

# CREEK

## MEDICAL BUILDINGS

— 37-39-41 CREEK RD | IRVINE, CA —

MEDICAL OFFICE SPACE AVAILABLE FOR LEASE



**CBRE**

## PROPERTY SUMMARY



### ADDRESS

37-39-41 Creek Rd,  
Irvine, CA 92604



### NEW EXTERIOR STUCCO RENOVATIONS HAPPENING SOON

\*Renderings to Follow\*



### SUITE DETAILS

Dedicated Patios, Direct Suite Access,  
and Independent HVAC and Utilites



### LOCATION

Within the Woodbridge Medical Corridor



### YEAR BUILT

1986



### NO. OF BUILDINGS AND STORIES

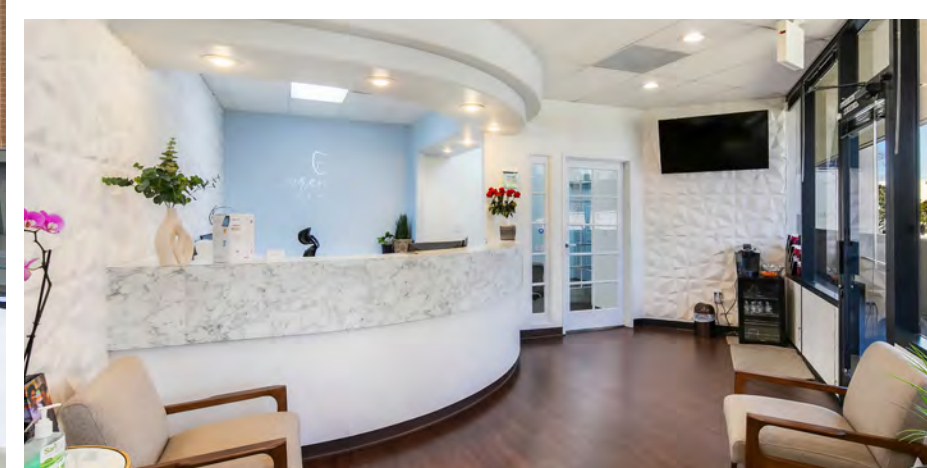
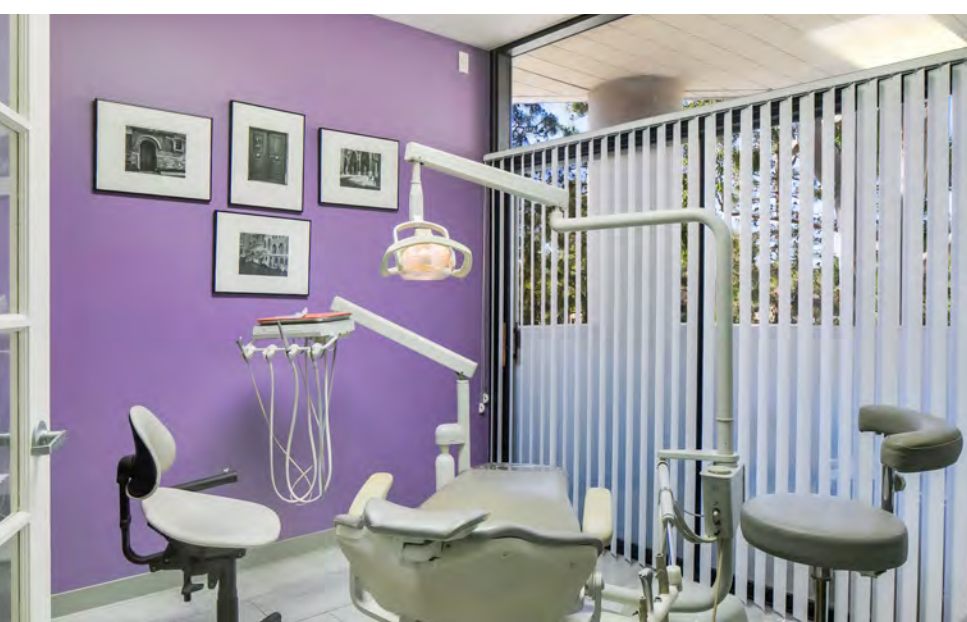
THREE / 3  
(two-story offices above  
one-story podium parking).



### PARKING

Free Surface Parking





## HOAG HOSPITAL IRVINE - BENEFIT

Founded in 1952, Hoag Memorial Hospital Presbyterian, is a not-for-profit Orange County healthcare delivery network that consists of two award-winning hospitals (Newport Beach and Irvine) and 27 urgent care and wellness facilities. Hoag is the highest ranked hospital in Orange County by U.S. News & World Report and the only OC hospital ranked in the Top 10 in California, as well as a designated Magnet® hospital by the American Nurses Credentialing Center (ANCC). Hoag employs 8,000 employees, including 1,800 doctors.

Hoag Hospital Irvine, built in 1990, houses 154 beds across its 240,000-square-foot facility. It is currently undergoing a \$1 billion expansion project that would significantly expand Hoag's current footprint.

## KAISER PERMANENTE IRVINE

Founded in 1945 in Oakland, California, Kaiser Permanente (KP) is one of the nation's largest not-for-profit health plans, serving 12.6 million members across eight states and the District of Columbia. In addition to its health plan, (KP) operates 40 hospitals and 616 medical offices, plus a number of Permanente Medical Groups. As of the start of 2024, KP employs 219,930 employees, including 24,605 doctors and 73,618 nurses. Its annual operating revenue totaled \$101 billion in 2023, reflecting a 10-year growth of 79%. KP is rated #1 in the nation by the National Committee for Quality Assurance across 81 measures.

KP's state-of-the-art and carbon-neutral Irvine Medical Center, built in 2008, is among 16 hospitals in Southern California serving approximately 4.8 million members. Covering 434,000 square feet, Irvine Medical Center offers 150 beds and is among the top 50 hospitals in the U.S. in a number of disciplines, according to U.S. News and World Report.



1 **hoag.**  
 🚗 ± 2.6 miles

2 **KAISER PERMANENTE.**  
 🚗 ± 2.6 miles

Disclaimer: Renderings are obtained through publicly-available sources and reflect a fully-planned campus to be built over several phases.

## HOAG'S SUN FAMILY CAMPUS RENDERINGS



1  
hoag

2  
KAISER PERMANENTE

3  
UCI Health

4  
ALTON SQUARE

MOOYAH, californa pizza kitchen, Ralphps CRAZY ROCK'N SUSHI, ups, Chevron, McDonald's, Starbucks, CVS pharmacy, verizon

6  
JOHN WAYNE AIRPORT ORANGE COUNTY

Alaska, American Airlines, DELTA, FRONTIER, UNITED, WEST JET, JET SUITE, FedEx, UPS

3  
IRVINE SPECTRUM CENTER

The Cheesecake Factory, THE ESCAPE GAME, TARGET, REGAL, SEPHORA, NORDSTROM, AVEY STORES, adidas, H&M

5  
WOODBRIDGE VILLAGE CENTER

AMC THEATRES, GROCERY OUTLET, KUMON, Hide & Squeak Kids, ALOHA, DEL TACO, corepower, Bank of America, YOGA

7  
QUAIL HILL SHOPPING CENTER

arco, Starbucks, CVS pharmacy, NEW LOOK SKIN CENTER, Albertsons, COX, Sport Clips



This map was prepared for assessment purposes only. Map not to scale.



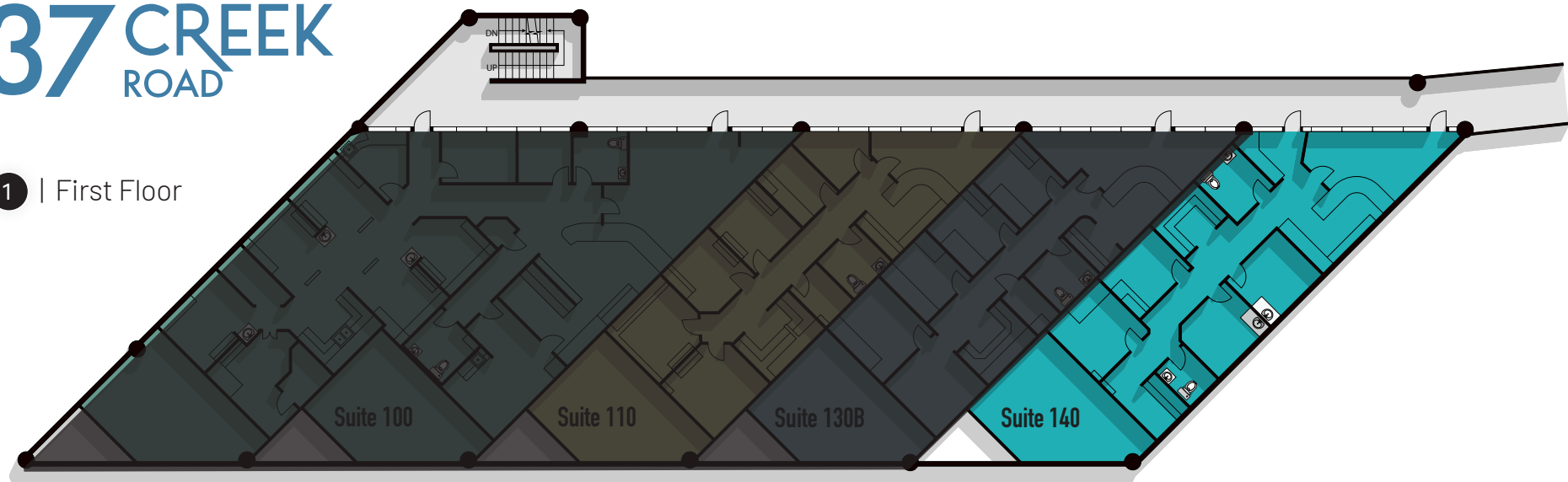
CURRENT AVAILABILITY AND FLOOR PLANS



\* This map was prepared for assessment purposes only. Map not to scale.

# 37 CREEK ROAD

1 | First Floor



CURRENT AVAILABILITY AND FLOOR PLANS



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# 39 CREEK ROAD

1 | Second Floor



Suite	Current RSF	Suite Description
37-140	1,249	Reception, 2 restrooms, 3 exam rooms, 1 Private office, lab area



Suite	Current RSF	Suite Description
39-210	1,269	Reception, Private office, restroom, 3 (potentially one more exam room), 2 lab area

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**FOR MORE INFORMATION, PLEASE CONTACT:**

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