

FOOTHILL MEDICAL CENTER MEDICAL OFFICE FOR LEASE



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**MED
WEST**
REALTY



FOOTHILL MEDICAL CENTER

Join a thriving medical community at Foothill Ranch Medical Center, where exceptional care meets unparalleled convenience. Foothill Ranch Medical Center, is a 36,000-square-foot, two-story medical office building, strategically positioned for maximum visibility and accessibility from SR 241 and Bake Pkwy.

This high image facility has a strong tenant mix and offers proximity to many of the major medical providers in the market. The building meets the expectations of the market's affluent consumer groups and draws in a sizable patient base, with over 130,000 patient visits annually and growing. The location captures a significant amount of its patients from Foothill Ranch, Rancho Santa Margarita, Lake Forest, and Portola Springs.

PROPERTY FEATURES

SUITE 110 – 1,691 SF AVAILABLE FOR LEASE

- Ground floor suite with lots of windows for natural light.
- Move in ready – currently built out as physical therapy space.
- Ample surface parking.
- Strong tenant mix with proximity to the area’s major medical providers.
- Building sees over 130,000 patient visits annually, with continued YoY growth.

PROMINENT LOCATION & ACCESSIBILITY

The site’s prominent location has high visibility from SR-421 and Bake Parkway in a proven successful medical market with continued growth and desirable demographics.

IDEAL MARKET AND SITE LOCATION

The location is able to conveniently serve over 639,000 patients and growing (within a 15-minute drive time) due to the quality of the roads, major thoroughfares and accessibility of the site.



DEMOGRAPHICS & DRIVETIME

DEMOGRAPHICS

Estimate 15 Min Drive



POPULATION ESTIMATES	100,202
AVERAGE HOUSEHOLD INCOME	\$164,000.00

POPULATION

Estimate 15 Min Drive



>17	22,584
18-44	37,068
45-64	29,004
65+	11,546

Data Source: Placer.ai

PAYOR MIX

Within 5 Mile Radius

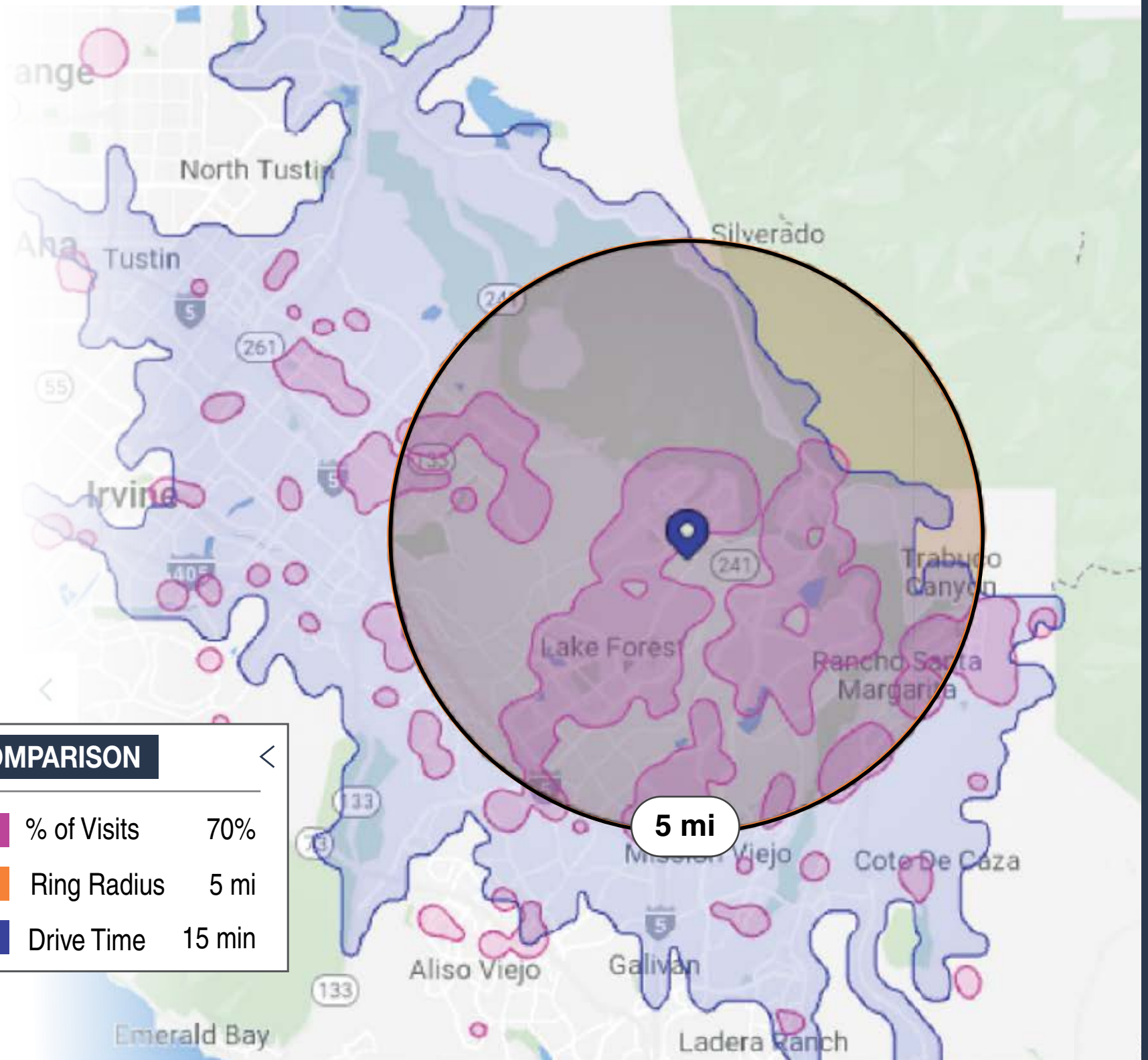


COMMERCIAL	10.5%
EMPLOYER BASED	60.4%
GOVERNMENT	16.0%
MULTIPLE	13.1%

Data Source: revista med

COMPARISON

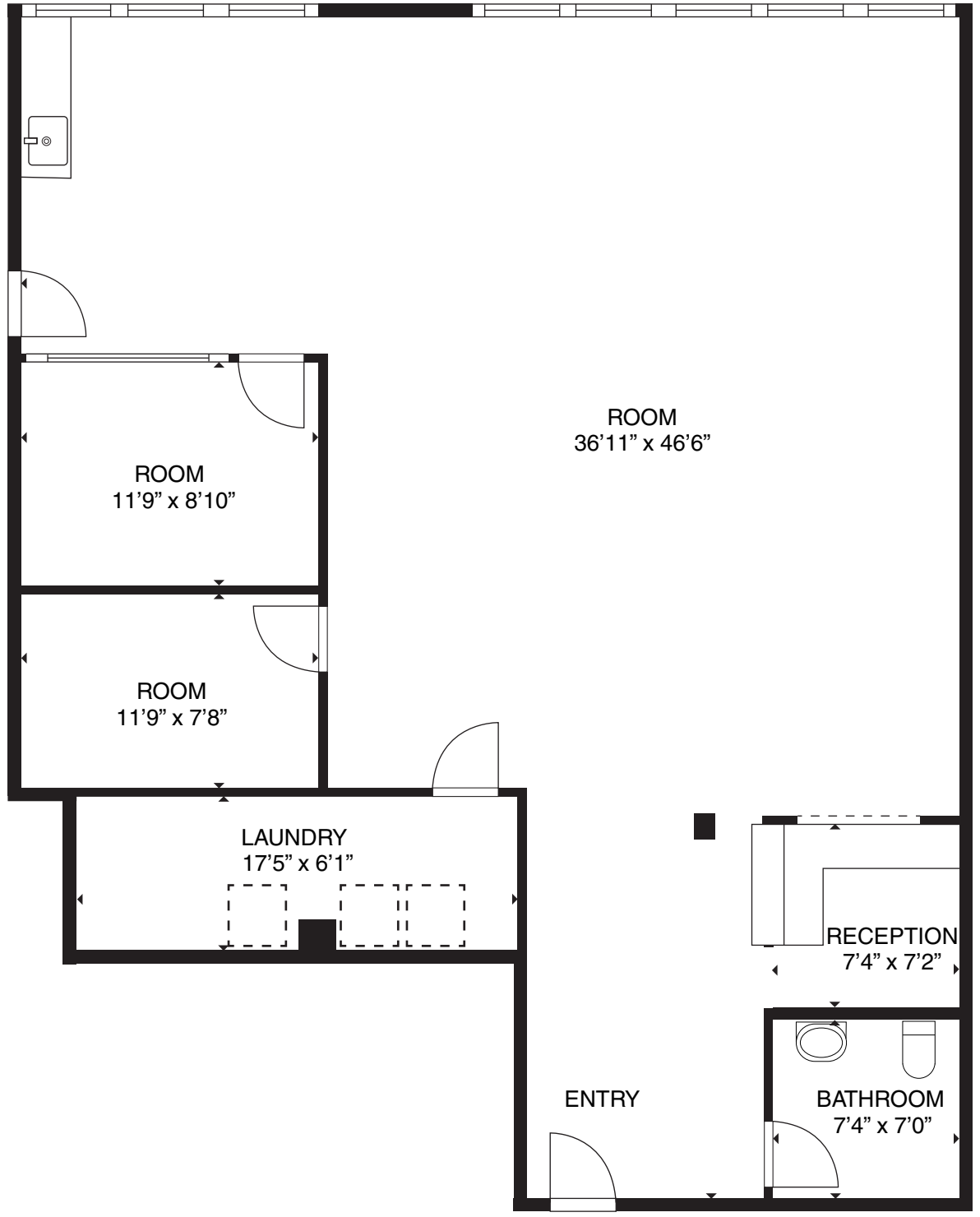
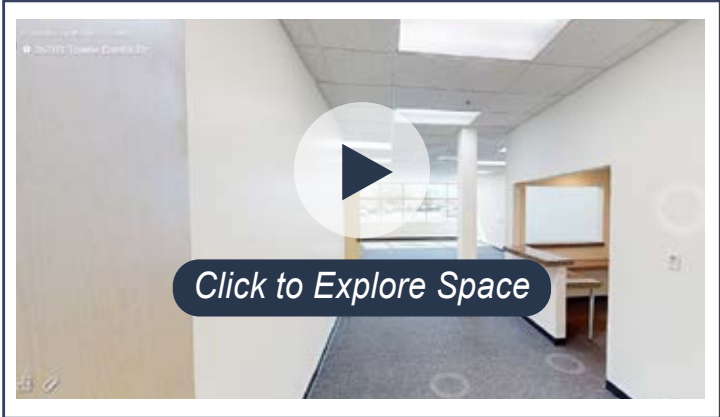
- % of Visits 70%
- Ring Radius 5 mi
- Drive Time 15 min





FLOOR PLAN

Suite 110 - 1,691 RSF



SUITE DESCRIPTION:

- Previous Physical Therapy Space
- Large Open Space
- 2 Private Offices / Exam Rooms
- Laundry and Storage Space
- Reception
- In-Suite Restroom

LEASE RATE:

\$2.95 MG

**Tenant Responsible for In-Suite Janitorial Expenses*

AMENITIES AROUND THE PROPERTY



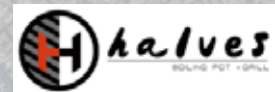
1 RETAIL



2 RETAIL



3 RESTAURANTS



4 SCHOOL



5 RECREATION





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