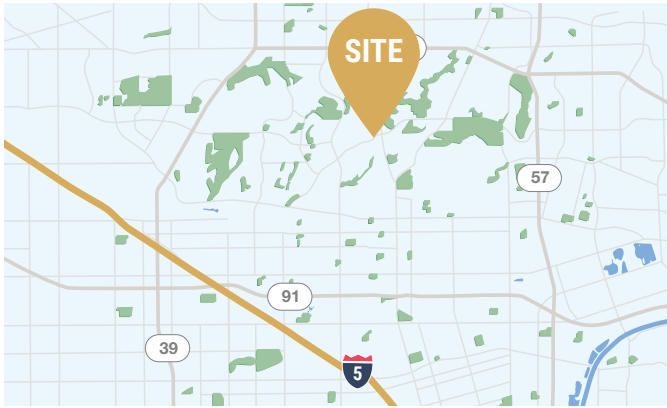
# PROVIDENCE ONE

Providence One is an 83,946-square-foot medical office building located in the heart of Fullerton's medical hub. Just a short walk from St. Jude Medical Center, this building is ideally positioned and attracts over 171,000 patient visits annually. Serving the immediate and surrounding communities of Brea, Yorba Linda, and Anaheim, this campus is a prime choice for healthcare providers looking to establish or expand their practice. The combination of its strategic location, diverse tenant mix, favorable demographics, and strong market demand makes Providence One an outstanding opportunity for medical professionals.

Drone Video

CLICK OR SCAN





## PROMINENT LOCATION & ACCESSIBILITY

- Walking distance to St. Jude Medical Center
- On-site retail amenities
- Surface and structured parking



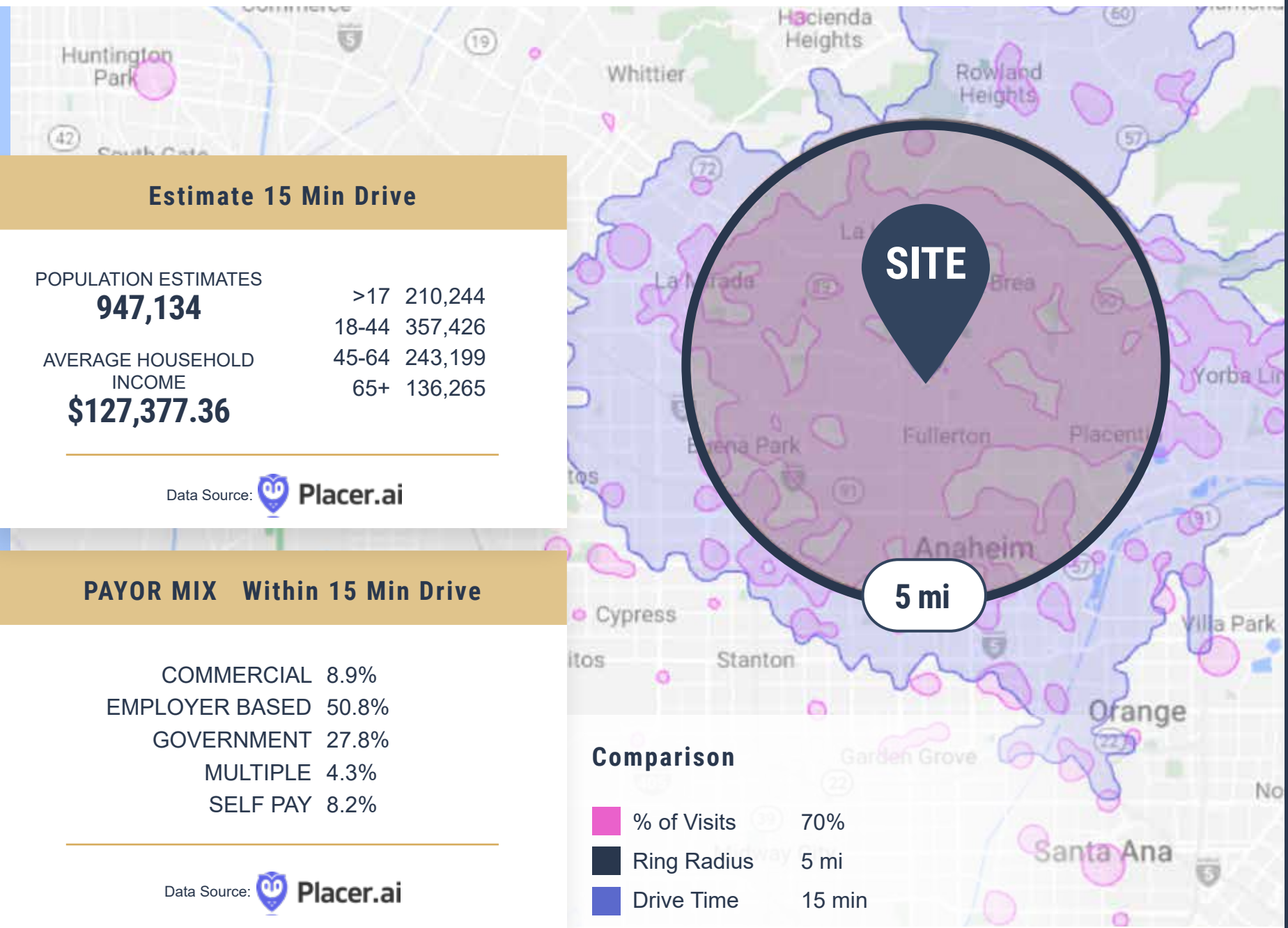
## IDEAL MARKET & SITE LOCATION

- The proximity to major throughfares enables this location to conveniently serve:
  - 940,000 patients within a 15 minute drive time
  - 304,000 patients within a 5 mile radius



## BUILDING HIGHLIGHTS

- 86,073 SF – 3 story medical outpatient building
- Strong tenant mix including on site pharmacy
- Elevator served
- Flexible suite sizes
- Complimentary/free staff parking
- Institutionally owned and operated



## Estimate 15 Min Drive

POPULATION ESTIMATES	
<b>947,134</b>	>17 210,244
	18-44 357,426
AVERAGE HOUSEHOLD INCOME	45-64 243,199
<b>\$127,377.36</b>	65+ 136,265

Data Source:  Placer.ai

## PAYOR MIX Within 15 Min Drive


COMMERCIAL	8.9%
EMPLOYER BASED	50.8%
GOVERNMENT	27.8%
MULTIPLE	4.3%
SELF PAY	8.2%

Data Source:  Placer.ai

**SITE**

**5 mi**

### Comparison

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

## AVAILABLE SUITE

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**Suite 1010**  
**951 RSF**

## SUITE DESCRIPTION

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Retail Space, Excellent  
Exposure to Street,  
In-Suite Restroom

## LEASE RATE

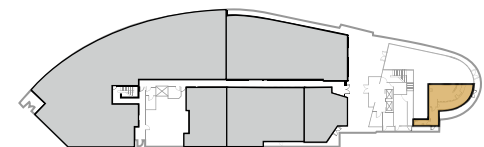
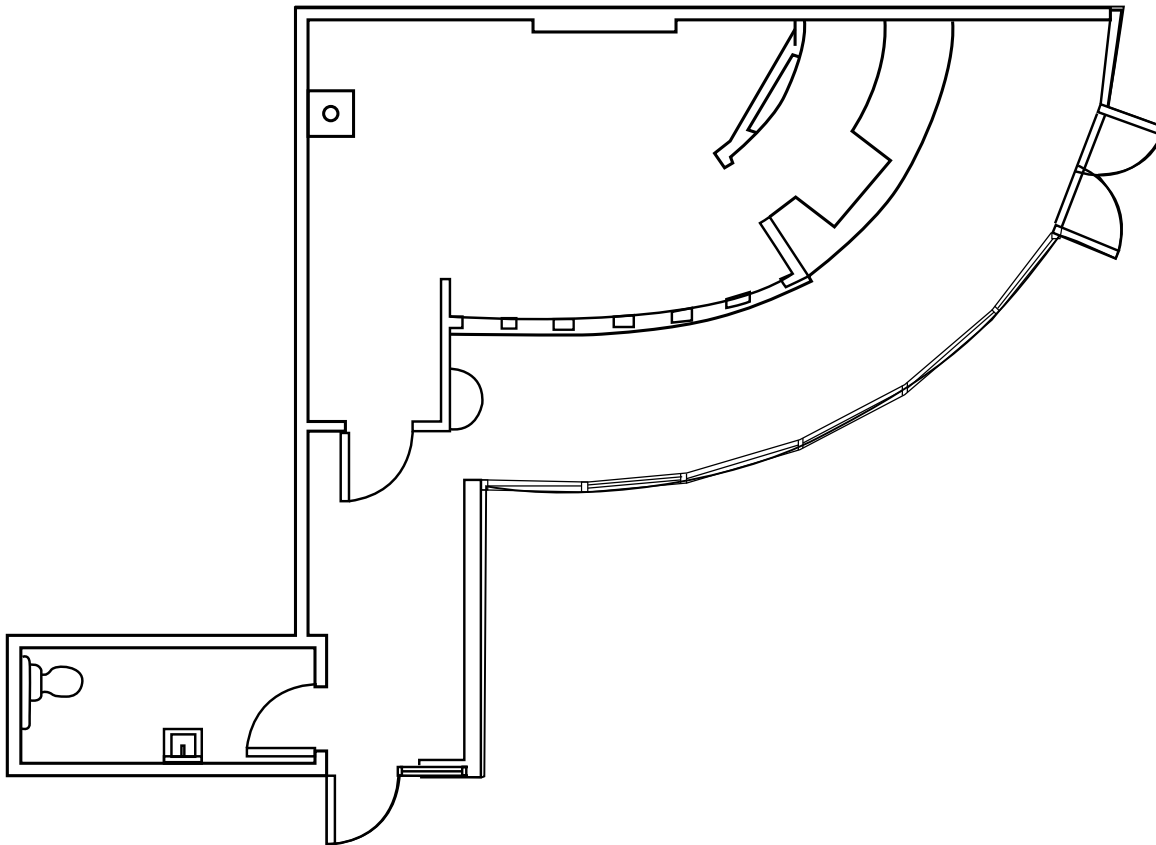
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Negotiable

## EXPLORE SPACE

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CLICK OR SCAN



## AVAILABLE SUITE

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**Suite 2000**  
**5,479 RSF**

## SUITE DESCRIPTION

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11 Exam Rooms,  
3 Procedure Rooms,  
Infusion Room, Doctor's  
Room, Xray Room, Lab  
Area, Storage, Reception/  
Admin, 2 In-Suite  
Restroom

## LEASE RATE

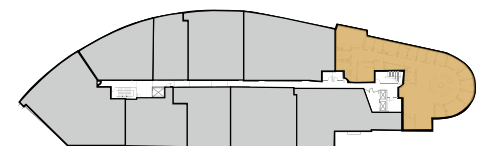
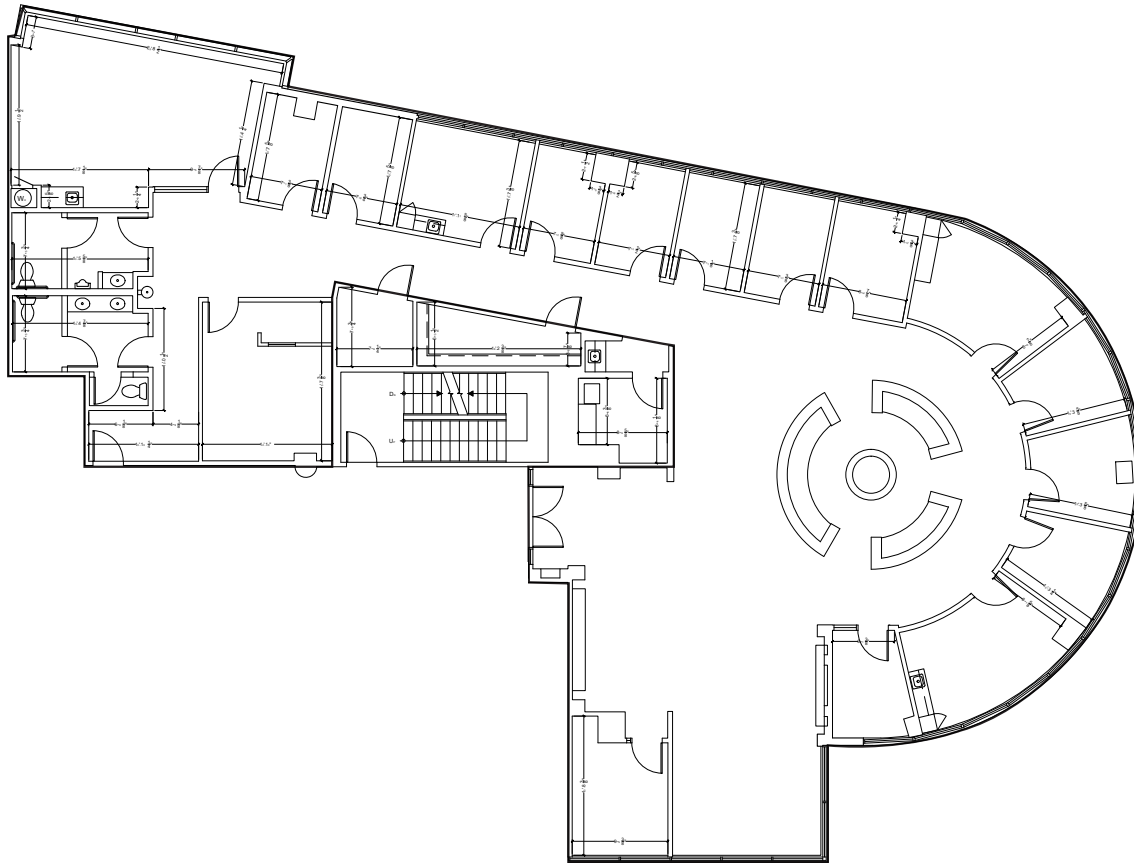
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Negotiable

## EXPLORE SPACE

---

CLICK OR SCAN



## AVAILABLE SUITE

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**Suite 2700**  
**2,287 RSF**

## SUITE DESCRIPTION

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Reception/Admin,  
Storage,  
In-suite Restroom,  
Breakroom,  
5 Exam Rooms,  
2 Doctor's Offices

## LEASE RATE

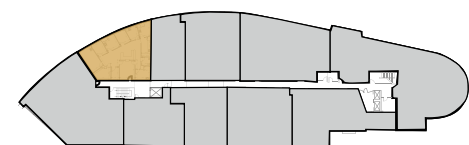
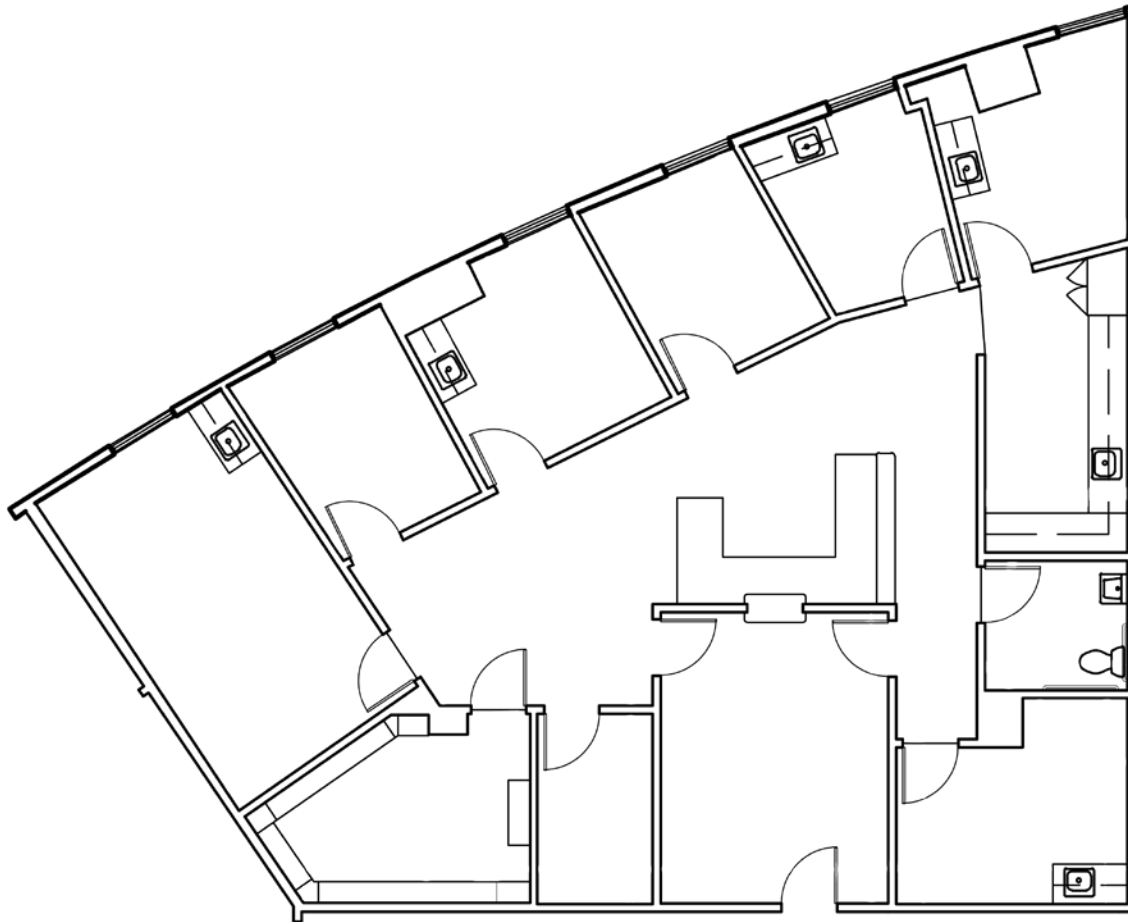
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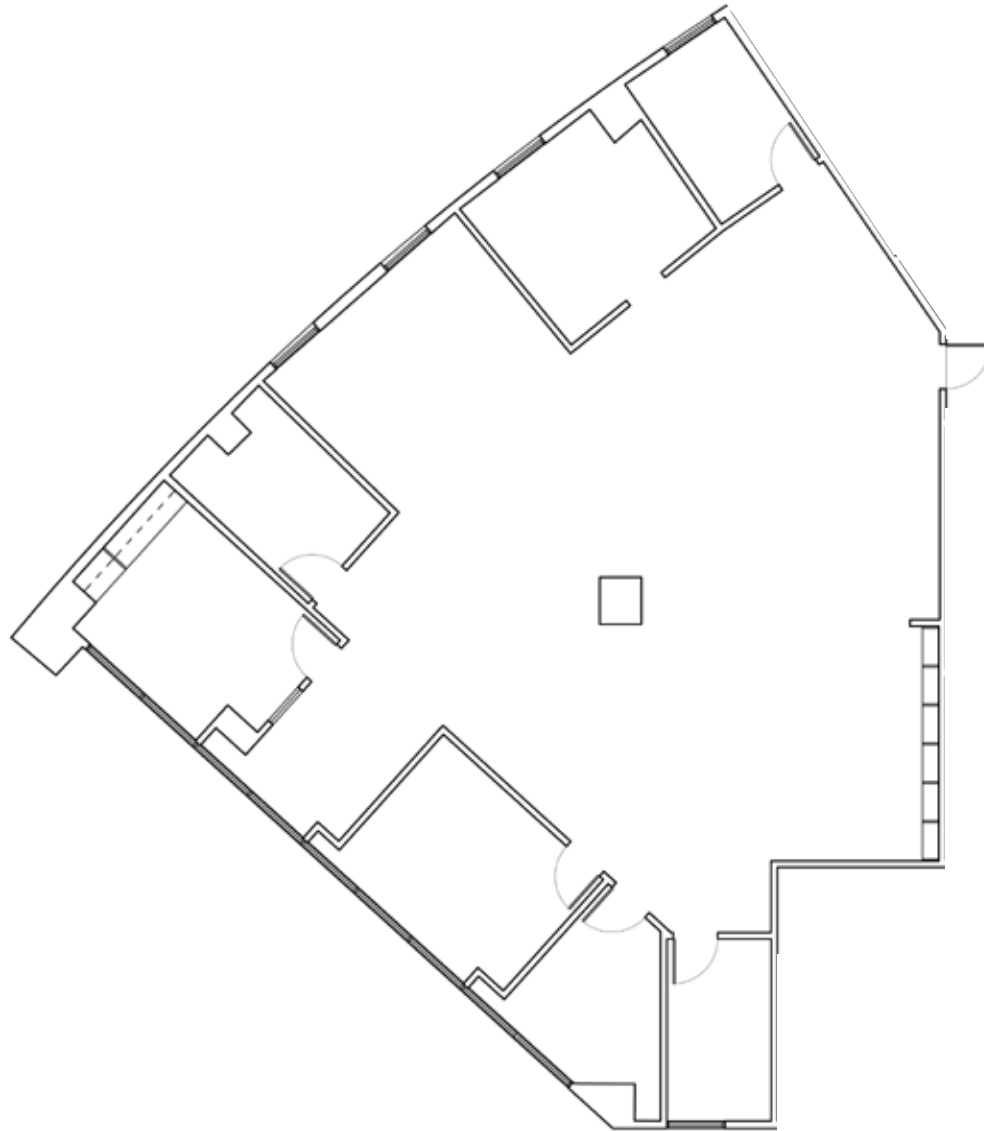
Negotiable

## EXPLORE SPACE

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CLICK OR SCAN





## AVAILABLE SUITE

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**Suite 2950**  
**3,087 RSF**

## SUITE DESCRIPTION

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Currently in office condition.  
Spec Plan design ready.

## LEASE RATE

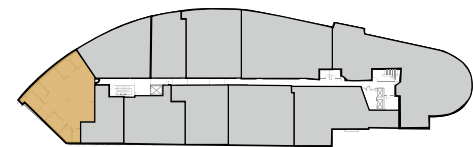
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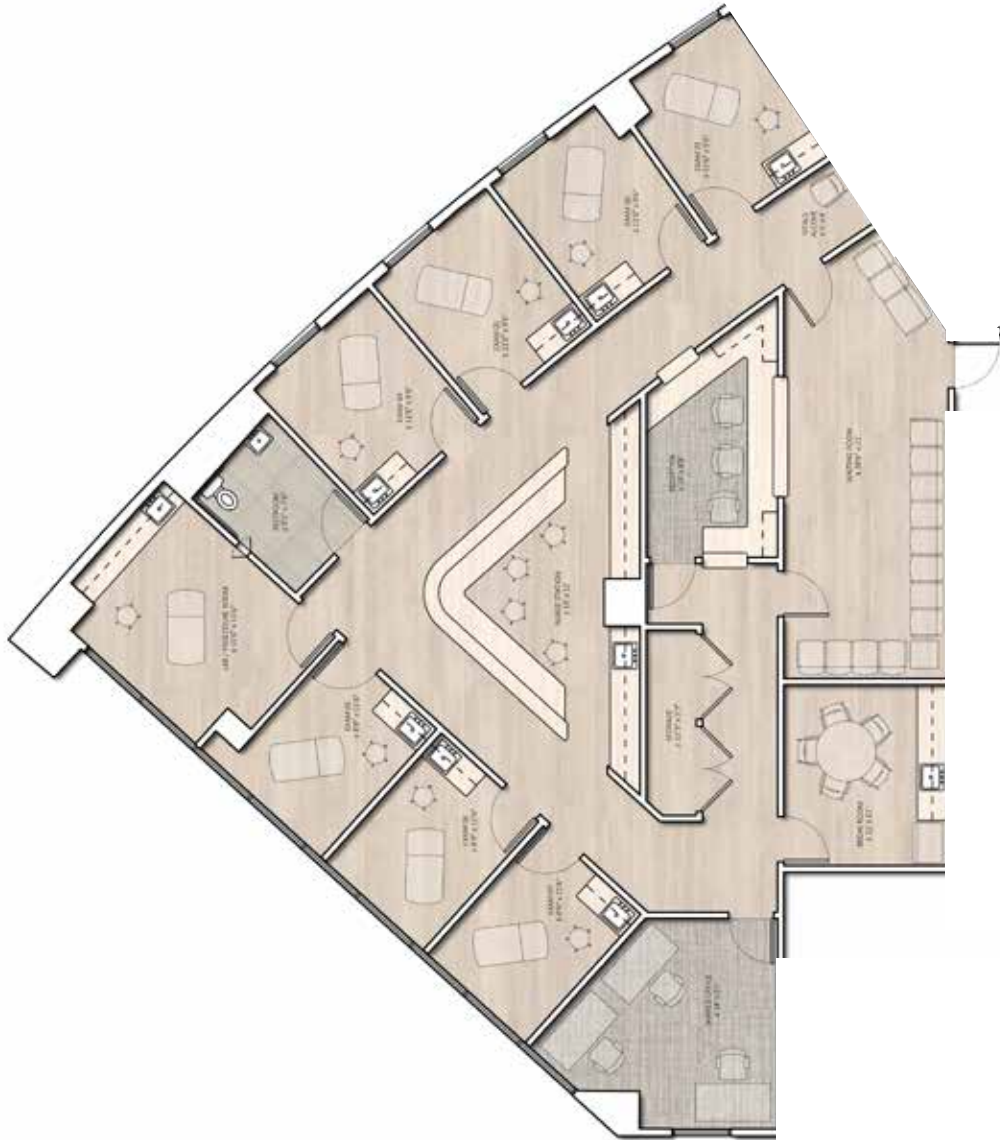
Negotiable

## EXPLORE SPACE

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CLICK OR SCAN





*\*Spec Plan*

## AVAILABLE SUITE

**Suite 2950**  
**3,087 RSF**

## SUITE DESCRIPTION

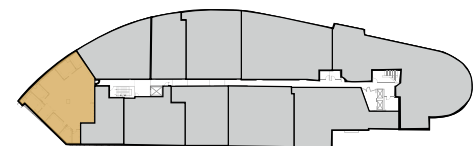
Currently in office condition.  
Spec Plan design ready.

## LEASE RATE

Negotiable

## EXPLORE SPACE

CLICK OR SCAN



## AVAILABLE SUITE

**Suite 3800**  
**5,174 RSF**

*(Contiguous up to 10,388 RSF)*

## SUITE DESCRIPTION

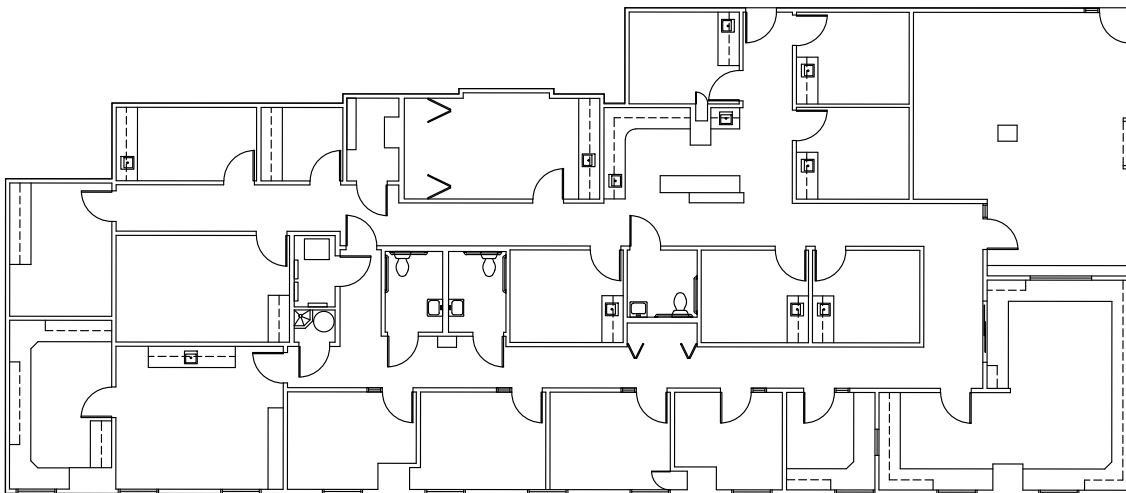
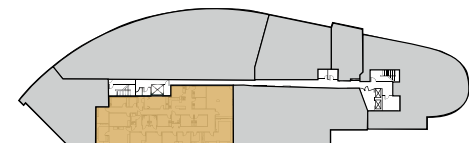
6 Exam Rooms,  
 4 Doctor's Offices,  
 2 Larger Exam/  
 Procedure Rooms,  
 3 In-Suite Restrooms,  
 Breakroom,  
 Reception/Admin

## LEASE RATE

Negotiable

## EXPLORE SPACE

CLICK OR SCAN





Providence  
St. Jude  
Medical Center

5,000  
cars/day

W BASTANCHURY ROAD

36,000  
cars/day

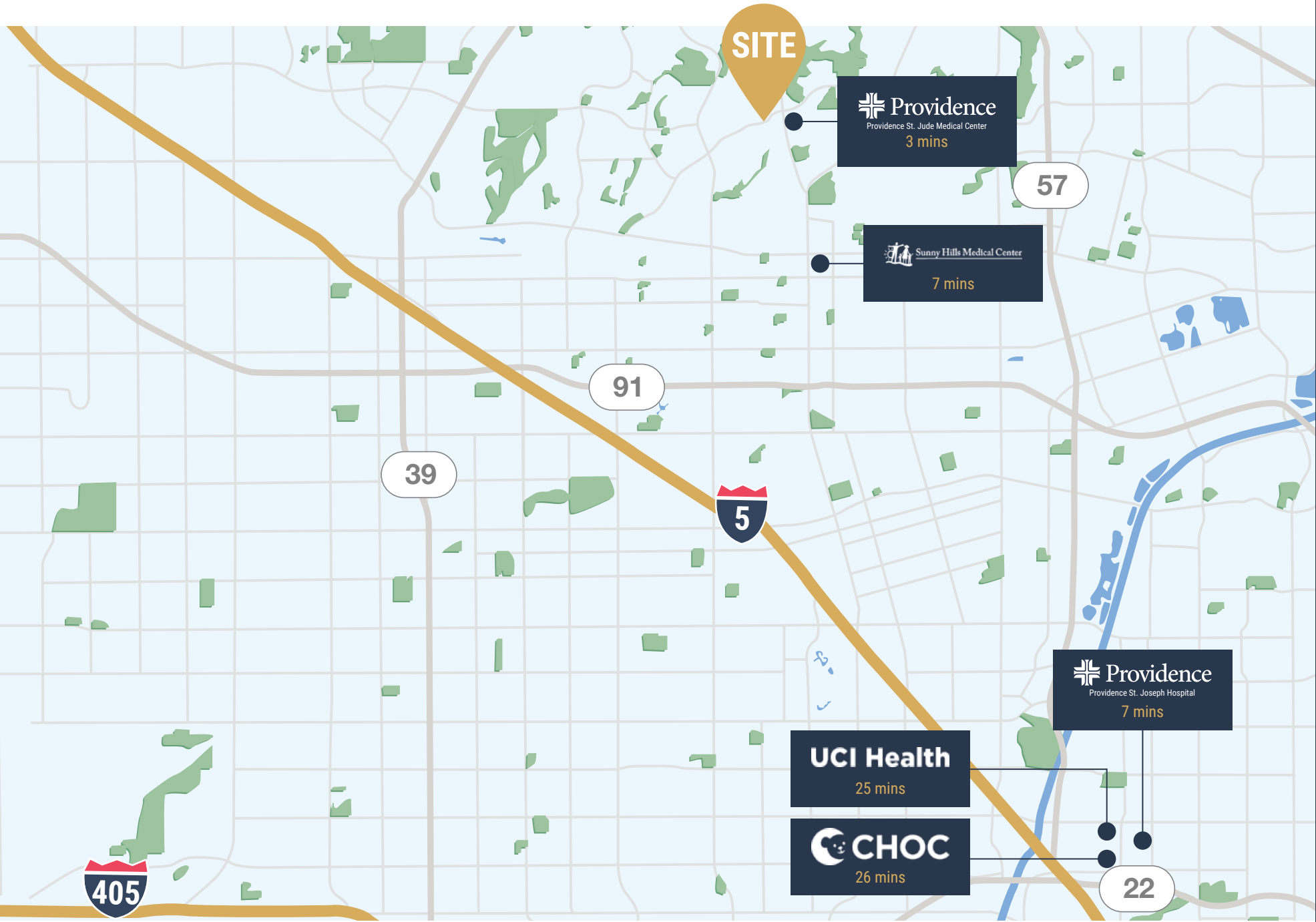
LAGUNA ROAD

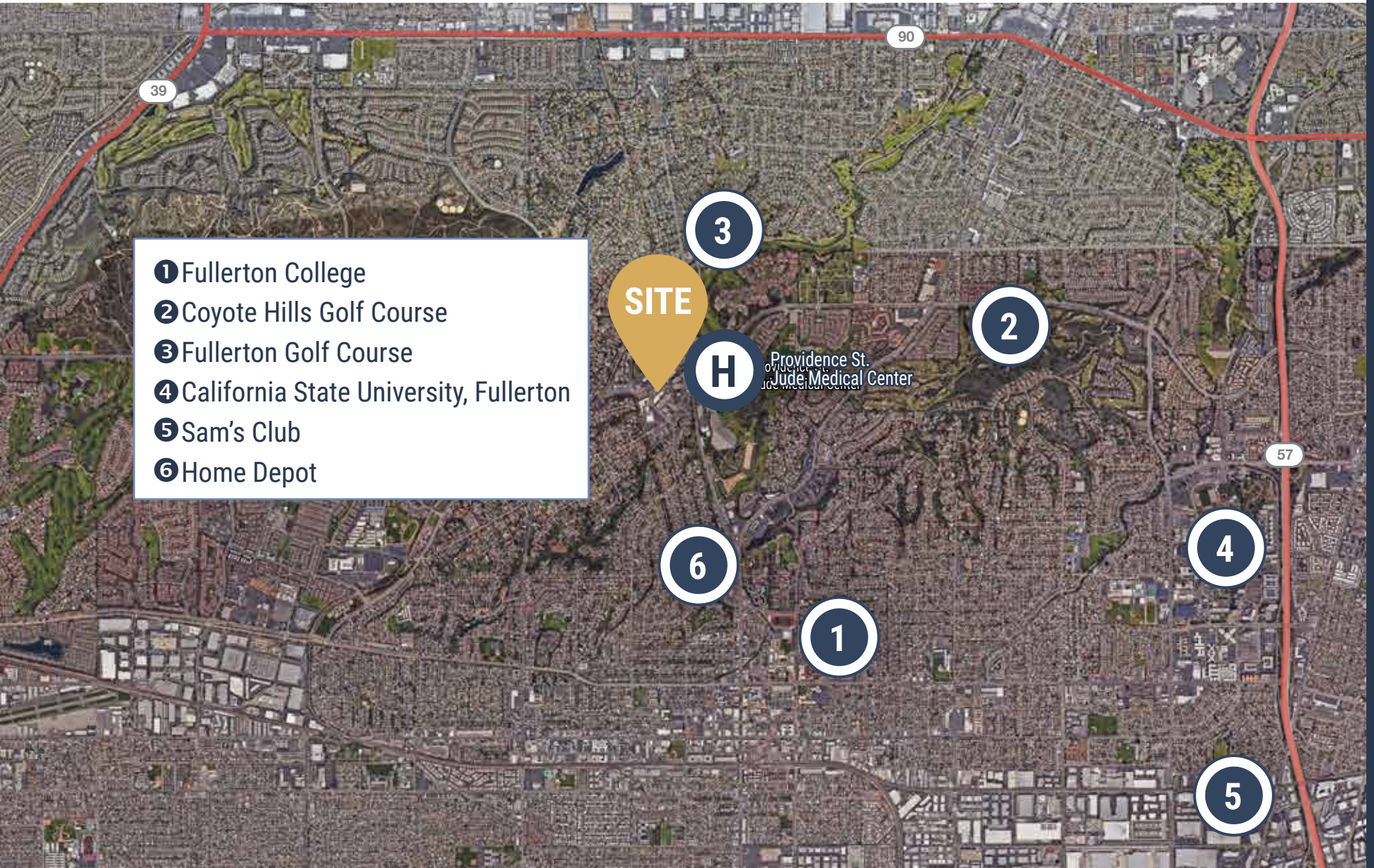
SITE

N HARBOR BLVD

21,000  
cars/day

# LOCAL HOSPITAL DISTANCE MAP





- ① Fullerton College
- ② Coyote Hills Golf Course
- ③ Fullerton Golf Course
- ④ California State University, Fullerton
- ⑤ Sam's Club
- ⑥ Home Depot

SITE

3

2

H

Providence St.  
Jude Medical Center

57

4

6

1

5

39

90



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OWNED BY  
**Well  
tower**