



CBRE | SOUTHERN CALIFORNIA HEALTHCARE SERVICES GROUP



Specializing in the Sale & Leasing of Medical Office Buildings












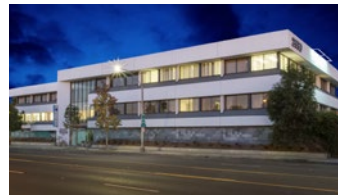


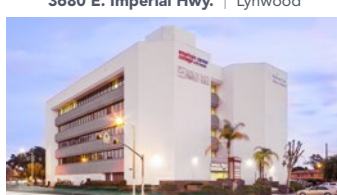
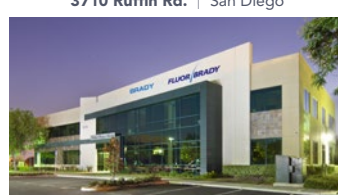


There Is A New Market For Medical Office Buildings



Private Investors, 1031 Exchange Buyers and Foreign Investors are now driving the market and paying premiums for medical office properties. Many of the buyers have never owned medical before and are drawn to the perceived stability of the cash flow and the asset type. Our team specializes in finding these “needle in the haystack” buyers.

Below please find a number of our teams recent sales and medical office building listings for your review.

<p>7677 Center Ave. Huntington Beach</p>  <p>\$14,050,000 SOLD 1031 Trade Buyer</p>	<p>3600 Verdugo Rd. Glendale</p>  <p>\$10,975,000 SOLD 1031 Trade Buyer</p>	<p>62 Corporate Park Irvine</p>  <p>\$14,500,000 SOLD 1031 Trade Buyer</p>	<p>7872 Walker St. La Palma</p>  <p>\$7,550,000 SOLD Owner/User</p>
<p>20162 SW Birch St. Newport Beach</p>  <p>\$6,465,429 SOLD Foreign Buyer</p>	<p>38454 5th St. West Palmdale</p>  <p>\$6,972,000 SOLD 1031 Trade Buyer</p>	<p>Stonebridge Wildomar</p>  <p>\$12,800,000 SOLD 1031 Trade / Foreign Buyer</p>	<p>2140 Grand Ave. Chino Hills</p>  <p>\$16,056,560 SOLD 1031 Trade Buyer</p>
<p>Antelope Valley Medical Lancaster</p>  <p>\$4,200,000 SOLD Foreign Buyer</p>	<p>1815-1837 Sunny Crest Dr. Fullerton</p>  <p>\$6,500,000 SOLD Local Buyer</p>	<p>1220 Hemlock Wy. Santa Ana</p>  <p>\$6,350,000 SOLD 1031 Trade</p>	<p>2690 Pacific Ave. Long Beach</p>  <p>\$6,643,000 Marketing</p>
<p>43839 N. 15th St. West Lancaster</p>  <p>\$13,000,000 Marketing</p>	<p>11832-11846 Rosecrans Ave. Norwalk</p>  <p>\$5,600,000 Marketing</p>	<p>3680 E. Imperial Hwy. Lynwood</p>  <p>\$17,500,000 Marketing</p>	<p>3710 Ruffin Rd. San Diego</p>  <p>\$6,318,900 Marketing</p>

Occupier

The CBRE Southern California Healthcare Services Group provides a full range of real estate services including strategic planning, advisory and transaction services, project management, development and financial consulting services for acute care hospitals, medical clinics, radiology, medical groups, ambulatory surgery centers and urgent care facilities. A partial representative client list is displayed here. Through a comprehensive, strategic approach, the team is dedicated to reducing its client's capital/operating expenses. The team excels at:

- Uncovering new locations for healthcare providers in tight markets that have a limited inventory of available space.
- Structuring physician joint venture opportunities for hospitals, medical groups and independent physicians to participate in the ownership of real estate.
- Assisting health systems with strategic capital planning through non-core real estate monetization and debt and equity sourcing for new development projects.



Agency

In addition to representing tenants with the acquisition of their occupied space, the Southern California Healthcare Services Group advises some of the largest landlords in Southern California. The profiles of these landlords are Real Estate Investment Trusts (REITs), institutional pension fund advisors, private investors, as well as, hospitals and medical groups. The team uses their relationships in the healthcare industry to connect their landlord clients to the best possible tenants in each given situation. Some of the team's significant leasing assignments include:

2601-2625 Alameda Ave. | Burbank



GPI Companies
95,703 SF

8670 Wilshire Blvd. | Beverly Hills



Specialty Surgical Center
51,641 SF

7677 Center Ave. | Huntington Beach



Hayman Advisors Inc.
58,756 SF

4510 Brockton Ave. | Riverside



Hospital Corporation of America (HCA)
60,000 SF

1043 Elm Ave. | Long Beach



Healthcare Trust of America (HTA)
66,719 SF



Jade

Jamison



MARK IV CAPITAL

Meridian

Stonecreek





Broker Lic. 00409987
3501 Jamboree Rd., Ste 100
Newport Beach, CA 92660

Presorted First Class
U.S. Postage
PAID
Permit No. 510
Santa Ana, CA

Call us to get our thoughts on where the **MEDICAL OFFICE MARKET** is going in 2017 and what you can do to maximize the value of your asset.

CBRE Southern California | Healthcare Services Group

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