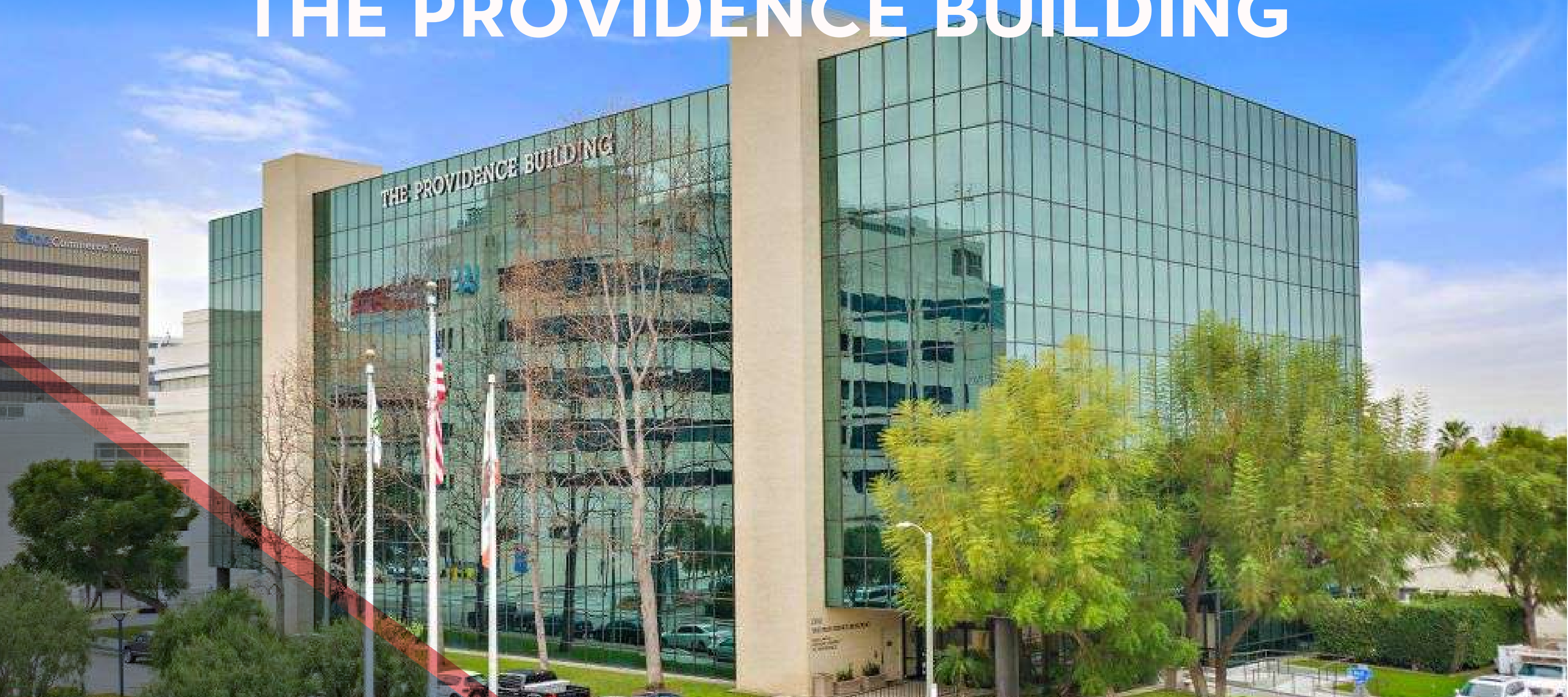


# MEDICAL OFFICE CONDO FOR SALE

# THE PROVIDENCE BUILDING



**MED  
WEST**  
REALTY

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1310 W. Stewart Drive  
Orange, CA 92868



# THE PROVIDENCE BUILDING

The Providence Building, a 6-story, 105,000 SF medical condo building adjacent to the esteemed campuses of Providence St. Joseph's and CHOC hospitals. Located in a thriving medical hub, this area is home to many of the leading specialists in the region, fostering excellent referral opportunities both onsite and throughout the medical corridor.

The Providence 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.

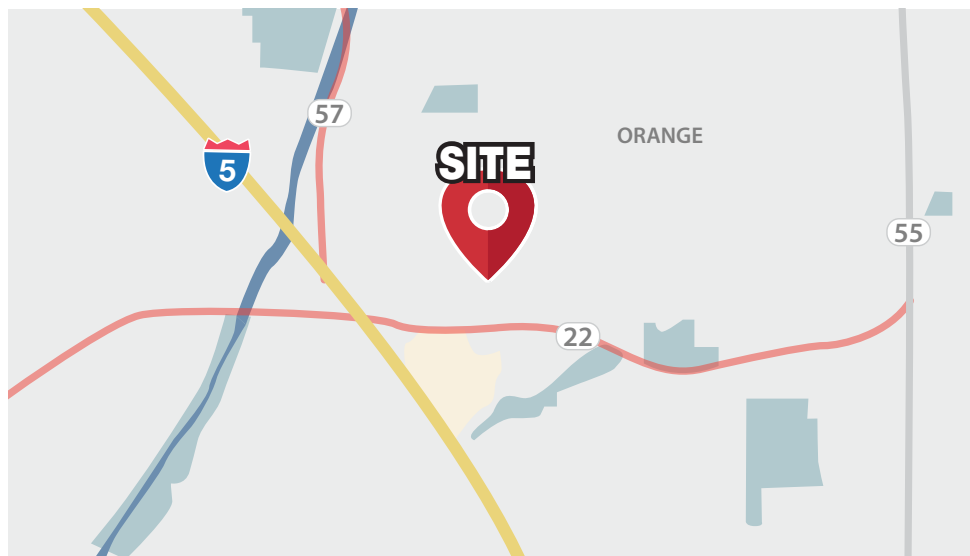


# PROPERTY FEATURES



## PROMINENT LOCATION & ACCESSIBILITY

- Close proximity to Providence St. Joseph Hospital Orange, CHOC Children's Hospital, UCI Medical Center
- Excellent freeway access to the 5, 57 & 22 Freeways



## IDEAL MARKET & SITE LOCATION

- The proximity to major thoroughfares enables this location to conveniently serve:
  - 1.8 million patients within a 15 minute drive time
  - 687,000 patients within a 5 mile radius



## BUILDING HIGHLIGHTS

- 105,000 SF - 6 Story Building
- Common Area Renovations in Process
- Elevator Served
- Reserved Doctor Parking
- Free Patient Parking Validation
- Professionally Managed



# DEMOGRAPHICS & DRIVETIME

## DEMOGRAPHICS

Estimate 15 Min Drive



POPULATION ESTIMATES	1.9 million
AVERAGE HOUSEHOLD INCOME	\$127,340.64

## POPULATION

Estimate 15 Min Drive



>17	413,670
18-44	732,591
45-64	470,833
65+	244,513

Data Source: Placer.ai

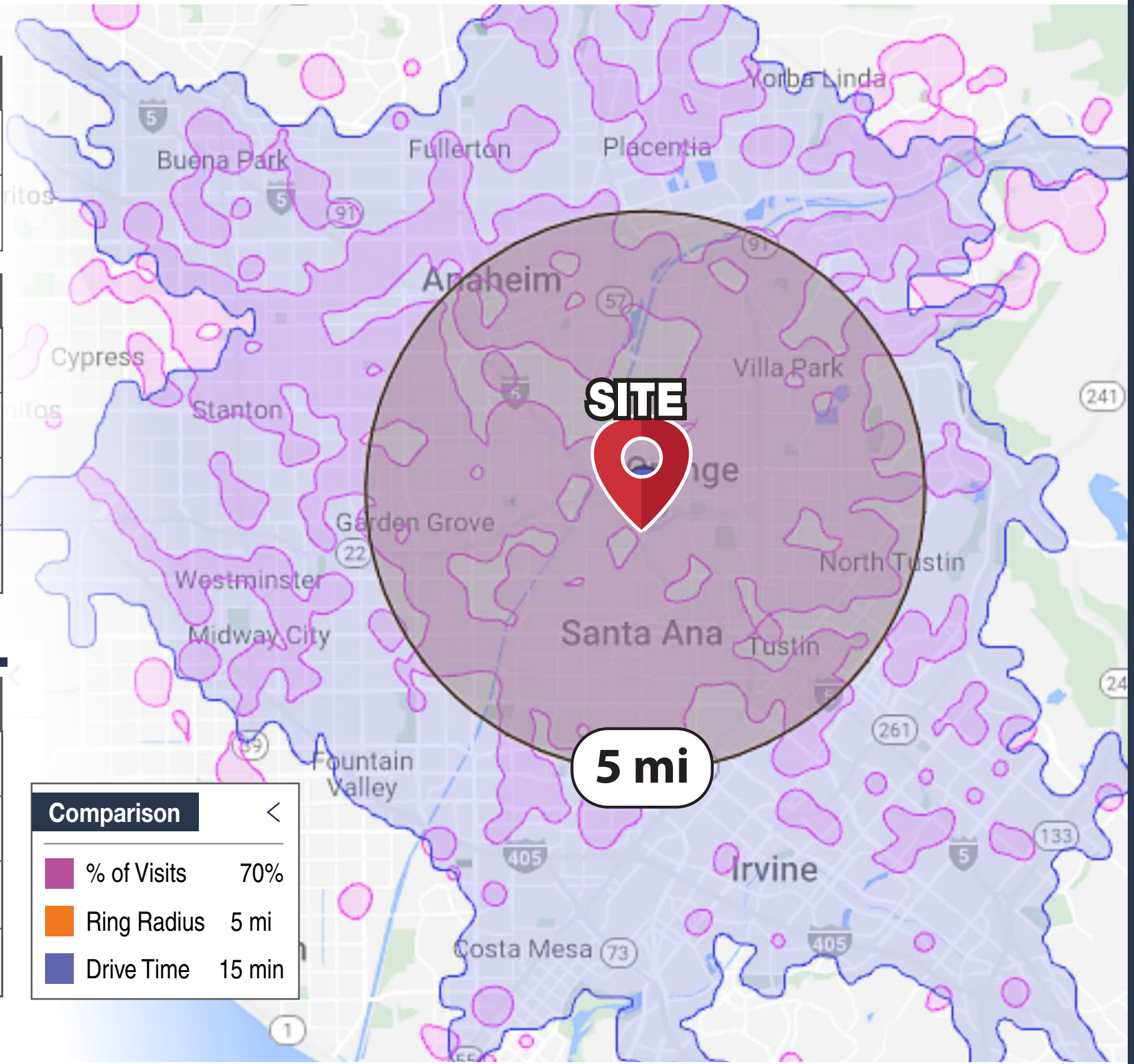
## PAYOR MIX

Within 5 Mile Radius



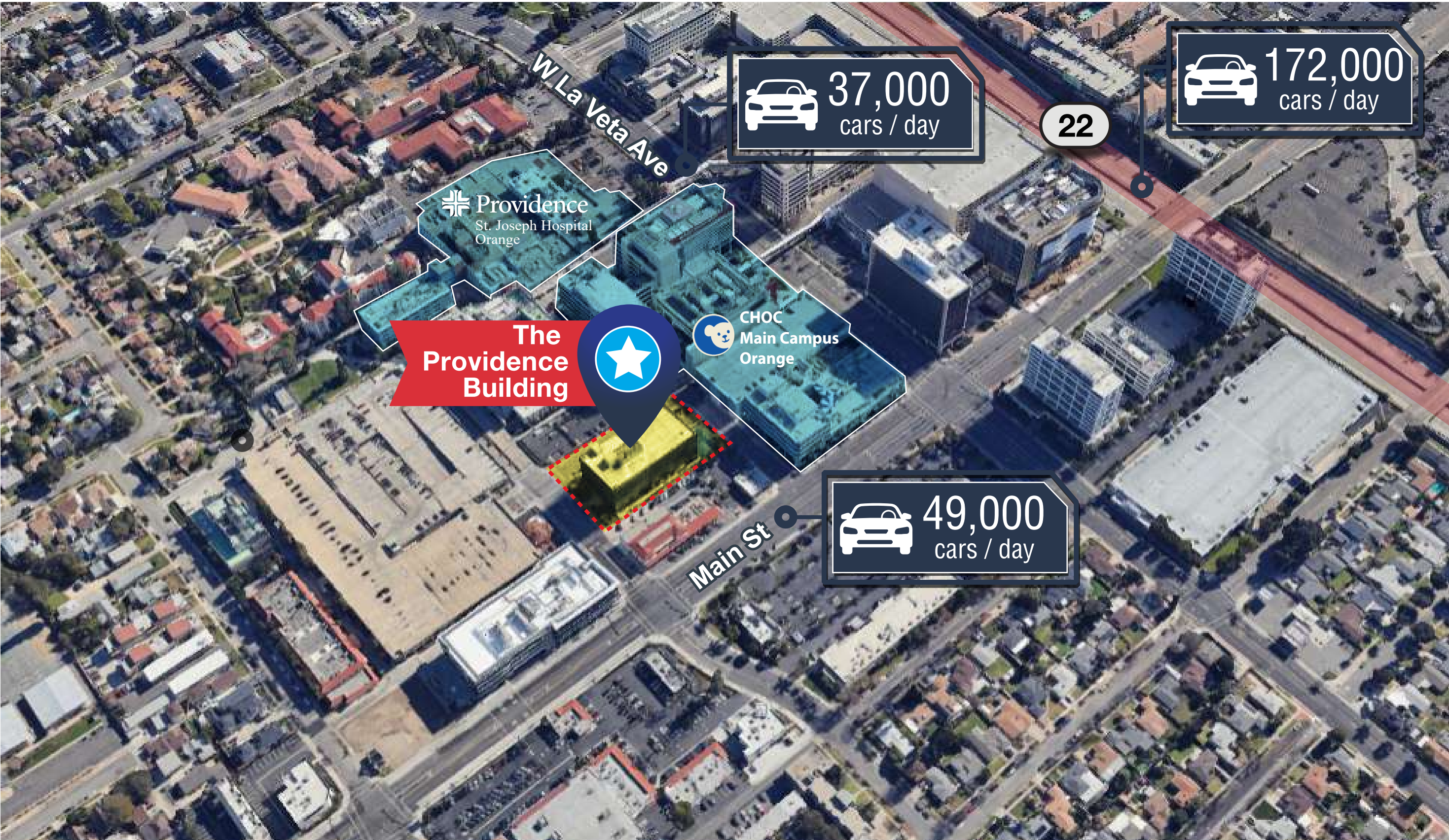
COMMERCIAL	7.1%
EMPLOYER BASED	46.6%
GOVERNMENT	32.6%
MULTIPLE	13.7%

Data Source: revista med



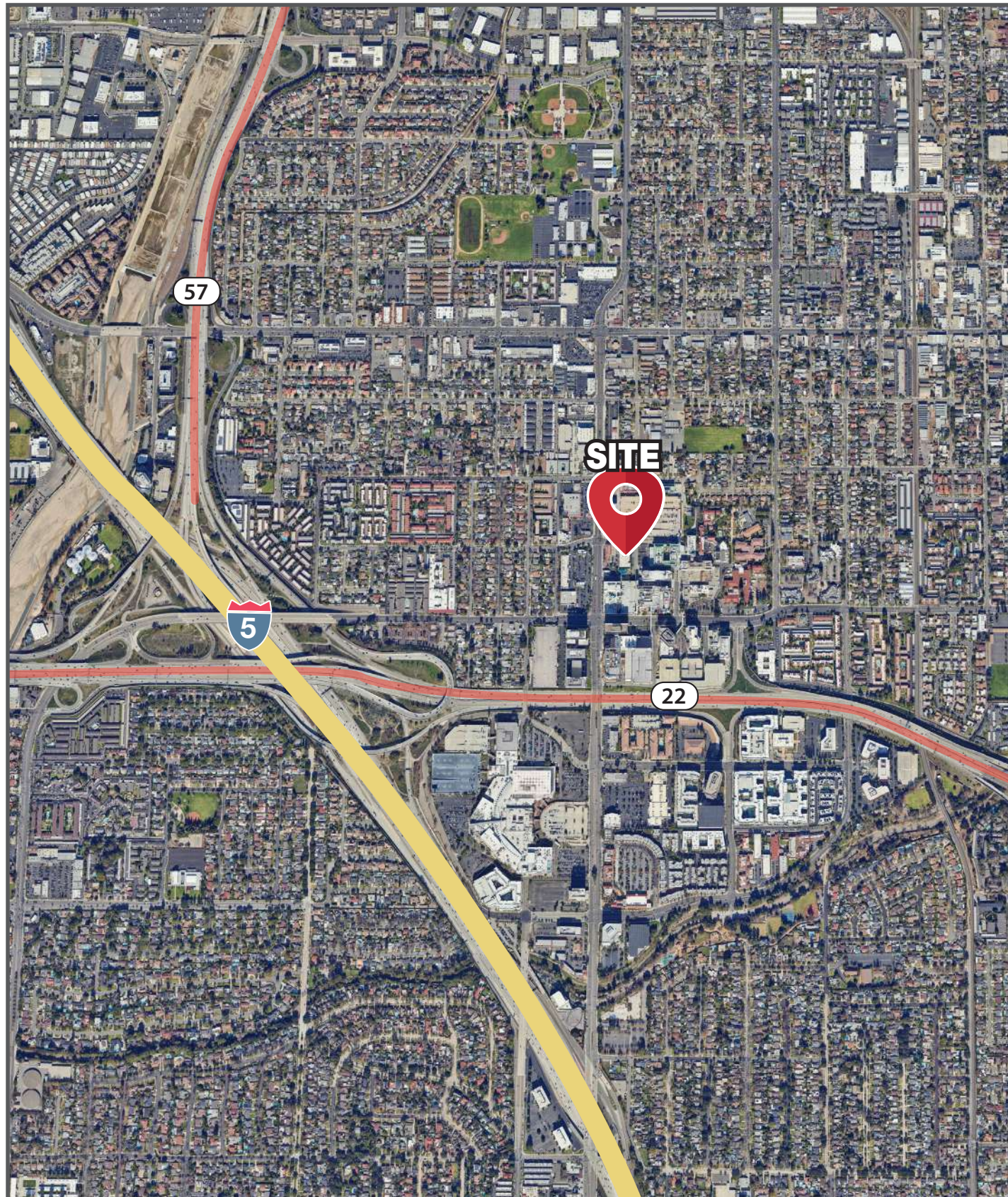


# TRAFFIC COUNT





# MAJOR HIGHWAYS & SITE PLAN








# LOCAL HOSPITAL DISTANCE MAP



## IRVINE & SOUTH ORANGE COUNTY

 KAISER PERMANENTE®	22 min
 City of Hope	25 min
 <b>UCI Health</b> New UCI Health - Irvine	21 min
 hoag.	23 min
 MemorialCare™ Saddleback Memorial Hospital	27 min
 Providence Mission Hospital	38 min

## ORANGE

 <b>UCI Health</b> UCI Medical Center	7 min
 Providence St. Joseph's Hospital	1 min
 CHOC Children's	1 min

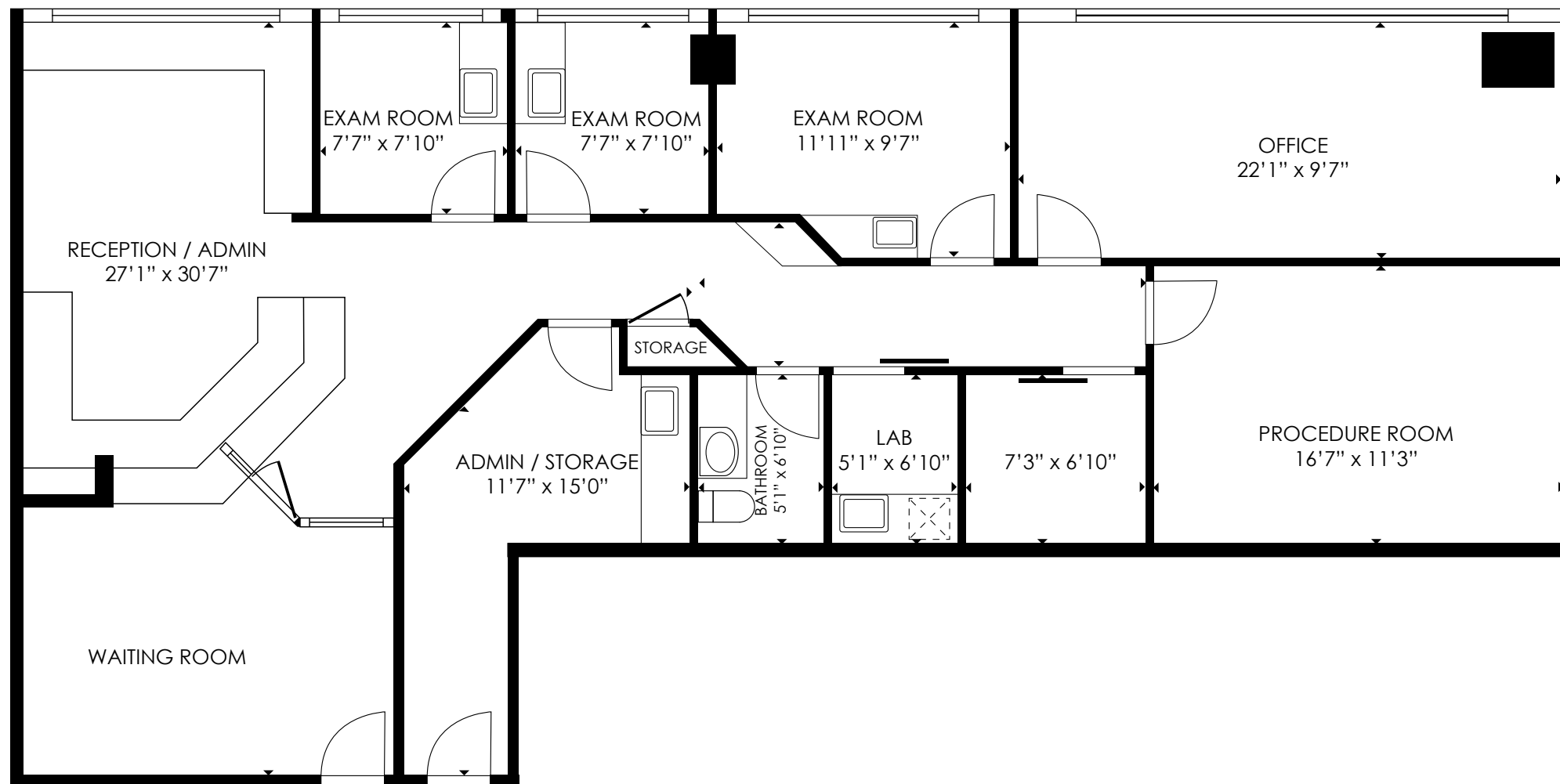
## NEWPORT BEACH

 City of Hope	26 min
 hoag.	27 min



# FLOOR PLAN - SECOND FLOOR

## Suite 214 1,717 rsf



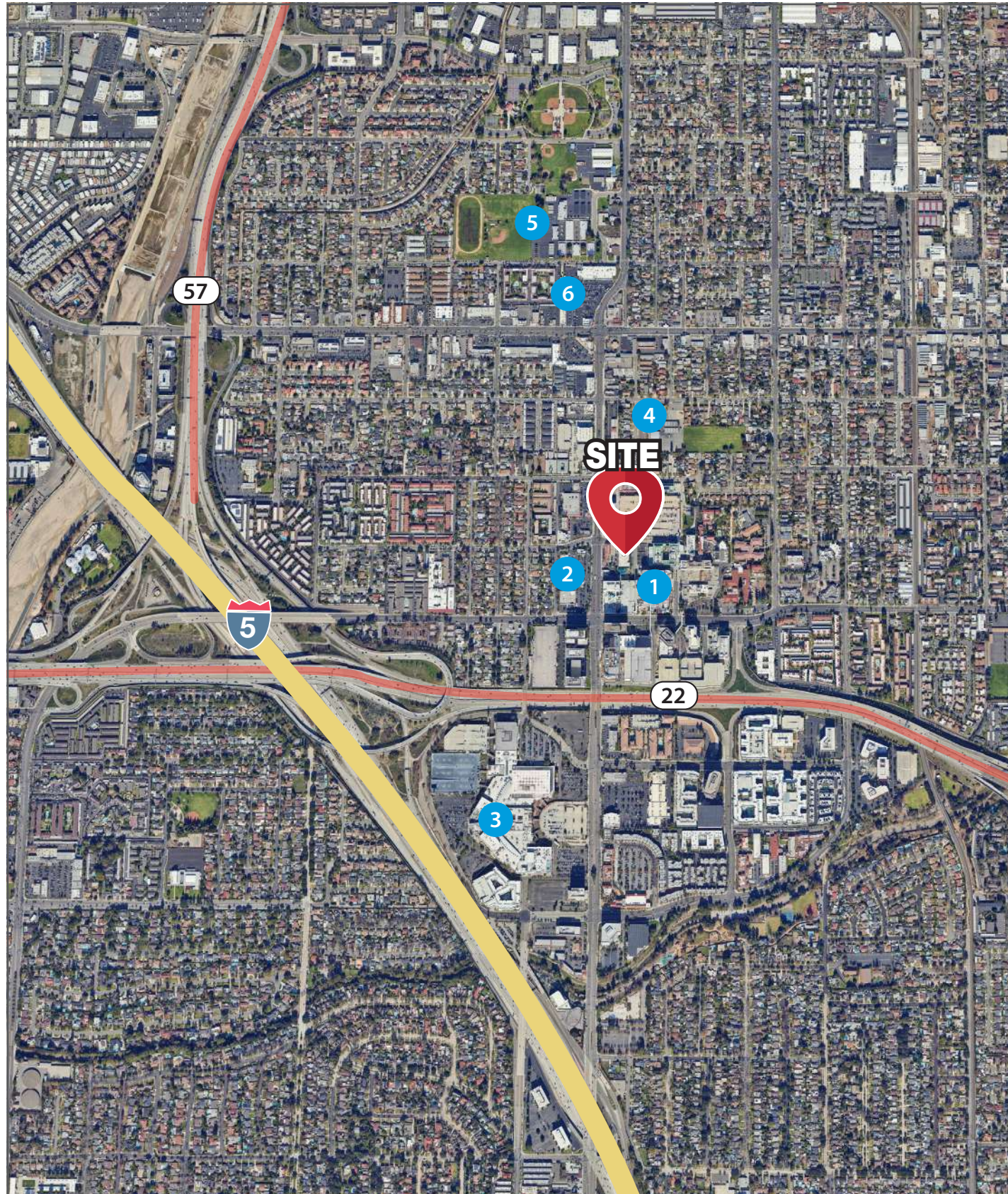
### SUITE DESCRIPTION:

- Previous Plastic Surgery Space
- 3 Exam Rooms
- 1 Doctor's Office
- Procedure Room
- Lab
- In-Suite Restroom
- Reception/Admin
- Waiting Room
- Storage

**SALE PRICE:**  
\$995,000



# AMENITIES AROUND THE PROPERTY



## LEGEND:

Hospitals		School	
1	CHOC Main Campus, Orange	4	West Orange Elementary School
	Providence St. Joseph Hospital Orange		
Retail		School	
2	Togo's Sandwiches	5	Portola Middle School
	Poke Tiki		
	Simply Pho Noodle House		
	Taco Bell		
	Carl's Jr.		
Shopping		Grocery	
3	Main Place Mall	6	Ralphs





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