

Mission Medical-Upper Campus

➤ MEDICAL SUITES FOR LEASE



Lic # 02161402

Bryan McKenney
(949) 478-0087

Casey Immel
(949) 278-5376

Kellie Hill Galligan
(858) 461-8776

Stacey Hall
(949) 331-0845

**27800 Medical Center Rd
Mission Viejo, CA**



MISSION MEDICAL - UPPER CAMPUS

Mission Medical is ideally situated atop the Providence Mission Hospital campus. This medical office building features convenient surface parking, outdoor break areas, and newly remodeled common areas, enhancing both accessibility and comfort for tenants and patients alike. The building features recent common area renovations for an enhanced patient and provider experience.

With immediate access to I-5 and SR 73, the property ensures seamless connectivity for patients traveling from Mission Viejo, Laguna Niguel, Aliso Viejo, and surrounding communities. Located in a highly affluent area with a strong patient base, it presents an excellent opportunity for healthcare providers seeking to establish or expand their presence in one of South Orange County's most desirable 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



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

- Rare opportunity for ground floor and large user opportunities in the market
- 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**

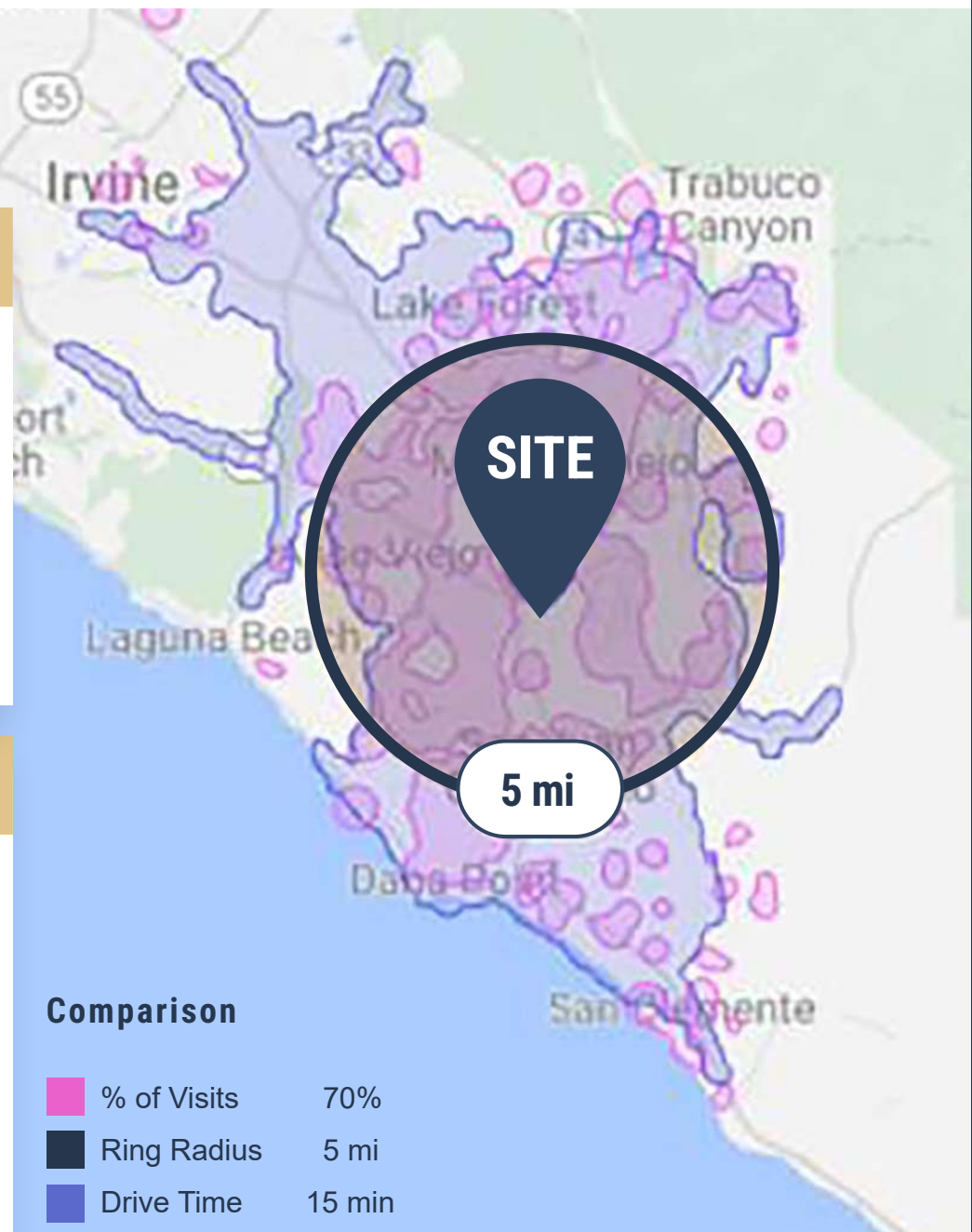
PAYOR MIX Within 15 Min Drive

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

Data Source:  **Placer.ai**

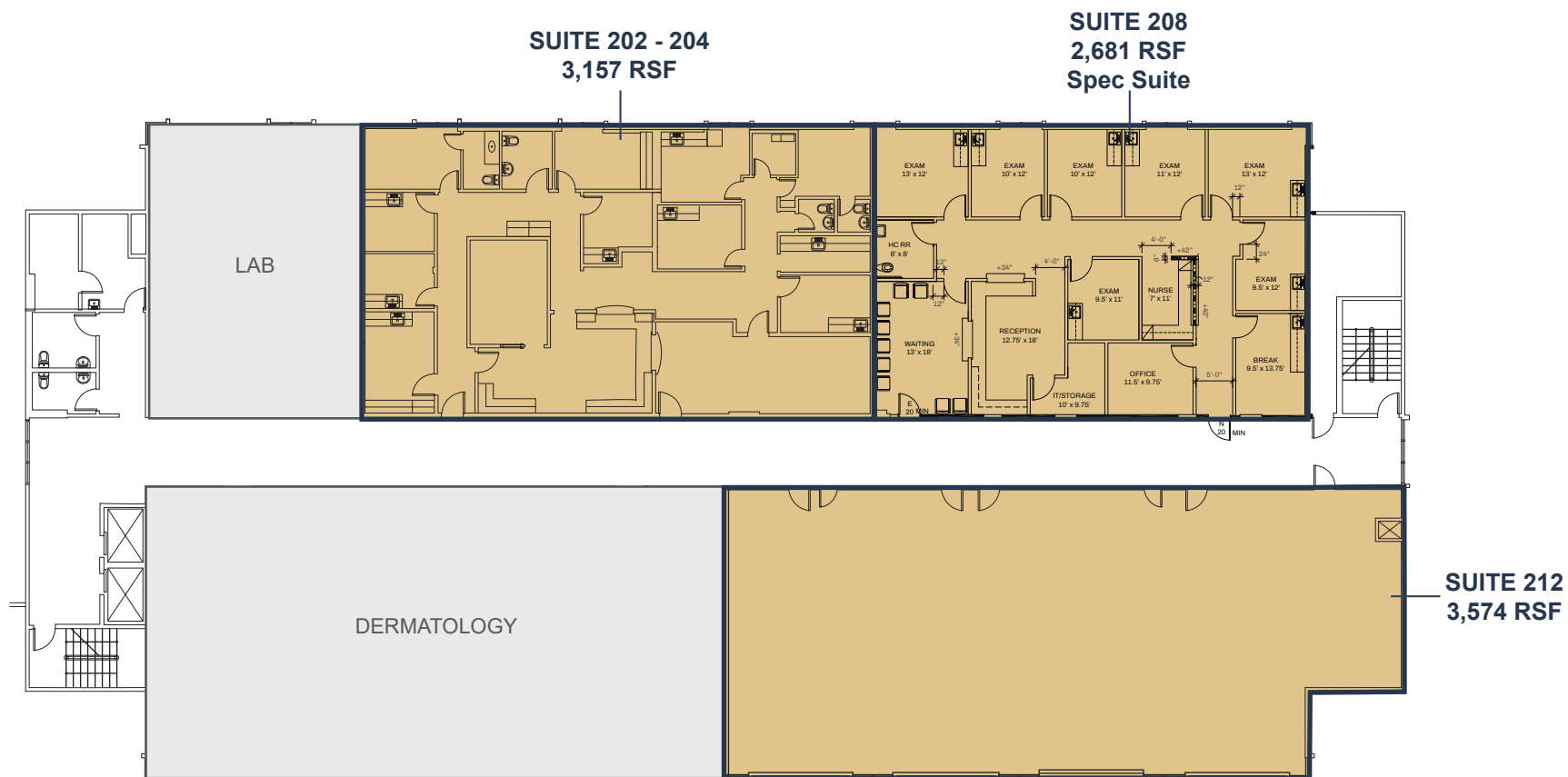
Comparison

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



BUILDING 1 - FLOOR PLAN - SECOND FLOOR

5

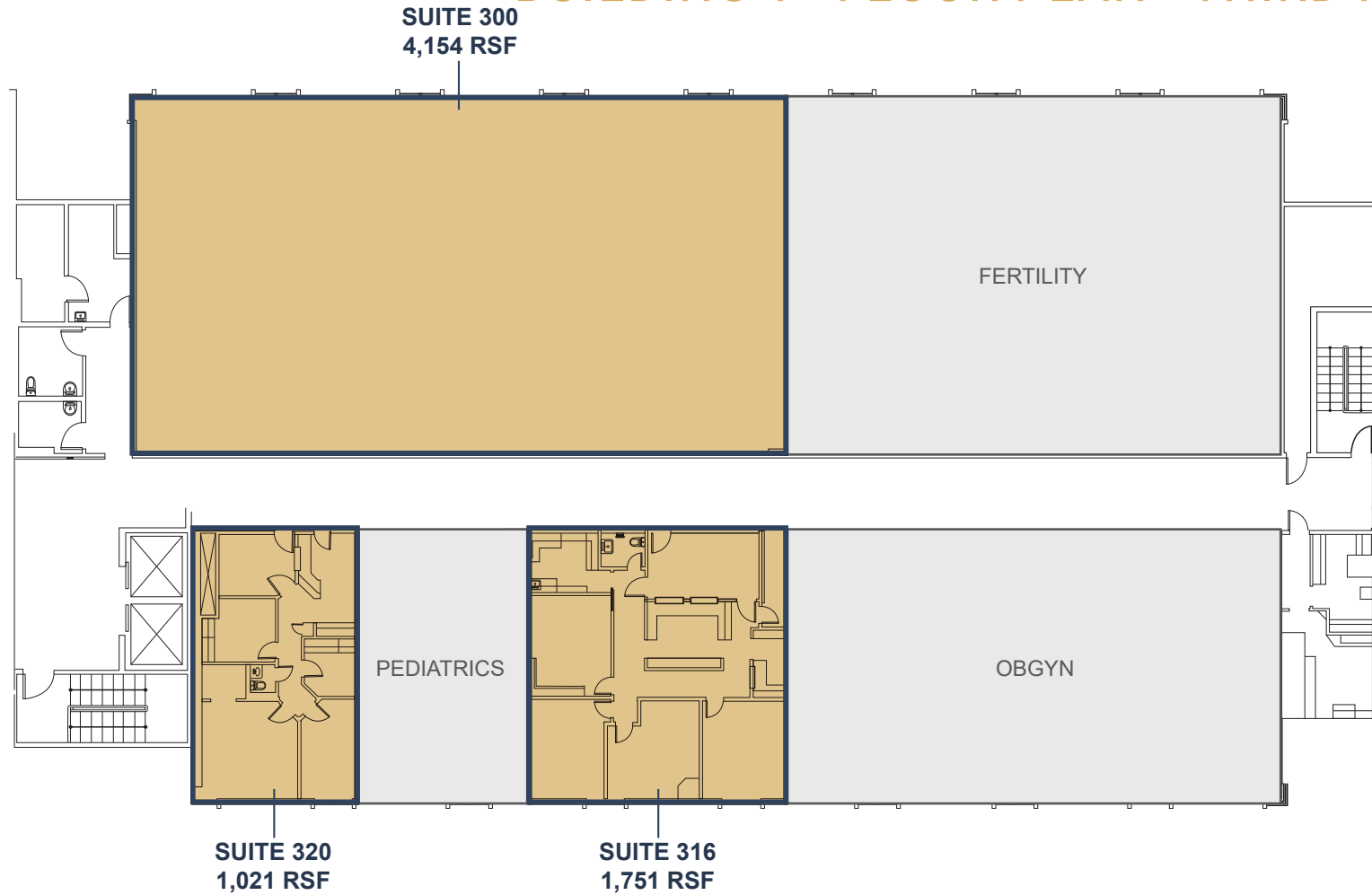


BUILDING 1 AVAILABLE SUITES

SUITE	SIZE (RSF)	SUITE DESCRIPTION
202-204*	3,157	Contiguous with Suite 208 up to 5,838 rsf
208* Spec Suite	2,681	Contiguous with Suite 202-204 up to 5,838 rsf 7 Exam Rooms, Private Office, Nurse Station, Breakroom, Restroom, IT/Storage Room, Waiting Room, Reception/Admin. ▶ Click for Virtual Tour
212	3,574	White box. Ready for tenant customization.

BUILDING 1 - FLOOR PLAN - THIRD FLOOR

6

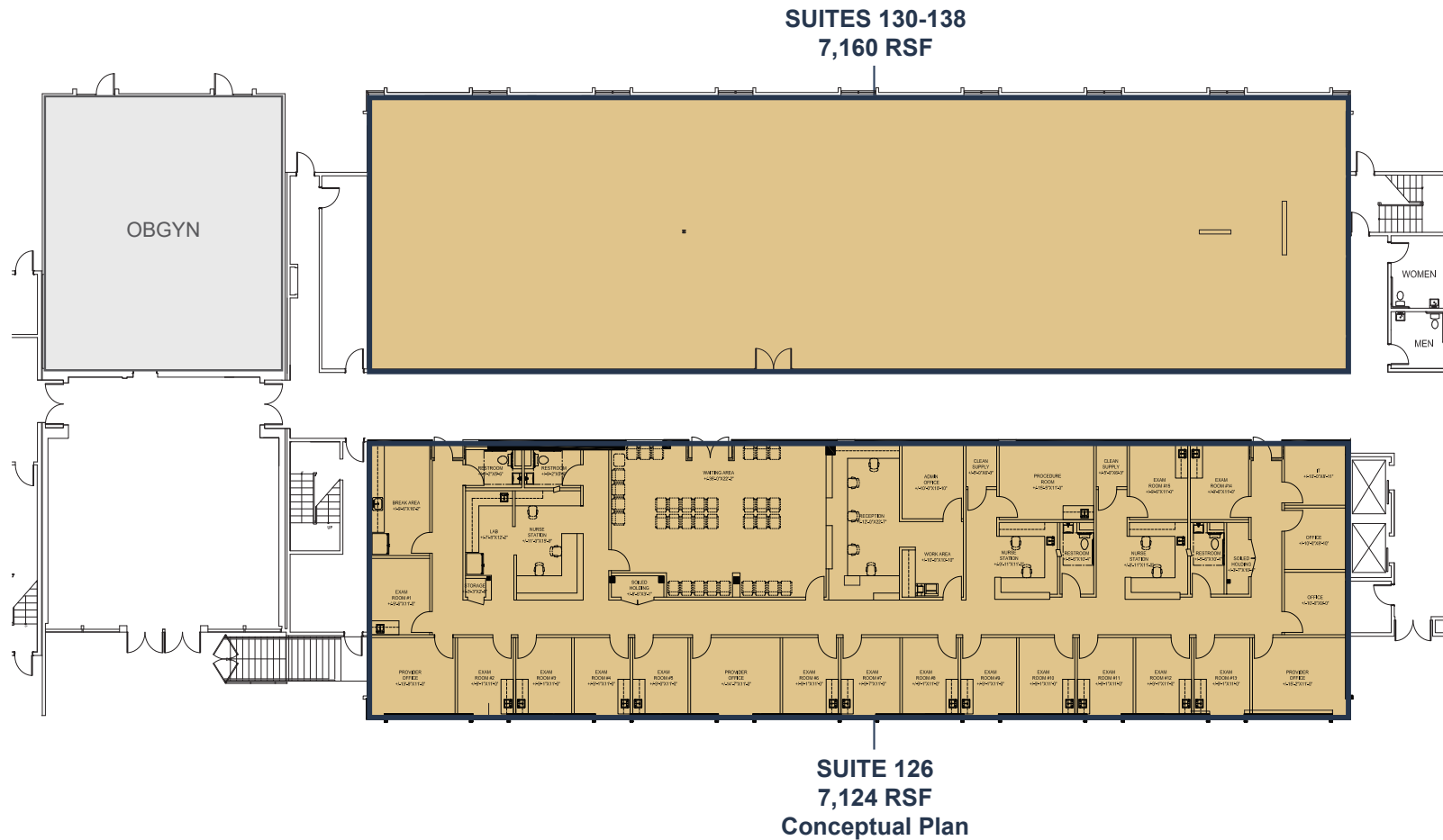


BUILDING 1 AVAILABLE SUITES

SUITE	SIZE (RSF)	SUITE DESCRIPTION
300	4,154	White box. Ready for tenant customization.
316	1,751	Reception/Admin, In-Suite Restroom, Breakroom, 3 Exam Rooms, Private Office, Nurses' Station, Storage
320	1,021	2nd Gen Space, Waiting Room, Reception/Admin, In-Suite Restroom, Private Office, Exam Rooms, Storage

BUILDING 2 - FLOOR PLAN - FIRST FLOOR

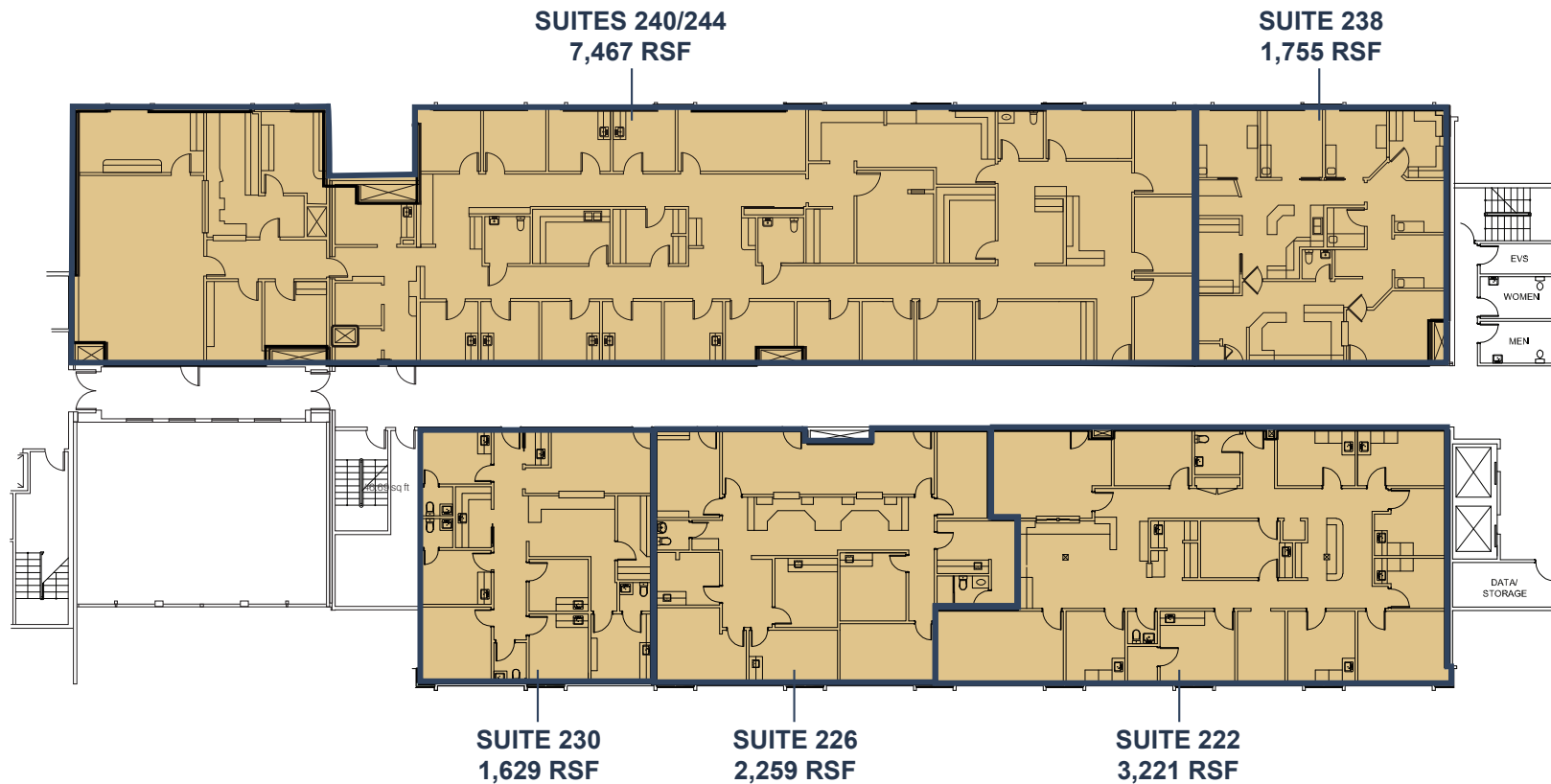
7



BUILDING 2 AVAILABLE SUITES

SUITE	SIZE (RSF)	SUITE DESCRIPTION
126 Conceptual Plan	7,124	Conceptual Plan, 15 Exam Rooms, 5 Doctor's Offices, 3 Nurse's Stations, Lab, Breakroom, 4 In-Suite Restrooms, Procedure Room, 2 Soiled Holding Closets, 2 Clean Supply Closets, Waiting Room, Reception/Admin. Click for Virtual Tour
130-138	7,160	White box. Ready for tenant customization.

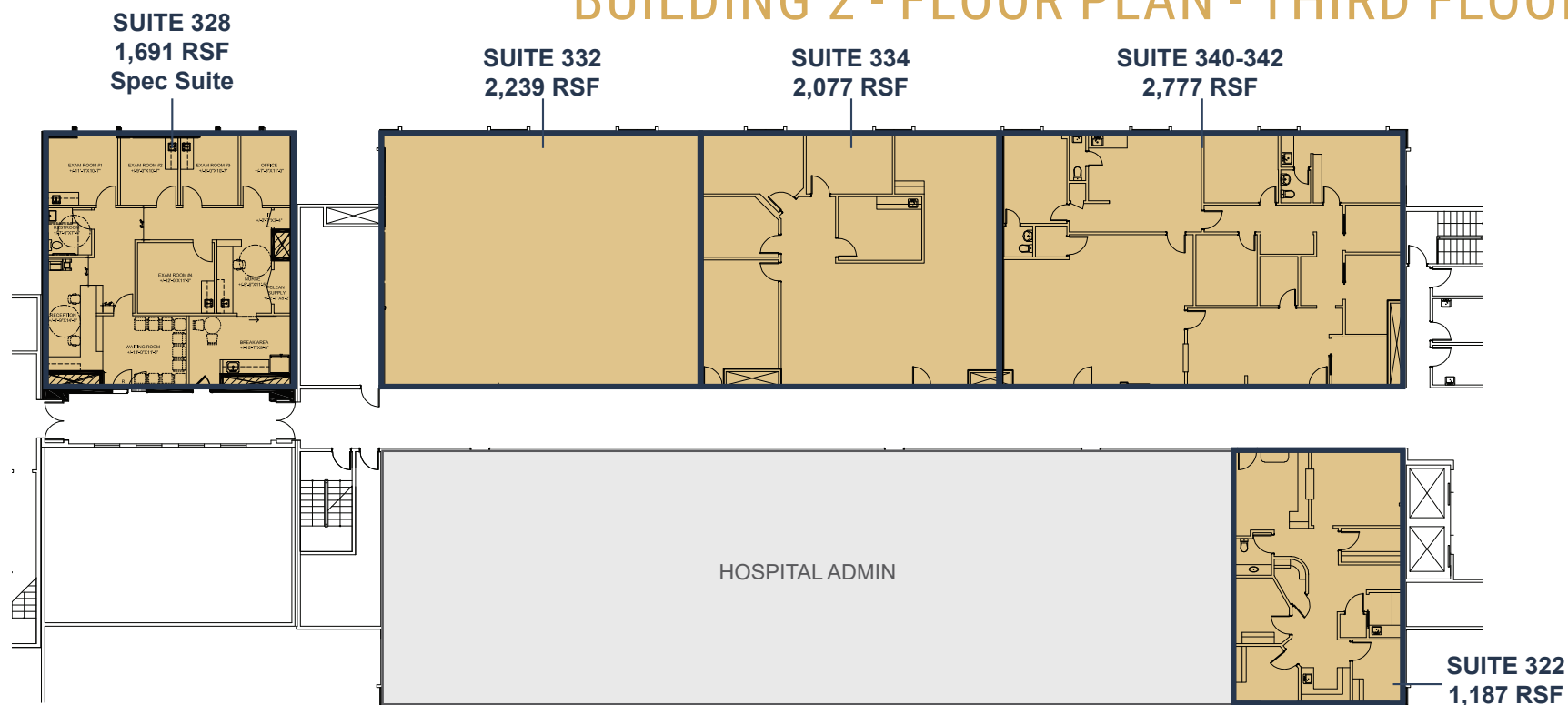
BUILDING 2 - FLOOR PLAN - SECOND FLOOR



BUILDING 2 AVAILABLE SUITES

SUITE	SIZE (RSF)	SUITE DESCRIPTION
222*	3,221	Contiguous with Suites 226 & 230 up to 7,109 rsf
226*	2,259	Contiguous with Suites 222 & 230 up to 7,109 rsf 5 Exam Rooms, 2 Private Offices, 2 In-Suite Restrooms, Waiting Room, Staff Office, Reception/Admin
230*	1,629	Contiguous with Suites 222 & 226 up to 7,109 rsf 5 Exam Rooms, 1 Private Office, 4 In-Suite Restrooms, Waiting Room, Storage, Reception/Admin, Lab
238**	1,755	Contiguous with Suites 240/244 up to 9,222 RSF
240/244**	7,467	Contiguous with Suite 238 up to 9,222 RSF

BUILDING 2 - FLOOR PLAN - THIRD FLOOR



BUILDING 2 AVAILABLE SUITES

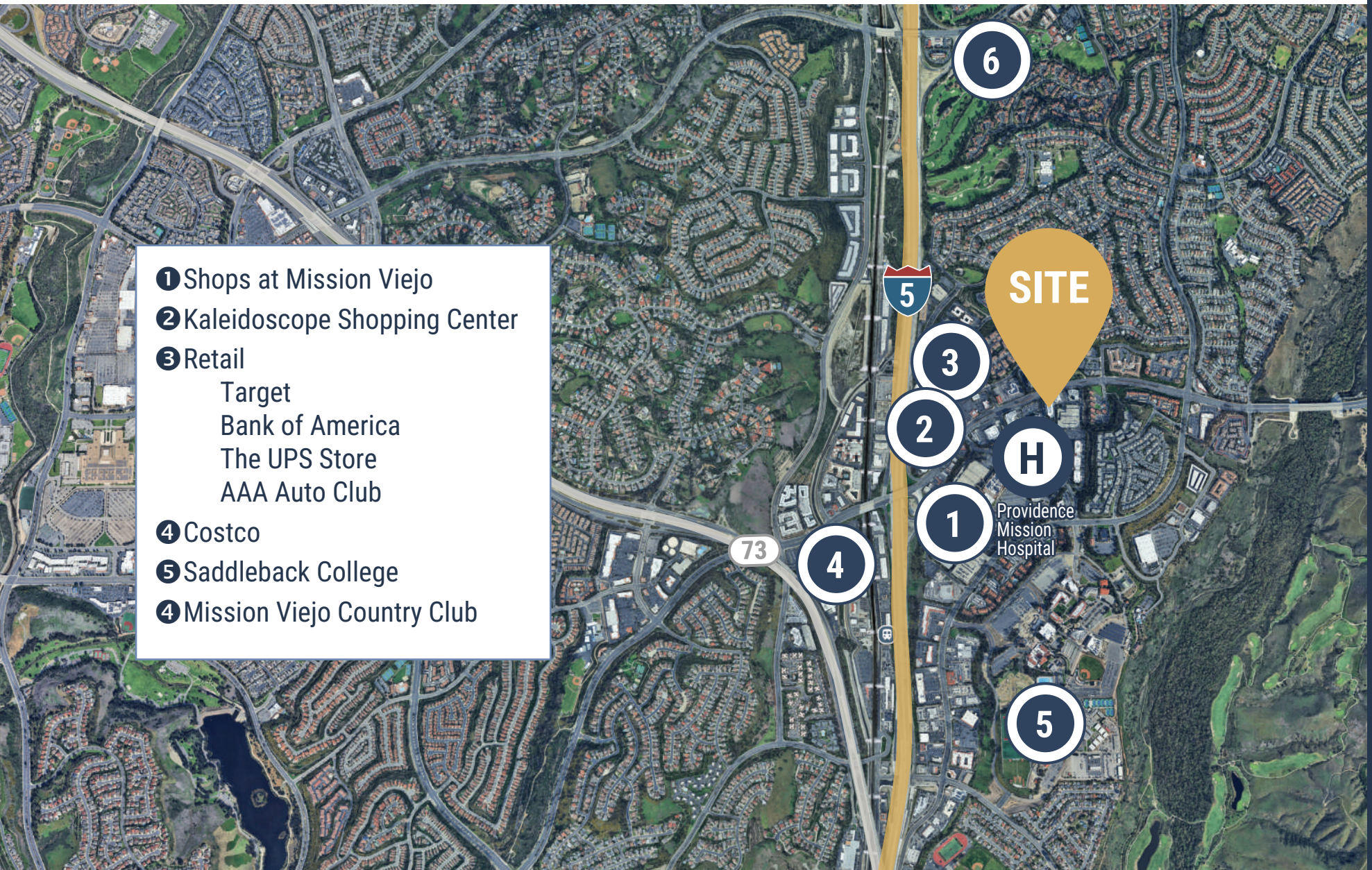
SUITE	SIZE (RSF)	SUITE DESCRIPTION
332*	2,239	Contiguous with Suites 334 & 340-342 up to 7,093 rsf
334*	2,077	Contiguous with Suites 332 & 340-342 up to 7,093 rsf
340-342*	2,777	Contiguous with Suites 332 & 334 up to 7,093 rsf
322	1,187	White box. Ready for tenant customization.
328 Spec Suite	1,691	4 Exam Rooms, Nurse's Station, Office, In-Suite Restroom, Breakroom, Reception/Admin. Click for Virtual Tour



LOCAL HOSPITAL DISTANCE MAP

11







Lic # 02161402

Bryan McKenney

Bryan@MedWestRealty.com
(949) 478-0087
LIC#01505792

Casey Immel

Casey@MedWestRealty.com
(949) 278-5376
LIC#01312850

Kellie Hill Galligan

Kellie@MedWestRealty.com
(858) 461-8776
LIC#01923075

Stacey Hall

Stacey@MedWestRealty.com
(949) 331-0845
LIC#01924089



OWNED BY

**HEALTHCARE
REALTY**