

# Providence One

+ MEDICAL SUITES FOR LEASE



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**1950 Sunny Crest Drive**  
**Fullerton, CA**



# PROVIDENCE ONE

Providence One is an 86,073-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

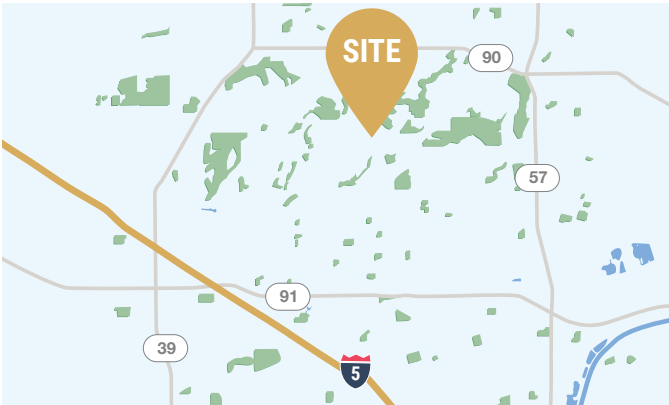
CLICK OR SCAN





## **+** PROMINENT LOCATION & ACCESSIBILITY

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



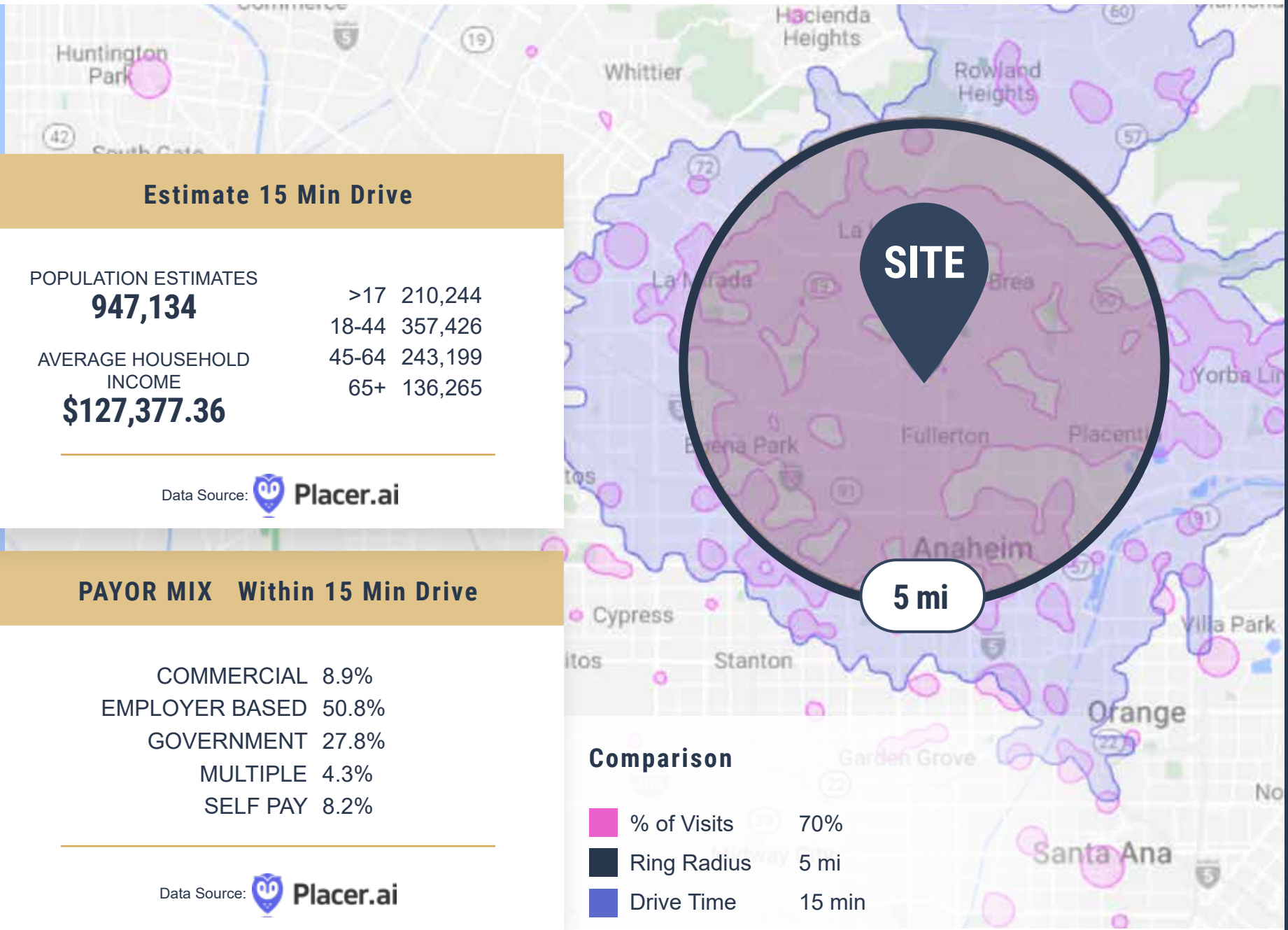
## **+** IDEAL MARKET & SITE LOCATION

- 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

**947,134**

|       |         |
|-------|---------|
| >17   | 210,244 |
| 18-44 | 357,426 |

|                          |       |         |
|--------------------------|-------|---------|
| AVERAGE HOUSEHOLD INCOME | 45-64 | 243,199 |
|                          | 65+   | 136,265 |

**\$127,377.36**

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%  |

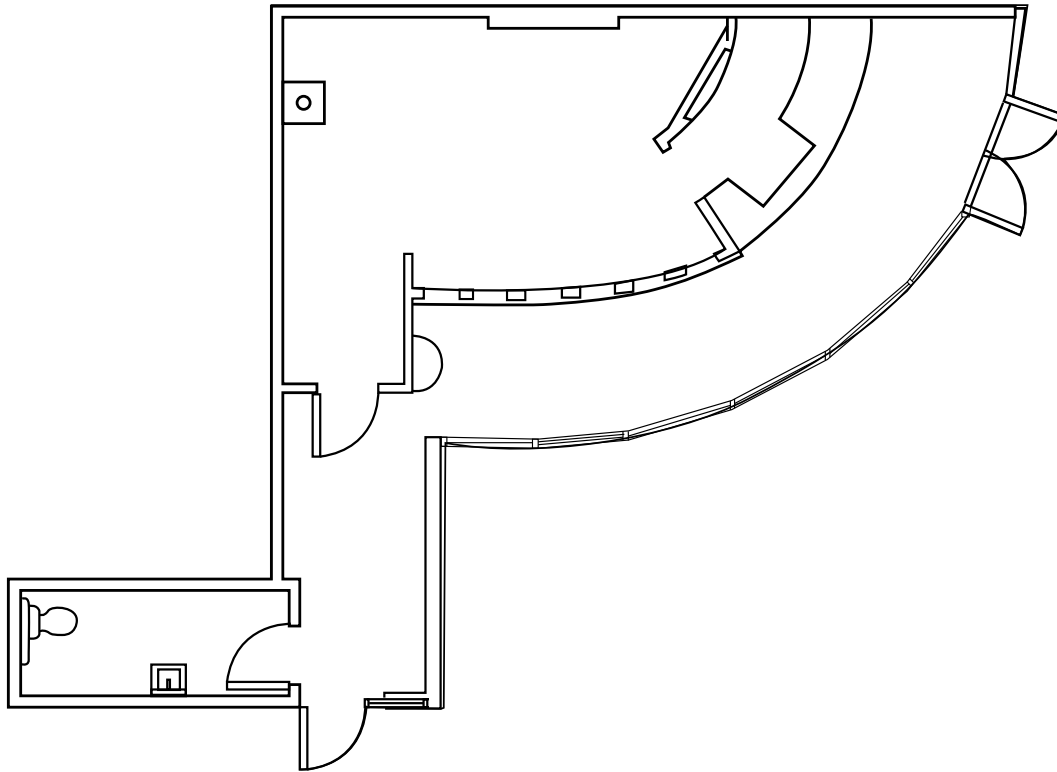
Data Source:  **Placer.ai**

**SITE**

**5 mi**

### Comparison

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

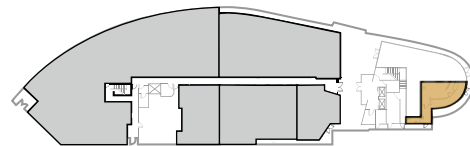


## AVAILABLE SUITE

Suite 1010 - 951 RSF

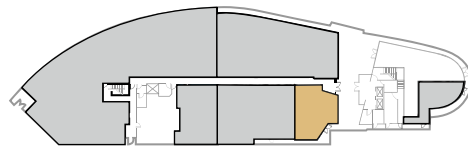
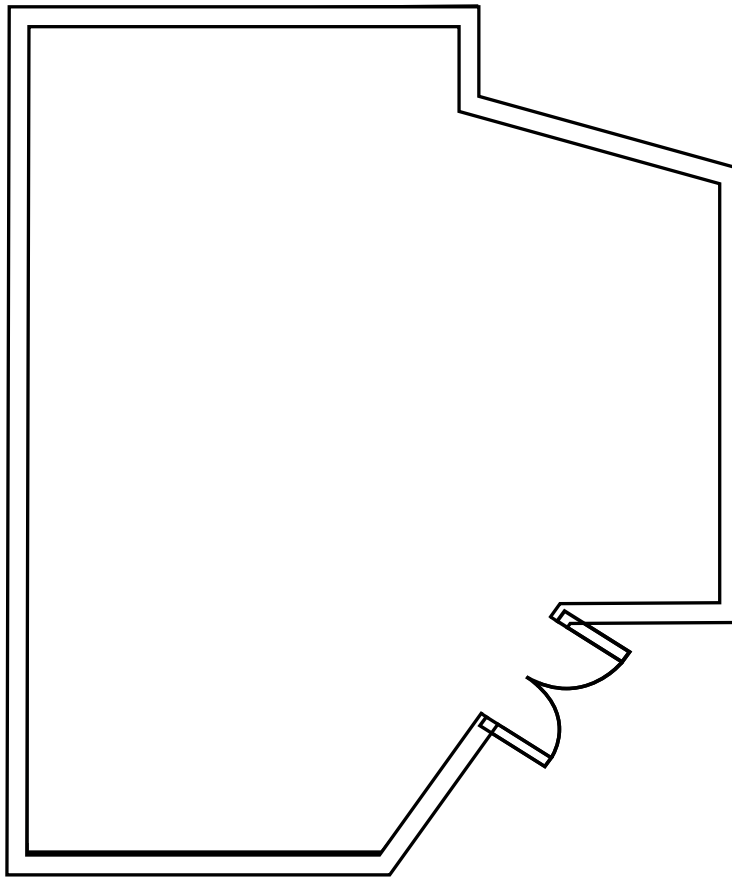
## SUITE DESCRIPTION

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



Virtual Floor Plan  
CLICK OR SCAN





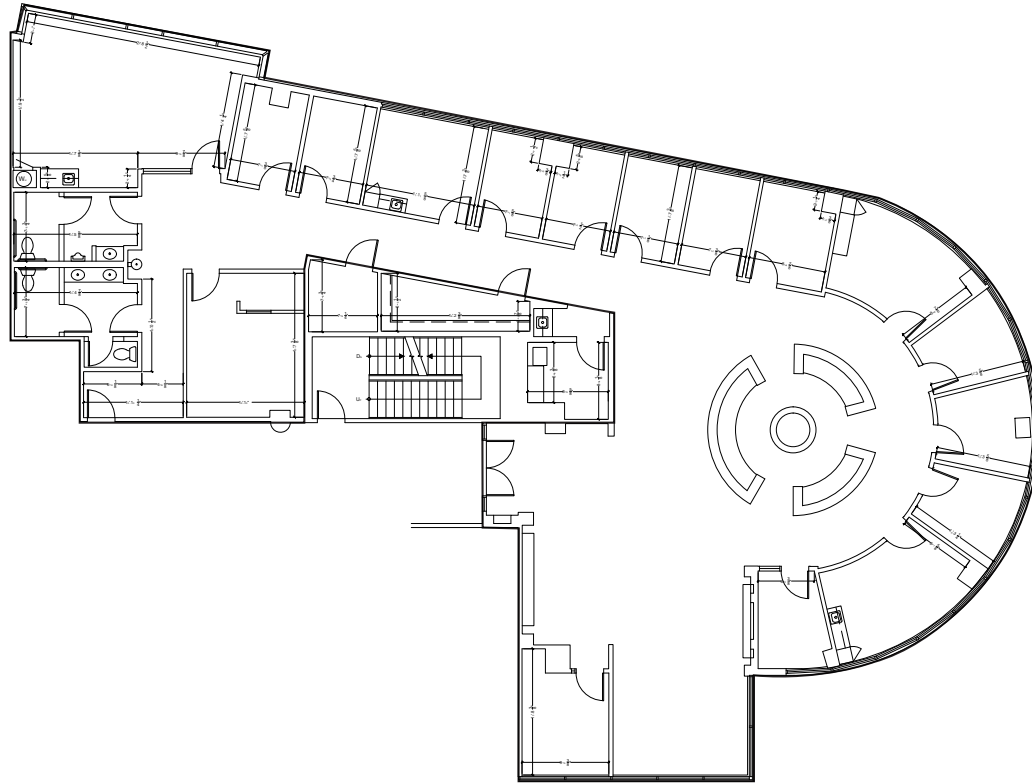
## AVAILABLE SUITE

Suite 1200 - 1,378 RSF

## SUITE DESCRIPTION

Current pharmacy space.

**Available January 2027**

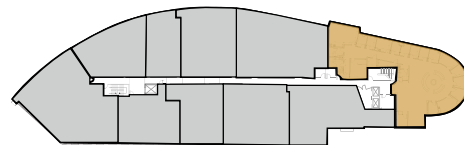


## AVAILABLE SUITE

Suite 2000 - 5,479 RSF

## SUITE DESCRIPTION

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



Virtual Floor Plan

CLICK OR SCAN



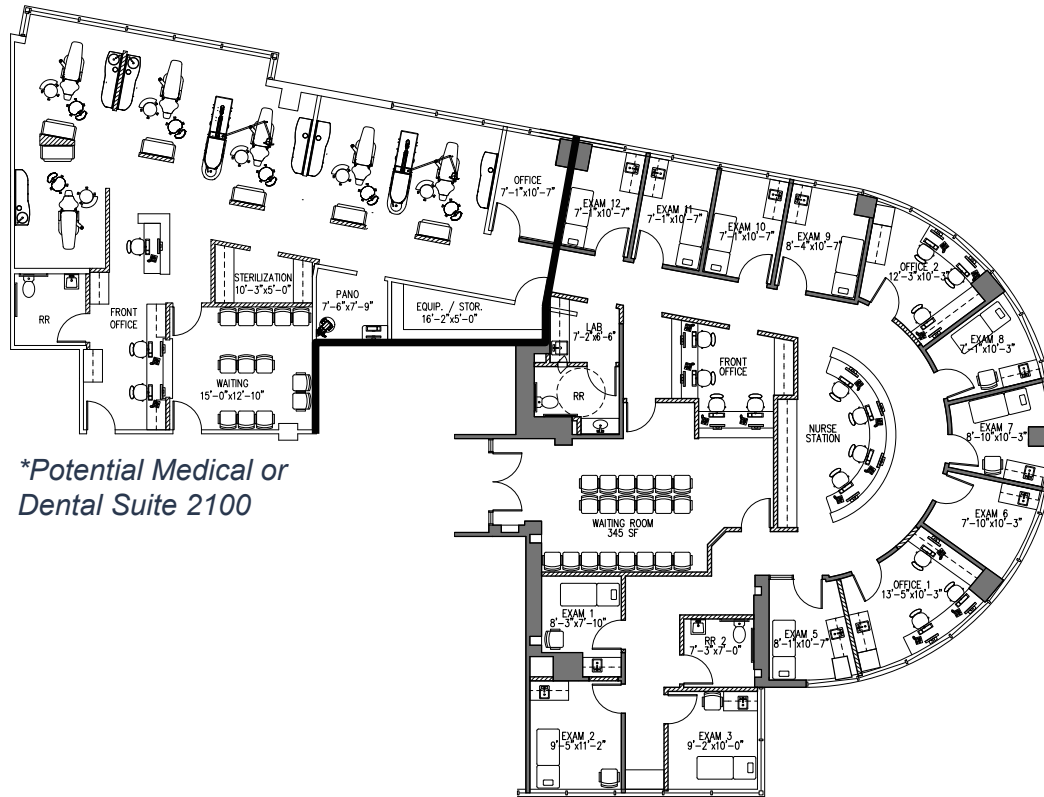
## AVAILABLE SUITE

Suite 2000 - 3,313 RSF

Suite 2100 - 2,166 RSF

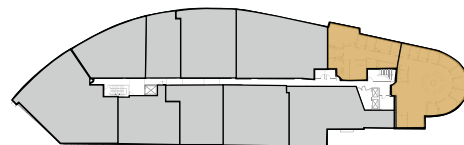
## SUITE DESCRIPTION

Potential medical or dental spaces that can be customized based on tenant requirements.



*\*Potential Medical or Dental Suite 2100*

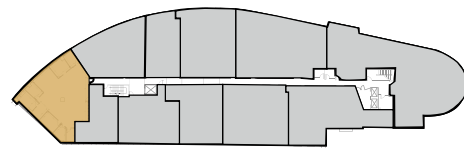
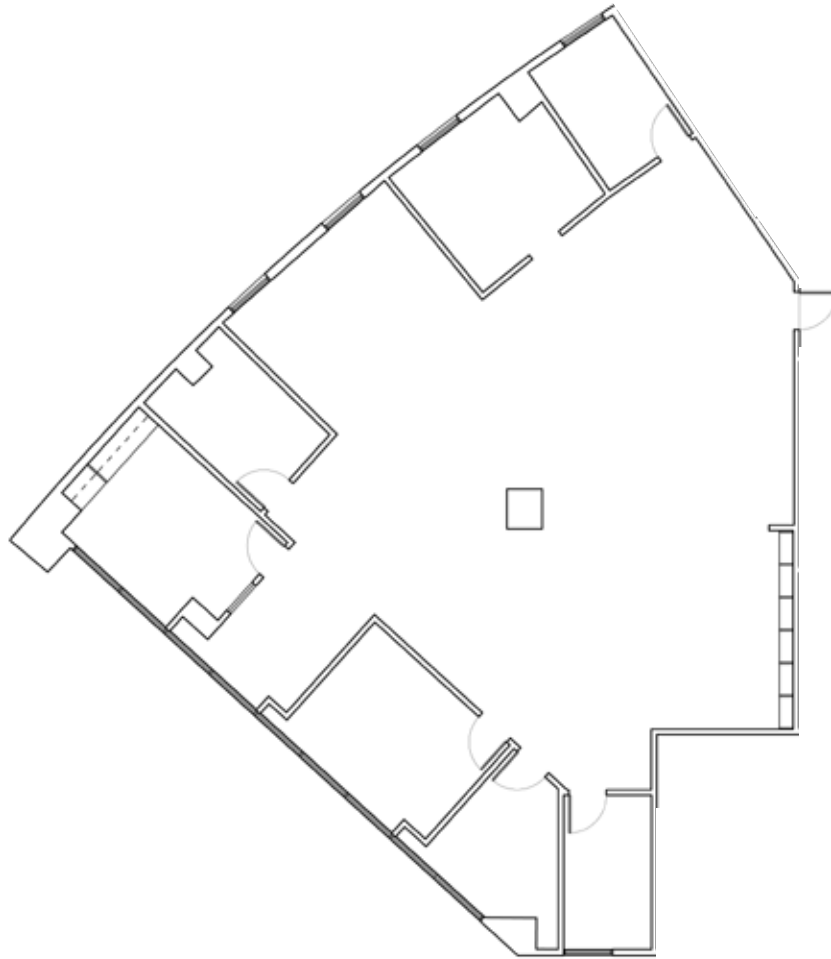
*\*Potential Medical or Dental Suite 2000*



*Hypothetical floor plans for visualization purposes only*

Virtual Floor Plan  
CLICK OR SCAN





## AVAILABLE SUITE

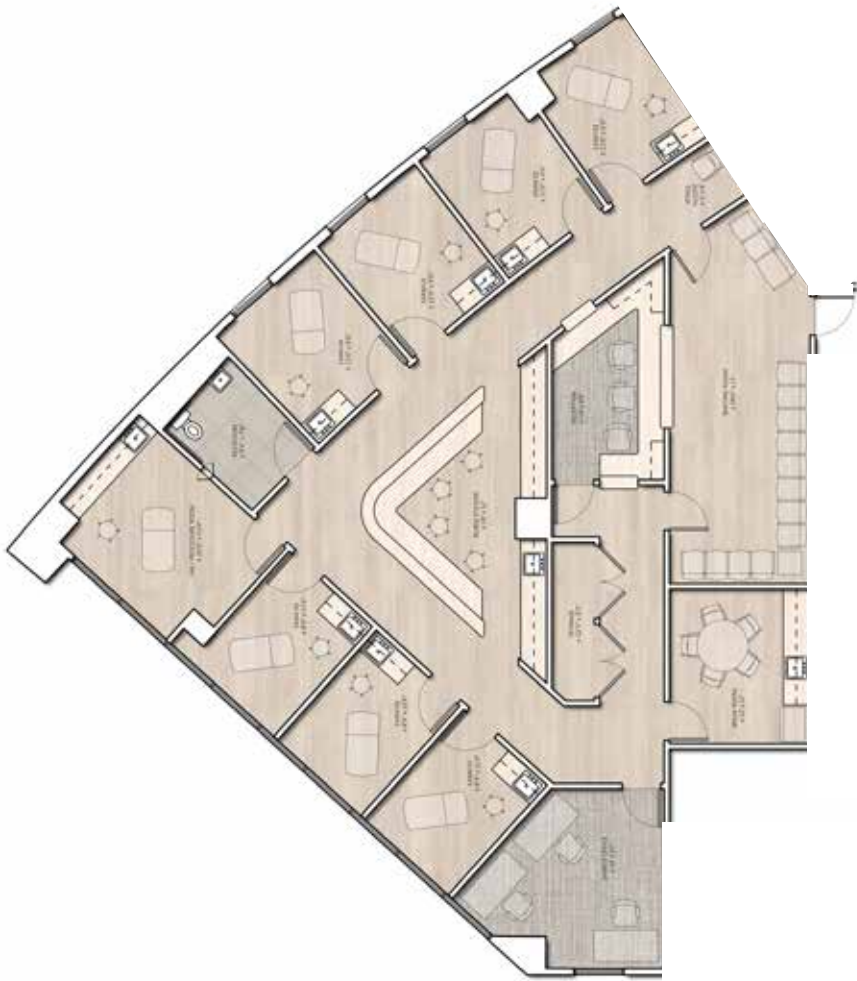
Suite 2950 - 3,087 RSF

## SUITE DESCRIPTION

Currently in office condition.  
Spec Plan design ready.

Virtual Floor Plan  
CLICK OR SCAN





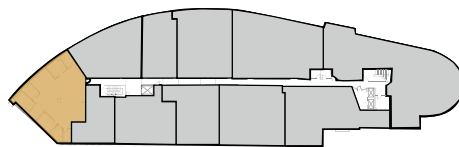
## AVAILABLE SUITE

Suite 2950 - 3,087 RSF

## SUITE DESCRIPTION

Currently in office condition.  
Spec Plan design ready.

*\*Spec Plan*



Virtual Floor Plan  
CLICK OR SCAN



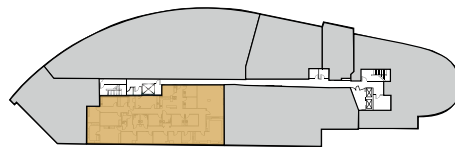
## AVAILABLE SUITE

Suite 3800 - 5,174 RSF

*(Contiguous up to 10,388 RSF)*

## SUITE DESCRIPTION

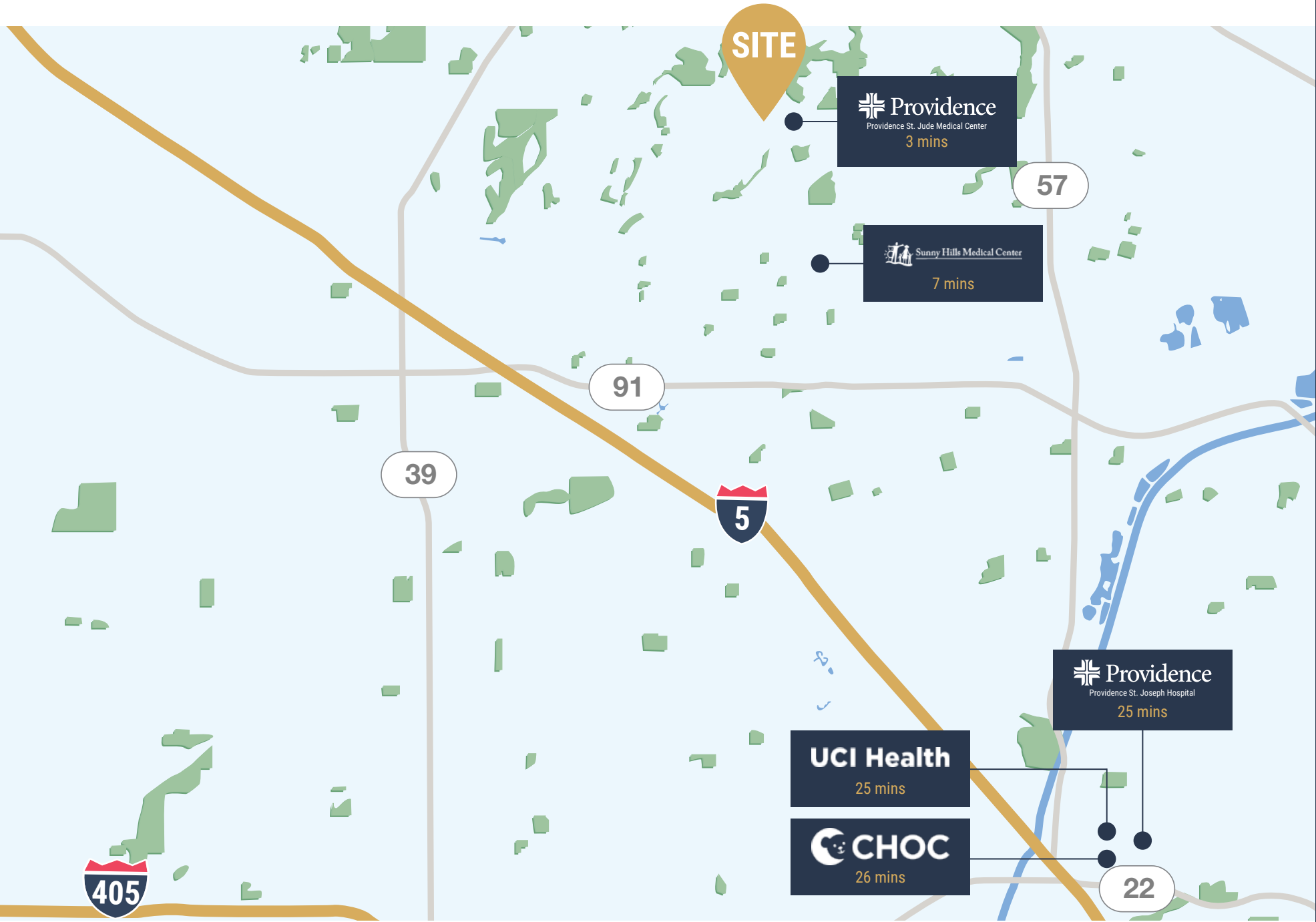
6 Exam Rooms, 4 Doctor's Offices, 2 Larger Exam/ Procedure Rooms, 3 In-Suite Restrooms, Breakroom, Reception/Admin

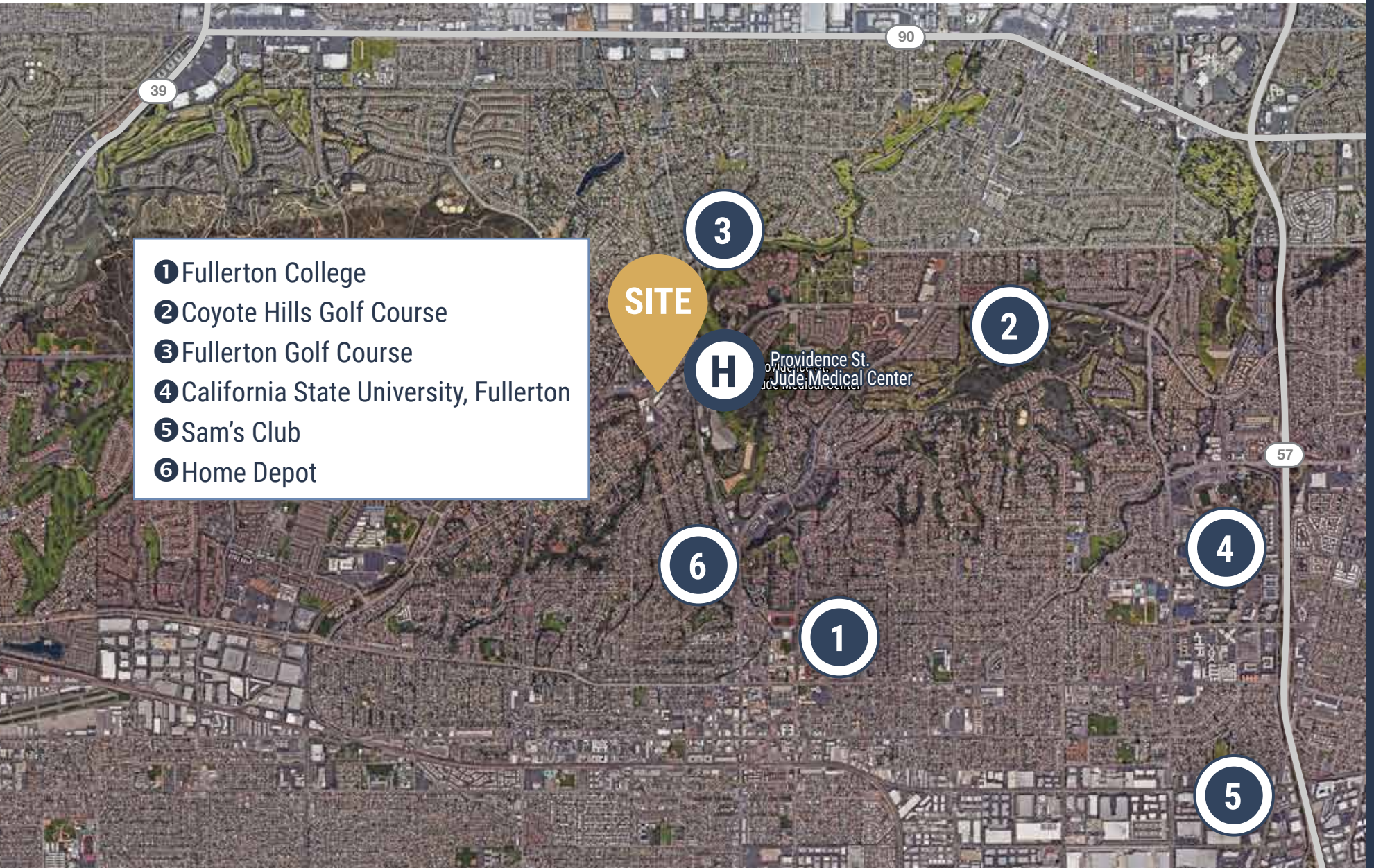


Virtual Floor Plan  
CLICK OR SCAN









- 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



**MED  
WEST**  
REALTY

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OWNED BY

**Well  
tower**