

999 MEDICAL BUILDING MEDICAL OFFICE CONDO FOR SALE



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

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

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

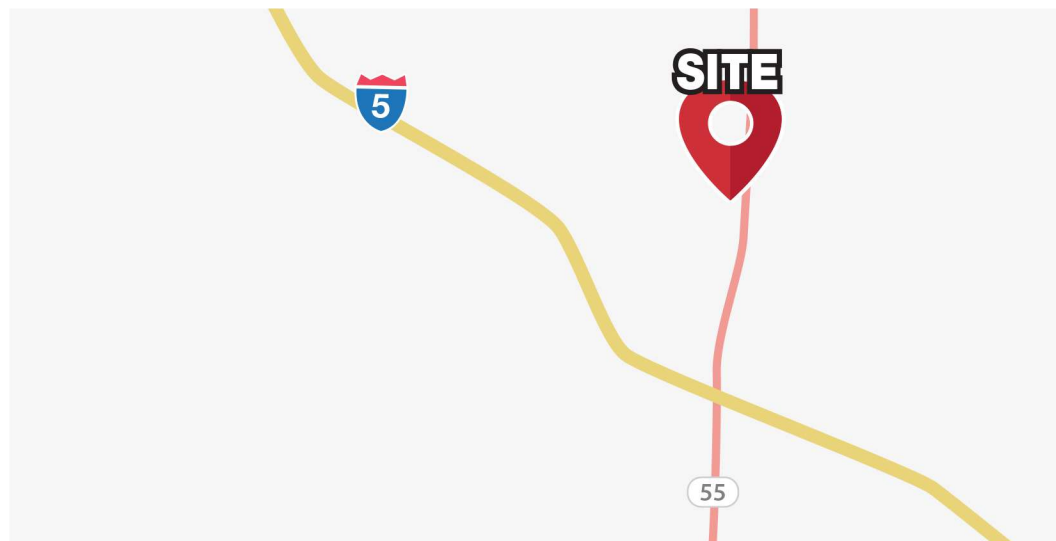
999. N. Tustin Ave., Santa Ana, CA 92705



999 Medical Building

The 999 Medical Building, is a 3-story, 81,000 SF medical condo building in the city of Santa Ana. Located adjacent to the campus of Orange County Global Medical Center, this area is home to many of the leading specialists in the region. The 999 Medical Building offers one of the few opportunities for physicians to own their real estate in this market. This medical building has seen many physicians through their careers since initial acquisition and are seldom available to purchase except through retirement transitions.

PROPERTY FEATURES



PROMINENT LOCATION & ACCESSIBILITY

- On the campus of the Orange County Global Medical Center (282 beds and level II trauma center designation)
- Excellent access to the 5 & 55 freeways
- Visible from the 55 freeway

IDEAL MARKET AND SITE LOCATION

- The proximity to major thoroughfares enables this location to conveniently serve 1.9 million patients within a 15 minute drive time
- Proximity to a broad spectrum of medical providers for a great referral network
- 10 Minutes from John Wayne Airport

BUILDING HIGHLIGHTS

- 81,000 SF – 3 Story Building
- Common Area Renovations complete
- Elevator Served
- Reserved Physician Parking
- Free Patient Parking
- Professionally Managed

DEMOGRAPHICS & DRIVETIME

DEMOGRAPHICS

Estimate 15 Min Drive



POPULATION ESTIMATES	1.9 million
AVERAGE HOUSEHOLD INCOME	\$134,000.00

POPULATION

Estimate 15 Min Drive



>17	404,179
18-44	743,366
45-64	466,109
65+	248,218

Data Source: Placer.ai

PAYOR MIX

Within 5 Mile Radius

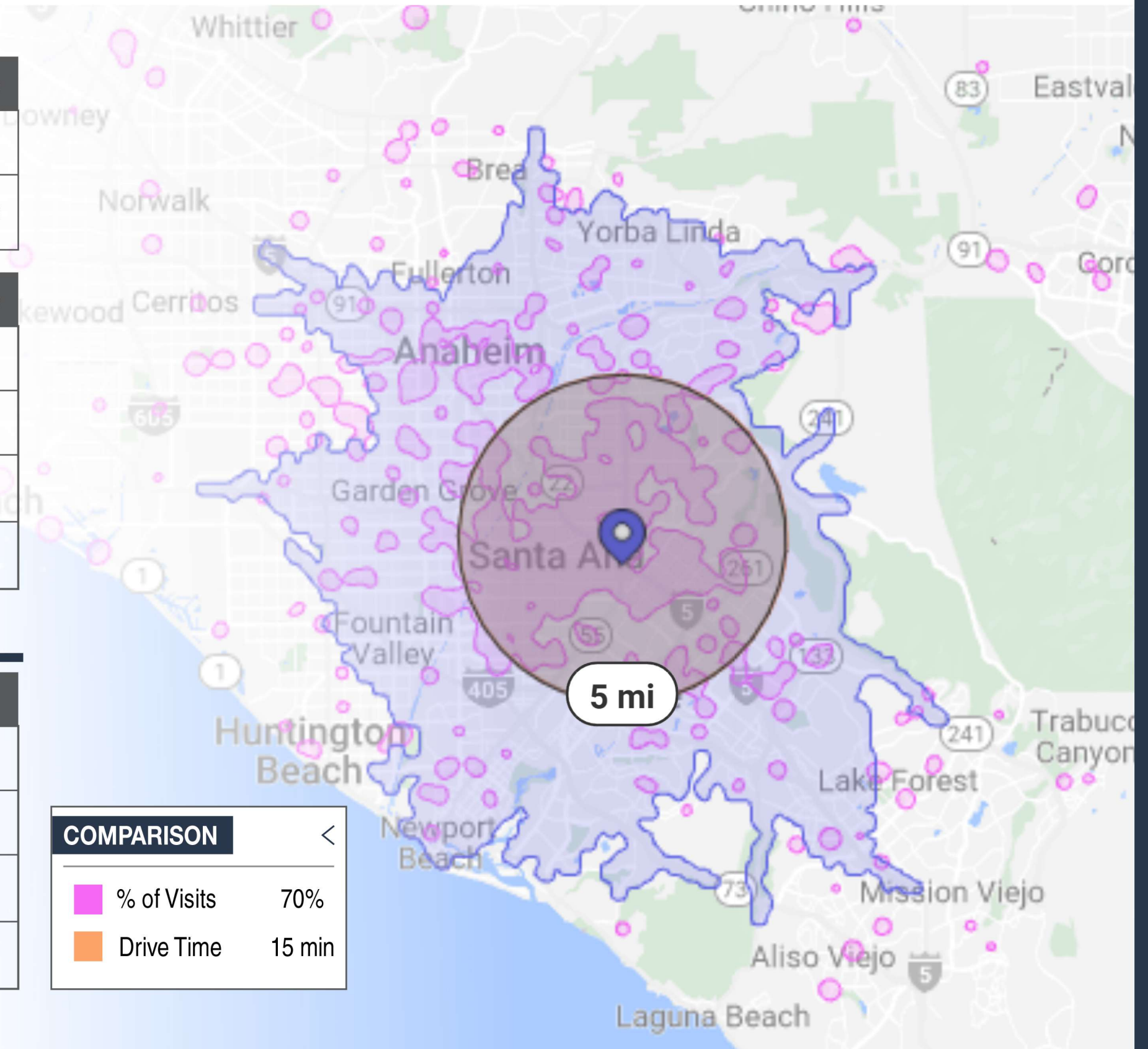


COMMERCIAL	8.5%
EMPLOYER BASED	50.2%
GOVERNMENT	27.6%
MULTIPLE	13.8%

Data Source: revista.med

COMPARISON

% of Visits	70%
Drive Time	15 min





 30,000 cars / day

 257,000 cars / day

 Orange County Global Medical Center

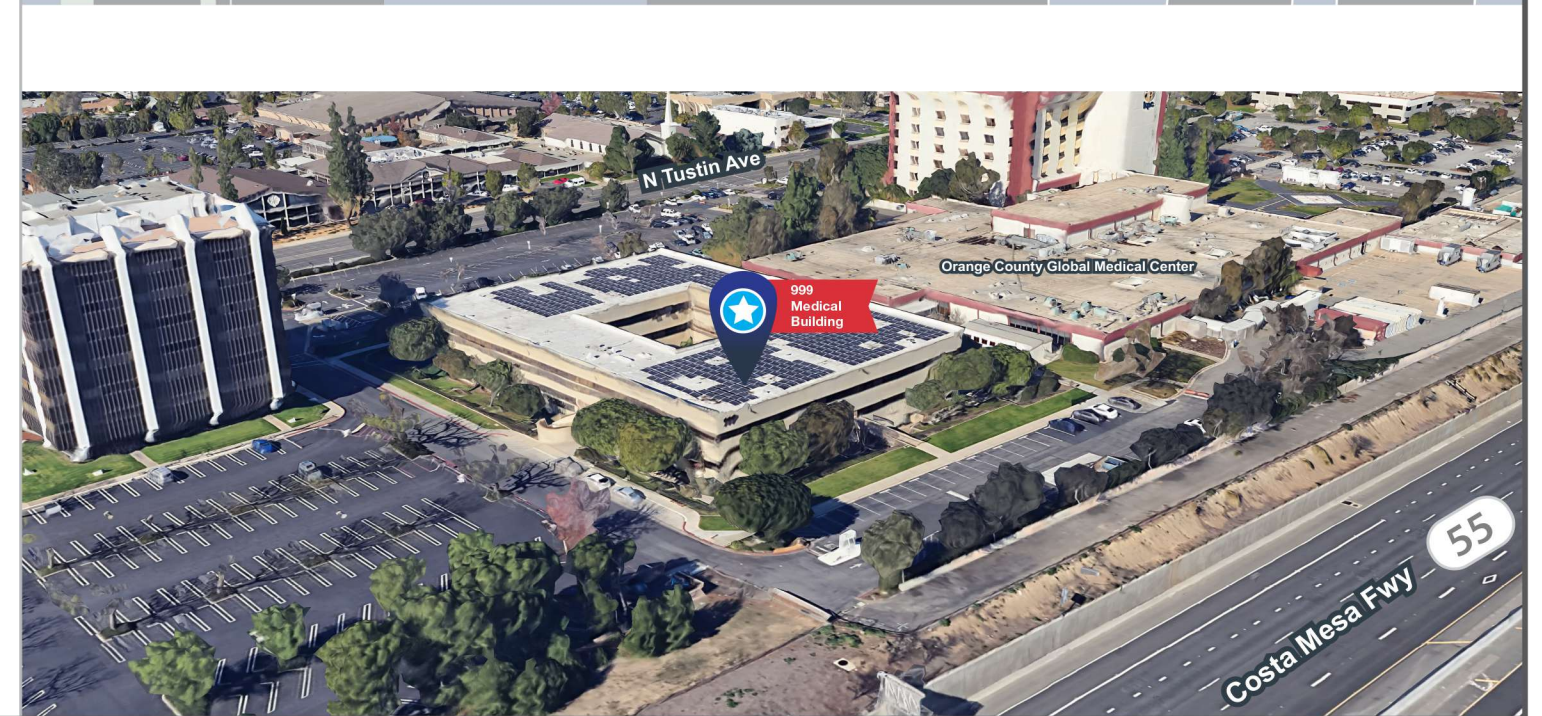
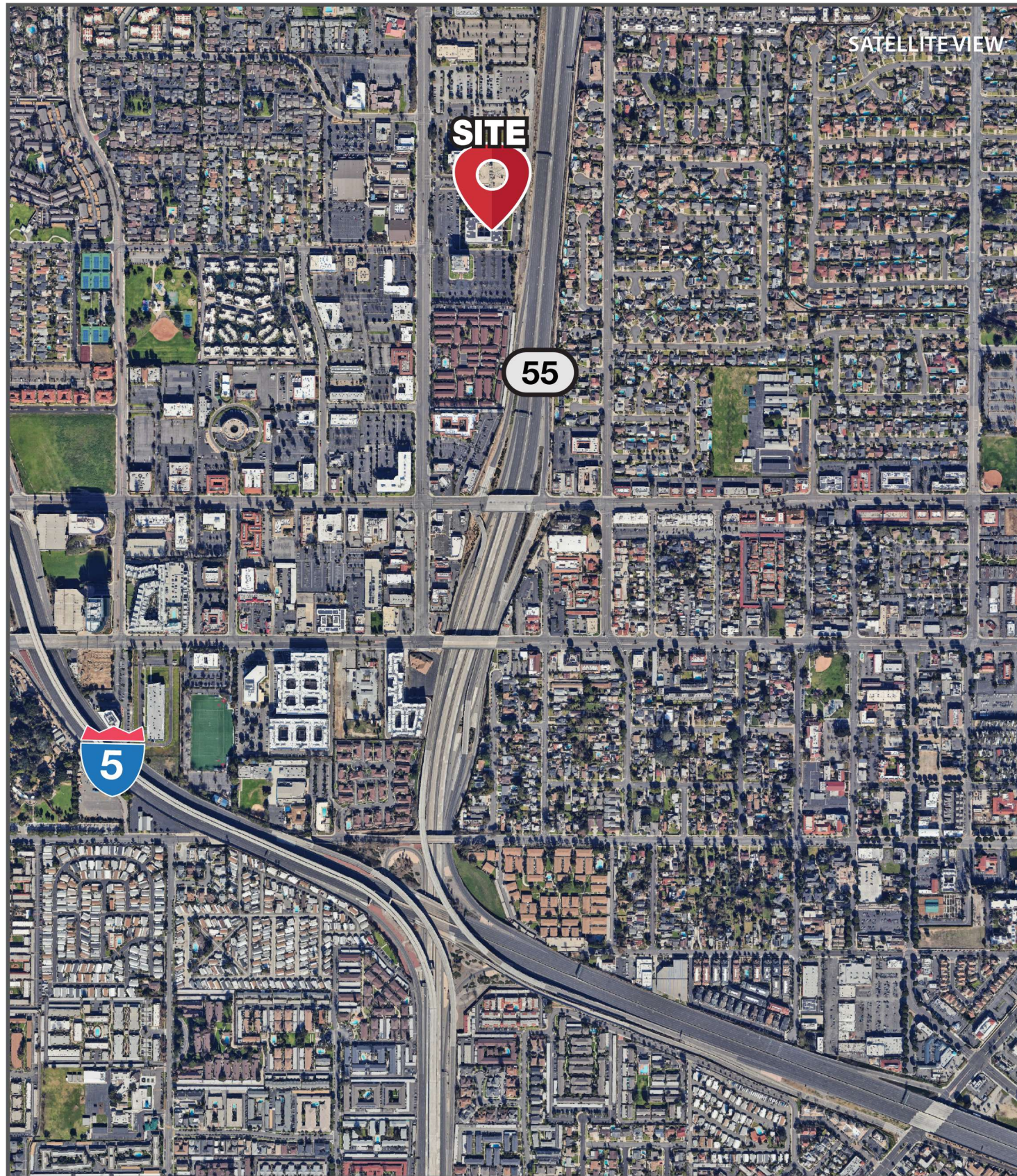
 999 Medical Building

N Tustin Ave

Costa Mesa Fwy

55

MAJOR HIGHWAYS & SITE PLAN




LOCAL HOSPITAL DISTANCE MAP

IRVINE & SOUTH ORANGE COUNTY

	1 min
	18 min
	17 min
	14 min
	15 min
	19 min
	30 min

ORANGE

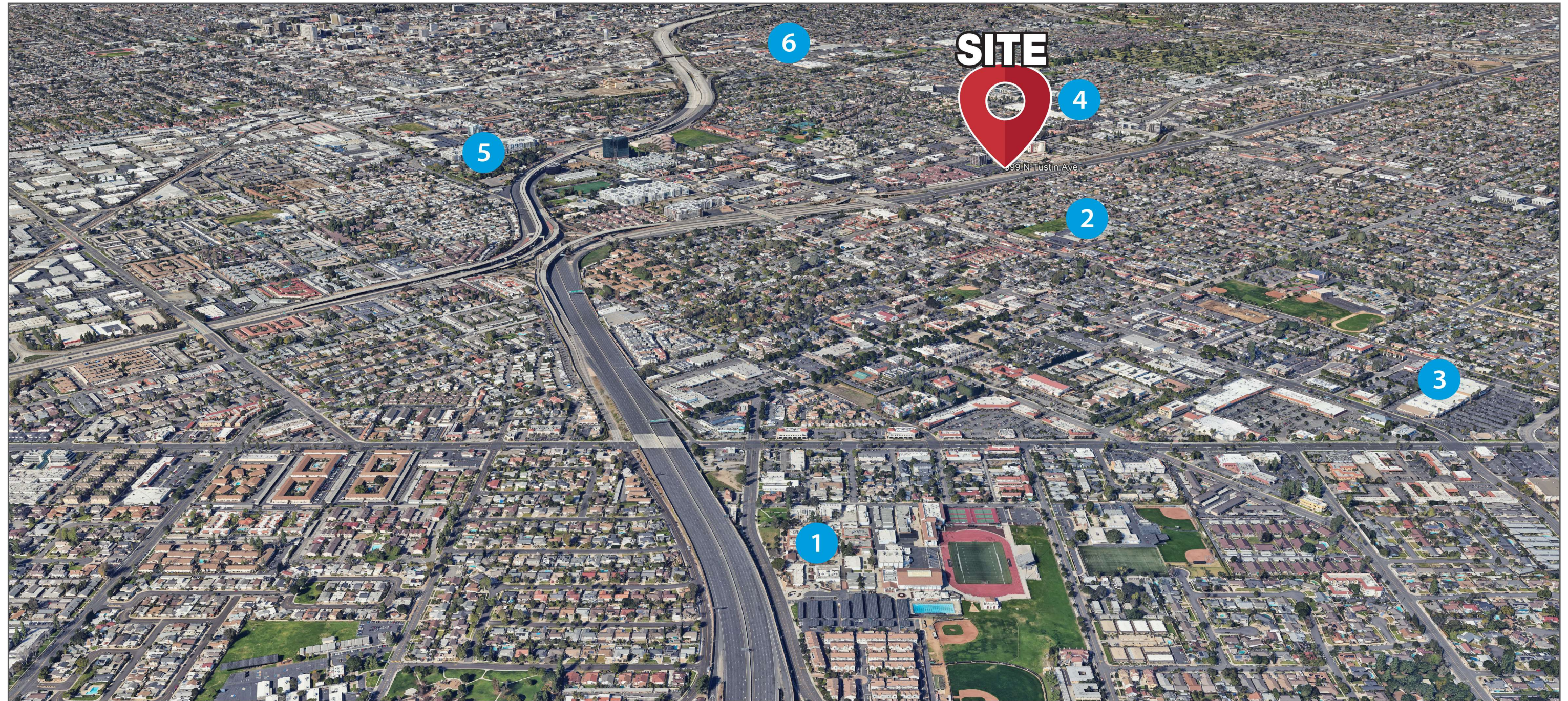
	10 min
	11 min
	11 min

NEWPORT BEACH

	19 min
	18 min



AMENITIES AROUND THE PROPERTY



1 Tustin High School

2 Helen Estock
Elementary School

3 Retail
Sprouts Farmers Market
Kohl's
CVS
Chase ATM

4 Retail
Albertsons
Petsmart
The Coffee Bean
Staples
Raising Cane's
T-Mobile

5 Santa Ana Zoo

6 Target

FLOOR PLAN

1st Floor

AVAILABLE SUITE:

Suite 112 - 1,320 RSF

(Contiguous with Suite 113 & 114 - 3,959 RSF)

SUITE DESCRIPTION:

Abundant windows

1 Private Office

4 Exam Rooms

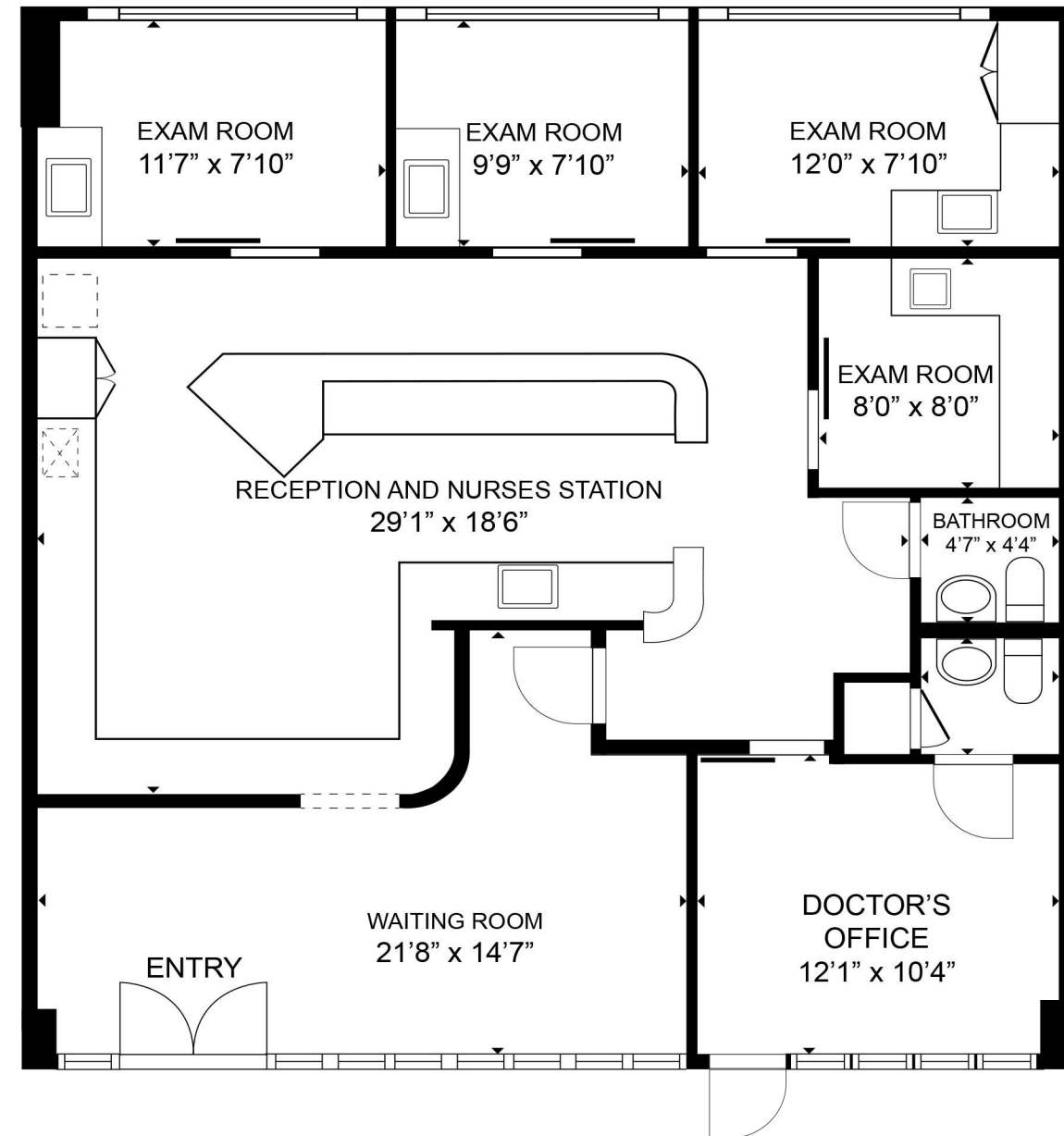
Waiting Room

Reception/Nurses Station

2 In-Suite Restrooms

SALE PRICE:

\$675,000.00



FLOOR PLAN

1st Floor

AVAILABLE SUITE:

Suite 113 & 114 - 2,639 SF

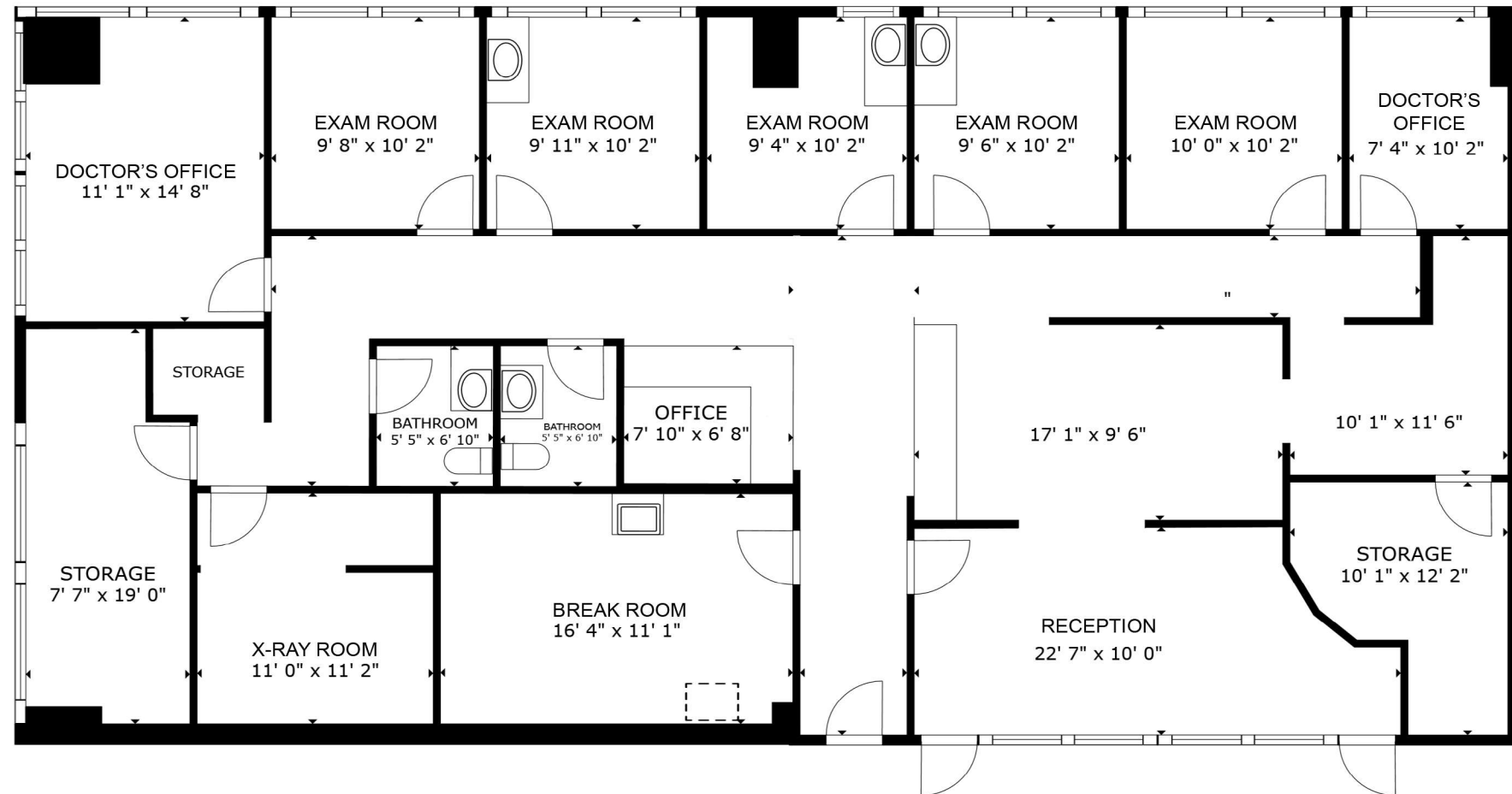
(Contiguous with Suite 113 & 114 - 3,959 RSF)

SUITE DESCRIPTION:

- 5 exam rooms
- 2 doctor offices
- Reception
- X-ray
- Break Room
- 2 in-suite restrooms
- Storage

SALE PRICE:

\$1,195,000.00





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